

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, January 8, 2026 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
OLIVER M. THOMAS, JR.
COUNCILMEMBER DISTRICT E

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

PLEASE SILENCE DEVICES DURING COUNCIL PROCEEDINGS.

APPROVAL OF THE MINUTES

1. Meetings of - December 1, 2025, December 3, 2025 (**Special**), December 4, 2025, December 10, 2025 (**Special**), December 17, 2025 (**Special**), December 18, 2025, December 23, 2025 (**Special**) and December 30, 2025 (**Special**).

Annotation:
MAY BE APPROVED.

CONSENT AGENDA

1. **COMMUNICATION - FROM BOBBY MASON, DEPUTY CHIEF OF STAFF, COUNCIL UTILITIES REGULATORY OFFICE**

Brief:

Submitting the transmittal document for communications related to electric and gas utility matters to be received by the Council of the City of New Orleans at its meeting on January 8, 2026:

Communications from Entergy New Orleans, LLC

1. Reply Comments, UD-18-03
2. Application for Approval of the Resilience Plan (Phase 2), UD-21-03
3. Environmental Adjustments for the January 2026 Billing Cycle, UD-18-07
4. Purchased Power Cost Recovery Adjustments for the January 2026 Billing Cycle, UD-18-07
5. Fuel Adjustments for the January 2026 Billing Cycle, UD-18-07

Communication from Delta New Orleans Gas Company, LLC

1. Purchased Gas Adjustments for the January 2026 Billing Cycle, UD-18-07

Annotation:
MAY BE RECEIVED.

Attachments: [Communication Memo - Bobby Mason, Deputy, CURO](#)
[Entergy - Courtney R. Nicholson, Assistant General Counsel - 2025-12-18 ENO Reply on Motion to Amend UD-18-03](#)
[Entergy - Edward R. Wicker, Jr., Assistant General Counsel - 2025-12-19 Ltr & ENO Resiliency Phase 2 App \(Public Redacted\)](#)
[Entergy - Scott Celino, Manager, Fuel & Special Rider - ENOL EAC](#)
[Entergy - Scott Celino, Manager, Fuel & Special Rider - ENOL PPCR](#)
[Entergy - Scott Celino, Manager, Fuel & Special Riders - ENOL FAC](#)
[Entergy - DNO - Carrie R. Tournillon, Partner - PGA 2026](#)

2. COMMUNICATION - FROM SUSAN JOHNSON, PRINCIPAL, TOWN OF CARROLLTON WATCH, LLC

Brief:

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

Annotation:

MAY BE RECEIVED. (Suggested Hearing Date 1/8/26).

Attachments: [Communication - Susan Johnson, Principal, Town of Carrollton Watch, LLC - 7801 Zimpel Street - Demolition Appeal](#)

3. COMMUNICATION - FROM LATOYA CANTRELL, MAYOR, CITY OF NEW ORLEANS

Brief:

Submitting a letter outlining the reasons for her veto of Ordinance No. 30550 M.C.S. (Calendar No. 35,324).

Annotation:

MAY BE RECEIVED. (Hearing Date Set For 1/8/26 for reconsideration of Calendar No. 35,324, Ordinance No. 30550 M.C.S.).

Attachments: [Mayor Latoya Cantrell Veto Letter](#)

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

Brief:

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

Annotation:

MAY BE RECEIVED.

Attachments: [Communication - Amy B. Trepagnier, Director of Personnel - Council NOPD Data Dec 2025](#)

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

Brief:

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

Annotation:

MAY BE RECEIVED. (Hearing Date Set For 1/27/26).

Attachments: [Communication - Cynthia Davis, Department of Safety & Permits - 2119 Louisiana Avenue](#)

6. COMMUNICATION - FROM TAMMIE JACKSON, DIRECTOR, DEPARTMENT OF SAFETY AND PERMITS, CITY OF NEW ORLEANS

Brief:

Submitting Proposed Rules for Governing Implementation of Issuance of Temporary Alcoholic Beverages Outlet Permits.

Annotation:

MAY BE RECEIVED.

Attachments: [Communication - Tammie Jackson, Director - TEMP ABO RULES](#)

7. COMMUNICATION - FROM COUNCILMEMBER JOSEPH I. GIARRUSSO, III, COUNCILMEMBER DISTRICT A - INCOMING CAO FOR MAYOR-ELECT HELENA MORENO, NEW ORLEANS CITY COUNCIL

Brief:

Providing written notice pursuant to Section 4-10(4) of the Home Rule Charter, City Code Section 2-477, and City Council Rule 56, of Mayor-Elect Moreno's approval of the following appoints and positions in accordance with Section 4-302(2) of the Home Rule Charter:

- Dr. Jennifer Avegno - Director of Human Services
- Charline Gipson - City Attorney

And also, the approval of the following appointment and position:

- Chief Michael Harrison - Deputy Mayor of Public Safety

Annotation:

MAY BE RECEIVED AND REFERRED TO THE GOVERNMENTAL AFFAIRS COMMITTEE.

Attachments: [Communication - Councilmember Joseph I. Giarrusso - Mayor-Elect Moreno approval of appointments and position](#)

8. REPORT - OF ARIANE ROBINSON, DEPUTY DIRECTOR, MUNICIPAL YACHT HARBOR MANAGEMENT CORPORATION

Brief:

Submitting the Municipal Yacht Harbor's 2022-2024 Attendance Reports, and additional attendance records for 2025 will be transmitted separately in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Arianne Robinson, Deputy Director, Municipal Yacht Harbor](#)

9. REPORT - OF MARONTA JOHNSON, EXECUTIVE ASSISTANT, NEW ORLEANS BUILDING CORPORATION

Brief:

Submitting the New Orleans Building Corporation's Attendance report for 2022 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Moronta Johnson, Executive Assistant - 2022 NOBC Board Attendance Report](#)

10. REPORT - OF MARONTA JOHNSON, EXECUTIVE ASSISTANT, NEW ORLEANS BUILDING CORPORATION

Brief:

Submitting the New Orleans Building Corporation's Attendance report for 2025 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Maronta Johnson, Executive Assistant - 2025 NOBC Board Attendance Report](#)

11. REPORT - OF TABITHA DORNER, EXECUTIVE ASSISTANT TO THE PRESIDENT AND CEO AUDUBON NATURE INSTITUTE

Brief:

Submitting the Audubon Commission 2025 Attendance Record in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Tabitha Dorner, Executive Assistant - Audubon Commission - Attendance Memo 2025](#)

12. REPORT - OF TAMMY S. HANSON, EXECUTIVE SECRETARY, NEW ORLEANS PUBLIC LIBRARY

Brief:

Submitting the New Orleans Public Library (NOPL) 2023-2025 Board of Directors meetings attendance record in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Tammy S. Hanson, NOPL Executive Director - NOPL 2023-2025 Attendance](#)

13. REPORT - OF BRYAN WHITED, EXECUTIVE DIRECTOR, MUNICIPAL YACHT HARBOR MANAGEMENT CORPORATION

Brief:

Submitting the Municipal Yacht Harbor's 2025 Attendance Reports in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Bryan Whited, Executive Director, MYHMC - 2025 Attendance Report](#)

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

Brief:

Submitting the Orleans Firefighters' Pension and Relief Fund Board Member Attendance Record for the calendar years ended 2022 thru 2025 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Paul C. Mitchell, Jr. Director, Board of Trustees - 2022 - 2025 Attendance Report](#)

15. REPORT - OF YVETTE JETT, PRINCIPAL ARCHITECTURAL HISTORIAN, NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION | CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Brief:

Submitting a report regarding an appeal of the Historic District Landmarks Commission's (HDLC) approval of an ARC on a designated landmark building, allowing the construction of the elevator shaft in the proposed location, with the proviso that the height is lowered to be below the historic cornice for property located at **1410 Jackson Avenue**.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Yvette Jett, Principal Architectural Historian - 1410 Jackson Ave](#)

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

Brief:

Submitting the January 2026 monthly report to the Budget, Audit and Board of Review Committee.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Romy S. Samuel, Director of Finance - Budget Report 12-30-25](#)

17. **REPORT - OF TENISHA STEVENS, CRIMINAL JUSTICE COMMISSIONER, OFFICE OF CRIMINAL JUSTICE COORDINATION, NEW ORLEANS**
- Brief:**
Submitting the Sanford “Sandy” Krasnoff Criminal Justice Council’s attendance records for 2022 thru 2025 in accordance with Section 2-87 of the City Code.
- Annotation:**
MAY BE RECEIVED.
- Attachments:** [Report - Tenisha Stevens, Criminal Justice Commission](#)
18. **REPORT - FROM ANGELA GILBERT SARKER, CLERK, ALCOHOLIC BEVERAGE CONTROL BOARD**
- Brief:**
Submitting the 2025 Alcoholic Beverage Control Board attendance records pursuant to Ordinance Calendar Number 28,133 (24132 MCS).
- Annotation:**
MAY BE RECEIVED.
- Attachments:** [Report - Angela Gilbert Sarker, ABCB Clerk - Attendance](#)
19. **REPORT - OF ROBERT D. RIVERS, EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION, CITY OF NEW ORLEANS**
- Brief:**
Transmitting Zoning Docket Numbers 62/25 - All Cms; 63/25 - Cm. Green; 64/25 - Cm. Harris; 65/25 - Cm. Harris; 66/25 - Cm. Harris; Cn. Deadline 3/9/26.
- Annotation:**
MAY BE RECEIVED. (Suggested Hearing Date Set For 1/27/26).
- Attachments:** [CPC Transmittal Letter for 12-9-25 CPC meeting](#)
20. **REPORT - OF DAMON BURNS, CEO, FINANCE NEW ORLEANS**
- Brief:**
Submitting the Finance New Orleans Board of Commissioners attendance log for 2022 through 2025 in accordance with Section 2-87 of the City Code.
- Annotation:**
MAY BE RECEIVED.
- Attachments:** [Report - Damon Burns - FNO Board Member Monthly Attendance 2022-2025](#)

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

Brief:

Submitting the New Orleans Employees' Retirement System attendance reports for 2022 through 2024 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Jesse Evens, Jr., Director - Employees' Retirement System Board Attendance](#)

22. REPORT - OF YVETTE JETT, PRINCIPAL ARCHITECTURAL HISTORIAN, NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION | CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Brief:

Submitting a report regarding an appeal of the Historic District Landmarks Commission's (HDLC) approval of a demolition of more than 50% of the roof structure at a Contributing-rated, one story, two-family residential building for construction of a new camelback addition for property located at **7801 Zimpel Street**. This is an appeal from a concerned neighbor, not the property owner.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Yvette K. Jett, Principal Architectural Historian - 7801 Zimpel Street](#)

23. REPORT - OF YVETTE JETT, PRINCIPAL ARCHITECTURAL HISTORIAN, NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION | CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Brief:

Submitting a report regarding an appeal of the Historic District Landmarks Commission's (HDLC) denial of a demolition to grade of a contributing-rated, single-family residential building to grade, for the property located at **1120 Jena Street**.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Yvette K. Jett, Principal Architectural Historian - 1120 Jena St Council Appeal Report](#)

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

Brief:

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

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Lenée S. Crowley, Deputy Judicial Administrator - 2025](#)

25. REPORT - OF GINA GATEWOOD-LUCAS, NEW ORLEANS RECREATION DEVELOPMENT COMMISSION

Brief:

Submitting the New Orleans Recreation Development Commission's attendance reports for 2022 through 2025 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Gina Gatewood-Lucas NORD Commission 2022-2025 Attendance](#)

26. REPORT - OF MORGAN J. SHANNON, EXECUTIVE DIRECTOR, NEW ORLEANS CHILDREN AND YOUTH PLANNING BOARD (CYPB)

Brief:

Submitting the New Orleans Children and Youth Planning Board's (CYPB) attendance reports for 2022 through 2024 in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Morgan J. Shannon, Executive Director \(CYPB\)](#)

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

Brief:

Submitting the City Planning Commission and Board of Zoning Adjustments 2022 through 2025 attendance record in accordance with Section 2-87 of the City Code.

Annotation:

MAY BE RECEIVED.

Attachments: [Report - Robert D. Rivers, Executive Director re CPC and BZA Attendance](#)

28. CAL. NO. 35,319 - BY: COUNCILMEMBER HARRIS

Brief:

An Ordinance to grant an Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District, on Square 439, Lots 3, 4, and S or 20-21, in the Fourth Municipal District, bounded by Washington Avenue, South Johnson Street, South Prieur Street, and Toledano Street (**Municipal Address: 3308 Washington Avenue**); and otherwise to provide with respect thereto.
ZONING DOCKET NO. 45/25

Annotation:

(This matter was introduced on 12/1/25).

Attachments: [35319](#)

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

REGULAR AGENDA

PUBLIC COMMENT RULES

All public comment shall comply with the following Council Rules:

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

DEFERRAL RULES

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

POSTPONEMENT RULES

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

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

Brief:

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

Annotation:

(Communication received on 12/18/25).

Attachments: [RTA - Report - District B - 4417 Dryades Street](#)

2. b. RESOLUTION - NO. R-26-9 - BY: COUNCILMEMBER HARRIS

Brief:

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

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-9](#)

3. c. RESOLUTION - NO. R-26-10 - BY: COUNCILMEMBER HARRIS

Brief:

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

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-10](#)

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

Brief:

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

Annotation:

(Communication received on 12/18/25).

Attachments: [RTA - Report - District B - 1401 Delachaise Street](#)

5. b. RESOLUTION - NO. R-26-11 - BY: COUNCILMEMBER HARRIS

Brief:

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

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-11](#)

6. c. RESOLUTION - NO. R-26-12 - BY: COUNCILMEMBER HARRIS

Brief:

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

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-12](#)

7. **a. LEGISLATIVE GROUPING - COMMUNICATION - FROM WINSTON C. FIORE, DIRECTOR OF LAND USE & CONSTITUENT AFFAIRS LIAISON, COUNCILMEMBER FREDDIE KING III, DISTRICT “C”**

Brief:

Transmitting the Mayor's Office of Economic Developments recommendation of disapproval, and requesting the scheduling of a public hearing, for the following Restoration Tax Abatement Application Renewal Application: **RTA Application Renewal Application #20161122, 111 Iberville Street, 111 Iberville, LLC.**

Annotation:

(Communication received on 12/18/25).

Attachments: [RTA - Report - District C - 111 Iberville Street](#)

8. **b. RESOLUTION - NO. R-26-15 - BY: COUNCILMEMBER KING**

Brief:

A resolution granting the RTA Application #20161122, **111 Iberville Street.**

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-15](#)

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

Brief:

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

Annotation:

(Cm. Morrell).

(Public Works Committee referred matter to full Council for further discussion).

Attachments: [Dan Jatres Rehrig Pacific Company](#)

10. HEARING - 2026-2030 CAPITAL IMPROVEMENT PLAN AMENDMENT

Brief:

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

Annotation:

(All Cms.).

(Report received on 11/20/25).

Attachments: [REPORT - CIP Amendment Report - October 2025 Requests - Final Staff Report](#)

11. a. LEGISLATIVE GROUPING - HDLC APPEAL - OF ZACHARY SMITH, OWNER | ZACH SMITH, CONSULTING & DESIGN

Brief:

Requesting to appeal the Historic District Landmarks Commission's decision to deny the requested appeal of ARC denial of new construction of an 81,258 SF five-story hotel on vacant lot fronting Elysian Fields Avenue, Royal and Chartres Street for property located at **621 Elysian Fields Avenue**.

Annotation:

(Cm. King, Cn. Deadline 2/1/26).

(Communication received on 12/18/25).

Attachments: [HDLC Appeal - Zachary Smith - 621 Elysian Fields Avenue](#)
 [HDLC Report - Eleanor Burke, Executive Director - 621 Elysian Fields Avenue](#)

12. b. MOTION - NO. M-26-16 - BY: COUNCILMEMBER KING

Brief:

A motion granting the applicant's request for new construction of a hotel at **621 Elysian Fields Avenue**, and the decision of the HDLC is hereby reversed and modified such that the most recently submitted drawings labeled "Current Drawings - Post-ARC Submission by Applicant" as contained in the HDLC staff report are deemed approved.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-16](#)

13. HDLC APPEAL - OF MARY GRACE VERGES, AIA, SHERMAN STRATEGIES, LLC ON BEHALF OF GEORGE DAVID JOHNSON, OWNER

Brief:

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

Annotation:

(Cm. Harris, Cn. Deadline 2/1/26).

(Communication received on 12/18/25).

(Report received on 1/8/26).

Attachments: [HDLC Appeal - Mary Grace Wright - 1120 Jena Street](#)
[Report - Yvette K. Jett, Principal Architect 1120 Jena St Council Appeal Report](#)

14. a. LEGISLATIVE GROUPING - HDLC APPEAL - OF DR. MARC BEHAR, HOMEOWNER 1422 JACKSON AVENUE

Brief:

Requesting to appeal the Historic District Landmarks Commission's decision to approve an elevator being placed on the exterior of **1410 Jackson Avenue**.

Annotation:

(Cm. Harris, Cn. Deadline 2/1/26).

(Communication received on 12/18/25).

(Report received at the meeting of 1/8/26).

Attachments: [HDLC Appeal - Dr Marc Behar HDLC - 1410 Jackson Ave.](#)
[Report - Yvette Jett, Principal Architectural Historian - 1410 Jackson Ave](#)

15. b. MOTION - NO. M-26-13 - BY: COUNCILMEMBER HARRIS

Brief:

A motion denying the applicant's request for property located at **1410 Jackson Avenue** and the decision of the Commission is hereby **affirmed**.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-13](#)

16. c. MOTION - NO. M-26-14 - BY: COUNCILMEMBER HARRIS

Brief:

A motion approving the applicant's request for the property located at **1410 Jackson Avenue** and the decision of the Commission is hereby **reversed**.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-14](#)

17. a. LEGISLATIVE GROUPING - 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-25-380. 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](#)
 [Speaker](#)

18. b. MOTION (LYING OVER) - NO. M-25-662 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Approving the applicant's request with modifications as set forth in Exhibit A for **ZD 49/25**.

Annotation:

(This matter was introduced 12/18/25).

Attachments: [LO M-25-662](#)

19. c. AMENDMENT TO MOTION NO. M-25-662 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Amendments to Motion No. M-25-662 to add an effective date for the amendments to the Comprehensive Zoning Ordinance contemplated therein.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-25-662 AMD](#)

20. ZONING DOCKET NO. 60/25 - OLD LAND ORLEANS, LLC

Brief:

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

Annotation:

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

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

21. a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 61/25 - PARK PLACE SHOPPING CENTER, LLC

Brief:

Requesting an Amendment to Ordinance No. 28,097 MCS (Zoning Docket 032/19) for a conditional use to permit the operation of a previously constructed drive-through facility on an undesignated portion of ground, on Square 617, in the Second Municipal District, bounded by City Park Avenue, North Anthony Street, North Bernadotte Street, Saint Louis Street, and Toulouse Street (**Municipal Address(es): 512 City Park**). The recommendation of the City Planning Commission being "FOR APPROVAL", subject to seven (7) provisos.

Annotation:

(Cm. Giarrusso, Cn. Deadline 2/16/26).

Attachments: [ZD NO. 61/25](#)

22. b. MOTION - NO. M-26-5 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Approving and granting the applicant's request on **ZD NO. 61/25**, subject to the seven provisos within the City Planning Commission report.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-5](#)

**23. FOR RECONSIDERATION BY REASON OF THE MAYOR’S VETO - ORD. NO. 30550
M.C.S. - CAL. NO. 35,324 - BY: COUNCILMEMBERS GIARRUSSO, MORRELL,
MORENO, HARRIS, KING, GREEN AND THOMAS**

Brief:

An Ordinance to respond to the current budget challenges facing the City of New Orleans through a temporary prohibition on spending any funds received from the Sewerage & Water Board of New Orleans (“SWBNO”), American Rescue Plan Act (“ARPA”), *Council of the City of New Orleans v. Edward Wisner Donation*, et al., Case No. 2022-06765, Civil District Court for the Parish of Orleans (“Wisner litigation”), or any other new sources of revenue; and otherwise to provide with respect thereto.

Annotation:

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

VOTE ON THE QUESTION: "SHALL THE ORDINANCE PASS, THE OBJECTION OF THE MAYOR NOTWITHSTANDING?" (GREEN VOTE OVERRULES - RED VOTE SUSTAINS).

THIS IS TO CERTIFY THAT THE ABOVE ORDINANCE VETOED BY THE MAYOR WAS RETURNED TO THE CLERK OF COUNCIL AND AT THE COUNCIL’S NEXT REGULAR MEETING OF DECEMBER 18, 2025, THE COUNCIL VOTED 7 YEAS AND 0 NAYS TO OVERRULE THE MAYOR’S VETO.

Attachments: [35324](#)

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

Brief:

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

Annotation:

(This matter was introduced 9/7/23).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [34385](#)

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

Brief:

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

Annotation:

(This matter was introduced on 9/21/23).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [LO M-23-426](#)

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

Brief:

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

Annotation:

(This matter was introduced 9/21/23).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [LO M-23-427](#)

27. 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).

WITHDRAWAL REQUESTED.

Attachments: [35093](#)

28. 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).
WITHDRAWAL REQUESTED.**

Attachments: [LO M-25-254](#)

29. 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).
WITHDRAWAL REQUESTED.**

Attachments: [35103](#)

30. 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](#)

31. 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](#)

32. CAL. NO. 35,320 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:

An Ordinance to approve and authorize the Mayor of the City of New Orleans ("City"), acting by and through the New Orleans Aviation Board ("NOAB"), to enter into lease amendments to the Airline-Airport Use and Lease Agreements with the signatory airlines operating at the Louis Armstrong New Orleans International Airport (the "Airport"), under circumstances in which a solicitation and selection process is not required by law; and otherwise to provide with respect thereto.

Annotation:

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

Attachments: [35320](#)

33. CAL. NO. 35,323 - BY: COUNCILMEMBER GIARRUSSO

Brief:

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

Annotation:

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

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [35323](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-182 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-183 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-184 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-186 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-187 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 3/27/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-189 Lying Over](#)

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

Brief:

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

Annotation:

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

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-235 Lying Over](#)

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

Brief:

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

Annotation:

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

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-236 Lying Over](#)

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

Brief:

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

Annotation:

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

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-238 Lying Over](#)

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

Brief:

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

Annotation:

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

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-239 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 5/22/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-288 Lying Over](#)

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

Brief:

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

Annotation:

(This matter was introduced 8/21/25).

(Budget, Audit, Board of Review Committee made “No Recommendation”).

DEFERRAL REQUESTED TO THE MEETING OF 1/27/26.

Attachments: [M-25-435 Lying Over](#)

46. RESOLUTION (LYING OVER) - NO. R-25-614 - BY: COUNCILMEMBER KING

Brief:

Approving the following disbursement of the 2022 reserve, subject to the availability of funds.

OPSB

OPSB Therapeutic Program	\$1,363,423.85
Services for Court-Involved Youth	\$1,363,423.85
Total Allocation	\$2,726,847.70

Annotation:

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

WITHDRAWAL REQUESTED.

Attachments: [LO R-25-614](#)

47. MOTION (LYING OVER) - NO. M-25-655 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Directing the City Planning Commission to conduct a public hearing to consider renaming the approximate entirety of 0.3 miles of West Robert E. Lee Boulevard, bounded by Hammond Highway, Regent Street, and Pontchartrain Boulevard, to Leonard Lane.

Annotation:

(This matter was introduced 12/18/25).

WITHDRAWAL REQUESTED.

Attachments: [M-25-655](#)

48. RESOLUTION (LYING OVER) - NO. R-25-671 - BY: COUNCILMEMBER KING

Brief:

Approving the following disbursement of the 2025 reserve, subject to the availability of funds.

OPSB

OPSB Therapeutic Program	\$1,363,423.85
Services for Court-Involved Youth	\$1,363,423.85
Total Allocation	\$2,726,847.70

Annotation:

(This matter was introduced on 12/23/25).

Attachments: [LO R-25-671](#)

49. MOTION - NO. M-26-6 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Directing the City Planning Commission to conduct a public hearing to consider renaming the approximate entirety of 0.3 miles of West Robert E. Lee Boulevard, bounded by Hammond Highway, Regent Street, and Pontchartrain Boulevard, to Zephyr Court.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-6](#)

50. MOTION - NO. M-26-7 - BY: COUNCILMEMBER KING

Brief:

Directing the City Planning Commission to conduct a public hearing to consider an amendment to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance (“CZO”), to amend Article 19 to establish a new Interim Zoning District to be named the VCE Adult Live Performance Venue Interim Zoning District (“IZD”), the intent of which is to require the approval of a conditional use by ordinance for Adult Live Performance Venues where Adult Use is designated as a permitted use (“P”) in the VCE Vieux Carre Entertainment District of the Comprehensive Zoning Ordinance. Adult Live Performance Venues shall be subject to all provisions in the CZO related to conditional uses, including but not limited to Section 4.3. All other regulations in the CZO that may relate to Adult Live Performance Venues, including but not limited to use permissions in other zoning districts, use standards, bulk and yard standards, parking requirements, and stormwater management, shall continue to apply to the use if approved under the terms of this IZD, unless expressly waived by the ordinance approving the conditional use. Where Adult Use is prohibited in the CZO, it shall remain prohibited under this IZD.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-7](#)

51. MOTION - NO. M-26-8 - BY: COUNCILMEMBER KING

Brief:

Directing the City Planning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to change Adult Live Performance Venues from a permitted use to a conditional or prohibited use in the VCE Vieux Carré Entertainment District and to consider adding a new subsection to Article 25, Section 25.3.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-8](#)

52. MOTION - NO. M-26-17 - BY: COUNCILMEMBER GIARRUSSO

Brief:

Directing the City Planning Commission to conduct a public hearing to consider a conditional use to permit a “wine shop” in the HU-B1 Historic Urban Neighborhood Business District, for the property located on Square 95, Lot A, bounded by Fern Street, Burthe Street, Short Street, and Maple Street (Municipal Address: 7913-7915 Maple Street).

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [M-26-17](#)

53. RESOLUTION - NO. R-26-18 - BY: COUNCILMEMBER THOMAS

Brief:

A **RESOLUTION** urging the New Orleans City Council to undertake formal and permanent public recognition of the lives, works, and contributions of Dorothy Mae Taylor and Dyan “Mama D” French Cole through the naming of streets or other enduring civic memorials.

Annotation:

(This matter was introduced on 1/8/26).

Attachments: [R-26-18](#)

54. ORDINANCES ON FIRST READING

SPECIAL ORDERS OF BUSINESS

1. FIRST ORDER OF BUSINESS - PRESENTATION - HONORING PASTOR ANDER “ANDY REBIRTH” PELLERANO AND COMPANY

Brief:

Honoring Pastor Pellerano as an Influencer, Community Activist, Christian Rap Recording Artist, and his Leadership at One Accord Ministries which also fuels his passion to uplift underserved communities, mentorship, neighborhood clean-ups and overcoming adversity. Additionally, he has led numerous initiatives such as food giveaways, violence prevention programs, and guidance to avoid evictions and through his platform as a Christian Rap Recording Artist he continues to inspire young people with hope, faith, and resilience.

Annotation:

(Cm. Thomas).

TO APPEAR.

2. SECOND ORDER OF BUSINESS - PRESENTATION - CELEBRATING ALPHA KAPPA SORORITY, INCORPORATED’S 118TH FOUNDERS’ DAY - SPEAKERS: Dr. Tekeda Ferguson, President, Alpha Kappa Alpha Sorority Incorporated's Alpha Beta Omega Chapter, Ms. Majorie Parker, President, Alpha Kappa Alpha Sorority Incorporated's Omicron Lambda Omega Chapter, Mrs. Latoya Bullard-Franklin, President, Alpha Kappa Alpha Sorority Incorporated's Rho Pi Omega Chapter and Dr. Billie Castle Myers, Alpha Kappa Alpha Sorority Incorporated's Alpha Beta Omega Chapter, Connections and Social Action Committee Chair.

Brief:

Recognizing Alpha Kappa Alpha Sorority, Incorporated's 118th Founders' Day, Local AKA Chapters Impact to the Greater New Orleans area, and advocating for local communities.

Annotation:

(Cm. Moreno).

TO APPEAR.



MEMORANDUM

TO: Clerk of Council
FROM: Bobbie Mason, Deputy Chief of Staff, Council Utilities Regulatory Office
DATE: January 5, 2026
SUBJECT: Communications Related to Electric and Gas Utility Matters

Madame Clerk,

Please accept this memorandum as the transmittal document for communications related to electric and gas utility matters to be received by the Council of the City of New Orleans at its meeting on January 8, 2026.

Communications from Entergy New Orleans, LLC

1. Reply Comments, UD-18-03
2. Application for Approval of the Resilience Plan (Phase 2), UD-21-03
3. Environmental Adjustments for the January 2026 Billing Cycle, UD-18-07
4. Purchased Power Cost Recovery Adjustments for the January 2026 Billing Cycle, UD-18-07
5. Fuel Adjustments for the January 2026 Billing Cycle, UD-18-07

Communication from Delta New Orleans Gas Company, LLC

1. Purchased Gas Adjustments for the January 2026 Billing Cycle, UD-18-07



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

December 18, 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") Reply Memorandum in the above-referenced docket. ENO submits this filing electronically and will submit the requisite original and number of hard copies once the Council resumes normal operations or as you direct.

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

Sincerely,

A handwritten signature in blue ink that reads 'Courtney R. Nicholson'.

Courtney R. Nicholson

CRN/jlc
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)	DOCKET NO. UD-18-03
FOR COMMUNITY SOLAR PROJECTS)	

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

Entergy New Orleans, LLC (“ENO” or “Company”) submits this Reply Memorandum regarding the December 9, 2025 letter submitted by certain intervenors in response to the Company’s Motion and Incorporated Memorandum to Amend the Procedural Schedule and Request for an Evidentiary Hearing Regarding Consolidated Billing (“Motion”).

INTRODUCTION

ENO filed the Motion to ensure that proper procedures are in place to allow stakeholders to present evidence on consolidated billing and for the Council of the City of New Orleans (“Council”) to address the public interest and other threshold issues. These important issues must be resolved through an evidentiary hearing – not based on argument alone. The Council’s careful and deliberate review of consolidated billing, as required by law, is particularly critical now that PosiGen, a residential solar installer and intervenor in this docket, has filed for bankruptcy.¹

The intervenors’ letter, however, consists of unsupported and inaccurate assertions and entirely fails to address the merits of the Motion. It fails to rebut any of the factual or legal bases for the Motion and cites no jurisprudential authorities in support of their claims. As the rulemaking

¹ [https://pv-magazine-usa.com/2025/12/08/residential-solar-installer-posigen-files-for-bankruptcy/?utm_source=USA+%7C+Newsletter&utm_campaign=8eaadc2eae-dailynl_us&utm_medium=email&utm_term=0_80e0d17bb8-8eaadc2eae-160679148&ct=t\(dailynl_us\)](https://pv-magazine-usa.com/2025/12/08/residential-solar-installer-posigen-files-for-bankruptcy/?utm_source=USA+%7C+Newsletter&utm_campaign=8eaadc2eae-dailynl_us&utm_medium=email&utm_term=0_80e0d17bb8-8eaadc2eae-160679148&ct=t(dailynl_us))

proceeding currently stands, there is no evidence in the record on consolidated billing and certainly none supporting the intervenors' position. Accordingly, the intervenors do not – and cannot – point to any record evidence that would satisfy their burden of proof or to support a Council determination on consolidated billing that would withstand judicial scrutiny. The Motion should therefore be granted.

ARGUMENT

A. There Has Never Been an Evidentiary Hearing.

The intervenors' statement that an "additional evidentiary hearing is [not] warranted" is a misrepresentation. Throughout the entirety of this docket, there has never been an evidentiary hearing. That is the reason why ENO filed its Motion – so that the Council can hold an evidentiary hearing to determine the public interest and other threshold issues regarding consolidated billing.

An evidentiary hearing is a formal proceeding, typically held before a judge or an administrative body, where parties present *evidence* to establish facts relevant to a specific legal issue.² In *Gulf States*, a case that ENO cites in its Motion and is not questioned by the intervenors, the Louisiana Supreme Court stated an evidentiary hearing provides a party an opportunity to conduct discovery, to present witnesses, to introduce exhibits, and to cross-examine opposing witnesses.³ That has not occurred in this docket. No party has presented to the Council or the hearing officer sworn written or live witness testimony, live cross-examination testimony, or

² <https://lsd.law/define/evidentiary-hearing> (emphasis added).

³ *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."). See also *Morgan v. United States*, 304 U.S. 1, 19-20 (1938) ("Congress, in requiring a 'full hearing,' had regard to judicial standards . . . with respect to those fundamental requirements of fairness which are of the essence of due process in a proceeding of a judicial nature. . . . The requirements of fairness are not exhausted in the taking or consideration of evidence, but extend to the concluding parts of the procedure as well as to the beginning and intermediate steps.").

documentary or other types of exhibits for the Council’s consideration. Instead, the docket is replete with arguments presented during comment periods and a technical conference, as the intervenors themselves discuss in their letter. But arguments and technical conference discussions do not satisfy the requirements for an evidentiary hearing and the due process concerns raised in the Motion. As a matter of law, ENO is entitled to an evidentiary hearing on the issue of consolidated billing.

B. The Council Has Previously Rejected Consolidated Billing for Lack of Evidence.

On two prior occasions, the Council has rejected consolidated billing due, in part, to the lack of evidence demonstrating the feasibility of ENO implementing consolidated billing.⁴ These resolutions indicate that the consolidated billing issue remains unsettled – not only from ENO’s perspective, but from the Council’s own perspective as well. Despite this acknowledged lack of evidence, no procedural steps were taken to develop a record sufficient to determine whether consolidated billing is in the public interest. Instead, the Council issued Resolution No. R-24-310, in part, to solicit a consolidated billing proposal from ENO, and the Council admittedly did so based solely on an “argument” advanced by certain intervenors, rather than on any new evidence.⁵

In their letter, the intervenors claim, without support, that the Motion is “an attempt to obstruct the Council’s implementation of consolidated billing,” and that the Council already “formally adopted the program framework and billing mechanism [for consolidated billing] through Resolution No. R-24-310.” These claims are factually wrong and reflect a broader pattern identified by the Advisors in which the intervenors “have misinterpreted...what the Council’s own

⁴ Resolution No. R-23-130, pp. 6-7; Resolution No. R-23-507, Ordering Par. 2.

⁵ Resolution No. R-24-310, p. 6.

Resolutions have said.”⁶ Contrary to the intervenors’ claims, Resolution No. R-24-310 did **not** require the implementation of consolidated billing, nor did it adopt a consolidated billing framework or billing mechanism. Resolution No. R-24-310 contains no such findings or directives. In fact, the Council could not have made those determinations in the absence of evidence in the record, an absence the Council itself cited when it previously declined to approve consolidated billing.

The intervenors further claim that “ENO’s implementation efforts are already behind schedule due to [ENO’s] repeated failure to meet procedural deadlines.” This assertion is nonsensical. The Council has not ordered the implementation of consolidated billing, and therefore no implementation schedule exists. The Company cannot be behind schedule when no implementation obligation has been imposed. Moreover, it is notable that the intervenors advance this claim despite the Advisors’ observation that the intervenors “have repeatedly ignored the Council’s procedural rules and orders in the community solar proceeding.”⁷

Against this backdrop, ENO filed the Motion to allow for an evidentiary hearing to ensure that, if the Council is now inclined to revisit the implementation of consolidated billing after twice rejecting it for lack of evidence, it does so through an evidentiary hearing and a procedurally sound process. To that end, the Company proposed a detailed schedule spanning approximately five (5) months from the date of issuance. By contrast, the intervenors proposed a period of three (3) months, without a detailed schedule. Should it assist the Hearing Officer and the Council, ENO is willing to engage with the intervenors to negotiate an appropriate schedule.

⁶ October 24, 2025 Advisors Report, pp. 3-4.

⁷ October 24, 2025 Advisors Report, pp. 3-4.

CONCLUSION

ENO filed the Motion to ensure proper procedures are put in place to allow stakeholders to present evidence on consolidated billing and for the Council to address the public interest and other threshold issues. These important issues must be decided based on evidence – not unsupported argument. That is what the law requires. ENO respectfully requests that its Motion be granted and a revised procedural schedule be issued that affords the parties a discovery period, an opportunity to present testimony, and an evidentiary hearing, consistent with the schedule proposed by the Company and as contemplated by the principles of due process.

Respectfully submitted,

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CERTIFICATE OF SERVICE

Docket No. UD-18-03

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

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New Orleans, Louisiana, this 18th day of December 2025.



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New Orleans, Louisiana, this 18th day of December 2025.



Courtney R. Nicholson

December 19, 2025

Via Electronic Delivery

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

**Re: IN RE: SYSTEM RESILIENCY AND STORM HARDENING
Council Docket No. UD-21-03**

Dear Clerk of Council:

Entergy New Orleans, LLC (“ENO”) attaches for filing its Application for Approval of Phase 2 Resilience Plan and Related Requests for Relief.

This filing includes the Direct Testimony and Exhibits of Deanna Rodriguez, Chris Gremillion, Arlin Mire, Keith Wood, and Alyssa Maurice-Anderson. ENO submits this filing electronically and will submit the requisite original and number of hard copies once the Council resumes normal operations, or as you direct. ENO requests that you file this submission in accordance with Council regulations as modified for the present circumstances.

Please note that two exhibits (CG-1 & CG-2), which are attached to Mr. Gremillion’s testimony, and Ms. Maurice-Anderson’s testimony contain Highly Sensitive Protected Material (“HSPM”). The HSPM exhibits and testimony are being provided via electronic means only to those appropriate reviewing representatives who have executed the Official Protective Order in this docket, and as further provided therein.

If you have any questions, please do not hesitate to call me. Thank you for your courtesy and assistance with this matter.

Sincerely,



Edward R. Wicker, Jr.

ERW/jlc

cc: Official Service List (UD-21-03)

IN RE: SYSTEM RESILIENCY AND STORM HARDENING) **DOCKET NO. UD-21-03**
)

necessary approvals relative to the Application no later than its October 2026 public meeting. Proceeding pursuant to that timeline will allow the Company to continue to expeditiously and efficiently implement hardening projects for the benefit of customers. For the reasons discussed herein, ENO respectfully requests that the Council approve the Application.

OVERVIEW

Considering severe weather is impacting the New Orleans area with increased frequency and intensity, and that higher demand is being placed on resilience than even the very recent past, the Council opened this docket to “increase resiliency and storm hardening on ENO’s system, with a particular focus on reducing weather-related power outages.” In opening the docket, the Council correctly observed that “this cycle of damage and repair [from extreme weather] is not sustainable for the Company or ratepayers.”¹ The goals of this docket – to get the lights back on quicker and to minimize restoration costs for New Orleans residents after extreme weather events – are vital and shared by the Company and its customers, as well as New Orleans as a whole. As an important first step, the Council approved a \$100 million set of accelerated infrastructure hardening projects through December 2026, which is Phase 1.

ENO and the Council, however, must continue to make resilience investments to better position New Orleans for future weather events and to keep costs low for customers. It is not a matter of *if* another severe storm hits New Orleans, but *when*. For example, Hurricane Francine made landfall in 2024 as a Category 2 hurricane and resulted in approximately \$200 million in repair and restoration costs for ENO and Entergy Louisiana, LLC (“ELL”). These storms pose an increasing threat to the Company’s electric system, which has reinforced the need to further invest in resilience. Indeed, the storms are not stopping; New Orleans remains vulnerable; and the City

¹ Resolution No. R-21-401, p. 2.

should not stop its resilience progress. Cognizant of this reality, the Company has developed its Phase 2 Resilience Plan aimed at further addressing the risks associated with more frequent and intense severe weather.

The Phase 2 Resilience Plan consists of approximately \$400 million in distribution hardening projects to be completed over the five-year period from 2027 to 2031.² The projects are a significant next step in the Company's ongoing efforts to strengthen the grid. As Ms. Rodriguez discusses in her testimony, Councilmembers have highlighted the importance of strengthening the grid to improve quality of life in New Orleans. The Phase 2 Resilience Plan is designed to deliver exactly that: a more resilient energy grid that protects customers today while enabling economic growth and opportunity for decades to come. In this way, the Phase 2 Resilience Plan is more than an infrastructure proposal to enable customers to come back online more quickly after severe weather – it represents a deliberate investment in the future of New Orleans and a commitment to the City's long-term economic prospects.

Indeed, the Company's electric grid must become sufficiently more resilient to support New Orleans as an economic driver, and maintain existing customers in New Orleans and also attract new customers, all while minimizing outages and storm restoration costs for customers. The Company estimates that the Phase 2 Resilience Plan will decrease future restoration costs after major weather events by approximately \$83 million, and will lead to an estimated reduction of 3.4 billion customer minutes interrupted ("CMI") after major events, which corresponds to an estimated reduction of over \$1.3 billion in estimated overall outage costs to customers, over the

² The specific projects contained in the Phase 2 Resilience Plan are attached to the testimony of Company witness Chris Gremillion as Highly Sensitive Protected Materials ("HSPM") Exhibit CG-2. Although the Company's Phase 2 Resilience Plan sets forth the Company's best efforts to identify the scope and timing of the projects, the precise work performed (as well as the exact timing of when that work will be performed) will be subject to continual refinement as the Company implements the Phase 2 Resilience Plan ultimately approved by the Council.

next fifty years assuming an above average frequency of storms. Moreover, the harmful non-bill impacts to all customers – but residential customers in particular – from major storm events cannot be overlooked. Given that so many residents in New Orleans are low income, ENO understands that evacuating is difficult if not impossible for them. It is therefore important for ENO to get power back on as quickly as possible following a storm. To make that goal possible, the Phase 2 hardening projects are critical.

Hardening projects have produced positive results. For example, as Mr. Gremillion discusses in his testimony, in 2024, Hurricane Francine heavily impacted portions of ELL’s service area, including the Bayou Region, River Parishes, and Grand Isle. In replacing the facilities devastated in the same areas following Hurricane Ida in 2021, ELL rebuilt its facilities to modern, hardened standards. Those poles fared well during Hurricane Francine, with fewer damaged or destroyed, which resulted in fewer outages and quicker restoration time. Moreover, no structures that were hardened as part of ELL’s accelerated resilience program were damaged or destroyed in Hurricane Francine, demonstrating the effectiveness of those upgrades.

The Phase 2 Resilience Plan must commence in January 2027, immediately following completion of Phase 1, to capture cost and operational efficiencies, retain skilled work crews in New Orleans, and maintain the momentum of hardening efforts already underway. Any disruption of continuity between the ongoing projects and the Phase 2 Resilience Plan will increase costs to customers and delay the benefits of hardening the grid. Moreover, while the Company is proud that its rates remain below the national average, the Phase 2 Resilience Plan will make customers’ bills more affordable by reducing future storm costs and mitigating other storm-related costs borne by customers. To ensure customers are receiving benefits, the Company proposes to enter into a

monitoring plan that would include certain accountability metrics and reporting requirements that already are in place for Phase 1.

ENO has supported its Application with testimony, analysis, and a data-driven decision-making methodology, demonstrating that the Phase 2 Resilience Plan strikes an appropriate balance between costs to customers and the continued need for accelerated infrastructure hardening. The Company proposes to use the existing Resilience and Storm Hardening Cost Recovery Rider (“Resilience Rider”), which ENO uses for cost recovery of Phase 1 projects, to permit timely recovery of the Phase 2 Resilience Plan’s revenue requirement. The Resilience Rider would help support ENO’s ability to finance the projects in the Phase 2 Resilience Plan and ensure that those projects can be done timely and efficiently. As ENO continues to pursue public funds for resilience, there is flexibility in the Resilience Rider to offset investment and reduce the rate timely should such funds be obtained.

In support of the relief requested in this Application, the Company has attached hereto the testimonies of the following witnesses:

- Deanna Rodriguez – President and CEO of ENO – Ms. Rodriguez presents ENO’s Application, and explains that the Phase 2 Resilience Plan is more than an infrastructure hardening proposal – it represents a deliberate investment in the future of New Orleans and a commitment to the City’s long-term economic prospects, while also keeping costs down for customers. She also introduces the additional witnesses supporting the Application.
- Chris Gremillion – Director, Project Management – Project Delivery for Entergy Services, LLC (“ESL”). Mr. Gremillion presents ENO’s Phase 2 Resilience Plan and provides details regarding the proposed projects under that plan. He also summarizes the estimated costs and benefits of implementing this plan, provides support for the conclusion that the investments included in the Phase 2 Resilience Plan are in the public interest and should be made, and summarizes the Company’s proposed monitoring plan in terms of reporting and metrics.

- Arlin Mire – Project Manager, 1898 & Co. Mr. Mire summarizes the results and methodology used to develop the Phase 2 Resilience Plan, including a description of how the assessment was performed and why it was performed in that way. He also describes the major elements of the Resilience Event Simulation Model (“Resilience Model”), which includes a Major Events Database, System Vulnerability and Event Impact Module (“Event Impact Module”), Resilience Benefit Module, and Plan Development Module. He also reviews historical major storm events that have impacted ENO’s service area, describes the datasets used in the Event Impact Module and how they were used to model system impacts due to storms events, and explains how to understand the resilience benefit results. Finally, he describes the calculations and results of the Resilience Model.
- Alyssa Maurice-Anderson – Director, Regulatory Filings and Policy for ESL. Ms. Maurice-Anderson supports the Company’s requested use of the existing Resilience and Storm Hardening Cost Recovery Rider (“Resilience Rider”) to permit timely cost recovery of the Phase 2 Resilience Plan under the Resilience Rider and associated ratemaking treatment for the projects in the Phase 2 Resilience Plan, as well as certain additional ratemaking treatment. She also discusses bill impacts to customers from the Phase 2 Resilience Plan. In addition, she supports a finding from the Council that the Company’s Phase 2 Resilience Plan is in the public interest and therefore is prudent.
- Keith Wood – Director, Resource Planning and Market Operations for ENO. Mr. Wood discusses an opportunity to partner with the Sewerage and Water Board of New Orleans (“SWBNO”) to pursue a grant for needed backup generation at four critical SWBNO pumping sites, and the resilience and reliability improvements that would result from the projects and benefit ENO customers.

BACKGROUND

A. Procedural Background

In response to Resolution No. R-23-74, and consistent with the goals of this docket, the Company filed an application in 2023 that contained a comprehensive resilience plan that spanned ten years. In that application, the Company recommended, among other things, approval of approximately \$559 million in hardening projects proposed to be implemented in an initial five-year period. Thereafter, in Resolution No. 24-73, the Council directed the Company to present a smaller set of projects over a shorter period. In response, the Company in 2024 presented a set of

hardening projects totaling approximately \$168 million to be completed over an initial three-year period. In Resolution No. R-24-625, as a first step, the Council approved the Phase 1 projects totaling approximately \$100 million over a two-year period (2025 to 2026), as well as the Company's Resilience Rider, and directed the development of certain metrics and reporting requirements for the Phase 1 projects.³ The Company informed the Council that, to continue to deliver resilience benefits to customers across New Orleans, ENO would submit additional sets of hardening projects beyond Phase 1.⁴

B. Phase 1 Projects

As Mr. Gremillion explains in his testimony, Phase 1 consists of 63 accelerated infrastructure hardening projects that have been consolidated and grouped into a set of 32 projects for execution⁵ and are located in each Council District. To date, the Company has completed and placed in service a total of 6 projects in Phase 1, and is projecting that it will complete construction on a total of 10 of the 32 Phase 1 projects in 2025. The remaining projects in Phase 1 are on schedule for completion by the end of 2026. Once completed, the projects are expected to produce significant customer benefits by lowering post-storm restoration costs, reducing outages, and getting the lights back on more quickly after storms.

³ In addition, while not in response to a specific Company request in this docket, in Resolution No. R-24-73, the Council approved the Company's line hardening and battery microgrid project in New Orleans East, to be partially funded by the Department of Energy's Grid Resilience and Innovation Partnerships ("GRIP") program ("GRIP Project"). While the GRIP Project is an important part of ENO's resilience strategy, the Company does not consider the GRIP Project to be part of Phase 1. The GRIP Project and Phase 1 were separately considered and approved by the Council. Moreover, the GRIP Project is on a different timeline than the Phase 1 projects.

⁴ *E.g.*, ENO's Proposed 2025-27 Resilience Plan and Request to Expedite Fourth Technical Conference, filed March 21, 2024.

⁵ As Mr. Gremillion further explains, the geographic and circuit coverage of the 32 consolidated projects is the same as the original list of 63 projects, as is the expected system hardening.

The Phase 1 projects are an important first step for enhancing resilience, but those projects are not located throughout the entire New Orleans area and do not achieve the benefits that comprehensive storm hardening could reasonably and prudently achieve. Thus, additional resilience projects are needed to continue to meet the goals of this docket and provide benefits for more ENO customers in more areas of New Orleans. The Company has been working to build on the hardening efforts previously approved by the Council in Phase 1. The Company's work, in conjunction with 1898 & Co. (an outside industry consultant that provides strategic asset planning services and has experience in developing resilience plans for electric utilities, including ENO's Phase 1) led to the development of the Phase 2 Resilience Plan, which identifies additional cost-effective and achievable hardening projects to further increase the resilience of the electric system in New Orleans. The collaborative process and work undertaken in this docket also has helped inform and direct the development of the Phase 2 Resilience Plan.

RESILIENCE MODEL

As noted above, the Phase 2 Resilience Plan involves significant incremental spending in hardening the Company's distribution system to address the potential impacts caused by increasingly severe weather events. In collaboration with 1898 & Co., the Company utilized a resilience-based planning approach to identify beneficial hardening projects and prioritize investment in ENO's assets through the Resilience Model. As Messrs. Mire and Gremillion discuss in their testimonies, the Resilience Model employs a data-driven decision-making methodology utilizing robust and sophisticated algorithms to evaluate the assets on ENO's system and calculate resilience costs and estimated benefits of hardening those assets in terms of reduced customer minutes interrupted and avoided future storm restoration costs.

The ultimate purpose of the Resilience Model is to identify and prioritize projects that would have the highest benefits to customers. Because it is not feasible, both logistically and

financially, to address the risks arising from every single asset on the ENO electric system, the Resilience Model serves to identify and prioritize hardening the sets of assets that would deliver the most benefits to customers in terms of avoided customer outage minutes and avoided future storm restoration costs for the money spent. In this way, the Resilience Model facilitates the prudent and efficient use of finite resources to achieve the most benefits for customers. This methodology is described in more detail in the testimonies and exhibits of Messrs. Mire and Gremillion.

PHASE 2 RESILIENCE PLAN

As Messrs. Mire and Gremillion discuss in their testimonies, the projects in the Phase 2 Resilience Plan result from the comprehensive and rigorous analysis in the Resilience Model employed by the Company and 1898 & Co., with a focus on maximizing customer benefits for the dollars invested.

A. Proposed Projects and Costs

Under the Phase 2 Resilience Plan, the Company proposes to complete 36 identified distribution hardening projects, which will harden approximately 5,523 structures over more than 188 line miles at a cost of approximately \$400 million over the course of the five-year period from 2027 to 2031. The projects in the Phase 2 Resilience Plan are spread across New Orleans and touch each Council District. Moreover, as Mr. Gremillion discusses in his testimony, the length of the Phase 2 Resilience Plan will allow ENO to keep more resources and crews in New Orleans for a longer period of time, rather than potentially starting and stopping and diverting those resources and crews to other utilities and areas of Louisiana as well as neighboring states implementing resilience. Continuity of work on the projects is critical to keeping costs low for customers and positioning New Orleans to be ready for future weather events.

Further, as Mr. Gremillion explains in his testimony, the projects address critical infrastructure and customers and encompass parts of New Orleans that are ripe for economic development, which the Company expects will help attract new customers to New Orleans and maintain existing ones. By way of example, the projects in the Phase 2 Resilience Plan include work on 9 feeders out of Derbigny Substation, which is located north of the Superdome. These feeders serve critical facilities such as hospitals, nursing homes, fire and police facilities, and a number of pumping stations. The scope of the work is to replace approximately 436 poles to harden over 12 miles of distribution circuits in the area providing customers with significant benefits over the next 50 years.

B. Customer Benefits

The Phase 2 Resilience Plan will produce significant customer benefits. As discussed by Mr. Mire and Mr. Gremillion, assuming each hardening project in the Phase 2 Resilience Plan is performed, the Company estimates that those projects will decrease future restoration costs after major weather events by approximately \$83 million. The Company also estimates that completion of the projects in the Phase 2 Resilience Plan will lead to an estimated reduction in the total number of CMI after major events of 3.4 billion minutes, which corresponds to an estimated reduction of over \$1.3 billion in overall estimated outage costs to customers, over the next fifty years assuming an above average frequency of storms.

Another anticipated benefit of implementing the Phase 2 Resilience Plan is that “blue sky” resilience work can be more carefully planned, executed, and overseen as opposed to waiting to upgrade and replace infrastructure until it is damaged in a storm. As Mr. Gremillion discusses, such reactive, post-storm restoration work – where the Company is working as quickly and safely as possible to restore power, often in highly unattractive conditions and with tens of thousands of

contract workers laboring simultaneously across a vast area impacted by a major storm – can be extremely costly.

In addition, although the focus of the Phase 2 Resilience Plan is on protection of the Company’s systems against major storm events, taking an accelerated approach to hardening projects allows customers to enjoy the enhanced reliability benefits of the projects sooner than if the projects were delayed. This is a significant benefit considering customers’ ever-increasing reliance upon electricity.

MONITORING PLAN

As discussed by Mr. Gremillion in his testimony, in Resolution No. R-24-625, the Council directed the Council Utilities Regulatory Office (“CURO”), the Advisors, and ENO to develop a reporting format crafted to provide the Council with information on the project status and cost of each project in Phase I, “as well as ongoing data gathering that would assist the Council in evaluating future resilience investments and performance.”⁶ As contemplated by the Council, CURO, the Advisors, and ENO recently have prepared and submitted that reporting format, including a template for Quarterly Monitoring Reports as well as information for Post-Event Reports following certain storms and major weather events. The Company filed its first Quarterly Monitoring Report with the Council on November 17, 2025. For the Phase 2 Resilience Plan, ENO proposes to continue providing Quarterly Monitoring Reports and Post-Event Reports as it is currently providing for Phase 1.

Moreover, as discussed by Mr. Gremillion, in its prior resilience filings in this docket, ENO proposed a pole performance metric (the “Pole Performance Metric”) that would assess against the Company a predetermined fee for each pole failure after a single qualifying weather event under

⁶ Resolution No. R-24-625, at p. 14 (Ordering Paragraph 3).

certain circumstances. In Resolution No. R-24-625 approving the Phase 1 Resilience Plan, the Council directed CURO, in consultation with the Advisors and ENO, to modify and finalize the Pole Performance Metric.⁷ As contemplated by the Council, CURO, the Advisors, and ENO recently have prepared and submitted a revised Pole Performance Metric. For the Phase 2 Resilience Plan, ENO proposes use of the same Pole Performance Metric (as revised by CURO, the Advisors, and ENO) to help ensure that the Phase 2 Resilience Plan is delivering resilience benefits for customers.

RATE RECOVERY AND BILL IMPACTS

A. Resilience Rider

As Ms. Maurice-Anderson discusses in her testimony, ENO is entitled to a reasonable opportunity to recover its prudently incurred costs under the Phase 2 Resilience Plan.⁸ Given the large capital investment involved in implementing the Phase 2 Resilience Plan and ENO's small size and risk profile, it is essential that ENO have assurance that it can recover its investment in a timely manner. As authorized by Resolution No. R-24-625, ENO currently uses the Resilience Rider to recover from customers, on a timely basis, the cost of the Phase 1 projects. ENO proposes that the revenue requirement associated with the Phase 2 Resilience Plan be recovered through the Resilience Rider.

The Resilience Rider will continue to help support ENO's ability to finance accelerated infrastructure hardening projects on reasonable terms and ensure that they can be done timely and

⁷ Resolution No. R-24-625, at p. 15 (Ordering Paragraph 4).

⁸ *South Cent. Bell Tel. Co. v. Louisiana Pub. Serv. Comm'n*, 594 So. 2d 357, 366 (La. 1992) ("Under that principle, South Central Bell is entitled to be compensated for all prudent investments at their actual cost when made (their 'historical' cost) irrespective of whether individual investments are deemed necessary or beneficial in hindsight; and the utility is entitled to the presumption that the investments were prudent, unless the contrary is shown."); see also *Federal Power Comm'n v. Hope Natural Gas Co.*, 320 U.S. 591, 605 (1944); *Bluefield Waterworks & Improvement Co. v. Pub. Serv. Comm' of West Virginia*, 262 U.S. 679, 690 (1923).

efficiently. Contemporaneous cost recovery also is appropriate because as ENO completes projects, customers receive the benefits. An additional benefit of the Resilience Rider is that, in the event ENO receives federal (or other public) funds for projects in the Phase 2 Resilience Plan, there is flexibility to offset investment and reduce the rate timely pursuant to the methodology contained therein. Further, as part of the true-up portion of the Resilience Rider, the Company will provide the Council with an annual report comparing the actual project costs with projected costs, along with variance explanations.

B. Bill Impacts

ENO's objective is to continue to accelerate its resilience efforts to provide a more hardened system, while simultaneously maintaining affordable electric rates for customers. The Company understands that bill impacts are critically important in setting the appropriate pace of resilience investment. At the same time, however, New Orleans will experience hurricanes and other storm events in the future. Considering that inevitability and the consequences to customers and New Orleans itself, Mr. Mire discusses in his testimony that customers are expected to be better off with the Phase 2 Resilience Plan, paying reduced storm restoration costs, and experiencing shorter and fewer outages, as opposed to paying greater storm restoration costs and experiencing longer and more frequent storm outages without the Phase 2 Resilience Plan projects. Indeed, as the Company witnesses discuss, the Phase 2 Resilience Plan is a tool that is expected to make customers' bills more affordable over the long run. As further discussed by Ms. Maurice-Anderson, the estimated bill effects for a typical residential customer are \$1.01 per month in 2027 and \$3.28 per month in 2028 and continue to increase over the course of the Phase 2 Resilience Plan.

C. Additional Ratemaking and Accounting Treatment

As discussed by Ms. Maurice-Anderson in her testimony, ENO requests authorization to create a regulatory asset for the remaining net book value associated with assets to be retired and replaced with new assets as part of the Phase 2 Resilience Plan. The Council granted such relief in Resolution No. R-24-625 with regard to the Phase 1 projects. In future rate proceedings, ENO would include the regulatory asset in rate base and amortize such retired plant costs at a rate consistent with the associated depreciation expense currently reflected in rates. With this ratemaking treatment, customers would not see an incremental increase in rates while the Company recovers its prudently incurred costs, all else being equal. The net book value of these assets is already reflected in ENO's rate base and, therefore, its rates. Additionally, the prudent retirement of these assets to advance resilience objectives should not change ENO's right to recover a return on these assets. In addition, the Company requests that the Council acknowledge and not oppose ENO's forthcoming request to the Federal Energy Regulatory Commission ("FERC") seeking approval to continue capitalizing certain conductor handling costs associated with the Phase 2 Resilience Plan that would otherwise be treated as expenses. The FERC granted such relief with regard to the Phase 1 projects.

PUBLIC INTEREST

The approvals sought in this Application are in the public interest. As Ms. Maurice-Anderson discusses in her testimony, the Company, along with 1898 & Co., has taken a comprehensive, thoughtful approach to developing the Phase 2 Resilience Plan, among other aspects of this Application, with the goal of reducing the effects of future storms on customers. The approach is customer-centric in that it quantifies benefits of the Phase 2 Resilience Plan directly in relation to the effects of those investments on customers, both on the storm restoration costs that customers will bear after future storms and the duration of the outages that customers

will experience because of those storms. The Phase 2 Resilience Plan contains projects that produce overall customer benefits, and the Company's customers are expected to be better off paying for the proposed Phase 2 Resilience Plan in return for reduced storm restoration costs and reduced outage durations, rather than continuing on the current path without the Phase 2 Resilience Plan. Again, it is not a matter of *if* another severe storm hits New Orleans, but *when*.

The projects in the Phase 2 Resilience Plan, and the other projects proposed in this Application, will continue to improve the resilience of the Company's electric system across New Orleans. Moreover, "blue sky" resilience work can be more carefully performed and cost-effective than reactive, post-storm restoration work, and customers will see the benefits of such "blue sky" work sooner than if the projects were delayed. Further, there are potentially positive credit implications associated with the Phase 2 Resilience Plan. Other factors discussed by the Company's witnesses also support finding that the proposed Phase 2 Resilience Plan, among other requests for relief, serves the public interest, is therefore prudent, and should be approved by the Council.⁹

ADDITIONAL RESILIENCE MEASURES

The Company continues to consider additional resilience measures that potentially can complement the Phase 2 Resilience Plan to enhance local resilience. To that end, the Company has and will continue to aggressively seek state and federal grants to mitigate the rate impact to customers. As Ms. Rodriguez explains in her testimony, and as the Council knows, ENO was awarded a federal grant for the GRIP Project involving transmission and distribution line hardening, as well as a microgrid, in New Orleans East. In addition, the Joliet hardening project

⁹ For all requests in this Application, as Ms. Maurice-Anderson states in her testimony, the Company has complied with, or is not in conflict with, the provisions of all applicable Council Resolutions and any other laws, regulations, or requirements that may be applicable.

– which involves replacing approximately 94 distribution poles that will harden approximately 1.6 miles of distribution network and implementing targeted vegetation management in the project area – was selected for an award under a state resilience grant provided for through the Infrastructure Investment and Jobs Act (“IIJA”).

The Company continues to monitor additional opportunities that may arise with federal entities, and continues to be engaged with local and state entities on potential funding opportunities for investments intended to modernize its infrastructure for the benefit of its customers. In particular, as Mr. Wood discusses in his testimony, while not presently a part of the Phase 2 Resilience Plan, the Company has identified and included in this Application an opportunity to partner with the SWBNO to pursue a grant through the Louisiana Hubs for Energy Resilient Energy Operation (“HERO”) program to provide 50% of the funding for needed backup generation at four critical SWBNO pumping sites providing services to critical care facilities and other customers across New Orleans. Assuming the funding is received, ENO would propose to install, own, and maintain the four backup generators, with the remaining 50% portion of the total costs not covered by the grant shared between SWBNO and ENO.¹⁰

Further, as the Company has and continues to discuss, for New Orleans to be truly resilient, it will require more than just a strong electric grid and related enhancements. It will require consideration of additional measures such as building code standards, urban planning, elevation requirements, water management, and coastal restoration. In each of these ways, New Orleans must become more resilient to protect its community and assets, generate economic activity, and

¹⁰ As Mr. Wood explains in his testimony, if the project receives a 50% HERO grant, ENO would supplement this docket to provide detailed cost estimates, project execution timelines, and proposed cost recovery for consideration by the Council. If the Council were to approve the project as being in the public interest, ENO would proceed from that point to procure the necessary equipment and plan for the installation.

preserve the economic competitiveness of the region. The Company has and continues to engage in discussions with local and state agencies and representatives, among others, regarding these issues. Should the Council wish to consider these issues in an overall resilience strategy for New Orleans, the Company is open to collaborating as part of wider efforts to develop and pursue a community approach to resilience.

REQUEST FOR TIMELY TREATMENT

The Company seeks to timely commence the Phase 2 Resilience Plan in January 2027 – immediately upon the conclusion of the Phase 1 period which expires at the end of 2026. For the reasons discussed herein, ENO urges that the Council consider and approve the Application expeditiously, and no later than October 2026. Moreover, the Company requests that the Council, at its January 2026 meeting, issue a procedural schedule that allows for consideration and approvals within the requested timeframe.

PRAYER FOR RELIEF

For the foregoing reasons, ENO respectfully requests that its Application be approved. In particular, the Company requests that the Council:

1. Approve the Phase 2 Resilience Plan as serving the public convenience and necessity, and in the public interest and therefore prudent, subject to an ongoing obligation of ENO to prudently manage the Phase 2 Resilience Plan;
2. Approve the continuation of the Company's Resilience Rider and deem the prudently-incurred costs under the Phase 2 Resilience Plan to be eligible for cost recovery via the Company's Resilience Rider;
3. Approve a regulatory asset to be included in rate base for the remaining net book value associated with assets that must be retired and replaced with new assets as

part of the Phase 2 Resilience Plan, with the amortization of the unrecovered balance occurring over the remaining useful life of the assets;

4. Approve the Company's proposed monitoring plan as described herein regarding the Phase 2 Resilience Plan;
5. Rule that, with respect to the Phase 2 Resilience Plan and associated requested relief, the Company has complied with, or is not in conflict with, the provisions of all applicable Council Resolutions and any other laws, regulations, or requirements that may be applicable;
6. Acknowledge and not oppose ENO's forthcoming request to the FERC seeking approval to continue capitalizing certain conductor handling expenses associated with the Phase 2 Resilience Plan (and other resilience projects as appropriate) that would otherwise be treated as expenses;
7. Approve the ENO-SWBNO project, in the event it receives a 50% HERO grant and after due proceedings had, as serving the public convenience and necessity, and in the public interest and therefore prudent, subject to an ongoing obligation of ENO to prudently manage the project, with the remaining 50% portion of the total costs not covered by the grant shared between SWBNO and ENO, and finding that ENO's share of prudently-incurred costs is eligible for cost recovery via the Company's Resilience Rider or other appropriate cost recovery mechanism;
8. Grant a waiver of any applicable Council requirement to the extent that such a waiver may be required to facilitate approval of the Phase 2 Resilience Plan and associated requested relief;

9. Issue a procedural schedule at its January 2026 public meeting resulting in a Council decision on the matters contained in this Application no later than the October 2026 public meeting; and
10. Grant all other relief that the law and the nature of the case may permit or require.

Respectfully submitted,

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**ATTORNEYS FOR
ENTERGY NEW ORLEANS, LLC**

**BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS**

***IN RE:* SYSTEM RESILIENCY AND
STORM HARDENING**

)
)

DOCKET NO. UD-21-03

DIRECT TESTIMONY

OF

DEANNA RODRIGUEZ

ON BEHALF OF

ENTERGY NEW ORLEANS, LLC

DECEMBER 2025

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I. INTRODUCTION AND QUALIFICATIONS

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

A. My name is Deanna Rodriguez, and I am President and Chief Executive Officer (“CEO”) of Entergy New Orleans, LLC (“ENO” or the “Company”). My business address is 1600 Perdido Street, New Orleans, Louisiana 70112.

Q2. ON WHOSE BEHALF ARE YOU TESTIFYING IN THIS PROCEEDING?

A. I am testifying before the Council of the City of New Orleans (“Council”) on behalf of ENO.

Q3. PLEASE DESCRIBE YOUR EDUCATIONAL BACKGROUND AND PROFESSIONAL EXPERIENCE.

A. I was promoted to my current position as President and CEO of ENO in May 2021 after serving for 27 years in various roles at Entergy. Before this position, I had served as the Vice President of Regulatory and Public Affairs for Entergy Texas, Inc., since 2012. From 2010-2012, I served as Vice President of Regulatory Affairs for ENO, where I worked closely with the Council and other key stakeholders to successfully launch several strategic initiatives, such as the Energy Smart program. Prior to these positions, I held several other strategic positions since I began in 1999, such as the Director of External Affairs for Entergy Corporation and Vice President of Corporate Contributions. I hold a Master’s Degree in Public Affairs from the Lyndon B. Johnson School of Public Affairs at the University of Texas at Austin and a Bachelor’s Degree in Government from the University of Texas at Austin.

1 Q4. WHAT ARE YOUR CURRENT DUTIES?

2 A. As President and CEO of ENO, I have executive responsibility for the Company,
3 including financial responsibility for the business and assets that are used to serve
4 customers, which include generation, transmission, and distribution assets. In addition,
5 my responsibilities include oversight of the field management of the Company's
6 electric distribution and transmission systems, customer service, economic
7 development, public affairs, regulatory affairs, and governmental affairs.

8

9 Q5. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

10 A. The purpose of my testimony is to present ENO's Application seeking Council
11 approval of the set of accelerated infrastructure hardening projects that comprise the
12 Company's Phase 2 Resilience Plan. Each project in the Phase 2 Resilience Plan is
13 designed to reduce the frequency and duration of outages and to improve restoration
14 times so that families, businesses, and institutions that anchor our New Orleans
15 community can come back online more quickly after severe weather. In this way, the
16 Application is more than an infrastructure proposal – it represents a deliberate
17 investment in the future of New Orleans and a commitment to the City's long-term
18 economic prospects. Further, I introduce the additional witnesses supporting the
19 Application, who each provide important technical, operational and customer
20 perspectives regarding the Phase 2 Resilience Plan. Together, our testimony
21 demonstrates that continued, focused investment in infrastructure hardening is a
22 forward-looking strategy to secure a stronger New Orleans for future generations, while
23 also keeping costs down for our customers.

1 Q6. PLEASE INTRODUCE THE WITNESSES WHO ARE ALSO FILING TESTIMONY
2 IN SUPPORT OF ENO'S APPLICATION.

3 A. Certainly.

- 4 • Chris Gremillion – Director, Project Management – Project Delivery
5 for Entergy Services, LLC (“ESL”). Mr. Gremillion presents ENO’s
6 Phase 2 Resilience Plan and provides details regarding the proposed
7 projects under that plan. He also summarizes the estimated costs and
8 benefits of implementing this plan, provides support for the
9 conclusion that the investments included in the Phase 2 Resilience
10 Plan are in the public interest and should be made, and summarizes
11 the Company’s proposed monitoring plan in terms of reporting and
12 metrics.
13
- 14 • Arlin Mire – Project Manager, 1898 & Co. Mr. Mire summarizes the
15 results and methodology used to develop the Phase 2 Resilience Plan,
16 including a description of how the assessment was performed and
17 why it was performed in that way. He also describes the major
18 elements of the Resilience Event Simulation Model (“Resilience
19 Model”), which includes a Major Events Database, System
20 Vulnerability and Event Impact Module (“Event Impact Module”),
21 Resilience Benefit Module, and Plan Development Module. He also
22 reviews historical major storm events that have impacted ENO’s
23 service area, describes the datasets used in the Event Impact Module
24 and how they were used to model system impacts due to storms
25 events, and explains how to understand the resilience benefit results.
26 Finally, he describes the calculations and results of the Resilience
27 Model.
28
- 29 • Alyssa Maurice-Anderson – Director, Regulatory Filings and Policy
30 for ESL. Ms. Maurice-Anderson supports the Company’s requested
31 use of the existing Resilience and Storm Hardening Cost Recovery
32 Rider (“Resilience Rider”) to permit timely cost recovery of the Phase
33 2 Resilience Plan under the Resilience Rider and associated
34 ratemaking treatment for the projects in the Phase 2 Resilience Plan,
35 as well as certain additional ratemaking treatment. She also discusses
36 bill impacts to customers from the Phase 2 Resilience Plan. In
37 addition, she supports a finding from the Council that the Company’s
38 Phase 2 Resilience Plan is in the public interest and therefore is
39 prudent.
40

- Keith Wood – Director, Resource Planning and Market Operations for ENO. Mr. Wood discusses an opportunity to partner with the Sewerage and Water Board of New Orleans (“SWBNO”) to pursue a grant for needed backup generation at four critical SWBNO pumping sites, and the resilience and reliability improvements that would result from the projects and benefit ENO customers.

Q7. WHY SHOULD THE COUNCIL APPROVE THE APPLICATION?

A. The Council should approve the Application because the Phase 2 Resilience Plan meets the goals of this docket, as discussed by each Company witness supporting the Application. Considering severe weather is impacting the New Orleans area with increased frequency and severity, and that higher demand is being placed on resilience than even the very recent past, the Council opened this docket to “increase resiliency and storm hardening on ENO’s system, with a particular focus on reducing weather-related power outages.”¹

The goals of this docket – to get the lights back on quicker and to minimize restoration costs for New Orleans residents after extreme weather events – are vital and shared by the Company and its customers, as well as New Orleans as a whole. As an important first step, the Council approved a \$100 million set of accelerated infrastructure hardening projects through December 2026. ENO and the Council, however, must continue to make resilience investments to position New Orleans to be ready for future weather events and to keep costs low for customers. The Phase 2 Resilience Plan builds on the Company’s continued progress implementing the Phase

¹ Resolution R-21-401, p. 2. In opening the docket, the Council correctly observed that “this cycle of damage and repair [from extreme weather] is not sustainable for the Company or ratepayers.” Resolution R-21-401, p. 2.

1 1 projects, and represents a reasonable next step on the path to comprehensive
2 hardening for New Orleans.

3 It is not a matter of *if* another severe storm hits New Orleans, but *when*. For
4 example, Hurricane Francine made landfall in 2024 as a Category 2 hurricane and
5 resulted in approximately \$200 million in repair and restoration costs for ENO and
6 Entergy Louisiana, LLC (“ELL”). These storms pose an increasing threat to the
7 Company’s electric system, which has reinforced the need to further invest in
8 resilience. Without further action, communities like New Orleans in “high-risk zones
9 are going to continue to experience economic and social upheaval.”² Indeed, the storms
10 are not stopping; New Orleans remains vulnerable; and the City should not stop its
11 resilience progress.³

12 Councilmembers have highlighted the importance of strengthening the
13 Company’s electric grid to improve quality of life in New Orleans, particularly with
14 regard to public health, our local businesses, and future job creation.⁴ The Phase 2
15 Resilience Plan is designed to deliver exactly that: a more resilient energy grid that
16 protects customers today while enabling economic growth and opportunity for decades
17 to come.

² “How prepared is New Orleans for future climate threats? A global report ranks the city last,”
https://www.nola.com/news/environment/new-orleans-least-prepared-climate-report/article_b8d7aefd-3403-4cb8-bbf3-9c67c89b91b0.html (Nov. 18, 2025).

³ *Id.*

⁴ See, e.g., “Entergy New Orleans kicks off Phase 1 of Accelerated Resilience Plan in District C,”
<https://www.entergy.com/blog/entergy-new-orleans-kicks-off-phase-1-of-accelerated-resilience-plan-in-district-c> (June 16, 2025).

1 To that end, it is essential the Phase 2 Resilience Plan commence in January
2 2027, immediately following completion of Phase 1, to capture cost and operational
3 efficiencies, retain skilled work crews in New Orleans, and maintain the momentum of
4 hardening efforts already underway. Any disruption of continuity between the ongoing
5 projects and the Phase 2 Resilience Plan will increase costs to customers and delay the
6 benefits of hardening the grid. Moreover, while the Company is proud that its rates
7 remain significantly below the national average, the Phase 2 Resilience Plan will make
8 customers' bills more affordable over the long term by reducing storm costs and
9 mitigating other costs borne by customers.

10

11 **II. STATUS OF PHASE 1 RESILIENCE PROJECTS**

12 Q8. WHAT ARE THE PHASE 1 RESILIENCE PROJECTS?

13 A. Phase 1 consists of accelerated infrastructure hardening projects over a two-year period
14 (2025 to 2026). The Council approved these projects, and they are located in each
15 Council District. Mr. Gremillion discusses the Phase 1 project status in his testimony.

16

17 Q9. ARE THE PHASE 1 HARDENED ASSETS PERFORMING AS EXPECTED?

18 A. Since the Company began the Phase 1 projects in 2025, the New Orleans area has not
19 experienced a significant hurricane to demonstrate the benefits of the completed
20 projects. However, we know that hardening works.

21 Hardening projects implemented in other parts of Louisiana have produced
22 results. For example, as Mr. Gremillion discusses in his testimony, in 2024, Hurricane
23 Francine heavily impacted portions of ELL's service area, including the Bayou Region,

1 River Parishes, and Grand Isle. In replacing the facilities devastated in the same areas
2 following Hurricane Ida in 2021, ELL rebuilt its facilities to modern, hardened
3 standards. Those poles fared well during Hurricane Francine, with fewer damaged or
4 destroyed, which resulted in fewer outages and shorter restoration time. In fact, in the
5 aftermath of Hurricane Francine, the Mayor of Grand Isle stated that over 90% of ELL
6 customers there retained power, and those who lost power were restored within 2 days.
7 The Mayor of Grand Isle credited ELL's hardened electrical infrastructure for the
8 favorable outcome.⁵ Because ELL did not have to replace as many poles after the
9 storm, ELL was instead able to focus on performing repairs. Repairing poles requires
10 less time than replacing damaged poles, which translates to a quicker restoration time.

11 Thus, resilience efforts have been shown to produce positive results. With the
12 Phase 2 Resilience Plan, ENO and the Council should build on the Company's progress
13 implementing the Phase 1 projects to further strengthen the electric grid and reduce
14 costs and outages for customers.

15

16 Q10. IN ADDITION TO PHASE 1, HAVE CREDIT RATING AGENCIES INDICATED
17 ENO NEEDS ADDITIONAL RESILIENCE?

18 A. Yes. As Ms. Maurice-Anderson discusses in her testimony, credit rating agencies
19 maintain that the Company's infrastructure needs additional resilience because New
20 Orleans remains vulnerable to severe weather. The agencies' assessment of key risks

⁵ <https://www.youtube.com/watch?v=HJA6bDhYeog> (Interview of Mayor David Camardelle, Sept. 12, 2024); "Entergy: Power was restored post-Francine at a record-setting pace," <https://www.fox8live.com/2024/09/21/entergy-power-was-restored-post-francine-record-setting-pace/>

1 to ENO includes exposure to severe hurricanes and storms within its service area, as
2 well as a lack of sufficient system hardening, which increases overall business risk
3 relative to peers. These risks affect ENO's financial stability and indicate a need for
4 additional resilience projects.

5 Lenders and investors are insisting upon greater levels of resilience and are
6 increasingly weighing climate risk in their decisions regarding whether to provide
7 capital. ENO's ability to continue to access capital on reasonable terms depends upon
8 continuing to take steps to reduce risk and increase resilience to major storm events.
9 Failure to take such steps would unfavorably distinguish ENO from its peers and
10 competitors for capital, and would put at risk ENO's ability to continue to access capital
11 on reasonable terms – potentially increasing costs to customers and reducing bill
12 headroom for needed investments.

13

14 Q11. DO YOU BELIEVE THAT CONTINUED INVESTMENT IN RESILIENCE IS
15 IMPORTANT?

16 A. Yes. The Phase 1 projects are an important first step for enhancing resilience; however,
17 additional resilience projects are needed to meet the goals of this docket and provide
18 benefits and protections for more ENO customers in more areas of New Orleans.
19 Accordingly, the Company has continued to consult its own internal subject matter
20 experts and stakeholders, evaluate the practices of other utilities and demonstrated
21 benefits, and undertake a holistic analysis of the opportunities available for creating a
22 more resilient system. The Company also has continued to engage its outside industry
23 consultant, 1898 & Co., for strategic asset planning services and assistance in

1 developing additional resilience projects and estimating the costs and benefits of those
2 projects. The result of these efforts is the Phase 2 Resilience Plan.

3

4 **III. PHASE 2 RESILIENCE PLAN**

5 Q12. WHY IS ENO PRESENTING ITS RESILIENCE PLAN IN PHASES?

6 A. Initially, the Company filed an application in 2023 that contained a comprehensive
7 resilience plan that spanned ten years. The Council then directed the Company to
8 present a smaller set of projects over a shorter period. The Company did so, and the
9 Council approved a set of projects over a two-year period (2025 to 2026). Those
10 projects comprise Phase 1. The Company informed the Council that, to continue to
11 deliver resilience benefits to customers across New Orleans, ENO would submit
12 additional sets of hardening projects beyond Phase 1 for Council approval consistent
13 with the goals of this docket.⁶ The Company is now presenting the Phase 2 Resilience
14 Plan in its Application. ENO believes the Phase 2 Resilience Plan is a reasonable next
15 step on the path to comprehensive hardening for New Orleans.

16

17 Q13. CAN YOU PROVIDE AN OVERVIEW OF THE PHASE 2 RESILIENCE PLAN?

18 A. As discussed by Mr. Gremillion, the Phase 2 Resilience Plan includes accelerated
19 infrastructure hardening projects at an estimated cost of approximately \$400 million
20 over the five-year period from 2027 through 2031. The projects are spread across New
21 Orleans and benefit each Council District. Moreover, the projects address critical

⁶ *E.g.*, ENO's Proposed 2025-27 Resilience Plan and Request to Expedite Fourth Technical Conference, filed March 21, 2024.

1 infrastructure and customers and encompass parts of New Orleans that are ripe for
2 economic development, which the Company expects will help attract new customers
3 to New Orleans and maintain existing ones. The projects in the Phase 2 Resilience
4 Plan result from a comprehensive and rigorous analysis employed by the Company and
5 1898 & Co.

6

7 Q14. HOW DID THE COMPANY DECIDE TO PROPOSE \$400 MILLION OVER 5
8 YEARS FOR THE PHASE 2 RESILIENCE PLAN?

9 A. The Phase 2 Resilience Plan strikes an appropriate balance between costs to customers
10 and the need for comprehensive accelerated infrastructure hardening to address the
11 frequency and intensity of storms that pose an increasing threat to the Company's
12 electric system. The Phase 2 Resilience Plan is expected to produce significant
13 customer benefits by reducing the costs of future restorations and the duration of
14 outages after severe weather events over the next fifty years, assuming an above
15 average frequency of storms. Mr. Gremillion and Mr. Mire discuss the Phase 2
16 Resilience Plan further in their testimony.

17

18 Q15. WHY IS THE PHASE 2 RESILIENCE PLAN LONGER THAN PHASE 1?

19 A. The Phase 2 Resilience Plan covers a five-year period, whereas Phase 1 is a two-year
20 period. Phase 1 was the Company's first step in accelerated resilience, and the Phase 2
21 Resilience Plan builds on those efforts with more projects across New Orleans and a
22 more sustained approach to resilience. As Mr. Gremillion discusses in his testimony,
23 the length of Phase 2 will allow ENO to keep more resources and crews in New Orleans

1 for a longer period of time, rather than potentially starting and stopping and diverting
2 those resources and crews to other utilities and areas of Louisiana as well as
3 neighboring states implementing resilience. Continuity of work on the projects is
4 critical to keeping costs low for customers and positioning New Orleans to be ready for
5 future weather events.

6

7 Q16. WHY IS ADDITIONAL RESILIENCE IMPORTANT TO ENO'S RESIDENTIAL
8 CUSTOMERS?

9 A. The Company takes seriously its responsibility to provide customers with safe and
10 reliable service at the lowest reasonable cost. ENO understands that there is a high
11 personal and societal burden when people are without electric service in the aftermath
12 of a severe storm. Urgent restoration is needed to protect the health and welfare of
13 citizens in the areas served by the Company. Therefore, a paramount concern is the
14 health and safety of the community, which requires restoring service timely to
15 hospitals, water treatment and pumping facilities, and other critical facilities, as well as
16 grocery stores, gas stations, and pharmacies, all of which serve ENO's residential
17 customers.

18 Thus, it is imperative to restore service as quickly and safely as possible, and to
19 minimize the amount and scope of restoration costs that are borne by ENO and its
20 customers. And, more than storm restoration costs, the harmful non-bill impacts to all
21 customers – but residential customers in particular – from major storm events (such as
22 water/sewer system outages, evacuation inconvenience and costs, school and business
23 closings, gas and gasoline price increases, and supply chain disruptions) cannot be

1 overlooked. Given that so many residents in New Orleans have limited income, ENO
2 understands that evacuating is difficult if not impossible for them. It is therefore even
3 more important for ENO to get power back on as quickly as possible following a storm.
4 To do so, the hardening projects in the Phase 2 Resilience Plan are critical.

5

6 Q17. WHY IS ADDITIONAL RESILIENCE IMPORTANT TO THE NEW ORLEANS
7 ECONOMY?

8 A. New Orleans is a significant economic driver for the nation and the world. The
9 Company serves critical infrastructure such as the NASA Michoud Assembly Facility,
10 a key national aerospace manufacturing site that relies on uninterrupted power to
11 support mission-critical operations. Moreover, the strategic location of New Orleans
12 near the mouth of the Mississippi River is critical for the nation's supply chain and
13 economy and a major shipping hub for global trade. The Company serves a large
14 number of industries and related businesses that are essential to those economies. If
15 those customers are interrupted for an extended time, it will affect energy supply and
16 prices nationally, as occurred in the aftermath of Hurricanes Katrina, Gustav, Isaac, and
17 Ida. Through the Phase 2 Resilience Plan, ENO seeks to support New Orleans as an
18 economic driver, and maintain existing customers in New Orleans and also attract new
19 customers – and the Company's electric grid must be sufficiently resilient to do so.
20

1 Q18. HOW DOES THE COMPANY PROPOSE TO RECOVER THE COSTS OF THE
2 PHASE 2 RESILIENCE PLAN?

3 A. As explained by Ms. Maurice-Anderson in her testimony, the Company proposes to
4 continue to use the Resilience Rider, with certain ministerial changes, to recover the
5 costs of the Phase 2 Resilience Plan. ENO currently uses the Resilience Rider for
6 Phase 1. The Resilience Rider would provide a stable, long-term recovery mechanism
7 for the duration of the Phase 2 Resilience Plan, and would allow the projects in the
8 Phase 2 Resilience Plan to be executed efficiently. Without the continuation of the
9 Resilience Rider, undertaking the proposed Phase 2 Resilience Plan would compromise
10 ENO's cash flow and credit metrics and be a step backwards in terms of improving
11 ENO's financial health and program execution.

12
13 Q19. WILL THE COMPANY BE ACCOUNTABLE FOR THE PHASE 2 RESILIENCE
14 PLAN DELIVERING BENEFITS TO CUSTOMERS?

15 A. Yes. As Mr. Gremillion discusses in his testimony, ENO proposes to use the same Pole
16 Performance Metric as Phase 1 to ensure the Phase 2 Resilience Plan is delivering
17 resilience benefits to customers. In addition, ENO proposes to continue providing
18 quarterly reports (and post-event reports) in the same format that it is currently
19 providing for Phase 1.

20

1 Q20. IS THE COMPANY OFFERING ANY OTHER POTENTIAL PROJECTS FOR
2 APPROVAL WITH THIS FILING?

3 A. Yes. While not presently part of the Phase 2 Resilience Plan, the Company has
4 identified an opportunity to partner with the SWBNO to pursue a grant for needed
5 backup generation at four critical SWBNO pumping sites. ENO expects that resilience
6 and reliability improvements would result from the projects and benefit ENO
7 customers. Company witness Keith Wood discusses this opportunity in his testimony.
8

9 Q21. IS ENO CONTINUING TO PURSUE PUBLIC FUNDING FOR RESILIENCE?

10 A. Yes. Maintaining customer affordability remains one of the top pillars for ENO, with
11 the Company's rates remaining significantly below the national average. The
12 Company has and will continue to aggressively seek state and federal grants to mitigate
13 the rate impact to customers. As the Council knows, ENO was awarded a federal grant
14 under the Department of Energy's Grid Resilience and Innovation Partnerships
15 ("GRIP") program for its project involving transmission and distribution line
16 hardening and the installation of a battery energy storage system ("BESS"), connected
17 to the Company's New Orleans Solar Station to support a microgrid, in New Orleans
18 East ("GRIP Project").⁷ In addition, the Joliet hardening project – which involves
19 replacing approximately 94 distribution poles to harden approximately 1.6 miles of the
20 distribution network and implementing targeted vegetation management in the project

⁷ In Resolution No. R-24-73, the Council approved the Company's GRIP Project. The GRIP Project is an important part of ENO's resilience strategy, but the Company does not consider the GRIP Project to be part of Phase 1. The GRIP Project and Phase 1 were separately considered and approved by the Council. Moreover, the GRIP Project is on a different timeline than the Phase 1 projects.

1 area – was selected for an award through a state resilience grant program under the
2 Infrastructure Investment and Jobs Act (“IIJA”). The Company continues to monitor
3 additional opportunities that may arise with federal entities. Moreover, ENO continues
4 to be engaged with local and state entities on potential funding opportunities for
5 investments intended to modernize its infrastructure for the benefit of its customers.
6 ENO intends to keep the Council, the parties, and other key stakeholders informed of
7 its efforts to secure additional funding for resilience, all in an effort to further reduce
8 cost to customers.

9

10 Q22. ARE THE APPROVALS SOUGHT IN THE APPLICATION IN THE PUBLIC
11 INTEREST?

12 A. Yes. As Ms. Maurice-Anderson discusses in her testimony, the Company, along with
13 1898 & Co., has taken a comprehensive, thoughtful approach to developing the Phase
14 2 Resilience Plan, among other aspects of the Application, with the goal of continuing
15 to reduce the effects of future storms on customers. The approach is customer-centric
16 in that it quantifies benefits of the Phase 2 Resilience Plan directly in relation to the
17 effects of those investments on customers, both on the storm restoration costs that
18 customers will bear after future storms and the duration of the outages that customers
19 will experience because of those storms. The Phase 2 Resilience Plan contains projects
20 that produce overall customer benefits, and the Company’s customers are expected to
21 be better off paying for the proposed Phase 2 Resilience Plan in the near term in return
22 for reduced storm restoration costs and reduced outage durations over the long term.

1 The projects in the Phase 2 Resilience Plan, and the other projects proposed in
2 this Application, will continue to improve the resilience of the Company’s electric
3 system across New Orleans. Without approval of these projects, vast areas of New
4 Orleans will experience very little, if any, improvement in resilience. In addition, “blue
5 sky” resilience work can be more carefully performed and cost-effective than reactive,
6 post-storm restoration work, and customers will see the benefits of such “blue sky”
7 work sooner than if the projects were delayed. Further, there are potentially positive
8 credit implications associated with the Phase 2 Resilience Plan. Other factors
9 discussed by the Company’s witnesses also support finding that the proposed Phase 2
10 Resilience Plan, among other requests for relief, serve the public interest, are therefore
11 prudent, and should be approved by the Council.

12

13 Q23. WHEN DOES ENO SEEK TO HAVE THE COUNCIL ACT ON THE
14 APPLICATION?

15 A. Considering the threat of future storms, the Company seeks to timely commence
16 execution of the Phase 2 Resilience Plan on January 1, 2027 – immediately upon the
17 conclusion of Phase 1, at the end of 2026. Accordingly, ENO urges that the Council
18 consider and approve the Application expeditiously, and no later than October 2026.
19 This timing will promote cost and operational efficiencies and, importantly, maintain
20 resources and work crews in New Orleans, as other utilities in Louisiana and
21 neighboring states are executing their own resilience plans, as Mr. Gremillion explains
22 in his testimony. Moreover, the Company is requesting that the Council, at its January

1 2026 meeting, issue a procedural schedule that allows for consideration and approvals
2 within the requested timeframe.

3

4

IV. CONCLUSION

5 Q24. PLEASE PROVIDE A SUMMARY OF YOUR TESTIMONY.

6 A. Because extreme weather events are impacting the New Orleans area with increasing
7 frequency and severity, the Council opened this docket to improve the resilience of the
8 Company's electric system and lower costs to customers from severe weather. The
9 Phase 2 Resilience Plan presented in the Company's Application would do just that.
10 As explained by each Company witness, the Phase 2 Resilience Plan is an investment
11 in the people and future of New Orleans. It builds on the Company's continued
12 progress in Phase 1, and will result in a more resilient energy grid that protects
13 customers today while enabling economic growth and opportunity for decades to come.
14 Indeed, when the grid is stronger, the lights stay on longer. Thus, investing in the grid
15 now will reduce outages, get the lights back on quicker, and make customers' bills
16 more affordable by reducing storm costs and mitigating other costs borne by customers.

17

18 Q25. IS THERE ANYTHING ELSE YOU WISH TO SAY?

19 A. Yes. While the Phase 2 Resilience Plan includes the next set of accelerated hardening
20 projects to address the frequency and intensity of storms that continue to pose an
21 increasing threat to its electric system, ENO understands that the Council and the
22 Company must always balance service improvements with customer affordability. In
23 this next phase of resilience, the Company looks forward to continuing to work with

1 the Council on advancing necessary hardening objectives while maintaining affordable
2 electric rates for ENO's customers.

3

4 Q26. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?

5 A. Yes, at this time.

6

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

NOW BEFORE ME, the undersigned authority, personally came and appeared, **DEANNA RODRIGUEZ**, who after being duly sworn by me, did depose and say:

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


DEANNA RODRIGUEZ

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF DECEMBER 2025


NOTARY PUBLIC

My commission expires: at death

Courtney R. Nicholson
La. Bar. No. 32618
Notary Public
State of Louisiana
Commission Expires at Death

**BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS**

***IN RE:* SYSTEM RESILIENCY AND
STORM HARDENING**

)
)

DOCKET NO. UD-21-03

DIRECT TESTIMONY

OF

CHRIS GREMILLION

ON BEHALF OF

ENTERGY NEW ORLEANS, LLC

DECEMBER 2025

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Exhibit CG-1	Resilience Plan Project List – Phase 1 (Highly Sensitive Protected Materials)
Exhibit CG-2	Resilience Plan Project List – Phase 2 (Highly Sensitive Protected Materials)

1 **I. INTRODUCTION AND PURPOSE**

2 Q1. PLEASE STATE YOUR NAME, BUSINESS ADDRESS, AND OCCUPATION.

3 A. My name is Chris Gremillion. My business address is 4809 Jefferson Highway,
4 Jefferson, Louisiana 70121. I am employed by Entergy Services, LLC (“ESL”)¹ as
5 Director of Capital Projects.

6
7 Q2. ON WHOSE BEHALF ARE YOU SUBMITTING THIS DIRECT TESTIMONY?

8 A. I am submitting this Direct Testimony on behalf of Entergy New Orleans, LLC (“ENO”
9 or the “Company”).

10
11 Q3. PLEASE DESCRIBE YOUR EDUCATIONAL AND PROFESSIONAL
12 BACKGROUND.

13 A. I have a Bachelor of Science degree in Mechanical Engineering from Louisiana State
14 University. I previously served in the Louisiana Army National Guard. My service in
15 the National Guard ended when I was honorably discharged.

16 I joined Entergy in 2000 as a project manager. In that role, I was responsible
17 for project scope, cost, and schedule adherence. In 2004, I became a construction
18 engineer, and my responsibilities included construction plan development and overall
19 execution of assigned projects. I was promoted to construction supervisor in 2014. In
20 that capacity, I supervised a group of internal and contract construction engineers in

¹ ESL is a service company to the five Entergy Operating Companies (“EOCs”), which are Entergy Arkansas, LLC; Entergy Louisiana, LLC (“ELL”); Entergy Mississippi, LLC; Entergy New Orleans, LLC; and Entergy Texas, Inc.

1 development and execution of transmission construction-related projects in ENO's and
2 ELL's service areas. In 2016, I became senior manager of project management and
3 construction, overseeing the project management and construction departments for all
4 stages of transmission projects, including scoping, planning, execution, and closeout,
5 within ENO's service area and ELL's service area in south Louisiana ("ELL South").
6 From 2019 to 2022, I served as senior manager of ENO's and ELL South's grid
7 operations, where I managed all substation and line day-to-day operations. I also was
8 responsible for renewal projects in addition to overall bulk electric system and
9 distribution substation reliability. Additionally, I led ENO/ELL South's transmission
10 and restoration response for several major hurricanes, including Laura, Delta, Zeta, and
11 Ida. Since 2022, I have been employed as Director of Capital Projects for ENO/ELL
12 South.

13
14 Q4. PLEASE DESCRIBE YOUR CURRENT JOB RESPONSIBILITIES.

15 A. As Director of Capital projects, I am responsible for the overall execution of the ENO
16 and ELL resilience portfolios. I also am responsible for the overall development and
17 execution of an annual transmission and distribution portfolio of projects. I provide
18 strategic direction to and am responsible for managing leaders who develop all aspects
19 of transmission and distribution resilience projects, including organizational contract
20 structure; engineering, procurement, and construction strategy and vendor sources;
21 capital outlay; and construction.

22

1 Q5. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

2 A. My testimony presents Phase 2 of ENO's Resilience Plan (sometimes referred to herein
3 as "Phase 2" or the "Phase 2 Resilience Plan"), provides details regarding the proposed
4 projects in Phase 2, and summarizes the estimated costs and benefits of implementing
5 those projects. I provide support for the conclusion that the Phase 2 projects are in the
6 public interest and should be approved and undertaken.

7

8 Q6. HOW IS YOUR TESTIMONY ORGANIZED?

9 A. In Section II of my testimony, I provide a summary of the Company's prior filings in
10 this docket regarding the Company's course of action to improve overall electric
11 system resilience through accelerated infrastructure hardening projects (the "Resilience
12 Plan"). I also provide an update with respect to the projects included in the initial phase
13 of the Company's Resilience Plan that was approved by the Council of the City of New
14 Orleans (the "Council") in Resolution No. R-24-625 ("Phase 1 Resilience Plan" or
15 "Phase 1"). In Section III, I provide details about Phase 2 and the benefits that the
16 Company expects to achieve by implementing the projects, including why Phase 2 is a
17 necessary next step to reduce customer outages and storm costs. I also discuss the
18 Company's efforts to coordinate Phase 2 with its existing reliability programs. In
19 Section IV, I provide an overview of the development of Phase 2 in conjunction with
20 1898 & Co. In Section V, I explain the Company's plans to manage Phase 2, including
21 mitigating potential risks associated with Phase 2. Finally, in Section VII, I describe
22 the Company's proposals with respect to reporting and performance-based metrics for
23 Phase 2.

1 **II. RESILIENCE PLAN AND THE COUNCIL’S PRIOR APPROVALS**

2 Q7. WHAT IS THE RESILIENCE PLAN?

3 A. As detailed in the Company’s prior filings in this docket, the Resilience Plan is the
4 result of the Company’s efforts to identify cost-effective and achievable accelerated
5 infrastructure hardening projects to build a more resilient electric system in New
6 Orleans. The Resilience Plan is the result of a holistic review of the Company’s assets
7 and vulnerabilities in the light of the changing circumstances illustrated by the extreme
8 weather events of recent years. That comprehensive review was first used to determine
9 a broad set of assets that the Company initially identified as targets for accelerated
10 hardening – a \$100 million subset of which received Council approval in October 2024
11 (Phase 1 of the Resilience Plan).

12 Phase 1 is a significant first step to improve resilience across the Company’s
13 system, but more is needed to position New Orleans to be ready for future weather
14 events. The Company has been working to build on the hardening efforts previously
15 approved by the Council in Phase 1. The Company’s work, in conjunction with 1898
16 & Co. (an outside industry consultant that provides strategic asset planning services
17 and has experience in developing resilience plans for electric utilities, including ENO’s
18 Phase 1) led to the development of the Phase 2 Resilience Plan, which identifies
19 additional cost-effective and achievable hardening projects to further increase the
20 resilience of the electric system in New Orleans. The collaborative process and work
21 undertaken in this docket also has helped inform and direct the development of Phase
22 2.

1 As I discuss in more detail below, assuming each hardening project in Phase 2
2 is performed, which together total approximately \$400 million in costs, the Company
3 estimates that those projects will decrease future restoration costs after major weather
4 events by approximately \$83 million. The Company also estimates that completion of
5 the projects in Phase 2 will lead to a reduction of 3.4 billion minutes in the total number
6 of customer minutes interrupted (“CMI”) after major events, which corresponds to an
7 estimated reduction of over \$1.3 billion in overall outage costs to customers, over the
8 next fifty years assuming an above average frequency of storms.

9

10 Q8. PLEASE ELABORATE ON HOW THE RESILIENCE PLAN IS DESIGNED TO
11 IMPROVE RESILIENCE.

12 A. In this context, resilience is the ability to prepare for, adapt to, and recover from non-
13 normal events, such as hurricanes, floods, winter storms, wildfires, and other major
14 weather disruptions.² Thus, the projects included in Phase 1, and those that are being
15 proposed as part of Phase 2, were selected and evaluated for their ability to aid the
16 Company’s efforts to avoid, mitigate, withstand, and/or recover from the effects of
17 major disruptive weather events. For example, the Company’s resilience efforts
18 include hardening certain distribution assets to standards designed to better withstand
19 the extreme conditions caused by severe weather events. While such projects should
20 be expected to have positive impacts on the day-to-day operations of the Company’s

² I note that this view of resilience is consistent with the explanation provided in the Phase 2 Resilience Plan and Benefits Report (“Report”) prepared by 1898 & Co. and attached as an exhibit to the direct testimony of Company witness Arlin Mire.

1 utility system under normal conditions by further protecting against and mitigating
2 outages, they are focused more particularly on preparing the electric system to
3 withstand and recover from severe, non-normal weather events.

4

5 Q9. PLEASE SUMMARIZE THE COMPANY'S PRIOR FILINGS IN THIS DOCKET.

6 A. In April 2023, ENO filed an application seeking Council approval of a set of hardening
7 projects estimated to cost approximately \$559 million over the 5-year period of 2024
8 to 2028. Thereafter, in March 2024, consistent with the Council's directive in
9 Resolution No. R-24-73, the Company developed a set of hardening projects totaling
10 approximately \$168 million to be completed over an initial 3-year period.

11

12 Q10. WHY DID THE COMPANY SEEK THAT APPROVAL?

13 A. The Company sought approval of those projects because, as the Council has
14 recognized, "the frequency and intensity of severe weather events has increased
15 dramatically."³ Customers' dependence upon the electric grid also has increased,
16 which, in turn, has raised demands and expectations for a resilient system. It is
17 therefore critical that the Company's system be more resilient and reliable so that it can
18 withstand conditions caused by severe weather events, avoid and mitigate customer
19 outages, and enable faster, less costly restorations.

³ Resolution R-21-401 at p. 1.

1 Concerning severe weather, over the last decade, hurricanes have become more
2 frequent and intense,⁴ bringing greater costs and disruptions to ENO and its customers.
3 As the Council has observed, “this cycle of damage and repair is not sustainable for the
4 Company or ratepayers.”⁵ Therefore, the Company developed what ultimately became
5 the Phase 1 Resilience Plan to address that cycle head on through accelerated hardening
6 of the grid.⁶

7 Although New Orleans has not experienced a major hurricane since 2021, the
8 pattern and risk of more intense hurricanes that ENO addressed in its Phase 1
9 application has continued. Florida has been struck by three major hurricanes since
10 2023.⁷ More recently, Hurricane Melissa made landfall in Jamaica on October 28,
11 2025, as a Category 5 hurricane with maximum sustained winds of 185 mph. Fueled
12 by warm waters in its path, and continuing the recent, dangerous trend of rapid
13 intensification, Hurricane Melissa is among the strongest hurricanes to have formed in
14 the Atlantic Ocean since records have been kept, and it ranks as one of the most
15 powerful in terms of wind speed and pressure. The continuing trend of more frequent
16 and intense severe weather underscores the need to make investments to improve the
17 resilience of ENO’s electric system.

18

⁴ Since 2017, eleven major hurricanes (Category 3 or higher) have made landfall in the contiguous United States or Puerto Rico: Harvey (2017), Irma (2017), Maria (2017), Michael (2018), Laura (2020), Zeta (2020), Ida (2021), Ian (2022), Idalia (2023), Helene (2024), and Milton (2024).

⁵ Resolution R-21-401 at p. 2.

⁶ *Id.* at p. 2.

⁷ Those storms are Idalia (2023), Helene (2024), and Milton (2024).

1 Q11. ARE THE SEVERE WEATHER EVENTS THAT THE RESILIENCE PLAN IS
2 INTENDED TO ADDRESS LIMITED TO HURRICANES?

3 A. No. The severe weather events include not only hurricanes but also extreme cold
4 temperatures. In February 2021, back-to-back winter storms brought freezing rain and
5 ice to Louisiana. More recently, in January 2025, New Orleans experienced a
6 snowstorm that blanketed the city. Ice and snow accumulation that such storms bring
7 can sag or down power lines, causing damage to utility systems. The additional weight
8 of ice and snow also causes trees and limbs to fall into power lines and other electric
9 equipment. When the ice and snow melts, it affects vegetation and electrical
10 equipment, causing incremental outages. Resilience investment helps with such
11 vegetation impacts due to snow and ice buildup as well as conductor ice buildup
12 because stronger poles can hold more weight, resulting in fewer broken poles and
13 shorter outages when not having to replace poles.

14 Tornadoes also have become increasingly common across Louisiana. In 2017,
15 a powerful EF-3 tornado with maximum winds of 150 mph touched down in New
16 Orleans East, destroying or damaging more than 600 homes and snapping hundreds of
17 trees and power poles. In March 2022, another EF-3 tornado (with maximum winds of
18 160 mph) damaged homes, trees, and power poles in Algiers, New Orleans East, Gretna
19 in Jefferson Parish, and the Arabi community of St. Bernard Parish. The City was
20 impacted by yet another tornado in December 2022 when an EF-2 with maximum
21 winds of 125 mph caused significant damage in Algiers. So far in 2025, at least 15
22 tornadoes have impacted southeastern Louisiana and southern Mississippi.

1 In short, recent and current trends in severe weather pose a serious risk to ENO
2 and its customers, which reinforces the need to further invest, and to evaluate ways to
3 accelerate that investment where appropriate, to address the increased frequency and
4 intensity of such weather events.

5

6 Q12. WHAT ACTION DID THE COUNCIL TAKE WITH RESPECT TO ENO’S PRIOR
7 RESILIENCE PROPOSALS?

8 A. Citing ongoing concerns about ratepayer impacts, the Council determined that it was
9 appropriate to adjust the timing and scope of the resilience improvements that
10 originally were proposed by the Company.⁸ As such, in Resolution No. R-24-625
11 (October 24, 2024), the Council approved a \$100 million investment for ENO for
12 accelerated hardening projects over a two (2) year period (2025-2026). The Council
13 expressly recognized in Resolution No. R-24-625 that it was “in the public interest” to
14 approve such a subset of projects “that would provide significant resilience
15 improvements while also providing time to gather and evaluate data useful in guiding
16 the Council’s future actions.”⁹ The Council acknowledged that the initial \$100 million
17 investment was an important first step in ENO’s Resilience Plan, and directed ENO to
18 provide a subset of projects totaling \$100 million that ENO intended to execute. The
19 Council also directed the Council Utilities Regulatory Office (“CURO”) to develop
20 certain metrics and reporting requirements for the Phase 1 projects.

⁸ Resolution No. R-24-625 at p. 5.

⁹ Resolution No. R-24-625 at p. 12.

1 In compliance with the Council’s instruction, ENO submitted to the Council a
2 subset of projects totaling \$100 million in December 2024 – which is what I refer to in
3 my testimony as the Phase 1 Resilience Plan. More specifically, the Company’s
4 submission included a total of 63 projects¹⁰ that would harden structures across the City
5 in every Council district. A listing of the accelerated hardening projects comprising
6 Phase 1 is attached to my testimony as Highly Sensitive Protected Materials (“HSPM”)
7 Exhibit CG-1.¹¹ Those projects generally involve constructing more robust
8 infrastructure through replacement and upgrading of distribution poles and related
9 equipment.

10 In addition, although not part of Phase 1, the Council also approved the
11 Department of Energy’s (“DOE”) Grid Resilience and Innovative Partnerships
12 (“GRIP”)-funded projects.¹²

13

14 Q13. PLEASE SUMMARIZE THE PROGRESS THAT ENO HAS MADE IN 2025 WITH
15 RESPECT TO THE PROJECTS INCLUDED IN PHASE 1.

16 A. To date, ENO has completed and placed in service 6 out of the 32 projects¹³ included
17 in Phase 1. These projects involved hardening 54 structures, replacing 0.8 miles of

¹⁰ As I explain below, the 63 projects have since been consolidated and grouped into a set of 32 projects for execution, but the geographic and circuit coverage is the same, as is the expected system hardening.

¹¹ An overview and breakdown of the Phase 1 projects can also be found here: <https://www.energyneworleans.com/resiliency>.

¹² Resolution No. R-24-73 (February 22, 2024).

¹³ The approved Phase 1 portfolio attached to my testimony as HSPM Exhibit CG-1 contained 63 individual projects, but ENO has bundled those projects into 32 project groupings to streamline program management and execution. In doing so, ENO leveraged project attributes, completion year, geographic location, identified circuit, asset volume, and estimated cost. Additional information regarding the status of the Phase 1 projects is included in ENO’s Accelerated Resilience Program Quarterly Monitoring Report submitted to the Council on November 17, 2025.

1 copper conductor, and strengthening 0.9 total line miles. The completed projects are
2 situated in Council Districts A, D, and E. Examples of the steps taken to complete
3 these projects are depicted in Figures 1, 2, and 3 below.

4 Figure 1: Seabrook to Alabama Street



5

1

Figure 2: Treme – North Derbigny



2

3

Figure 3: Venetian Isles – Eden Isles



4

5

6

7

8

9

In addition, the Company has been engaged in critical front-end-loading activities for all 32 projects in Phase 1 and is projecting that it will complete construction on a total of 10 Phase 1 projects in 2025. The remaining projects in Phase 1, some of which already are in construction, are on schedule for completion by the end of 2026.

1 As a further update, the Company previously had identified certain poles falling
2 within the scope of the Phase 1 projects that were owned by other entities. To ensure
3 that those poles would be hardened along with the ENO poles as part of each project,
4 ENO has since purchased the poles in question in advance of executing the Phase 1
5 projects. The Company plans to take that same approach for Phase 2.

6

7 Q14. PLEASE SUMMARIZE THE COSTS ASSOCIATED WITH THE HARDENING
8 PROJECTS IN PHASE 1.

9 A. As I noted above, Phase 1 includes projects totaling an estimated \$100 million to be
10 completed in 2025 and 2026. The Company projects that it will spend approximately
11 \$30 million of that total in 2025, with the remaining approximately \$70 million to be
12 spent in 2026. This spending breakdown reflects that the initial year of Phase 1 has
13 included various planning activities necessary to ramp up the projects and resources.
14 While those activities are critical, they are completed at a lower cost than construction-
15 related activities.

16

17 Q15. ARE RESILIENCE EFFORTS IN LOUISIANA LIKE THOSE IN PHASE 1
18 ALREADY RESULTING IN BENEFITS TO CUSTOMERS?

19 A. Yes. New Orleans has not experienced a hurricane since the Company began to
20 implement the Phase 1 projects earlier this year. But hardening projects implemented
21 in other areas of Louisiana have demonstrated positive results for customers in the face
22 of severe weather. For example, Hurricane Francine, which made landfall near Morgan
23 City, Louisiana, in September 2024, heavily impacted portions of ELL's service area,

1 including the Bayou Region and River Parishes. In replacing the facilities devastated
2 in that same area after Hurricane Ida in August 2021, ELL rebuilt its facilities to
3 modern, hardened standards, installing Class 1 distribution poles, many of which were
4 tested during Hurricane Francine. Those poles fared well during Hurricane Francine,
5 with fewer poles that were damaged or destroyed, which translated to fewer outages.
6 Moreover, no structures that were hardened as part of ELL's accelerated resilience
7 program were damaged or destroyed in Hurricane Francine, demonstrating the
8 effectiveness of those upgrades. Because fewer poles were destroyed, ELL did not
9 have to replace as many poles and was instead able to focus on repairs. Repairing poles
10 requires less time than replacing damaged poles and thus translates to a quicker
11 restoration time.

12 ELL's investments in Grand Isle after Hurricane Ida also proved effective
13 during Hurricane Francine. In response to the widespread devastation to ELL's
14 infrastructure in that area brought about by Ida, ELL committed to building its system
15 back in a stronger and more resilient way, including by installing Class 1 utility poles
16 with extra hardened footings for critical power lines designed to withstand 150 mph
17 winds. That infrastructure largely withstood the effects from Hurricane Francine, and
18 residents of Grand Isle saw very few power outages. Grand Isle Mayor David
19 Camardelle attributed the low number of outages to ELL's investments, stating
20 "Entergy came in after Hurricane Ida, spent millions of dollars, and rebuilt it right."¹⁴

¹⁴ <https://www.youtube.com/watch?v=HJA6bDhYeog> (Interview of Mayor David Camardelle, Sept. 12, 2024).

1 Figure 4 below reflects the condition of ELL's hardened infrastructure in Grand Isle
2 after Hurricane Francine.

3 Figure 4: Grand Isle after Hurricane Francine



4
5

6 **III. PHASE 2 RESILIENCE PLAN**

7 Q16. WHY IS THE COMPANY SEEKING APPROVAL OF ITS PHASE 2 RESILIENCE
8 PLAN AT THIS TIME?

9 A. The Company is seeking approval of Phase 2 now so that it can build on the momentum
10 of Phase 1. While Phase 1 is expected to result in significant resilience improvements
11 for the customers directly impacted by completed Phase 1 projects, the overall system
12 remains at risk. Phase 2 will build on the progress made in Phase 1 to extend the
13 benefits associated with accelerated hardening to more customers. As I noted above,
14 those benefits include fewer and shorter outages as well as decreased storm restoration
15 costs and overall outage-related costs to customers. Therefore, as I and other witnesses
16 discuss, Phase 2 is in the public interest and should be approved and undertaken.

1 Additionally, commencing Phase 2 immediately upon the conclusion of the
2 two-year period of Phase 1 projects at the end of 2026 will allow the Company to
3 maintain and extend work for its qualified contractor (“Alliance Partner”) and work
4 crews that are currently executing Phase 1 projects. With other resilience efforts by
5 utilities in Louisiana and neighboring states, such as Texas and Florida, beginning to
6 ramp up, being able to keep the current resources working on the ENO system is
7 advantageous and beneficial to customers to maintain an efficient project pipeline.
8 Therefore, as discussed by Ms. Rodriguez, the Company is presenting its Phase 2
9 Resilience Plan now and seeking a Council determination no later than October 2026
10 authorizing ENO to commence execution of Phase 2 in January 2027.

11
12 Q17. PLEASE DESCRIBE THE PHASE 2 RESILIENCE PLAN.

13 A. Under Phase 2, the Company proposes to complete 36 identified distribution hardening
14 projects over the course of the 5-year period from 2027 to 2031. Those projects will
15 harden approximately 5,523 structures over more than 188 line miles. A listing of the
16 specific projects contained in the Phase 2 Resilience Plan is attached to my testimony
17 as HSPM Exhibit CG-2.

18 The 36 projects in Phase 2, which are spread across New Orleans and touch
19 each Council District, are generally grouped into two programs: Distribution Feeder
20 Hardening (Rebuild) and Lateral Hardening (Rebuild). I discuss the scope of those
21 programs later in my testimony. In addition, as with Phase 1, the projects in Phase 2
22 will complement the Company’s non-resilience projects that are geared toward

1 improving the reliability of the Company's system. More resilience is expected to lead
2 to enhanced reliability, as I discuss below.

3

4 Q18. HOW WERE THE PROJECTS IN PHASE 2 SELECTED?

5 A. The initial project list for Phase 2 was developed by the Company in collaboration with
6 its consultant 1898 & Co. in the same manner as the project list for Phase 1. Using the
7 methodology that I discuss in greater detail in Section IV below, potential hardening
8 candidates were identified from among the Company's distribution and transmission
9 assets by comparing their wind loading capability to the Company's current design
10 basis standard for wind loading. The identified assets were strategically grouped into
11 potential hardening zones,¹⁵ and only the assets that require hardening were included
12 in the hardening zones. Hardening zones were then exposed to storm simulations to
13 determine a probability of future failure and to calculate the associated benefits for
14 replacing the assets on an accelerated basis. The initial screening identified hardening
15 zones with a positive benefit to cost ratio ("BCR"). The screening was then further
16 refined based on the highest BCR with consideration for resource, material, and
17 timeline constraints for the proposed portfolio of hardening zones. In addition, the
18 Company then consolidated the individual hardening zones into projects at the circuit

¹⁵ As used in my testimony, the term "hardening zone" refers to a collection of assets grouped by 1898 & Co.'s Resilience Model (defined below) for potential hardening. A "project" is made up of one or more hardening zones that have been bundled by ENO to streamline program management and execution.

1 and/or substation level for the Phase 2 Resilience Plan to increase efficiency when
2 executing the projects and to minimize the overall cost of Phase 2.¹⁶

3

4 Q19. ARE THERE ANY PARTICULAR PROJECTS INCLUDED IN PHASE 2 THAT
5 YOU WISH TO HIGHLIGHT?

6 A. Yes. There are proposed projects on 9 of the 22 feeders out of Derbigny Substation,
7 which is located north of the Superdome. Those 9 feeders serve critical facilities such
8 as hospitals, nursing homes, fire and police facilities, and a number of pumping
9 stations. The scope of the projects is to replace approximately 436 poles and to harden
10 over 12 miles of distribution circuits in the area, providing customers with an estimated
11 \$105 million in total benefits over the next 50 years based on a storm forecast that is
12 above average compared to historical storm activity.

13

14 Q20. IS ENO PROPOSING ANY TRANSMISSION PROJECTS IN PHASE 2?

15 A. No. After evaluating all potential hardening zones, the modeling utilized by 1898 &
16 Co. (which modeling I describe below) determined that the potential distribution
17 hardening zones have a greater BCR than the potential transmission hardening zones
18 that were evaluated. Therefore, the distribution hardening zones evaluated by 1898 &
19 Co. and then consolidated into distribution projects that were selected for inclusion in
20 the Phase 2 Resilience Plan provide the most “bang for the buck” toward achieving
21 improved resilience throughout the City.

¹⁶ As I mentioned above, the 63 Phase 1 projects that are separately itemized by hardening zone in HSPM Exhibit CG-1 to my testimony also subsequently were consolidated by ENO into 32 projects for execution.

1

2 Q21. IS ENO ADDRESSING THE TRANSMISSION SYSTEM THROUGH OTHER
3 PROGRAMS?

4 A. Yes. Phase 2's focus on the distribution system does not mean that ENO is not working
5 to improve its transmission system. In fact, earlier this year, ENO completed a
6 hardening project on its Sherwood Forest to Paterson 115 kV line that involved
7 replacing 2 existing wooden H-frame structures with single pole steel structures,
8 increasing the wind loading from 90 mph to 150 mph. Two additional transmission
9 hardening projects are planned for execution in early 2026 that likewise entail replacing
10 existing wood pole structures on ENO's Notre Dame to Market 115 kV line and
11 existing steel single pole structures on ENO's Delta to Notre Dame 115 kV line with
12 hardened single pole steel structures in order to increase wind loading on those lines to
13 150 mph.

14 Additionally, transmission hardening projects outside of the City will benefit
15 ENO customers. ELL is planning to construct several transmission projects over the
16 next few years that will provide more pathways into the Downstream of Gypsy load
17 pocket where New Orleans is located. Those projects are expected to improve load-
18 serving capabilities as well as the resilience of both ELL's and ENO's systems.

19

20 Q22. WERE ANY UNDERGROUNDING PROJECTS SELECTED FOR INCLUSION IN
21 PHASE 2?

22 A. No. The cost of converting existing overhead distribution lines to underground is
23 significant, and the increased cost of doing so was higher than the estimated benefits

1 that undergrounding those segments would provide. As the modeling utilized by 1898
2 & Co. determined, the potential resilience benefits did not justify the selection of any
3 undergrounding hardening zones for Phase 2. To explain, there are areas of the City
4 where converting overhead to underground is not feasible. For example,
5 undergrounding in wetlands and in certain dense urban settings is typically not possible
6 or cost effective. Furthermore, the increased ground area required for underground
7 equipment further increases the cost of such projects. I also note that prioritizing the
8 undergrounding of existing distribution lines to a level above that indicated in 1898 &
9 Co.'s modeling could have limited the impact of Phase 2 on overall system resilience.
10 Given the costs of undergrounding, the amount of rebuild hardening projects that could
11 be selected would decrease as more undergrounding projects are selected (barring a
12 drastic budget increase). By not selecting any undergrounding projects, the Company
13 was able to incorporate more rebuild hardening projects in Phase 2, thereby hardening
14 larger portions of the overall distribution system and providing the direct benefits of a
15 resilient system to more customers.

16
17 Q23. WHY IS ENO PROPOSING THAT IMPLEMENTATION OF PHASE 2 SPAN FIVE
18 YEARS?

19 A. Resilience projects typically take 14-18 months to develop and execute; however, the
20 duration of projects varies with respect to permitting requirements, as well as
21 coordination to avoid conflicts with other programs and projects occurring within
22 ENO's service area. With that in mind, shorter plan durations not only have a steep
23 ramp up and ramp down period, but they also require a higher peak demand on

1 resources that may not be available in short bursts. In contrast, a longer duration plan,
2 as is proposed for Phase 2, allows for a ramp up period for field scoping and
3 engineering activities followed by a consistent resource demand that facilitates
4 continuous work. In addition, a 5-year period would allow ENO to maintain an
5 appropriate pace and volume of work, which not only avoids premium charges for
6 materials and manpower, but also results in efficiencies and reduced competition for
7 resources.

8

9 Q24. HOW MUCH WILL PHASE 2 COST?

10 A. The Company estimates that Phase 2 will cost approximately \$400 million. While this
11 cost is significant, as I discuss below, completing infrastructure upgrades and
12 replacements during “blue-sky” hours is typically at a reduced cost compared to post-
13 storm restoration work. Thus, taking additional proactive steps to harden the
14 Company’s infrastructure is expected to deliver significant benefits to customers over
15 time.

16

17 Q25. WHAT BENEFITS DOES THE COMPANY EXPECT TO ACHIEVE BY
18 IMPLEMENTING THE PROJECTS IN PHASE 2?

19 A. As with the Phase 1 projects, there are generally three sets of benefits that can be
20 achieved in undertaking resilience efforts like the Company is proposing for Phase 2.
21 *First*, “blue-sky” work on the system can be more carefully and efficiently planned,
22 executed, and overseen as compared to the reactive post-storm environment when the
23 Company is working as quickly and safely as possible to restore power on a mass scale.

1 *Second*, as I mentioned above, the “blue-sky” work can typically be executed at a
2 reduced cost as compared to post-storm restoration work. *Third*, the Company believes
3 that undertaking this work will result in fewer and shorter outages experienced by its
4 customers during and following major weather events, and also reduce customer
5 restoration costs and overall outage-related costs after major storms. I discuss how
6 these benefits were analyzed later in my testimony.

7

8 Q26. ARE THERE OTHER BENEFITS THAT THE PROPOSED PROJECTS IN PHASE
9 2 ARE EXPECTED TO PROVIDE TO CUSTOMERS?

10 A. Yes. Although the focus of both Phase 1 and Phase 2 is protection against major storm
11 events, an accelerated approach to resilience projects allows customers to enjoy the
12 enhanced reliability benefits of these projects sooner than if the resilience projects were
13 delayed. While this benefit is incidental, it is not insignificant, particularly considering
14 customers’ ever-increasing reliance upon electricity. With that said, the Company
15 intends to perform as much work as possible while keeping the Company’s facilities
16 energized; however, some planned outages will be necessary to ensure that such work
17 can be performed safely. The configuration, topography, asset physical condition, and
18 material types are key factors that will drive the need for planned outages. Outages
19 will be planned with a customer focus, and the Company will seek to minimize impacts
20 to customers.

21

1 Q27. WILL ENO COORDINATE ITS PHASE 2 PROJECTS WITH ITS PROGRAMS
2 DESIGNED TO IMPROVE RELIABILITY?

3 A. Yes. As the Company works to implement all phases of its Resilience Plan, reliability
4 projects will continue to be developed, planned, and executed. The Company's
5 resilience projects will complement the programs historically developed to improve
6 reliability and will not detract from or replace the Company's ongoing reliability
7 efforts. Moreover, the Company has and will continue to evaluate and compare its
8 resilience projects and its ongoing reliability work to help avoid inefficiencies between
9 these parallel efforts, to optimize the work done on its distribution and transmission
10 systems, and to maintain focus on affordability for customers.

11
12 Q28. PLEASE ELABORATE ON HOW ENO WILL ENSURE THAT ITS RESILIENCE
13 EFFORTS DO NOT DUPLICATE WORK DONE AS PART OF THE COMPANY'S
14 RELIABILITY PROGRAMS.

15 A. To avoid any overlap between the Company's reliability programs and the proposed
16 resilience projects, the Company will continue to carefully coordinate resilience
17 projects with its reliability programs to promote cost and operational efficiency and
18 mitigate the costs and impact to customers of necessary planned outages. For example,
19 after a pole is identified as a priority replacement pole as part of the Company's pole
20 inspection program, the Company determines whether that pole also has been selected
21 for accelerated hardening in connection with the Company's resilience efforts. If the
22 pole is included in a resilience project and resilience construction is scheduled to begin
23 within 6 months, the pole is hardened as scheduled. If the pole is included in a

1 resilience project but construction is not scheduled to begin within 6 months, the pole
2 is removed from the resilience project scope, and the Company will proceed with
3 hardening the pole as part of the Company's reliability efforts. It should be emphasized
4 that all poles are hardened to the same standards, whether as part of a resilience project
5 or a reliability program.

6

7 Q29. DOES THE PHASE 2 RESILIENCE PLAN CONTAIN THE ONLY RESILIENCE
8 PROJECTS BEING CONSIDERED BY THE COMPANY?

9 A. No. Resilience planning is an ongoing process of identifying opportunities and
10 evaluating options to improve and adapt the ability of the Company's electric system
11 to withstand and/or recover from major weather events. As part of those efforts to
12 identify additional areas to improve system resilience, the Company is continuing to
13 assess options that have not been included in the Phase 2 Resilience Plan at this time.
14 Additionally, as ENO replaces poles in the normal course of its business, such poles
15 are replaced with new poles that are built to the same wind loading standards as those
16 employed in the Company's Resilience Plan projects. Company witnesses Ms.
17 Rodriguez and Keith Wood also discuss other resilience projects and opportunities in
18 their testimonies.

19

1 **IV. DEVELOPMENT OF THE PHASE 2 RESILIENCE PLAN**

2 Q30. PLEASE EXPLAIN THE METHODOLOGY USED TO DEVELOP THE PHASE 2
3 RESILIENCE PLAN.

4 A. In collaboration with its consultant 1898 & Co., the Company utilized a resilience-
5 based planning approach to identify hardening projects and prioritize investment in
6 ENO's transmission and distribution assets through the Resilience Event Simulation
7 Model ("Resilience Model"), which Company witness Arlin Mire discusses in his
8 testimony. Using a four-step process, the Resilience Model employs a data-driven
9 decision-making methodology utilizing robust and sophisticated algorithms to evaluate
10 the assets on ENO's system and calculate the estimated resilience costs and benefits of
11 hardening those assets in terms of reduced CMI and avoided future storm restoration
12 costs. The ultimate purpose of the Resilience Model is to identify and prioritize
13 hardening zones that would have the highest benefits to customers. It would be
14 infeasible, logistically and financially, to address the risk arising from every single
15 asset on the ENO electric system. The Resilience Model thus serves to identify and
16 prioritize the set of assets to harden to deliver the most customer benefits in terms of
17 avoided customer outage minutes and avoided future storm restoration costs for the
18 money spent. In this way, the Resilience Model facilitates the prudent and efficient use
19 of finite resources to achieve the most significant reduction of risk that can be achieved
20 through reasonable diligence. This methodology is described in more detail in the
21 direct testimony and exhibits of Mr. Mire, a consultant with 1898 & Co.

22

1 Q31. WHAT ASSETS DID THE RESILIENCE MODEL EVALUATE?

2 A. As discussed more fully by Mr. Mire in his direct testimony and in the Report prepared
3 by 1898 & Co., the Resilience Model is comprehensive and evaluated nearly all of
4 ENO's transmission and distribution systems, including poles, circuits, transmission
5 structures, and conductor.

6

7 Q32. HOW WERE THE HARDENING PROJECTS IN THE PHASE 2 RESILIENCE
8 PLAN IDENTIFIED?

9 A. As an initial matter, the Company (and 1898 & Co.) considered potential hardening
10 zones for inclusion in Phase 2 based on a combination of data driven assessments,
11 operational knowledge of the system, and historical performance of ENO's system
12 during major storm events. As I mentioned above, a "hardening zone" refers to a
13 collection of assets identified for hardening and evaluated by the Resilience Model
14 under a variety of different programs, which I discuss later in my testimony. The
15 approach to identifying hardening zones employs asset management principles
16 utilizing a bottom-up approach starting at the asset level. The following describes the
17 approach to identifying and grouping the Company's assets into hardening zones for
18 consideration.

19 • **Distribution Hardening Zones:** For distribution hardening zones,
20 assets were grouped by their most immediate upstream protection
21 device, which was either a breaker, recloser, sectionalizer, auto transfer
22 switch, vacuum fault interrupter, or a fuse. This approach focuses on
23 reducing customer outages. The objective is to harden each asset that

1 could fail and result in a customer outage. Since only one asset needs
2 to fail downstream of a protection device to cause a customer outage,
3 failure to harden all the necessary assets still leaves vulnerable
4 components that could potentially fail in a storm and result in an outage.

5 1898 & Co.'s evaluation of hardening zone types – including
6 laterals (assets grouped by a fuse protection device) and feeders (assets
7 grouped by a breaker or recloser protection device) – considered both
8 rebuilding to a storm resilient overhead design standard and
9 undergrounding, where possible. While undergrounding may provide
10 significant resilience benefits, as I noted above, overhead hardening
11 rebuilds are generally lower cost. The Resilience Model balances this
12 tradeoff for every hardening zone across ENO's service area where both
13 options are technically feasible. Assets identified for inclusion in
14 overhead hardening zones include older wood poles and those designed
15 to a previous wind rating, as well as copper conductors.

16 Distribution assets were evaluated under multiple criteria to
17 determine whether they are hardening candidates. Distribution
18 structures were evaluated based on height, class, transformer count, and
19 other attachments to calculate a percentage of maximum loading. For
20 distribution conductor, the asset was included in a hardening zone as a
21 hardening candidate if either of the conductor's adjacent poles was
22 selected as a hardening candidate. Additionally, small conductor, such

1 as copper, was included as a hardening candidate since it is at risk of
2 failing in high wind events.

- 3 • **Transmission Hardening Zones:** At the transmission circuit level,
4 poles identified for hardening are replaced with higher wind rated
5 structures and materials. Transmission structures were grouped at the
6 transmission line or circuit level into hardening zones. For Phase 2,
7 transmission assets were only deemed to be hardening candidates if they
8 were wood structures.

- 9 • **Substation Hardening Zones:** 1898 & Co. used the Sea, Land, and
10 Overland Surges from Hurricanes (“SLOSH”) model to evaluate the
11 storm surge risk for substations. Substations with any potential storm
12 surge risk were considered as candidate hardening zones. Those
13 substations that are located behind a levee are not considered to be at
14 risk of storm surge, as they already have a level of protection.

15
16 Q33. AFTER THE COMPANY’S ASSETS WERE GROUPED IN THAT WAY, DID THE
17 RESILIENCE MODEL USE CERTAIN PROGRAMS TO CONSIDER
18 HARDENING ZONES?

19 A. Yes. As part of the Resilience Model, the potential hardening zones were grouped into
20 five different programs: Distribution Feeder Hardening (Rebuild), Distribution Feeder
21 Undergrounding, Lateral Hardening (Rebuild), Transmission Rebuild, and Substation
22 Storm Surge Mitigation.

1

2 Q34. PLEASE EXPLAIN WHAT THE DIFFERENT PROGRAMS ENTAIL.

3 A. The Distribution Feeder Hardening (Rebuild), Lateral Hardening (Rebuild), and
4 Transmission Rebuild programs involve the evaluation of the identified hardening
5 zones (*i.e.*, the set of grouped assets) to determine the level of work needed to harden
6 the assets contained in those hardening zones (*i.e.*, bring those assets up to the current
7 design standards for distribution and transmission assets). As discussed in the
8 Company's prior filings seeking approval of Phase 1, the Company's distribution and
9 transmission design standards have been revised in recent years in the light of the
10 severe weather conditions experienced.¹⁷ Those revisions recognize that customers and
11 communities are demanding a more resilient grid, and the increased standards reflect
12 what researchers and New Orleans and other Gulf Coast residents have learned about
13 the challenges that communities on or near the coast are facing and may face in the
14 future. Just like in Phase 1, if Phase 2 is approved, the Company will thoroughly design
15 and plan the work needed to bring each asset in the selected Phase 2 projects up to the
16 Company's updated standards and then perform the work as needed to rebuild or
17 replace those assets. As I discuss below, the Company will keep the Council advised
18 of any material changes between the projected and actual costs of a project.

19 As might be expected, Distribution Feeder Undergrounding involves the
20 undergrounding of overhead lines. Finally, the Substation Storm Surge Mitigation

¹⁷ The Company's design standards with respect to wind ratings have not changed since its Phase 1 filing in this docket.

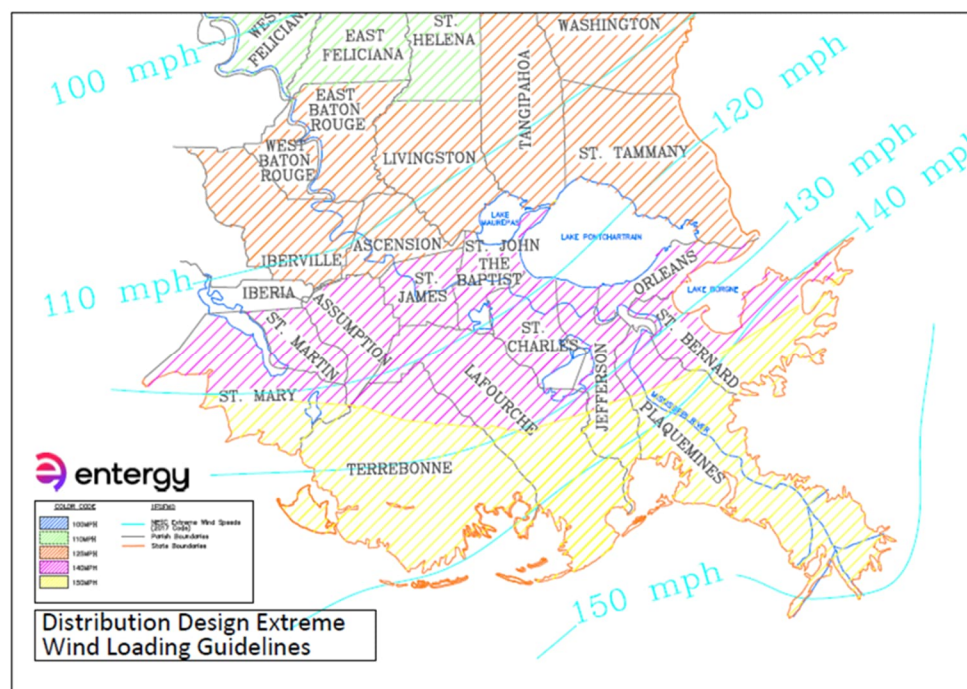
1 program involves undertaking identified work such as constructing flood walls at
2 specific substations to protect against storm surge caused by severe weather.

3

4 Q35. YOU MENTIONED THAT THE COMPANY HAS REVISED ITS WIND DESIGN
5 CRITERIA. PLEASE DESCRIBE THE REVISED WIND LOADING STANDARDS
6 FOR DISTRIBUTION STRUCTURES.

7 A. The Company's distribution lines have always been designed to meet or exceed the
8 applicable National Electric Safety Code ("NESC") standards. And, over the years,
9 additional design practices have been adopted to harden distribution assets to prepare
10 for severe weather. After Hurricane Ida, the Company developed increased design
11 standards for its distribution structures reflective of the extreme wind loading
12 requirements of NESC Rule 250C as shown in Figure 5.

13 Figure 5: Wind Loading Guidelines for Distribution Lines



14

1 As indicated in Figure 5, distribution assets and structures in Orleans Parish are
2 now designed to the 140-mph extreme wind loading requirements, which exceeds the
3 requirements of NESC Rule 250C for Orleans Parish. This is the same standard used
4 for the Company's Phase 1 projects and assets hardened through the Company's
5 reliability programs.

6

7 Q36. HOW WILL THE COMPANY IMPLEMENT THESE STANDARDS AS PART OF
8 PHASE 2?

9 A. As it did in Phase 1, the Company will evaluate and replace or rebuild the identified
10 distribution assets as part of the "Hardening" and "Rebuild" programs. The Company
11 will design and harden new structures using the revised wind zones to help determine
12 the wind forces that are exerted on those structures. These designs account for the wind
13 forces that may impact these structures as well as the wind forces that may impact the
14 supported facilities or equipment attached to those structures, including the pole,
15 transformers, conductors, and other components.

16 The Company will use multiple design and materials combinations to meet the
17 applicable wind loading standards. The design of a structure is rooted in the loading
18 requirements for that particular structure, which requirements drive the components
19 and materials that are used. Accordingly, each distribution asset or structure is
20 designed for the specific wind zone and its location using a number of design choices,
21 including, but not limited to, the class of pole, the material used for the pole or other
22 attachment (*e.g.*, wood, steel, composite, or concrete poles or fiberglass cross arms),

1 and the configuration of cross arms or insulators. Additionally, to help meet the wind
2 loading requirements, other supporting applications such as storm guying may be used.
3

4 Q37. TURNING BACK TO THE METHODOLOGY USED TO DEVELOP THE PHASE
5 2 RESILIENCE PLAN, YOU STATED THAT THE RESILIENCE MODEL USED A
6 FOUR-STEP PROCESS. CAN YOU GIVE AN OVERVIEW OF THAT PROCESS?

7 A. Yes. *First*, the Resilience Model starts with a universe of major storm events that could
8 impact ENO's service area, called the "Major Events Database," from which 45
9 different storm types were identified. *Second*, each storm type is modeled within a
10 "System Vulnerability and Event Impact Module" ("Event Impact Module") that
11 identifies which parts of the system are most likely to fail in the event of each type of
12 storm. The Event Impact Module estimates the restoration costs and CMI for each
13 potential hardening zone for each storm type and calculates the benefit in decreased
14 restoration costs and CMI if that hardening zone is hardened to ENO's standards.
15 *Third*, a "Resilience Benefit Module" utilizes stochastic modeling to determine a
16 weighted benefit for each hardening zone in the programs over the next fifty years.
17 And *fourth*, a "Plan Development Module" prioritizes hardening zones based on their
18 BCR to develop an overall list that is the most cost-beneficial for the Company and its
19 customers. I discuss each step in more detail below, and this process is discussed more
20 fully in Mr. Mire's testimony as well as in the Report prepared by 1898 & Co. that is
21 attached as an exhibit to his testimony.
22

1 Q38. DID THE COMPANY FURTHER REFINE THE LIST OF HARDENING ZONES
2 IDENTIFIED BY THE RESILIENCE MODEL?

3 A. Yes. The Phase 2 hardening zone list was coordinated with ENO's grid operations and
4 customer service teams to reprioritize the execution schedule based on an evaluation of
5 local reliability performance as well as growth opportunities. While the focus of
6 resilience projects is decreased outage durations and restoration costs during a major
7 event, there are ancillary benefits to hardening distribution assets that complement
8 reliability improvements and assist in growth for the community.

9

10 **A. Major Events Database**

11 Q39. PLEASE BRIEFLY EXPLAIN THE MAJOR EVENTS DATABASE AND HOW IT
12 WAS USED IN THE RESILIENCE MODEL.

13 A. The Major Events Database utilizes information drawn from the National Oceanic and
14 Atmospheric Administration ("NOAA"), including a database of historical hurricane
15 tracks that has data from events back to 1851, as well as a detailed weather event
16 database at the parish level beginning in 1998 that includes non-named, non-hurricane
17 events such as thunderstorms, tornadoes, and ice storms. These databases were mined
18 to evaluate the different types and frequency of major storms to impact Louisiana,
19 including ENO's service area. The universe of information comprising the Major
20 Events Database included information regarding the major storm events that have
21 impacted ENO's service area over the last 174 years (1851 to 2024). This historical
22 information was used to identify 45 unique storm types based on varying combinations
23 of storm category, storm distance, and storm side (*i.e.*, weak side or strong side).

1 Q41. HOW DOES THE EVENT IMPACT MODULE IDENTIFY THE ASSETS THAT
2 ARE LIKELY TO FAIL DURING MAJOR STORM EVENTS?

3 A. The Event Impact Module identifies the portions of the system that are likely to be
4 damaged to the point of needing repair and/or replacement by modeling the elements
5 that cause failures in the Company's assets. To do so, the "Likelihood of Failure," as
6 modeled in the Event Impact Module, assumes that a storm has impacted a hardening
7 zone (*i.e.*, a set of assets) and caused an outage. The model does not choose specific
8 structures or assets for failure but rather assigns a weighted Likelihood of Failure in
9 every storm for every hardening zone. The likelihood of that hardening zone failing,
10 among all the possible hardening zones, is based on the collective attributes of the
11 assets (poles, structures, wires, etc.) inside that hardening zone. The calculation of the
12 Likelihood of Failure score for a hardening zone is based on a vegetation rating, an age
13 rating, and a wind zone rating for each asset inside each hardening zone. The
14 vegetation rating factor is based on the vegetation density around the conductor. The
15 higher the vegetation density, the greater the probability of failure. The age rating
16 utilizes expected remaining life curves with the asset's actual or estimated age. The
17 wind zone rating is based on the wind zone within which the asset is located. The
18 actual wind rating of the asset is compared to the wind zone that the asset is located
19 within; the larger the differential between the wind rating of the asset and the wind zone
20 in which it sits, the greater the probability of failure.

21

1 Q42. HOW DOES THE EVENT IMPACT MODULE DETERMINE THE COST OF
2 RESTORATION FOLLOWING EACH STORM EVENT?

3 A. The Event Impact Module calculates the restoration costs for every asset – including
4 wood poles, transmission structures (steel, concrete, and lattice), power transformers,
5 relays, and breakers – required to rebuild the system to provide service. Once the Event
6 Impact Module identifies the portions of the system that are damaged and cause an
7 outage for a specific storm, it then calculates the restoration costs to rebuild the system
8 to provide service. The restoration costs are based on storm restoration cost multipliers
9 over planned replacement costs and were developed collaboratively by ENO and 1898
10 & Co. For each storm event, the restoration costs at the asset level are aggregated up
11 to the hardening zone level and then weighted based on the hardening zone Likelihood
12 of Failure and the overall restoration costs for the storm event outlined in the Major
13 Events Database. This produces a Status Quo restoration cost to represent a world
14 without the hardening zone being hardened. The Hardened restoration cost of a
15 hardening zone is calculated by taking the Status Quo restoration cost and reducing it
16 based on an improved strength and reduced likelihood of failure due to hardening. The
17 restoration cost benefit is calculated as the difference between Status Quo restoration
18 cost and Hardened restoration cost.

19

1 Q43. PLEASE EXPLAIN WHAT YOU MEAN WHEN YOU SAY THAT
2 RESTORATION COSTS WERE BASED ON STORM RESTORATION COST
3 MULTIPLIERS.

4 A. As I mentioned above, replacing assets following major weather events is much costlier
5 than replacing assets during “blue-sky” hours through planned replacement. This is
6 true for restoration work performed by the Company’s crews as well as restoration
7 work performed by mutual assistance, non-Entergy crews. Accordingly, to
8 approximate the additional cost it would take to repair or rebuild assets that were
9 damaged during a major weather event using expected outside labor and taking into
10 account expedited materials cost needed to restore the system, the Company and 1898
11 & Co. worked collaboratively to develop cost multipliers based on prior storm
12 experiences, the expected inventory constraints, and the expected mix of Company and
13 non-Company crews needed for the various asset types and storms.

14 Based on that collaborative analysis, the cost multipliers used to determine
15 restoration costs were developed. With respect to the Company’s crews, it was
16 determined that the costs to restore infrastructure following storm events can be 1.5 to
17 2.0 times higher than infrastructure replacements during “blue-sky” rebuilds as a result
18 of factors such as overtime fees, unavoidable inefficiencies that arise from storm
19 restoration, and logistical and other challenges. For major weather events, the
20 Company relies on mutual assistance to restore the system with non-Company crews
21 from across the nation. Given the costs and challenges associated with the per-diems,
22 overtime rules, mobilization and demobilization, and managing outside resources, the
23 costs of restoration work performed by those workers can be even higher.

1

2 Q44. HOW DOES THE EVENT IMPACT MODULE ESTIMATE THE CUSTOMER
3 MINUTES INTERRUPTED FOR EACH STORM EVENT?

4 A. The Event Impact Module calculates the CMI by assets/hardening zone for each storm
5 scenario. Since distribution hardening zones are organized by protection device, the
6 customer counts and customer types are known for each asset in the Event Impact
7 Module. The Event Impact Module calculates the duration to restore each hardening
8 zone in the Status Quo scenario, and the hardening zone duration is then multiplied by
9 the number of affected customers for each hardening zone to calculate the CMI for each
10 hardening zone. The Event Impact Module also calculates CMI for the Hardened
11 scenario based on changes to the core assumptions (*e.g.*, vegetation density, age, wind
12 zone, restoration costs, duration, and customers impacted) for each hardening zone.
13 The output from the Event Impact Module is a hardening zone-by-hardening zone,
14 probability weighted estimate of annual storm restoration costs and annual CMI for
15 both the Status Quo and Hardened scenarios for all 45 major storm types.

16

17 Q45. YOU MENTIONED THAT A RESILIENCE BENEFIT WAS CALCULATED FOR
18 EACH HARDENING ZONE BY MAJOR STORM EVENT. PLEASE EXPLAIN
19 HOW THAT RESILIENCE BENEFIT WAS CALCULATED.

20 A. The resilience benefit for each hardening zone is determined by calculating the
21 difference between the Status Quo and the Hardened scenarios. Accordingly, the
22 restoration cost benefit is calculated as the difference between Status Quo restoration
23 cost and Hardened restoration cost. Similarly, the CMI benefit is calculated as the

1 difference between the Status Quo CMI and Hardened CMI. These benefits are
2 discussed more fully in the Report attached to Mr. Mire's testimony.

3

4 Q46. WERE BOTH RESTORATION COSTS AND CMI CONSIDERED?

5 A. Yes. Determining the value and potential benefits of any storm hardening effort is a
6 complex task, and it requires more than a simple objective evaluation of the possibly
7 avoided restoration costs. The neighborhoods served by the Company are increasingly
8 dependent on electricity and expect a more resilient system. It follows, therefore, that
9 the qualitative benefits of any resilience effort (*i.e.*, the benefits to customers that come
10 from having an electric system that is better able to withstand and timely recover from
11 major weather events) must also be considered.

12

13 Q47. WHY WERE CMI BENEFITS MONETIZED?

14 A. The CMI benefits were monetized for hardening zone prioritization purposes. The
15 Event Impact Module calculates each hardening zone's CMI and restoration cost
16 reduction for each storm scenario. In order to prioritize hardening zones, a single
17 prioritization metric is needed. Since CMI is in minutes and restoration costs are in
18 dollars, the Resilience Model monetizes CMI. The monetized CMI benefit is combined
19 with the calculated restoration cost benefit for each hardening zone to calculate a total
20 resilience benefit in dollars.

21

1 Q48. HOW WERE CMI BENEFITS MONETIZED?

2 A. CMI benefits were monetized using the U.S. Department of Energy's ("DOE")
3 Interruption Cost Estimate ("ICE") Calculator. This tool provides information that can
4 be used to provide a rough approximation of the value placed on outages by electric
5 customers, also known as the "Value of Service." The values in the tool are
6 differentiated by customer type: residential, small commercial/industrial, and large
7 commercial/industrial. For the Resilience Model, 1898 & Co. used the DOE's ICE
8 Calculator and extrapolated from it to account for the longer outage durations
9 associated with storm outages. These estimates for outage cost for each customer are
10 multiplied by the specific customer count and expected duration for each storm for each
11 hardening zone to calculate the monetized CMI at the hardening zone level.

12

13 Q49. ARE THERE ANY LIMITATIONS ON USING THE DOE'S ICE CALCULATOR?

14 A. Yes. The DOE's ICE Calculator does not consider all the factors that would be
15 necessary to assess the causes and impacts of an outage to customers in specific
16 circumstances. Again, for hardening zone prioritization purposes, the Resilience Model
17 uses an extrapolation of the DOE's ICE Calculator to evaluate the societal impacts to
18 customers on a general basis. But there is no industry standard method for valuing the
19 costs of outages to a particular customer, and the value of an outage to any particular
20 customer would be based on many individualized factors. Moreover, outages for a
21 particular customer could depend on factors beyond the control of a utility (*e.g.*,
22 damage to a customer's home or business). Accordingly, the use of the DOE's ICE
23 Calculator to help prioritize hardening zones within the Phase 2 Resilience Plan is not

1 an endorsement of the DOE's ICE Calculator's ability to calculate accurately or
2 effectively the economic impact of a particular outage on any particular customer. As
3 explained by Company witness Alyssa Maurice-Anderson, however, the Company's
4 and 1898 & Co.'s use of the results from the ICE Calculator to quantify in dollars the
5 societal benefit from reduced CMI is reasonable under the circumstances because such
6 quantification provides the Council a way to assess that significant material benefit to
7 customers when determining whether Phase 2 serves the public interest.

8

9 **C. Resilience Benefit Module**

10 Q50. PLEASE EXPLAIN THE RESILIENCE BENEFIT MODULE.

11 A. The Resilience Benefit Module uses the benefit calculated from the Event Impact
12 Module and the estimated costs to estimate the net benefits for each hardening zone
13 over the next fifty years. To be clear, such benefits are highly dependent on the
14 frequency, intensity, and location of future major storm events. For this reason,
15 stochastic modeling, or a Monte Carlo Simulation, is used to randomly trigger the types
16 of storm events from the Major Events Database that may impact the Company's
17 service area over the next 50 years at various levels of storm frequency. Each hardening
18 zone's CMI, monetized CMI, and restoration costs were calculated for the 45 storm
19 types for each event triggered in the Monte Carlo Simulation for both the Status Quo
20 and Hardened scenarios over the 50-year time horizon. As mentioned above, the
21 difference between the Status Quo and Hardened scenarios is the benefit for that
22 hardening zone for that storm event. The sum of the benefits for all 45 storm types for
23 each iteration of the simulation equals the total benefits for the hardening zone. The

1 CMI, monetized CMI, and restoration benefits are then weighted by the probability of
2 the 45 storm types to calculate the weighted benefit. To calculate the net benefits, the
3 project costs are determined.

4

5 Q51. WHAT ECONOMIC ASSUMPTIONS ARE MADE IN THE RESILIENCE
6 BENEFIT MODULE?

7 A. The resilience net benefit calculation performed as part of the Resilience Benefit
8 Module includes the following economic assumptions:

- 9 • 50-year time horizon – most of the hardened infrastructure will have an
10 average service life of 50 or more years;
- 11 • 2.5 percent escalation rate; and
- 12 • 7 percent discount rate.

13

14 Q52. HOW WERE COSTS DETERMINED FOR EACH OF THE HARDENING ZONES
15 CONSIDERED IN THE RESILIENCE MODEL AND THAT ULTIMATELY WERE
16 SELECTED FOR PHASE 2?

17 A. Costs were estimated for the hardening zones considered in the Resilience Model.
18 Some of the estimated costs were provided by the Company, while others were
19 estimated using the data within the Resilience Model to estimate the scope of the
20 hardening zone, including asset counts and line miles, that was then multiplied by unit
21 cost estimates developed collaboratively by the Company and 1898 & Co. to calculate
22 the costs.

To be clear, if the Phase 2 Resilience Plan is approved, the Company will continue to review and refine the projects selected for Phase 2, and the final costs for any particular project may need to be adjusted. As I discuss more fully below, the Company will keep the Council informed regarding these adjustments.

D. Plan Development Module

Q53. PLEASE PROVIDE AN OVERVIEW OF THE PRIORITIZATION AND INVESTMENT OPTIMIZATION PROCESS.

A. As part of the Resilience Model, an optimized investment and prioritization list is determined from consideration of the hardening zones in the programs I discussed above based on the highest ratio of resilience benefit to cost. Specifically, the model prioritizes each hardening zone using a benefit cost ratio based on the sum of the restoration cost benefit and monetized CMI benefit divided by the hardening zone cost. This calculation is performed for the range of potential benefit values to create the overall resilience benefit cost ratio. The model also incorporates technical and operational constraints in scheduling the hardening zones applicable to ENO and its service area, such as contractor capacity and material availability. Using the benefit cost ratio as a guide, the Resilience Model performs an investment optimization simulation to identify the point of diminishing returns for hardening investments for the 5-year period. Prioritizing and optimizing hardening zones in this way is intended to ensure that the overall investment level is appropriate and that customers get the most cost-effective solutions.

1 Q54. HOW WERE THE HARDENING ZONES IN THE PROGRAMS PRIORITIZED IN
2 THE RESILIENCE MODEL?

3 A. Because all hardening zones in the Resilience Model were evaluated on a consistent
4 basis, they can all be ranked against each other and compared. The Resilience Model
5 ranks all the hardening zones based on their benefit cost ratio using the life cycle 50-
6 year present value gross benefit value. The ranking is performed for an average storm
7 future, a high storm future, an extreme storm future, as well as an additional weighted
8 value (based on the average, high, and extreme storm futures). Performing
9 prioritization for the four benefit cost ratios (*i.e.*, the average, high, extreme, and
10 weighted) is important since each hardening zone has a different slope in its benefits
11 from an average storm future to a very high storm future. To account for these
12 differences and an expectation of an above average storm future, the Company and
13 1898 & Co. settled on using the weighted value for the base prioritization metric.

14
15 **E. Further Evaluation and Estimated Benefits**

16 Q55. IS THE COMPANY PROPOSING TO COMPLETE, IN PHASE 2, PROJECTS FOR
17 EVERY HARDENING ZONE WITH A POSITIVE BENEFIT COST RATIO?

18 A. No, the Company is not proposing to undertake projects for every hardening zone with
19 a positive benefit cost ratio, much less proposing to harden every asset in the
20 Company's distribution and transmission systems. While additional projects beyond
21 the Phase 2 proposal could be completed and provide value to customers, the Company
22 has considered other factors, including the potential bill impact to customers and supply
23 chain limitations, to determine a proposed investment level that the Company believes

1 is achievable, addresses affordability concerns, will improve the resilience of the
2 system, and will provide benefits to customers.

3

4 Q56. PLEASE EXPLAIN HOW THOSE OTHER FACTORS WERE EVALUATED.

5 A. Using the point of diminishing return identified by the prioritization and investment
6 optimization process of the Resilience Model (*i.e.*, the point at which the incremental
7 costs of each hardening zone outweighed the potential incremental benefits of
8 completing more hardening zones) as a starting point, the Company and 1898 & Co.
9 further refined the total number of hardening zones considering certain technical
10 execution constraints such as supply chain limitations. This resulted in a portfolio of
11 hardening zones comprising Phase 2 that cost approximately \$400 million. In addition,
12 although the analysis I have just described that was performed as part of the Resilience
13 Model and with 1898 & Co. served as a necessary and useful guide, the Company
14 ultimately evaluated the hardening zones based upon its own operational experience
15 and judgment in determining (1) the hardening zones to propose as part of the Phase 2
16 Resilience Plan, (2) how those hardening zones ultimately should be scheduled, and (3)
17 how to consolidate and group the hardening zones into projects. In identifying and
18 scheduling projects, the Company has given priority to projects that will either benefit
19 critical customers and infrastructure, serve potential areas for economic growth, ensure
20 coverage of all Council districts, or improve the Company's worst performing feeders
21 from the previous 2 years.

22

1 Q57. WHAT PROJECTS WERE IDENTIFIED FOR INCLUSION IN PHASE 2 AS A
2 RESULT OF THE RESILIENCE MODEL AND ADDITIONAL EVALUATION?

3 A. Based on the results of the Resilience Model and the additional evaluation, the
4 Company has proposed in its Phase 2 Resilience Plan to undertake 36 accelerated
5 infrastructure hardening projects (consolidated from 422 selected hardening zones)
6 across its system which are listed in the attached HSPM Exhibit CG-2. Like Phase 1,
7 the Phase 2 projects involve replacing and upgrading distribution poles and related
8 equipment using materials such as wood, steel, composite, and concrete poles;
9 insulators; and conductor.

10
11 Q58. WHAT ARE THE ESTIMATED BENEFITS OF COMPLETING THE PROJECTS
12 IN THE PHASE 2 RESILIENCE PLAN?

13 A. The identified projects are expected to decrease storm restoration costs, the number of
14 customers impacted by outages from future storms, and the overall duration of outages
15 over the next 50 years. Specifically, assuming each hardening project in Phase 2 is
16 performed, the Resilience Model projects that the Company and customers will see
17 future restoration costs after storms decrease by approximately \$83 million and the total
18 number of CMI after major events decrease by 3.4 billion minutes, which corresponds
19 to an estimated reduction of over \$1.3 billion in overall outage costs to customers, over
20 the next fifty years assuming an above average frequency of storms.

1 Q59. WILL THE PHASE 2 RESILIENCE PLAN NEED REVISION AND REFINEMENT
2 AS IT IS IMPLEMENTED?

3 A. Yes. The projects proposed in Phase 2 and the years in which costs are expected to be
4 incurred are based on the results of the investment optimization and prioritization
5 process that I discuss above. Although the Phase 2 Resilience Plan sets forth the
6 Company's best efforts to identify and estimate the scope, cost, and timing of those
7 projects, the precise work performed will be subject to continual review and refinement
8 as the Company implements Phase 2 after approval by the Council. And, as I discuss
9 above, the Company will work to coordinate and avoid overlap between the Phase 2
10 Resilience Plan and any ongoing reliability work. As I discuss below, the Company
11 will keep the Council informed of material changes.

12
13 Q60. WILL THE PHASE 2 RESILIENCE PLAN COMPLETELY ELIMINATE OR
14 AVOID RESTORATION COSTS AND OUTAGES CAUSED BY EXTREME
15 WEATHER EVENTS?

16 A. No. It is critical to understand that no amount of investment can make an electric
17 system completely resistant to the impacts of extreme weather events. As such, the
18 Phase 2 Resilience Plan – like the Phase 1 Resilience Plan – will not completely
19 eliminate power outages caused by severe storms or the need for future storm cost
20 recovery or securitization proceedings following major storms. Moreover, the
21 estimated reductions in restoration costs and outage times expected from accelerated
22 hardening projects are directly affected by how frequently ENO's service area is
23 impacted by extreme weather events and where those impacts are felt. No one can

1 predict with absolute certainty how frequently such events will occur or where
2 precisely they will strike.

3 Nonetheless, the expectation is that the proposed Phase 2 Resilience Plan will
4 increase the resilience of ENO's electric system and, ultimately, will lower the costs
5 and impacts of extreme weather events, in addition to helping further improve grid
6 reliability and overall service quality for customers, resulting in fewer outages and
7 disruptions for ENO's customers.

8

9 **V. PROJECT MANAGEMENT, CONTRACTING APPROACH, AND RISK**
10 **MANAGEMENT**

11 Q61. HOW WILL THE COMPANY MANAGE THE PHASE 2 RESILIENCE PLAN?

12 A. ENO will manage Phase 2 as it has Phase 1, following Company policies, systems, and
13 guidelines. Specifically, as with Phase 1, the project management approach will follow
14 the Company's Project Delivery System ("PDS") Policy, Standards and Guidelines.
15 The PDS provides a framework to ensure the Company's business units consistently
16 and effectively develop and implement capital projects. The PDS establishes a Stage
17 Gate Process ("SGP") approach as a single and comprehensive framework for project
18 development, planning, and execution. The SGP provides a roadmap of key
19 deliverables and decisions that need to be sequentially completed to promote
20 consistent, reliable, and high-quality project outcomes. Additionally, the SGP
21 prescribes a continuous systematic evaluation of the project organization, scope, and
22 maturity of project management deliverables that helps ensure projects are executed
23 successfully. This occurs through a series of gate reviews and approvals.

1 Additionally, the Company will continue to maintain appropriate project
2 controls in the areas of project safety, cost, and schedule. The Company will also
3 continue to employ the necessary administrative and technical resources to ensure that
4 project design, quality, and material deliverables are met in accordance with the
5 Company's specifications.

6

7 Q62. WILL THE COMPANY CONTINUE TO USE THE ALLIANCE PARTNER
8 APPROACH IN PHASE 2?

9 A. Yes. The Company intends to utilize the same Alliance Partner approach for Phase 2
10 as it did for Phase 1, including using the Alliance Partner currently executing Phase 1
11 to execute Phase 2, in addition to the Company's management team. The Company
12 also remains focused on supporting the local economy and plans to continue utilizing
13 vendors that are based in New Orleans.

14 The Company is continuing to use the Alliance Partner approach because it is
15 the best method for controlling costs and to consistently and reliably execute the large
16 portfolio of projects contained in the Phase 2 Resilience Plan. The advantages of this
17 approach have been demonstrated as the Company has worked to execute projects
18 composing Phase 1. In addition, as I mentioned above, maintaining the resources and
19 work crews that currently are executing Phase 1 in New Orleans further promotes cost
20 and operational efficiencies.

21

1 Q63. WHAT ARE SOME OF THE KEY RISKS TO IMPLEMENTING THE PHASE 2
2 RESILIENCE PLAN AND WHAT ARE THE COMPANY'S PLANS TO MANAGE
3 AND MITIGATE THOSE RISKS?

4 A. Key risks include, among other things, acquiring and managing adequate labor
5 resources; ensuring an adequate supply of materials and managing lead time to acquire
6 those materials; materials costs; the potential for wage inflation to affect estimated
7 costs; and potential delays to project scoping and execution. The Company has
8 managed such risks as work on Phase 1 has proceeded through its oversight of the work
9 being completed by its Alliance Partner, and through its project management system
10 and PDS, which I discuss above. The Company will continue to manage those key
11 risks as well as other risks that emerge in Phase 2 using the same strategies.

12
13 Q64. YOU MENTIONED THAT HAVING AN ADEQUATE SUPPLY OF MATERIALS
14 IS A RISK TO IMPLEMENTING THE PHASE 2 RESILIENCE PLAN. WHAT IS
15 THE COMPANY'S STRATEGY FOR SOURCING MATERIALS TO USE TO
16 COMPLETE PHASE 2?

17 A. To address this risk in Phase 1, the Company has contracted with a third-party material
18 integrator to manage materials and provide logistical support. By using a third-party
19 material integrator for Phase 1, which the Company plans to continue into Phase 2, the
20 Company is able to operate cost-effectively and: (a) isolate materials for directly-
21 planned projects; (b) assure visibility into near- and long-term availability of materials;
22 (c) isolate project costs from ongoing operations; (d) allow for simpler ramp up and
23 ramp down of infrastructure required for project activities; and (e) minimize potential

1 disruptions. The Company also will continue to evaluate the materials markets to
2 ensure that this risk is managed appropriately.

3

4 Q65. WHAT HAPPENS IF DISRUPTIVE EVENTS, SUCH AS A SERIES OF STORMS,
5 HAVE A MATERIAL EFFECT ON THE ANTICIPATED COSTS OR PROGRESS
6 OF PHASE 2?

7 A. Unanticipated delays and unforeseen circumstances are a part of any project. The
8 Company will work to address any issues that might arise and, as I mentioned above,
9 refine or revise the Phase 2 Resilience Plan as necessary given the realities of the
10 situation. Furthermore, the Company will keep the Council advised of material
11 changes to Phase 2 and its progress and the causes of any material changes.

12

13 **VI. PROJECT MONITORING AND PERFORMANCE METRICS**

14 Q66. DID THE COUNCIL ADDRESS HOW THE COMPANY SHOULD MONITOR
15 AND REPORT ON THE PHASE 1 PROJECTS?

16 A. Yes. In Resolution No. R-24-625, the Council directed CURO, the Advisors, and ENO
17 to develop a reporting format crafted to provide the Council with information on the
18 project status and cost of each project in Phase I, “as well as ongoing data gathering
19 that would assist the Council in evaluating future resilience investments and
20 performance.”¹⁸ As directed by the Council, CURO, the Advisors, and ENO recently
21 have prepared and submitted that reporting format (“Grid Hardening Projects

¹⁸ Resolution No. R-24-625, at p. 14 (Ordering Paragraph 3).

1 Reporting Requirements”), including a template for monitoring reports to be submitted
2 quarterly by the Company (“Quarterly Monitoring Report”) as well as information that
3 is to be included in reports to the Council following certain storms and major weather
4 events (“Post-Event Report”). The Company filed its first Quarterly Monitoring Report
5 with the Council on November 17, 2025.

6

7 Q67. WHAT INFORMATION AND REPORTING IS ENO PROPOSING TO PROVIDE
8 TO THE COUNCIL IN CONNECTION WITH ITS IMPLEMENTATION OF PHASE
9 2?

10 A. ENO proposes that it will continue providing Quarterly Monitoring Reports in the same
11 format that it is currently providing for Phase 1. ENO also will provide Post-Event
12 Reports that include the information specified in the Grid Hardening Projects Reporting
13 Requirements recently submitted to the Council.

14

15 Q68. DID ENO PROPOSE ANY PERFORMANCE-BASED METRICS IN
16 CONNECTION WITH ITS PRIOR RESILIENCE FILINGS IN THIS DOCKET?

17 A. Yes. ENO proposed a pole performance metric (the “Pole Performance Metric”) that
18 would assess against the Company a predetermined fee for each pole failure after a
19 single qualifying weather event under certain circumstances. In Resolution No. R-24-
20 625 approving the Phase 1 Resilience Plan, the Council directed CURO, in consultation
21 with the Advisors and ENO, to modify and finalize the Pole Performance Metric.¹⁹ As

¹⁹ Resolution No. R-24-625 at p. 15 (Ordering Paragraph 4).

1 directed by the Council, CURO, the Advisors, and ENO recently have prepared and
2 submitted a revised Pole Performance Metric that will be triggered if there is a single
3 weather event that qualifies for a Federal Disaster Declaration and 150 or more ENO-
4 owned poles fail (meaning that such poles require repair, reinforcement, or replacement
5 not resulting from conditions outside of the design basis of the pole). If the Pole
6 Performance Metric is triggered, and if more than 5% of the poles installed as part of
7 ENO's Phase 1 hardening projects fail, the Company will be assessed a fee for each
8 failed pole in excess of the 5% threshold. This 5% threshold is applied individually to
9 four pole types (concrete, composite, steel, and wood), with specific fees assessed for
10 each failed pole type in excess of the 5% metric threshold.

11

12 Q69. WHAT METRICS IS ENO PROPOSING TO UTILIZE IN CONNECTION WITH
13 THE PHASE 2 RESILIENCE PLAN?

14 A. ENO proposes use of the same Pole Performance Metric (as revised by CURO, the
15 Advisors, and ENO) to help ensure that the Phase 2 Resilience Plan is delivering
16 resilience benefits for customers.

17

18 Q70. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?

19 A. Yes, at this time.

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

NOW BEFORE ME, the undersigned authority, personally came and appeared, **CHRIS GREMILLION**, who after being duly sworn by me, did depose and say:

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


CHRIS GREMILLION

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9th DAY OF DECEMBER 2025



NOTARY PUBLIC

My commission expires: death

ENO's 2025-26 Accelerated Infrastructure Hardening Project List

Expected Priority Order	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
1	NO	East Orleans	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
2	NO	East Orleans	Council District E	Internal Vac Fault Interrupter-462803417-2213	Lateral Hardening-Rebuild	Rebuild	2025	2025	11.71						Internal Vac Fault Interrupter	2213	6	6	0.171356132
3	NO	East Orleans	Council District E	Internal Vac Fault Interrupter-374244151-2211	Lateral Hardening-Rebuild	Rebuild	2025	2025	9.57						Internal Vac Fault Interrupter	2211	10	10	0.1253800193
4	NO	East Orleans	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
5	NO	East Orleans	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
6	NO	Algiers	Council District C	Fuse Switch-886813117-W1714	Lateral Hardening-Rebuild	Rebuild	2025	2025	5.53						Fuse Switch	W1714	2	2	0.063545475
7	NO	Algiers	Council District C	Fuse Switch-88754955-W1712	Lateral Hardening-Rebuild	Rebuild	2025	2025	5.44						Fuse Switch	W1712	10	9	0.141503833
8	NO	Orleans	Council District A	Fuse Switch-88720214-409	Lateral Hardening-Rebuild	Rebuild	2025	2025	8.18						Fuse Switch	409	12	12	0.189729227
9	NO	Orleans	Council District A	Fuse Switch-130171082-409	Lateral Hardening-Rebuild	Rebuild	2025	2025	6.45						Fuse Switch	409	14	14	0.173376949
10	NO	Orleans	Council District A	Breaker-249133844-903	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	4.98						Breaker	903	206	184	3.767510675
11	NO	Orleans	Council District A	Breaker-159170502-911	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	4.57						Breaker	911	296	288	5.788768898
12	NO	Orleans	Council District D	Fuse Switch-218246872-1712	Lateral Hardening-Rebuild	Rebuild	2025	2025	9.26						Fuse Switch	1712	9	8	0.171134524
13	NO	East Orleans	Council District D	Fuse Switch-886821117-1010	Lateral Hardening-Rebuild	Rebuild	2025	2025	3.74						Fuse Switch	1010	20	20	0.474393033
14	NO	Orleans	Council District B	Breaker-137437629-2135	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2025	6.24						Breaker	2135	129	122	1.51345137
15	NO	Orleans	Council District B	Fuse Switch-88734398-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025	9.26						Fuse Switch	2135	7	7	0.08622386
16	NO	Orleans	Council District B	Fuse Switch-88734406-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025	5.36						Fuse Switch	2135	23	23	0.216564463
17	NO	Orleans	Council District B	Fuse Switch-88745165-2135	Lateral Hardening-Rebuild	Rebuild	2025	2025	5.23						Fuse Switch	2135	27	27	0.270596678
18	NO	East Orleans	Council District E	Breaker-88120741-2212	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2025	3.67						Breaker	2212	48	47	0.990439711
19	NO	East Orleans	Council District E	Fuse Switch-230205976-1204	Lateral Hardening-Rebuild	Rebuild	2025	2025	17.48						Fuse Switch	1204	7	7	0.060814413
20	NO	East Orleans	Council District E	Fuse Switch-88731824-1204	Lateral Hardening-Rebuild	Rebuild	2025	2025	3.25						Fuse Switch	1204	5	5	0.097164804
21	NO	East Orleans	Council District E	Fuse Switch-88695450-1204	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.05						Fuse Switch	1204	130	127	3.767241736
22	NO	Orleans	Council District B	Breaker-88129843-2137	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	6.25						Breaker	2137	69	66	1.222945467
23	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
24	NO	Orleans	Council District B	Fuse Switch-121634957-2137	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.81						Fuse Switch	2137	44	43	0.439272868
25	NO	Orleans	Council District B	Breaker-88129100-2147	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	5.17						Breaker	2147	240	226	4.419012778
26	NO	Orleans	Council District B	Fuse Switch-88744021-1921	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.24						Fuse Switch	1921	20	20	0.186636318
27	NO	Orleans	Council District B	Fuse Switch-88739260-2132	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.88						Fuse Switch	2132	31	31	0.503353888
28	NO	Orleans	Council District B	Fuse Switch-259160137-2132	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.50						Fuse Switch	2132	28	28	0.26319516
29	NO	Orleans	Council District B	Breaker-88124978-1915	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	5.25						Breaker	1915	76	75	2.576445901
30	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
31	NO	Orleans	Council District A	Fuse Switch-127166924-1916	Lateral Hardening-Rebuild	Rebuild	2025	2025	4.66						Fuse Switch	1916	9	9	0.1044792
32	NO	Orleans	Council District D	Fuse Switch-88710681-627	Lateral Hardening-Rebuild	Rebuild	2025	2026	7.82						Fuse Switch	627	22	22	0.440276656
33	NO	Orleans	Council District D	Fuse Switch-88671926-627	Lateral Hardening-Rebuild	Rebuild	2025	2026	6.04						Fuse Switch	627	21	21	0.272651602
34	NO	East Orleans	Council District D	Fuse Switch-88679155-613	Lateral Hardening-Rebuild	Rebuild	2025	2026	7.25						Fuse Switch	613	39	39	0.615492621
35	NO	East Orleans	Council District D	Fuse Switch-88682531-613	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.07						Fuse Switch	613	17	17	0.332509576
36	NO	Orleans	Council District D	Fuse Switch-88739218-615	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.60						Fuse Switch	615	83	83	1.134892409
37	NO	Orleans	Council District D	Breaker-88122274-615	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	4.16						Breaker	615	120	117	3.421170564
38	NO	Orleans	Council District C	Fuse Switch-88737457-614	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.43						Fuse Switch	614	26	25	0.272244405
39	NO	Orleans	Council District C	Fuse Switch-88746475-614	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.97						Fuse Switch	614	21	21	0.509059033
40	NO	Orleans	Council District C	Fuse Switch-88746535-614	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.66						Fuse Switch	614	27	27	0.396647854
41	NO	Orleans	Council District C	Fuse Switch-121295426-614	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.56						Fuse Switch	614	2	2	0.04882047
42	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
43	NO	Orleans	Council District D	Breaker-88122252-614	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	3.96						Breaker	614	117	116	3.322254851
44	NO	East Orleans	Council District D	Breaker-88122448-622	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	3.79						Breaker	622	103	99	2.128919242
45	NO	East Orleans	Council District C	Recloser Bank-330174411-623	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	3.73						Recloser Bank	623	137	136	2.284362473
46	NO	East Orleans	Council District C	Auto Transfer Switch-248675498-2347	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.43						Auto Transfer Switch	2347	86	86	2.26610868
47	NO	East Orleans	Council District E	Breaker-88127655-2347	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	3.89						Breaker	2347	111	105	2.957556871
48	NO	Orleans	Council District A	Breaker-88125240-2014	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	5.21						Breaker	2014	110	110	3.120605165
49	NO	Orleans	Council District A	Fuse Switch-88693400-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026	6.17						Fuse Switch	2014	23	23	0.42208915
50	NO	Orleans	Council District A	Fuse Switch-88737497-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.35						Fuse Switch	2014	27	27	0.399125128
51	NO	Orleans	Council District A	Fuse Switch-115300771-2014	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.74						Fuse Switch	2014	31	31	0.376890272
52	NO	Orleans	Council District A	Fuse Switch-88698468-2016	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.97						Fuse Switch	2016	40	40	0.657793771
53	NO	Orleans	Council District A	Fuse Switch-88692572-2026	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.47						Fuse Switch	2026	6	6	0.096128923
54	NO	Algiers	Council District C	Fuse Switch-88732344-W0712	Lateral Hardening-Rebuild	Rebuild	2025	2026	6.33						Fuse Switch	W0712	30	29	0.394517172
55	NO	Algiers	Council District C	Fuse Switch-119458300-W0712	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.24						Fuse Switch	W0712	1	1	0.005714017
56	NO	Algiers	Council District C	Fuse Switch-88703080-W0118	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.02						Fuse Switch	W0118	32	32	0.319642148
57	NO	Algiers	Council District C	Breaker-88129374-W0713	Distribution Feeder Hardening-Rebuild	Rebuild	2025	2026	4.07						Breaker	W0713	136	133	2.286387095
58	NO	Algiers	Council District C	Fuse Switch-88709988-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026	6.43						Fuse Switch	W0715	3	3	0.109179959
59	NO	Algiers	Council District C	Fuse Switch-88715772-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026	5.16						Fuse Switch	W0715	9	9	0.132784133
60	NO	Algiers	Council District C	Fuse Switch-119231622-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.61						Fuse Switch	W0715	12	10	0.183926195
61	NO	Algiers	Council District C	Fuse Switch-88714070-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026	4.60						Fuse Switch	W0715	9	9	0.133528452
62	NO	Algiers	Council District C	Fuse Switch-88700712-W0713	Lateral Hardening-Rebuild	Rebuild	2025	2026	3.78						Fuse Switch	W0713	1	1	0.005011365
63	NO	Algiers	Council District C	Fuse Switch-88698564-W0715	Lateral Hardening-Rebuild	Rebuild	2025	2026	2.92						Fuse Switch	W0715	12	12	0.211278477
Total																			

ENO's 2027-2031 Accelerated Infrastructure Hardening Project List
Phase 2 Resilience Plan

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Project ID	OpCo	Council District	Project Type	Start Year	End Year	Investment (Nominal)	BCR	50-yr CMI Benefits Weighted	50-yr PV CMI Dollars Benefits Weighted	50-yr PV Restoration Dollars Benefits Weighted	50-yr PV Total Dollars Benefits Weighted	Substation	Circuit(s)	Total Structures	Structures to be Hardened	Total Line Miles	Copper Conductor Miles	Future Wind Load (MPH)	Protection Zones
3100-Market	NO	B	Rebuild	2026	2027		2.822					Market	2135, 2137, 2142, 2146, 2147	192	181	4.4	1.5	140	Fuse Switch-88728103-2137, Fuse Switch-129591785-2135, Fuse Switch-127417253-2147, Breaker-88129043-2142, Recloser Bank-274369428-2142, Breaker-88129001-2146, Recloser Bank-357793422-2146
3101-Joliet 2025	NO	B	Rebuild	2026	2027		5.439					Joliet	2025	325	315	11.1	5.6	140	Breaker-136420380-2025, Fuse Switch-127896107-2025
3102-Joliet 2021	NO	A	Rebuild	2027	2028		5.077					Joliet	2021	278	275	8.0	4.5	140	Breaker-88125327-2021, Recloser Bank-324480421-2021, Fuse Switch-88707702-2021
3103-Joliet	NO	A	Rebuild	2027	2027		3.441					Joliet	2012, 2026	94	91	3.6	1.3	140	Breaker-88125371-2012, Breaker-88125197-2026
3104-Joliet 2024	NO	A	Rebuild	2027	2028		4.413					Joliet	2024	159	146	6.3	2.0	140	Breaker-88125153-2024
3105-Joliet	NO	B	Rebuild	2027	2028		10.343					Joliet	2011, 2017, 2027	192	186	4.4	3.0	140	Breaker-88125349-2011, Fuse Switch-136626753-2011, Breaker-88125393-2017, Recloser Bank-332104930-2017, Fuse Switch-88747271-2017, Fuse Switch-88747295-2017, Breaker-88125415-2027
3106-Almonaster	NO	D	Rebuild	2027	2028		3.597					Almonaster	613, 621	198	185	6.9	2.8	140	Fuse Switch-121503488-613, Breaker-88122470-621
3107-Almonaster	NO	D	Rebuild	2028	2028		7.093					Almonaster	625, 626	233	227	8.1	1.8	140	Breaker-117400346-625, Breaker-88122384-626
3108-Almonaster	NO	D	Rebuild	2028	2028		3.377					Almonaster	616, 617	211	200	5.9	2.4	140	Breaker-88122230-616, Breaker-88122208-617
3109-Derbigny	NO	B	Rebuild	2028	2029		5.279					Derbigny	1553, 1554	133	129	4.0	0.9	140	Breaker-88126115-1553, Fuse Switch-135373137-1553, Fuse Switch-193217358-1553, Fuse Switch-135390911-1553, Fuse Switch-88703980-1554
3110-Derbigny 1512	NO	B	Rebuild	2028	2029		2.943					Derbigny	1512	120	116	4.0	1.7	140	Breaker-88126312-1512
3111-Derbigny	NO	B	Rebuild	2028	2029		4.302					Derbigny	1513, 1543	124	120	3.3	1.1	140	Breaker-88126290-1513, Breaker-88126071-1543
3112-Derbigny	NO	B	Rebuild	2028	2029		5.560					Derbigny	1504, 1510, 1506, 1511	71	71	1.3	0.1	140	Breaker-88126268-1504, Fuse Switch-127602202-1504, Breaker-88126488-1510, Fuse Switch-121492609-1510, Fuse Switch-88751617-1510, Breaker-88126224-1506, Breaker-88126510-1511
3113-Napoleon	NO	B	Rebuild	2028	2029		2.947					Napoleon	1914, 1915, 1923	157	155	2.9	1.5	140	Fuse Switch-88694160-1923, Fuse Switch-88750103-1923, Fuse Switch-88694168-1923, Fuse Switch-88729787-1923, Fuse Switch-88705338-1923, Fuse Switch-121408899-1923, Fuse Switch-122417722-1923, Recloser Bank-276327501-1915, Fuse Switch-88701781-1915, Fuse Switch-128404973-1915, Fuse Switch-129920464-1915, Fuse Switch-88701789-1915, Fuse Switch-129824857-1915, Fuse Switch-129824999-1915, Recloser Bank-92578325-1914
3114-Napoleon	NO	B	Rebuild	2028	2029		3.082					Napoleon	1911, 1913, 1924, 1925	170	169	3.8	2.0	140	Recloser Bank-246127972-1924, Fuse Switch-88750187-1925, Breaker-88124934-1911, Fuse Switch-88732110-1913, Fuse Switch-122788513-1913
3115-Holiday	NO	C	Rebuild	2028	2029		4.534					Holiday	W0712, W0714, W0723	112	110	3.4	0.0	140	Breaker-88124560-W0714, Breaker-156513448-W0723, Fuse Switch-88715555-W0723, Breaker-156513448-W0723, Fuse Switch-88715555-W0723
3116-Algiers	NO	C	Rebuild	2028	2029		2.325					Holiday, Gretna	W0726, W0115	64	64	2.1	0.5	140	Breaker-156513488-W0726, Fuse Switch-88715790-W0115
3117-Paterson	NO	D	Rebuild	2029	2029		6.741					Paterson	1001, 1002	189	182	6.0	0.6	140	Fuse Switch-88732084-1001, Breaker-123923474-1002
3118-Paterson 1010	NO	D	Rebuild	2029	2029		3.288					Paterson	1010	156	148	4.8	0.9	140	Breaker-88120961-1010, Recloser Bank-129987299-1010, Recloser Bank-138104189-1010, Fuse Switch-229759488-1010
3119-Pauger	NO	D	Rebuild	2029	2029		2.706					Pauger	1702, 1711, 1712	261	251	9.3	2.9	140	Breaker-88122624-1712, Breaker-88127567-1711, Breaker-118535969-1702
3120-Pauger 1708	NO	D	Rebuild	2029	2030		3.388					Pauger	1708	162	157	5.3	1.3	140	Breaker-88122536-1708, Fuse Switch-88680969-1708, Fuse Switch-88735182-1708
3121-Pauger 1701	NO	D	Rebuild	2029	2030		2.625					Pauger	1701	112	110	3.6	1.0	140	Breaker-88127677-1701
3122-Pauger 1713	NO	D	Rebuild	2029	2030		2.289					Pauger	1713	102	96	5.1	0.7	140	Breaker-88127473-1713
3123-Sherwood Forest 1612	NO	E	Rebuild	2029	2030		3.974					Sherwood Forest	1612	151	138	6.6	0.3	140	Breaker-88126940-1612

**ENO's 2027-2031 Accelerated Infrastructure Hardening Project List
Phase 2 Resilience Plan**

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3124-Sherwood Forest	NO	E	Rebuild	2029	2030		3.353					Sherwood Forest	1604, 1605, 1610, 1611	189	185	5.9	0.8	140	Internal Vac Fault Interrupter-88618352-1610, Breaker-88127115-1604, Recloser Bank-109361501-1604, Breaker-88127006-1605, Breaker-88127049-1611, Fuse Switch-88712514-1611
3125-Avenue C	NO	A	Rebuild	2029	2030		2.464					Avenue C	409, 411	227	220	9.0	2.1	140	Breaker-88125830-409, Recloser Bank-327198641-409, Breaker-88125852-411
3126-Avenue C	NO	A	Rebuild	2029	2030		3.027					Avenue C	406, 407	193	184	7.2	2.4	140	Breaker-88125786-407, Breaker-88125633-406
3127-Avenue C	NO	A	Rebuild	2030	2031		3.997					Avenue C	401, 404, 405, 408, 413	244	238	8.9	2.8	140	Breaker-88125808-408, Fuse Switch-130121819-408, Breaker-88125917-413, Breaker-88125655-405, Breaker-88125677-404, Breaker-88125743-401
3128-Curran	NO	E	Rebuild	2030	2031		3.290					Curran	2212, 2216	7	7	0.1	0.0	140	Fuse Switch-88718004-2216, Fuse Switch-88741819-2212
3129-Midtown	NO	B	Rebuild	2030	2031		2.490					Midtown	903, 904, 911	132	132	3.0	1.9	140	Fuse Switch-88694920-903, Fuse Switch-121486878-911, Breaker-242883487-904, Fuse Switch-88735114-904
3130-Pontchartrain Park	NO	D	Rebuild	2030	2031		1.885					Pontchartrain Park	501, 512	167	162	6.5	1.9	140	Fuse Switch-88671572-501, Breaker-88123854-512
3131-Pontchartrain Park 513	NO	D	Rebuild	2030	2031		3.167					Pontchartrain Park	513	104	101	4.1	0.1	140	Breaker-88123876-513
3132-Southport	NO	A	Rebuild	2030	2031		3.497					Southport	B0525, B0526	168	163	5.6	0.6	140	Breaker-88127364-B0526, Fuse Switch-88699557-B0526, Fuse Switch-88694232-B0526, Breaker-88127385-B0525
3133-Gulf Outlet 1202	NO	E	Rebuild	2030	2031		2.942					Gulf Outlet	1202	130	101	4.9	0.1	140	Breaker-88127310-1202
3134-Gulf Outlet 1203	NO	E	Rebuild	2030	2031		2.506					Gulf Outlet	1203	114	91	4.9	0.0	140	Breaker-88127451-1203, Recloser Bank-434222172-1203
3135-Tricou	NO	E	Rebuild	2030	2031		2.621					Tricou	2325, 2326	122	117	3.9	0.4	140	Breaker-88127699-2325, Breaker-88127535-2326
Total							\$398,550,234		3,388,062,310	\$1,341,626,940	\$82,636,698	\$1,424,263,641		5,763	5,523	188.2	53.4		

**BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS**

***IN RE:* SYSTEM RESILIENCY AND
STORM HARDENING**

)
)

DOCKET NO. UD-21-03

DIRECT TESTIMONY

OF

ARLIN M. MIRE

ON BEHALF OF

ENTERGY NEW ORLEANS, LLC

DECEMBER 2025

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EXHIBIT LIST

Exhibit AMM-1	Resume of Arlin M. Mire
Exhibit AMM-2	Phase 2 Resilience Plan and Benefits Report prepared by 1898 & Co.

I. INTRODUCTION

Q1. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.

A. My name is Arlin Mire, and my business address is 9400 Ward Parkway, Kansas City, Missouri 64114.

Q2. BY WHOM ARE YOU EMPLOYED AND IN WHAT CAPACITY?

A. I am employed by 1898 & Co. as a Senior Project Manager in the Utility Investment Planning team as part of our Utility Consulting Practice. 1898 & Co. was established as the consulting and technology consulting division of Burns & McDonnell Engineering Company, Inc. ("Burns & McDonnell") in 2019. 1898 & Co. is a nationwide network of over 600 consulting professionals serving the Manufacturing & Industrial, Oil & Gas, Power Generation, Transmission & Distribution, Transportation, and Water industries.

Burns & McDonnell has been in business since 1898, serving multiple industries, including the electric power industry. It is a family of companies comprising over 10,000 engineers, architects, construction professionals, scientists, consultants, and entrepreneurs, with more than 40 offices nationwide and worldwide.

Q3. PLEASE DESCRIBE BRIEFLY YOUR EDUCATIONAL BACKGROUND.

A. I received a Bachelor of Arts in Business Administration from Baker University in Baldwin, Kansas, and a Master of Business Administration from St. Edward's University in Austin, Texas. My full resume is included as Exhibit AMM-1.

1 Q4. PLEASE DESCRIBE BRIEFLY YOUR PROFESSIONAL EXPERIENCE.

2 A. I am an experienced asset management consultant with 19 years of experience
3 providing consulting services to electric utilities. Through my work at 1898 & Co. and
4 Burns & McDonnell, I have extensive experience in infrastructure asset management,
5 evaluating a wide range of risks to utility client systems, including asset failure
6 analysis, customer outage impacts, weather and resilience risks, and lifecycle cost
7 analysis. I have served as Project Manager and Project Director for numerous studies
8 that involve the development of capital and O&M plans, including portfolio
9 optimization and business case development for multi-billion dollar portfolios for a
10 wide range of utility system types and sizes. A list of regulatory filings in which I have
11 been a project manager or project director is included in Exhibit AMM-1. These studies
12 have included risk and economic analyses and detailed modeling that involve resilience
13 and reliability analysis for electric utility systems, including transmission, substation,
14 and distribution assets and infrastructure. My primary responsibilities are project
15 delivery and business development within the Utility Consulting Practice, with a focus
16 on developing risk and resilience-based business cases for large capital
17 projects/programs.

18 Before joining 1898 & Co. and Burns & McDonnell, I served as a Project
19 Manager at Black & Veatch inside its Asset Management Practice, where I also
20 performed risk and resilience studies.

21

1 Q5. WHAT IS THE PURPOSE OF YOUR DIRECT TESTIMONY IN THIS
2 PROCEEDING?

3 A. Entergy New Orleans, LLC (“ENO” or the “Company”) engaged 1898 & Co. to assist
4 with modeling, identifying, and prioritizing potential hardening zones¹ to further
5 improve and accelerate the Company’s system resilience, and also estimating the costs
6 and benefits of those hardening zones. My testimony introduces, summarizes, and
7 incorporates by reference the Phase 2 Resilience Plan and Benefits Report (“Report”),
8 which is attached hereto as Exhibit AMM-2, that was developed as part of that effort.
9

10 Q6. WHAT WAS THE EXTENT OF YOUR INVOLVEMENT IN THE ACTIVITIES
11 UNDERTAKEN FOR THE ENGAGEMENT WITH ENO?

12 A. I served as the 1898 & Co. Project Manager in connection with ENO’s previous
13 resilience filing in 2023 (Council Docket No. UD-21-03), and I have served as the
14 Project Director in this engagement. I have worked directly with personnel representing
15 ENO who provided engineering knowledge and experience for the analysis, including
16 the resilience-based planning approach as part of the development of the Company’s
17 Phase 2 Resilience Plan that is the subject of the current filing. For the Phase 2
18 Resilience Plan, I was directly involved in developing the methodology used to identify
19 and prioritize infrastructure hardening zones, evaluate plan investment levels, and
20 calculate potential costs and benefits, for which the Resilience Event Simulation Model
21 (“Resilience Model”) was used. I was also involved in the assessment and results of

¹ The term “hardening zone” refers to a collection of assets grouped by 1898 & Co.’s Resilience Model (defined below) for potential hardening.

1 the Resilience Model. I further describe the Resilience Model herein, as well as in the
2 attached Report.

3

4 Q7. BRIEFLY OUTLINE THE RESULTS OF THE RESILIENCE MODEL AND
5 EVALUATION CONTAINED IN THE ATTACHED REPORT.

6 A. As shown in the attached Report, ENO's overall resilience investment level for its
7 Resilience Plan has a positive business case, and is technically achievable given current
8 execution constraints, such as materials and labor supply.

9

10 Q8. BRIEFLY, WHAT ARE THE EXPECTED BENEFITS SHOWN IN THE
11 ATTACHED REPORT?

12 A. As shown in the attached Report, ENO's proposed investment level includes a portfolio
13 of storm hardening zones that are expected to: (1) decrease storm restoration costs after
14 major weather events; and (2) decrease the number of customers impacted and the
15 duration of the overall outage after major weather events (*i.e.*, reduce customer minutes
16 interrupted ("CMI")). First, the approximately \$400 million of identified hardening
17 zones (\$359 million in 2025 dollars) are reasonably projected to produce a reduction in
18 storm restoration costs of approximately \$83 million dollars (50-year present value).
19 Second, the identified hardening zones are reasonably projected to produce a decrease
20 in the projected customer minutes interrupted after a major storm by approximately 3.4
21 billion minutes over the next 50 years. This decrease includes reducing the number of
22 outages, reducing the number of customers interrupted, and decreasing the length of
23 the outage time, which corresponds to an estimated reduction of over \$1.3 billion in

1 monetized customer outages to customers over the next 50 years assuming an above
2 average frequency of storms.

3

4 Q9. HOW DID THE COMPANY AND 1898 & CO. USE THE RESILIENCE MODEL
5 TO HELP EVALUATE VARYING LEVELS OF HARDENING INVESTMENT?

6 A. The Company and 1898 & Co. used the Resilience Model as part of a multi-stage
7 process to develop investment levels over the next 5 years for the Phase 2 Resilience
8 Plan:

9 ■ Stage 1 – Update the previous model and analysis with new information,
10 including system information, configuration, assets, weather, outages, costs, and
11 accounting for completed or planned-to-be completed hardening zones. Use the
12 updated model to develop benefits and costs for all potential hardening zones in
13 ENO.

14 ■ Stage 2 – Determine what level of annual investment is most likely feasible over
15 the 2027 – 2031 period with updated labor and equipment constraints.

16 ■ Stage 3 – Develop the 2027-2031 investment portfolio to provide a set of
17 hardening zones costing approximately \$400 million (nominal) that could be
18 performed during the 5-year period.

19

20 Q10. PLEASE SUMMARIZE THE UPDATES MADE TO THE RESILIENCE MODEL
21 FROM THE PREVIOUS ANALYSIS IN 2023.

22 A. 1898 & Co. made four types of updates to the Resilience Model: ENO system data and
23 attributes, weather and outage history, module configurations, and module

1 enhancements. These updates reflect and incorporate information and lessons learned
2 as ENO and other Entergy Operating Companies have been planning, engineering, and
3 constructing accelerated resilience projects developed in their respective Phase 1
4 resilience plans. The Resilience Model enhancements reflect updates to 1898 & Co.'s
5 resilience modeling techniques as we evolve with the needs of the industry. The
6 summary of updates includes:

- 7 ■ ENO System Data and Attributes – GIS (new assets, updated ages, pole classes,
8 locations, etc.), customer information/counts/types
- 9 ■ Weather and Outage History – Hurricanes Francine and Beryl, including paths,
10 strengths, outages, costs, and additional outage management system data from
11 2023 and 2024
- 12 ■ Module Configurations – Updated hardening zone cost buildup, hardening zone
13 cost data, and asset grouping to hardening zones
- 14 ■ Module Enhancements – Increased granularity from 50 x 50-mile system sections
15 to parish-level analysis and increased granularity of non-hurricane weather
16 analysis

17
18 **II. RESILIENCE-BASED PLANNING**

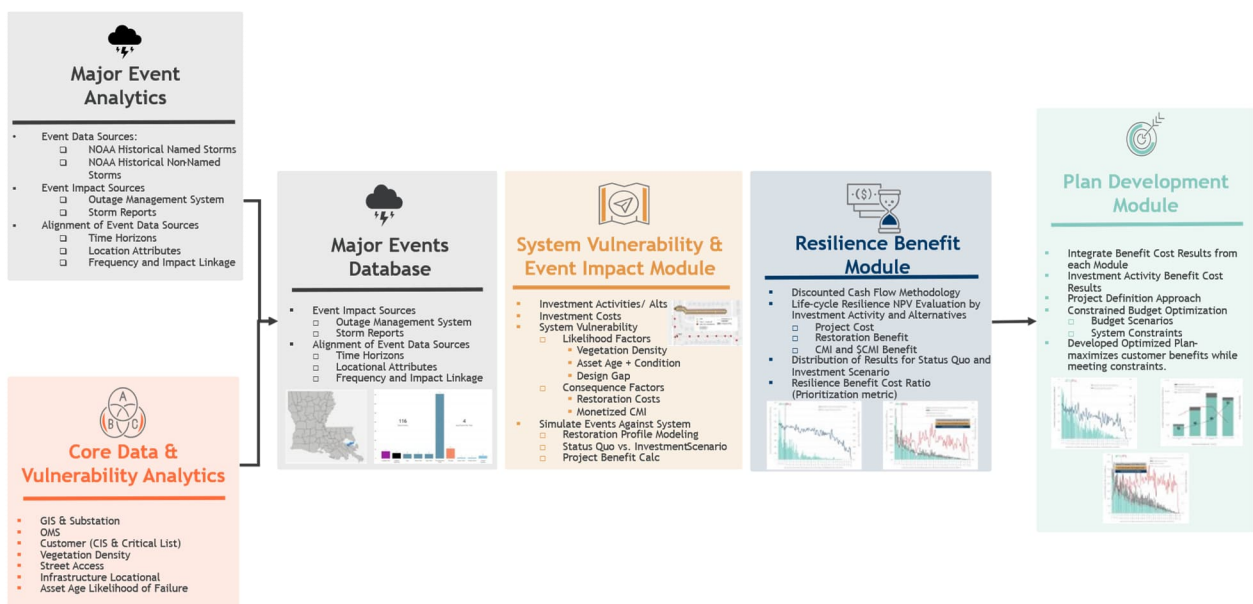
19 Q11. PLEASE DESCRIBE THE ANALYSIS 1898 & CO. CONDUCTED FOR THE
20 COMPANY.

21 A. 1898 & Co. utilized a resilience-based planning approach to identify hardening zones
22 and to assist the Company in prioritizing investments in the Company's transmission
23 and distribution systems using the Resilience Model. The Resilience Model models the

benefits of all potential hardening zones for an “apples to apples” comparison across the systems. The resilience-based planning approach calculates the direct benefit of storm hardening zones from a customer perspective (*i.e.*, outage avoidance/duration and costs). This approach calculates the resilience benefit at the asset, hardening zone, and program levels.

The Resilience Model employs a data-driven, decision-making methodology utilizing robust and sophisticated algorithms to calculate resilience benefits, including a decrease in storm restoration costs after major weather events and a reduction in customer minutes interrupted during outages. Figure 1 provides a high-level overview of the Resilience Model (and its components) used to calculate hardening zone benefits and prioritize hardening zones.

Figure 1: Resilience Model Overview



1 Q12. CAN YOU EXPLAIN THE COMPONENTS OF THE RESILIENCE MODEL?

2 A. Yes. The Major Events Analytics and Core Data and Vulnerability Analytics
3 components are responsible for generating data attributes used in the Resilience Model
4 associated with linking National Oceanic and Atmospheric Administration data to
5 historical events, customers to assets, and determining information about assets
6 regarding nearby vegetation, road access, etc. The Major Events Database contains
7 storm probability distributions (*i.e.*, the range of likely outcomes across alternative
8 scenarios), along with the range of sub-system impacts (*i.e.*, transmission lines,
9 substations, backbones, laterals) for 45 different storm types. The 45 different storm
10 types are based on the range of storm categories, storm distance from the infrastructure,
11 and the side of the storm impacting the infrastructure (*i.e.*, the direction from which the
12 storm approaches the asset). The database includes probabilities and impacts of the 45
13 storm types against the infrastructure for Orleans Parish.

14 Each storm type is then modeled within the System Vulnerability and Event
15 Impact Module (“EIM”) to identify which parts of the system are most likely to fail in
16 the event of each type of storm. The Likelihood of Failure (“LOF”) is based on the
17 vegetation density around each conductor asset, the difference between the wind
18 loading of the asset as compared to the Company’s current wind loading standard, and
19 the age and condition of the asset. The Resilience Model is comprehensive in that it
20 evaluates nearly all of the Company’s transmission and distribution systems, including
21 poles, circuits, transmission structures, and conductor. The EIM also estimates the
22 restoration costs and CMI for each of the potential hardening zones for each storm type.
23 For purposes of the Report, the term “hardening zone” refers to a collection of assets

1 grouped by 1898 & Co.'s Resilience Model for potential hardening. Assets are typically
2 organized from a customer impact perspective based on their upstream protection
3 device. The EIM calculates the benefit in decreased restoration costs and CMI if that
4 hardening zone is hardened per ENO's hardening standards. The CMI benefit is
5 monetized using the Department of Energy's ("DOE") Interruption Cost Estimator
6 ("ICE") for hardening zone prioritization purposes.

7 The benefits of storm hardening zones are highly dependent on the frequency,
8 intensity, duration, and location of future major storm events over the next 50 years.
9 Each storm type has a range of potential probabilities and consequences. For this
10 reason, the Resilience Benefit Module utilizes stochastic modeling, also known as a
11 Monte Carlo simulation, to randomly select a thousand future worlds of major storm
12 events to calculate the range of both Status Quo and Hardened restoration costs and
13 CMI for each hardening zone. The probability of each storm scenario is multiplied by
14 the benefits calculated for each hardening zone (*i.e.*, the difference between the
15 calculated values for the Status Quo and Hardened scenarios) from the EIM to provide
16 a resilience-weighted benefit for each hardening zone in dollars.

17 The Plan Development Module prioritizes the hardening zones based on the
18 highest resilience benefit/cost ratio, factoring in execution and investment-level
19 constraints. It also performs an investment optimization simulation considering the
20 \$400 million investment over 5 years. The module prioritizes each hardening zone
21 based on the sum of the restoration cost benefit and monetized CMI benefit divided by
22 the hardening zone cost. This is done for the range of potential benefit values to create

1 the resilience benefit cost ratio. The model also incorporates technical and operational
2 constraints in scheduling the hardening zones applicable to ENO and its service area,
3 such as contractor capacity, logistics, and limits on materials. Using the Resilience
4 Benefit Module and Plan Development Module, the Resilience Model calculates the
5 net benefit of the hardening zones to customers in terms of reduced restoration costs
6 and CMI for the 5-year Phase 2 Resilience Plan.

7 This resilience-based prioritization facilitates the identification of the critical
8 hardening zones that provide the most benefit to customers. Prioritizing and optimizing
9 investments in the system helps provide confidence that the overall investment level is
10 appropriate and that customers get the “biggest bang for the buck.”

11

12 Q13. WHY IS THIS APPROACH TO HARDENING ZONE IDENTIFICATION
13 IMPORTANT?

14 A. This approach to hardening zone identification is important for several reasons.

15 1. The approach is comprehensive in that it evaluates nearly all of the assets on the
16 Company’s transmission and distribution systems. By considering and evaluating
17 those systems on a consistent and uniform basis, the results of the Phase 2
18 Resilience Plan provide confidence that portions of the Company’s transmission
19 and distribution assets are not overlooked for potential resilience benefit.

20 2. By breaking down the entire distribution system by protection zone, the
21 resilience-based planning approach is foundationally customer-centric. Each
22 protection zone has a known number of customers and type of customers, such as

1 residential, small or large commercial, and industrial, and priority customers
2 (police, fire, schools, nursing homes, etc.). The objective is to harden each asset
3 that has a higher risk of failing, which would result in a customer outage. Since
4 only one asset needs to fail downstream of a protection device to cause a customer
5 outage in that zone, failure to harden all the necessary assets still leaves
6 vulnerable components that potentially could fail in a storm. Rolling assets into
7 hardening zones at the protection device level allows for hardening of all
8 vulnerable components in the hardening zone and for capturing the full benefit
9 for customers.

10 3. The granularity at the asset and hardening zone levels allows the Company to
11 invest in portions of the system that provide the most value to customers from
12 both a restoration cost reduction and avoided CMI perspective. For example, a
13 circuit may have 10 laterals that come off a feeder, and the Resilience Model may
14 determine that only 3 out of the 10 should be hardened. Without this granularity,
15 a suboptimal or inefficient level of investment could occur. The adopted approach
16 provides confidence that the overall plan is investing in parts of the system that
17 provide the most value for customers.

18 4. The approach balances the use of robust data sets along with the Company's
19 experience with storm events to develop storm hardening zones. Data-only
20 approaches may drive decisions that do not match reality, while experience-based
21 solutions can reflect bias. The approach balances the two to better identify types
22 of hardening zones.
23

1 Q14. WHY IS IT ADVANTAGEOUS TO MODEL STORM HARDENING ZONE
2 BENEFITS USING THIS RESILIENCE-BASED PLANNING APPROACH AND
3 THE RESILIENCE MODEL?

4 A. The Resilience Model was designed for the purpose of calculating storm hardening
5 zone benefits in terms of reduced restoration costs and CMI to build a plan with an
6 appropriate level of investment that provides the most benefit for customers. It was
7 appropriate to model storm hardening zones using the resilience-based planning
8 approach and the Resilience Model for the following reasons:

9 1. The benefits of hardening zones are wholly dependent on the number, type, and
10 overall impact of future storms that impact the region served by the Company.
11 Different storms have dramatically different impacts on ENO's transmission and
12 distribution systems. For this reason, the resilience-based planning approach
13 includes the "universe" of potential major events that could impact ENO's service
14 area over the next 50 years.

15 2. Major events cause assets to fail, and it only takes one asset failure in a protection
16 zone to cause customer outages. The cost to restore the failed assets is dependent
17 on the extent of the damage and the resources used to fix the system. The duration
18 of restoration for affected customers is dependent on the extent of the asset
19 damage and the extent of the damage to the rest of the system. It may only take 4
20 hours to fix the failed equipment, but customers could be without service for 4
21 days if crews are busy fixing other parts of the system for 3 days and 20 hours.
22 The pace of restoration depends on the type of storm to impact the system.
23 Modeling this series of events for the entire system at the asset and hardening

1 zone level for both Status Quo and Hardened scenarios is needed to accurately
2 model hardening zone benefits. Therefore, the resilience-based planning
3 approach includes the EIM to calculate the phases of asset and hardening zone
4 resilience for each of the 45 storm types for both scenarios. The core data and
5 calculations of the EIM to develop the phases of resilience for every asset,
6 hardening zone, program, and plan are discussed in further detail in the attached
7 Report.

- 8 3. The output of the EIM is the resilience benefit of each hardening zone for each of
9 the 45 storm types. The life-cycle resilience benefit for each hardening zone is
10 dependent on the probability of each storm and the mix of storm events to occur
11 over the life of the hardening zones. A hardening zone's resilience value comes
12 from mitigating outages and associated restoration costs not just for one storm
13 event, but from several over the life cycle of the assets. A future "world" of major
14 storm events could include a higher frequency of Category 1 storms with average
15 level impact and a low frequency of tropical storms with higher impacts.
16 Alternatively, it could include a low frequency of Category 1 type storms with
17 high impact and a high frequency of tropical storms with lower impacts. The
18 number of storm combination scenarios is significant given that there are 45
19 unique types of storm events that could impact grid infrastructure. To model this
20 range of combinations, the Resilience Model employs stochastic modeling, or a
21 Monte Carlo simulation, to randomly select from the 45 storm types to create a
22 future "world" of the unique storm events that could hit ENO's service area. The
23 Monte Carlo simulation creates a 1,000-future storm "worlds." From this, the life-

1 cycle resilience benefit of each hardening zone can be calculated. This is done in
2 the Resilience Benefit Module, which is discussed in more detail in the attached
3 Report.

- 4 4. To inform the questions of how much hardening investment is prudent and where
5 that investment should be made, it was necessary to include a Plan Development
6 Module within the Resilience Model. The investment optimization algorithm
7 develops the hardening zone plan and associated benefits, while considering that
8 the plan needs to be executable, by prioritizing hardening zones that provide the
9 most benefit while balancing ENO's technical constraints, such as contractor
10 capacity, logistics, and materials limits.

11
12 Q15. CAN YOU SUMMARIZE THE KEY POINTS REGARDING HOW THE
13 RESILIENCE-BASED PLANNING ASSESSMENT WAS PERFORMED IN THE
14 RESILIENCE MODEL?

15 A. Yes. The following are the key points regarding how the resilience-based planning
16 assessment was performed in the Resilience Model:

- 17 ■ **Customer- and Asset-Centric:** The Resilience Model is foundationally
18 customer- and asset-centric in how it "thinks" with the alignment of assets to
19 protection devices and protection devices to customer information (number, type,
20 and priority). Further, the focus of investment to hardening all asset
21 vulnerabilities that serve customers shows that the Resilience Model identifies
22 hardening zones that provide the most benefit to customers.

- 1 ■ **Comprehensive:** The comprehensive nature of the assessment is a best practice.
- 2 By considering and evaluating nearly the entire transmission and distribution
- 3 system, the results of the Resilience Plan provide confidence that portions of the
- 4 ENO system are not overlooked for potential resilience benefit.
- 5 ■ **Consistency:** The Resilience Model calculates benefits consistently for all
- 6 hardening zones. The model carefully normalizes for a more accurate comparison
- 7 of potential benefits between asset types. For example, the model can compare a
- 8 substation hardening zone to a feeder undergrounding hardening zone. This is a
- 9 significant achievement allowing the assessment to perform hardening zone
- 10 prioritization across the entire asset base for circuits with a benefit-cost ratio of
- 11 1.0 or greater.
- 12 ■ **Rooted in Cause of Failure:** The Resilience Model is rooted in the causes of
- 13 asset and system failure from two perspectives. First, the Major Events Database
- 14 outlines the range of storm stressors and the high-level impact to the system.
- 15 Second, the detailed data streams and algorithms within the EIM are aligned with
- 16 how assets fail – mainly vegetation density, asset age, wind design differential,
- 17 and flood modeling. With this basis, hardening investment identification and
- 18 prioritization provide a robust assessment to focus investment on the portions of
- 19 the Company’s system that are more likely to fail in a major storm.
- 20 ■ **Drives Prudency:** The assessment and modeling approach drives prudency for
- 21 the Resilience Plan on two main levels. First, the granularity of potential
- 22 hardening zones, approximately 4,200, allows the Company to invest in the
- 23 portions of the system that provide the most value to customers. Without this

granularity, there is risk that parts of the system “ride the coat-tails” of needed investment causing inefficient allocation of limited capital resources. Second, the investment optimization allows for the development of a plan that simultaneously considers many technical and execution constraints to build a plan that is reasonable and executable.

Q16. WHAT ARE SOME OF THE CONCLUSIONS THAT CAN BE MADE FROM THE RESULTS OF THE RESILIENCE MODEL AND EVALUATION CONTAINED IN THE ATTACHED REPORT?

A. The following contain the conclusions of the evaluation performed within the Resilience Model:

- There is opportunity for additional resilience investment in the New Orleans system.
- An overall investment level of \$400 million (nominal dollars) over the next 5 years, as developed through the Resilience Model, is technically achievable and has a positive business case (3.97 BCR overall). This investment level provides customers with optimal benefits given execution constraints. Assuming an above average frequency of storms, this investment level is reasonably expected to:
 - Decrease storm restoration cost by approximately \$83 million over the 50-year time horizon.
 - Decrease storm customer outages by approximately 3.4 billion minutes over the 50-year time horizon.

1 □ Reduce overall monetized outage costs to customers by over \$1.3 billion

2 over the 50-year time horizon.

3 ■ If enough of the Entergy New Orleans system is made resilient, customers will
4 experience fewer storm outages from both direct and indirect factors. Direct
5 benefits are realized by those customers whose infrastructure directly upstream
6 was hardened. All customers realize indirect benefits since storm restoration
7 crews will be able to rebuild the system quicker because less infrastructure will
8 fail.

9 ■ The hardening investment benefits are conservative. Firstly, the benefits
10 outlined above are only direct benefits of investments to specific investments
11 in the grid and do not factor in the indirect benefits from lower overall storm
12 restoration durations. Secondly, the investments will also provide “blue sky”
13 benefits from decreased outages that occur during non-major storm days. Both
14 of these benefit streams are not factored into the evaluation performed by the
15 Resilience Model.

16

17

III. CONCLUSION

18 Q17. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?

19 A. Yes, at this time.

20

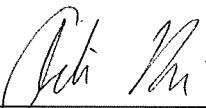
AFFIDAVIT

STATE OF MISSOURI

COUNTY OF JACKSON

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

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



ARLIN M. MIRE

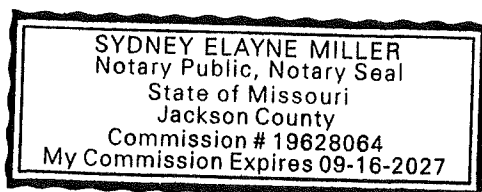
SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15 DAY OF DECEMBER 2025



NOTARY PUBLIC

My commission expires: 09-16-2027



■ 1898 & Co.



Arlin Mire

Arlin is a Senior Project Manager at 1898 & Co. He specializes in developing capital asset plans and business cases for large capital programs. He is part of the Utility Investment Planning team and focuses on risk management solutions for clients. He has nearly two decades of project management and consulting experience including risk and economic analysis engagements for several multi-billion-dollar capital projects and large utility systems. He has 10 years of extensive experience in developing and performing a wide range of business case evaluations to help utility clients justify and defend investment decisions. Arlin also specializes in budget prioritization, asset management, business case evaluation, resilience planning, risk-based planning and analysis, financial modeling, decision analysis, Monte Carlo simulation and investment optimization utilizing genetic algorithms.

Education

B.A. / Business Administration

MBA / Business Management

7 years with 1898 & Co.

19 years of experience

Visit my [LinkedIn](#) profile.



REGULATORY FILING EXPERIENCE

The table below represents regulatory filings for which Arlin was a project lead or major contributor.

Utility Company	Regulatory Agency	Docket No. Year	Subject
Cleco	Louisiana Public Service Commission	U-37479 2024 Direct Testimony Filing/Sponsoring Report Rebuttal Testimony	Resilience Investment and Benefits Study
Ohio Power Company (AEP Ohio)	Public Service Commission of Ohio	24-787-EL-RDR 2024 Direct Testimony (pg. 1-13) Filing/Sponsoring Report (pg. 27-50)	gridSMART® Phase 3 DACR Project
Entergy Texas	Public Utility Commission of Texas	56735 2024 Direct Testimony (pg. 52-71) Filing/Sponsoring Report (pg. 84-193)	Texas Future Ready Resiliency Plan (Phase 1)
Entergy New Orleans	New Orleans City Council	UD-21-03 2022	2023-2033 Storm Resiliency Plan
Entergy Louisiana	Louisiana Public Service Commission	U-36625 2022 Direct Testimony Filing/Sponsoring Report LPSC Approved First 3 Yrs or the plan	2023-2033 Storm Resiliency Plan
Tampa Electric Company (TEC)	Florida Public Service Commission	20220048-EI 2022 Direct Testimony (412-485) Filing/Sponsoring Report (141-222) Oral Testimony Provided	2022 – 2031 Storm Protection Plan (SPP)
Tampa Electric Company (TEC)	Florida Public Service Commission	20200067-EI 2020 Direct Testimony (549-623) Filing/Sponsoring Report (100-180) Rebuttal Testimony (72-105)	2020 – 2029 Storm Protection Plan (SPP)
Indianapolis Power & Light Company (now AES Indiana)	Indiana Utility Regulatory Commission	45264 2019 Direct Testimony Filing/Sponsoring Report Rebuttal Testimony Oral Testimony Provided	Indianapolis Power & Light Company Transmission Distribution Storage System Improvement Charge (TDSIC) Plan

PROJECT EXPERIENCE

Substation, Transmission, and Distribution Resilience Capital Plan / Cleco

Louisiana / 2024–2025

Arlin served as project director for the development of Cleco's Resilience Capital Plan, initiated in response to the significant hurricane activity along the Gulf Coast in 2020 and 2021. The objective of the plan was to reduce the long-term risk of storm-related restoration costs and customer outages associated with extreme weather events through a data-driven system hardening and resilience strategy.

The 1898 & Co. analytics automatically generated distribution feeder and lateral projects, evaluating both the hardening of existing overhead infrastructure and undergrounding alternatives for each project. The effort also assessed substation flood risk from storm surge and identified potential mitigation projects, while a companion analysis evaluated transmission structure risk and developed corresponding resilience investments.

Arlin oversaw the preparation of the final report and expert witness testimony submitted to the Louisiana Public Service Commission and directed technical support during post-filing regulatory activities, including discovery and data requests. The resulting five-year capital plan established a structured investment roadmap for improving Cleco's system resilience across all asset classes.

Resilience Transmission and Distribution Due Diligence / Confidential Client

Canada / 2025

Arlin served as project director for a due diligence engagement supporting a client seeking to acquire an equity stake in a vertically integrated electric utility. Leveraging prior experience with resilience planning and analytics, the team was tasked with independently evaluating the utility's latest resilience plan and assessing its long-term ability to sustain investment in transmission and distribution system improvements.

The effort included a detailed review of the utility's data and the development of a 50-year financial model to evaluate projected spending on resilience and system hardening initiatives, including undergrounding, line rebuilding, substation flood mitigation, transmission structure hardening, and vegetation management. Arlin also directed the benchmarking analysis comparing the target utility to peer organizations in terms of system size, resilience maturity, and investment opportunity. The assessment also examined long-term storm exposure risks, particularly in densely populated areas and regions with high vegetation density and aging infrastructure, to provide a comprehensive view of system vulnerability and investment outlook.

Resilience Metrics Support / AEP Texas

Texas / 2025

Arlin served as project director for the development of AEP Texas's resilience metrics framework following the approval of the company's Distribution Resilience Plan. As part of the Public Utility Commission of Texas's directive, each utility is required to provide an annual metrics report to demonstrate the effectiveness of its resilience programs in achieving the plan's objectives.

Arlin led the effort to develop a comprehensive memorandum detailing all metrics AEP Texas is responsible for reporting. The document identified required data sets, data owners, metric objectives, and detailed calculation methods, establishing a centralized, repeatable process for compiling and reporting resilience performance. The resulting framework enables AEP Texas to efficiently evaluate program outcomes following qualifying events and to prepare annual reports that clearly communicate measurable progress toward improved system resilience.

Overhead to Underground Conversion Study / Austin Energy

Texas / 2024–2025

Arlin served as project director for a comprehensive study evaluating the long-term feasibility of converting Austin Energy's overhead distribution system to underground construction. The initiative assessed the unique engineering, environmental, and logistical challenges of large-scale undergrounding within Austin's predominantly urban and suburban service territory.

The study analyzed the cost and constructability implications of undergrounding, accounting for factors such as easement acquisition, local wildlife habitat impacts, rocky subsoils, critical tree root zones, and the complexity of engineering design within densely developed areas. The resulting analysis estimated that full system undergrounding would exceed \$50 billion and provided a business case framework to guide strategic prioritization. Ultimately, the study recommended a targeted approach, focusing on selective undergrounding projects that address specific resilience, reliability, or community needs rather than pursuing a systemwide conversion.

Long-Term Infrastructure Improvement Plan (LTIIIP) / FirstEnergy

Pennsylvania / 2024

Arlin served as project director for the development of FirstEnergy's Long-Term Infrastructure Improvement Plan (LTIIIP) for its Pennsylvania operating companies. Building upon the modeling framework, processes, and analytics established through the Unencumbered Distribution Capital Plan, the project adapted those tools to meet Pennsylvania's specific regulatory and programmatic requirements.

The analysis reconfigured the capital programs from the broader unencumbered plan to align with prior LTIIIP filings, including circuit improvements, pole replacements, circuit rehabilitation, substation asset replacements, distribution automation, and low-voltage conversion initiatives. The model produced business cases and quantified reliability benefits for a five-year portfolio of projects, providing FirstEnergy with a data-driven foundation for scheduling and inclusion within its regulatory filing.

Unencumbered Distribution Capital Plan / FirstEnergy Ohio, Pennsylvania, Maryland, West Virginia, and New Jersey / 2024

Arlin served as project director for the development of an unencumbered distribution capital plan for FirstEnergy, which operates ten utility companies across five states. The objective of the initiative was to plan for gradually increasing levels of capital investment across the entire distribution system over a 10-year horizon, providing FirstEnergy with a long-term roadmap for proactive infrastructure renewal and capacity enhancement.

The analysis incorporated future hosting capacity needs, including projected load growth from electric vehicle adoption, conversion of 4 kV circuits and step-down areas to higher voltages, and large-scale rebuilding of overhead distribution infrastructure. The plan also examined opportunities to expand distribution automation through new circuit ties, increased sectionalization, implementation of manual FLISR capabilities, and deployment of smart fusing technologies such as TripSavers. The resulting capital plan provided a comprehensive, data-driven investment strategy designed to strengthen reliability, improve operational flexibility, and enhance system capacity for decades to come.

Hurricane Damage Analysis / Confidential Client

U.S. Gulf Coast / 2024

Arlin served as project director for a hurricane damage analysis conducted for a confidential client operating along the U.S. Gulf Coast. Following the extensive impacts of the 2020 and 2021 hurricane seasons and in the wake of regional events such as Winter Storm Uri, many utilities across Texas, Louisiana, and Florida developed long-term resilience plans to strengthen their systems against extreme weather. The client, which had already implemented a resilience plan, sought an independent evaluation to estimate the reduction in system damage that could be expected if a storm of comparable strength and path were to occur again.

Arlin led the analysis using advanced resilience modeling and system analytics to quantify the benefits of infrastructure improvements, including the replacement of aging structures with hardened assets designed to meet modern standards. The resulting study provided a data-driven estimate of future damage reduction and system performance under similar storm conditions. Results were delivered through a GIS-based visualization and an executive-level presentation summarizing key findings and strategic implications for the client's board.

Distribution Resilience Capital Plan / Entergy Texas

Texas / 2023–2024

Arlin served as project manager for the development of Entergy Texas's Distribution Resilience Capital Plan, prepared in accordance with House Bill 2555, which established a regulatory framework for utilities in Texas to propose grid-hardening and resilience investments. The plan focused on reducing long-term storm restoration costs and customer outages through strategic investments in transmission and distribution infrastructure.

The analytics evaluated a range of system hardening strategies, including targeted feeder and lateral rebuilds, replacement of aging and non-standard assets, and selective transmission structure upgrades designed to withstand extreme weather events. Using long-term projections of hurricane and severe storm activity, the study quantified the benefits of resilience-driven investments in terms of avoided restoration costs and reduced customer minutes of interruption (CMI).

Arlin led the development of the three-year capital plan, accompanying technical report, and regulatory filing materials submitted to the Public Utility Commission of Texas. The plan was approved by the Commission in 2024, establishing a structured, data-driven foundation for Entergy Texas's ongoing resilience investment strategy.

Distribution Resilience Plan / AEP Texas

Texas / 2023–2024

Arlin served as project director for the development of AEP Texas's Distribution Resilience Plan, initiated in response to House Bill 2555, which established a regulatory framework for utilities to propose grid hardening and resilience investments. The project leveraged resilience analytics previously applied in Florida and Louisiana to evaluate a range of system hardening strategies tailored to the AEP Texas distribution network.

The analysis examined feeder and lateral hardening options, undergrounding of critical highway crossings, and the benefits of a one-time, resilience-driven vegetation trimming program across the service area. Using a 50-year projection of hurricanes and other extreme weather events, the analytics quantified long-term benefits associated with reduced storm restoration costs and avoided customer minutes of interruption (CMI), monetized using the U.S. Department of Energy's ICE Calculator.

Arlin led the team in developing the comprehensive plan, accompanying report, and expert witness testimony for AEP Texas's regulatory filing with the Public Utility Commission of Texas. The team also provided technical support throughout the discovery process and other post-filing regulatory activities.

Distribution Overhead Conductor Renewal Plan / AEP Texas

Texas / 2023

Arlin served as project manager for an asset management evaluation of AEP Texas's overhead distribution infrastructure. The engagement built upon the methodology established in prior conductor renewal initiatives to identify where aging overhead assets present the highest reliability and safety risks, both currently and over the coming decades. The study evaluated the age, condition, failure criticality, and risk of overhead conductor assets across the system to support proactive capital investment planning.

The analytics effort auto-generated capital projects at the protection zone level and organized them into backbone and lateral groupings focused on replacement of non-standard, small wire sizes designated by AEP Texas as high-priority targets. These projects were integrated with the broader risk-based analysis framework to produce an optimized five-year renewal plan aimed at reducing future reactive maintenance costs, minimizing customer outages, and mitigating environmental risks. Results were delivered through a GIS-based platform, enabling AEP Texas and its partners to visualize asset data and implement the prioritized project portfolio efficiently.

Substation, Transmission, and Distribution Resilience Capital Plan / Entergy

Louisiana, Arkansas, Texas, and Mississippi / 2022–2023

Arlin served as project manager for the development of Entergy's comprehensive Resilience Capital Plan, which evaluated system hardening and risk reduction strategies across all five of Entergy's operating companies—Louisiana, New Orleans, Arkansas, Texas, and Mississippi. The initiative was undertaken in response to the significant hurricane activity and extreme weather events that have repeatedly affected the Gulf Coast region.

The project team conducted detailed analyses of substation, transmission, and distribution assets to identify resilience investments aimed at reducing storm restoration costs and customer outages. The

analytics platform evaluated more than 500,000 potential projects and alternatives, including distribution feeder and lateral hardening, substation flood mitigation, transmission structure upgrades, and undergrounding options for critical segments. The outcome was an integrated 10-year, \$15-billion resilience plan that provided Entergy with a data-driven roadmap for targeted system hardening across its service territory.

Arlin managed the preparation of the final reports and expert witness testimony supporting regulatory filings for Entergy Louisiana and Entergy New Orleans. The filings were successfully approved, establishing comprehensive resilience investment programs for both operating companies.

Full Distribution System Analysis and Capital Plan with AssetLens / Evergy

Kansas and Missouri / 2020–2021

Arlin served as project manager for an enhancement to Evergy's previous capital planning pilot study, expanding the scope to a full-system evaluation of distribution infrastructure across Kansas and Missouri. Following the success of the pilot, Evergy engaged the team to broaden the analytics and implement results within AssetLens, 1898 & Co.'s software-as-a-service platform designed to operationalize investment planning analytics and provide clients with accessible, data-driven capital planning tools.

The analysis incorporated a wider range of infrastructure assets, including civil structures such as manholes, vaults, handholes, and underground network cables, as well as transformers, protectors, and other components supporting Evergy's four downtown networks. Arlin oversaw the integration of ongoing ("in-flight") projects to ensure they remained unaffected during the updated optimization of systemwide capital investment. The effort culminated in a refreshed five-year capital plan encompassing the entire distribution system, providing Evergy with a comprehensive, risk-informed roadmap to guide future asset renewal and investment decisions.

Distribution Overhead and Underground Conductor Renewal Plan / AEP Ohio

Ohio / 2020

Arlin served as project manager for an asset management evaluation of AEP Ohio's distribution infrastructure. The initiative aimed to identify where aging conductor assets present elevated reliability and safety risks across the service territory, both currently and over the next several decades. The project encompassed thousands of miles of overhead and underground conductor and assessed asset age, condition, failure criticality, and system risk.

Arlin led the team's analytics effort to auto-generate capital projects at the protection zone level, including conceptual scopes and cost estimates. The resulting analysis produced a five-year proactive renewal plan designed to reduce future reactive maintenance costs, minimize customer outages, and mitigate environmental risks. The plan was delivered through a GIS-based platform, enabling AEP Ohio and its partners to visualize updated asset data and access the optimized project portfolio for implementation and ongoing planning.

Transmission Structure Asset Management Plan / Confidential Client

U.S. West / 2019 - 2020

Project manager for a transmission structure asset management plan for a confidential client. The client is currently undergoing wood to steel conversion of its transmission structures in areas where wildfire threats are high. Arlin is leading the effort that uses AssetLens to provide a communicable picture of age, condition, criticality, and risk for all of its transmission structures. The project team combined various data sources, including GIS, structure inspections, transmission planning contingencies, and other information to produce a holistic picture of risk that the client has access to via the web application.

Fiber Installation Resilience Business Case / Confidential Client

U.S. West / 2019 - 2020

Project manager for a resiliency study for a confidential client seeking to evaluate a unique, limited window opportunity. A nearby entity is offering to engage in a fiber access swap where the client would build approximately 100 miles of fiber and give access to the nearby entity, which, in turn, would provide 6 times the amount of geographic coverage back to the client (600 miles). This would allow the client to save nearly \$1M every year in current fiber lease contract costs. Arlin led the team responsible for evaluating the economic and strategic viability to the client.

Storm Protection Plan Resilience Assessment / Tampa Electric Company

Florida / 2020-Current

Project manager for supporting the development of TEC's 10-year Storm Protection Plan for its transmission and distribution system in accordance with Florida Statute 366.96. Arlin oversaw configuration of 1898 & Co.'s Storm Resilience Model to develop and prioritize projects on a cost benefit perspective. The model employed data-driven analyses and robust algorithms to calculate the resilience benefit of over 20,000 storm hardening projects in terms of the range of reduced restoration costs and customer minutes interrupted (CMI). The Storm Resilience Model postulates nearly 100 storm events and estimates which parts of the system will fail in each storm event. The model evaluates each project before and after hardening, and further utilizes Stochastic Modeling to simulate storm events and calculate resilience benefits. Finally, the model performs budget optimization to identify ideal investment levels and prioritize projects. Tampa Electric Company filed its plan for over \$1.5 billion on early April 2020 and received approval in early 2021.

Distribution Asset Risk Model and Project Identification / Evergy

Missouri / 2019 - 2020

Project manager for an asset risk assessment and capital plan for Evergy's distribution Missouri assets. The capital plan was focused on identifying and justifying overhead reconductor projects that also captured poles in poor condition. Projects were developed at the protection zone level to appropriately gauge the direct impact to customers interrupted and duration in minutes. The study leveraged the AssetLens solution and Evergy is using the web application to communicate projects to its service centers and project justifications. The team developed a 3-year capital plan with over 1,000 projects in just 3 months.

Ice Storm Resiliency Study / East River Power Electric Cooperative, Inc.

South Dakota / 2019

Project manager for a resiliency study for East River Power Electric Cooperative, Inc. in South Dakota. Over the last 15 years, four ice storms (2005, 2010, 2016, and 2019) have caused cascading outages along a 69 kV tap that feeds a substation, despite the tap being rebuilt to higher standards in 2014. Our team and East River investigated improvements that could be made to the system to minimize extended outages experienced from severe ice storms. Potential projects included:

- Rebuilding the tap to higher standards or undergrounding
- Building new tie lines from nearby sources
- Building new distribution tie ins from nearby systems
- Installing local emergency diesel generation
- Reinforcing the tap with value engineering

We evaluated the potential projects using a resiliency approach that considers risk-weighted net present value. The resiliency model used Monte Carlo analysis to simulate a range of ice storm frequency and severity to examine the cost of operating the status quo and alternatives over 40 years, including the O&M of any new solutions and repair costs associated with failures. East River is moving forward with the study's recommendations and has incorporated some of the project's cost into its upcoming budget cycle.

Underground Structure Flooding Risk Prioritization / Confidential Client

North America / 2019

Project lead for performing a risk-based prioritization of underground facilities at an air force base in North America. The client has been experiencing failures of splices and T-bodies in its manholes on the air force base, especially following heavy rain and flooding events where the manholes fill up with water. These failures have led to significant outages of buildings on the base and subsequently sending thousands of troops off the base, multiple times in early 2019, which is unacceptable. Arlin led the asset risk model effort that evaluated likelihood of splice failures and consequence of failure for underground assets and as well as likelihood and consequence for overhead assets (wood poles). The risk model effort recommended and prioritized replacements. Arlin's team coordinated with the distribution grid modernization team, which evaluated configuration changes, such as movement of circuits into other manholes to reduce consequence of multiple lines going out in the event of a catastrophic failure. The two teams developed a combined plan aimed at reducing risk holistically, using multiple project strategies. The client approved the plan and is moving forward immediately.

ISO 55001 Certification Assessment / New York Power Authority

New York / 2019-Present

Project manager for performing an assessment of NYPA's asset management systems for ISO 55001 certification. Our team is the prime and the subconsultant conducted the audit using its endorsed assessors. The team conducted a pre-certification audit, a week-long audit at NYPA headquarters involving interviews with personnel from several functions and a review of documentation to assess their readiness for a final audit. The final certification audit was conducted at several sites around the state of New York to evaluate how well NYPA has embraced and

implemented ISO 55001 at all levels of the organization. NYPA was awarded certification in September 2019 by the Institute of Asset Management. Our team and its subconsultant will return for two follow-up surveillance audits in 2020 and 2021.

Long Term Electric Transmission and Distribution Capital Plan / Indianapolis Power & Light

Indiana / 2018-Present

Project advisor for development of a long-term capital plan for the IPL's electric transmission and distribution infrastructure based on Indiana's Senate Bill 560. The project identifies assets by their consequence and likelihood of failure (risk) and develops long-term capital expenditure requirements to manage the risk over time. Arlin is providing strategic project guidance, and advice to the team based on his extensive experience with asset-level risk models inside Indiana and across the country.

Long Term Electric Transmission and Distribution Capital Plan Annual Update / Vectren Indiana

Indiana / 2018-Present

Project manager for assisting Vectren with updating its annual TDSIC reporting requirements. The risk model annual update involves collecting data from TDSIC-approved work orders, including actual costs and timing of replacements, merging the data with other system changes, such as assets that were TDSIC-approved, but removed/replaced for other reasons, and producing results showing actual performance against projections from the originally approved TDSIC filing.

PRIOR EXPERIENCE

Transmission Seismic Resiliency Study / Pacific Gas & Electric

California / 2016-2018

Project manager for a resilience study on three underground transmission cables in downtown San Francisco. PG&E has identified these cables as having a high likelihood of failure during a major seismic event and has asked for a resiliency methodology to conduct a cost-benefit analysis of several alternatives, including retrofitting the existing lines and building new ones that mitigate the risk of power outages during an earthquake. Arlin was the project manager for the resiliency analysis and coordinated input from subject matter experts from PG&E, transmission planning and engineering, and PG&E's geotechnical subconsultants. PG&E is expected to conduct a detailed feasibility analysis once the recommended alternative is approved. PG&E is applying the methodology for future seismic cost-benefit risk analyses.

Long Term Electric Distribution Capital Plan Filing / Public Service Electric and Gas (PSEG)

New Jersey / 2017

Project manager for updating PSEG's electric asset risk model to incorporate the latest depreciation study. The depreciation curves in the study were used to update the likelihood of failure component for the asset risk model. Arlin was responsible for directing the update effort and collating the results for inclusion in PSEG's regulatory filing. Arlin supported PSEG throughout the filing effort by writing testimony,

preparing exhibits, and providing QA for other witnesses and petition documents. PSE&G filed their petition for cost recovery in early 2018 and is awaiting decision from the commission.

Long Term Electric Transmission and Distribution Capital Plan / Vectren Indiana

Indiana / 2015-2017

Project manager for development of a long-term capital plan for the client's electric transmission and distribution (T&D) infrastructure based on Indiana's Senate Bill 560. The risk model identified assets with a high consequence of failure and a high likelihood of failure in the coming years. These high-risk assets were prioritized into a capital plan that was approved by the Indiana Utility Regulatory Commission to get cost recovery for this aging infrastructure. Arlin supported Vectren throughout the regulatory process and responded to discovery and interrogatory requests.

Long Term Electric Transmission and Distribution Capital Plan / Duke Indiana

Indiana / 2014-2017

Subject matter expert for development of a risk-based electric T&D capital plan that included Duke's long-term electric transmission and distribution (T&D) investments as part of their Transmission, Distribution, and Storage system Improvement Charge (TDSIC) filing. This work provided evidence of how Duke's investments in its system provided risk reduction benefits and focused spending on high risk assets. Arlin assisted with development of capital plan profiles and resulting risk reduction solutions which were key to showing the value of the 7-year capital plan. Duke Indiana's TDSIC filing was approved 29 June 2016 for \$1.4 billion (originally asked for \$1.6 billion) showing a ~31% risk reduction.

Project manager for supporting Duke during regular risk model updates that include incorporating new project information, removing retired assets, and updating budget forecasts. The risk model updated results support Duke's regulatory requirements for periodic TSDIC plan updates submitted for commission review.

Long Term Electric Transmission Capital Plan / Arizona Public Service Company

Arizona / 2016

Project manager an asset-level pilot electric transmission capital plan. The plan utilizes asset capital prioritization processes and tools to project long-term risk and recommend investment levels that mitigate the risk through proactive asset replacements. In this plan, we prioritized APS' transmission circuits and transmission circuit breakers. As part of the effort, Arlin also developed an asset health index and methodology for incorporating APS' transmission circuit tower condition assessments in the analysis to reflect the latest condition data for the circuits.

Regional Water System Resiliency Study / Metropolitan Water Council of Governments (MWCOC)

Washington, D.C. / 2015-2016

Project manager for the risk effort as part of a regional resiliency study for a Washington, D.C. Arlin performed a regional level study to assess the system's resiliency against events with high consequences to the water system, such as extreme weather and raw water contamination. Arlin also built the resiliency model that analyzed potential improvement initiatives based on cost-benefit analysis. The result of the project was a roadmap of initiatives for the region to implement over the next several years to increase the ability to withstand extreme events. The study methodology and the model are still being used by utilities in the region as a way of evaluating projects and their abilities to add incremental resiliency to the region.

Long Term Electric Transmission and Distribution Capital Plan / Northern Indiana Public Service Company (NIPSCO)

Indiana / 2013-2016

Subject matter expert for development of a risk-based electric T&D capital plan for NIPSCO's electric T&D infrastructure investment as part of their Transmission, Distribution, and Storage system Improvement Charge filing (TDSIC). A system risk model was developed to analyze and score asset risk across the T&D system for NIPSCO. The model highlighted the risk reduction benefits achieved through NIPSCO's long-term asset replacement program, which is focused on addressing high-risk assets that are nearing the end of their useful life. Arlin played a significant role in development of a system risk model that analyzed and scored asset risk across the T&D system for NIPSCO. NIPSCO's TDSIC filing was approved 12 July 2016 for \$1.25 billion (originally asked for \$1.33 billion) showing a ~30% risk reduction.

Task lead for enhancing NIPSCO's risk model to include an asset health index (AHI) assessment. The addition of AHI to the risk model involved enhancing NIPSCO's model to incorporate asset testing and visual inspection asset data collected by O&M staff. Arlin updated the data attributes and fields for the handheld devices used by O&M staff. He also coded the AHI algorithms directly into NIPSCO's Cascade software to produce AHI results for use in the risk model.

Deep Tunnel Sewerage System (DTSS) Phase 2 Resiliency Assessment / Singapore Public Utilities Board (PUB)

Singapore / 2014-2015

Resiliency and risk modeler for an alternatives resiliency assessment of several deep tunnel sewerage systems alternatives for Singapore PUB. Arlin managed and operated a risk model that evaluated the resiliency of several tunneling alternatives including total risk weighted level of service and cost over the assets life cycle. The assessment identified several key risks impacting each alternative and quantified the likelihood and the level of service and cost impacts of each risk. Employing Monte Carlo simulation, the risk cost and discount to level of service scores were calculated to develop a range of potential benefit cost ratios for each alternative. Singapore PUB utilized the process and results to identify a preferred alternative and move forward with key design decisions. The effort allowed Singapore PUB to feel confident that a single tunnel alternative provided sufficient reliability such that a dual

tunnel option was not needed, thereby avoiding approximately \$800 million in capital costs.

Long Term Electric Transmission and Distribution Capital Plan/ Duquesne Light Company

Pennsylvania / 2014-2015

Project manager for development of an electric transmission and distribution capital plan. Duquesne Light has an aging electric infrastructure we were asked to develop a model and a prioritization list to assist in capital planning. The model evaluated over 20 different asset classes, prioritized them by risk, and also provided budgetary level estimates. This project helped Duquesne prioritize their capital spending to address their highest risk assets on the system. The result was seen favorably by Duquesne's board as a business case tool and allowed the asset management team to get several million dollars in projects approved that had been on hold for several years. The risk model was also used to support a successful regulatory filing for aging distribution system assets known as a Long-Term Infrastructure Improvement Plan (LTIP) that Arlin also managed.

Long Term Electric Distribution Capital Plan / United Illuminating Company

Connecticut / 2014-2015

Lead analyst responsible for developing an electric distribution capital prioritization plan for the United Illuminating Company. As part of the project, we focused on aging assets at distribution voltage levels at or below 100kV. We developed deterioration curves based on failure and asset condition data specific to UI. The model contained over 160,000 assets and was used to develop a 10-year capital plan recommending over \$250 million in capital replacements of high-risk assets for a 12 percent reduction in system risk over the same period.

Capital Prioritization Pilot Project / Salt River Project (SRP)

Arizona / 2013-2014

Analyst for a pilot study for SRP to prioritize and optimize several electrical generation, transmission, and distribution planned investments. Allowed SRP management the opportunity to further develop and improve upon their current budget processes and to consider adopting the solution enterprise-wide. Arlin was responsible for operating the Monte Carlo model that incorporated the financial, quantitative data with qualitative criteria to develop a recommended implementation plan.

Financial Modeling for Water Delivery Project / Arkansas Valley Conduit

Colorado / 2016-2017

Project manager for development of a complex financial model for a client that is looking to fund a treated water delivery pipeline capable of improving the water quality for over 30 communities. Arlin was the project manager for this effort responsible for building and enhancing the model's capabilities to support increasingly complex funding scenarios. The client is seeking funding through federal grants/loans with the Bureau of Reclamation, bank financing, and the project

participants to support the capital and O&M requirements for the project's construction and operation. The model is being used to propose several financing combinations and construction timelines to support the process of drafting legislation that will support the project's funding goals.

Power Plant Outage Cost Tracking / Confidential Client

Eastern U.S. / 2014-2015

Subject matter expert for outage cost tracking. The project was oversight of a 3-month, major coal plant outage in Spring 2015. The tasks include scheduling the outage tasks, managing the vendor bid process, overseeing the outage work progress, and developing a system to track actual costs on a daily basis. Arlin developed the daily cost tracking system that automatically collects vendor timesheet data, compiles it for client approval, and delivers a daily cost report to the outage team for near real-time outage cost management. The project, of which Arlin was an integral part, resulted in the first on-time, on-budget outage experienced by the power plant since commercial operation.

FY2017 Executive Asset Management Plan Alternatives Evaluation / Washington Suburban Sanitation Commission (WSSC)

Laurel, Maryland / 2015

Lead analyst for an alternatives evaluation to support WSSC in the development of their 2017 Enterprise Asset Management Plan Business Case. Effort included developing forecasted 30-year capital plans optimizing on level of service, risk and cost. WSSC utilized the results of the evaluation to develop long term forecasts of capital improvements for communication to decision makers.

Research Study on Energy Balance Opportunities / Water Environment Research Foundation (WERF)

Virginia / 2013

Arlin participated in part of a WERF research study on energy-neutral recovery (wastewater) facilities. He assisted in development of a triple bottom line analysis of different biosolids management scenarios and related energy recovery technologies. The analysis considered economic and financial criteria to arrive at the best design solution from a cost-benefit standpoint.

Integrated Resource Plan / Golden Valley Electric Authority (GVEA)

Alaska / 2012

Project analyst for an integrated resource planning study for GVEA that evaluated several self-builds, power purchase, demand-side and renewable capacity options in order to determine the least-cost plan for the utility. The project involved a conditions assessment and retirement analysis of existing units, a detailed production costing model of the GVEA system, evaluation of power purchase alternatives and fuel price forecasting. Results were presented to the GVEA Capacity Expansion Committee and the GVEA Board. Arlin was responsible for the analysis and operation of the PROMOD and Strategist production cost models.

Southeast Alaska Integrated Resource Plan / Alaska Energy Authority

Alaska / 2011

Project analyst for the Alaska Energy Authority's (AEA) Southeast Alaska Integrated Resource Plan. The project involved developing a recommended action plan for the region to reduce dependence on fuel oil and interconnect various isolated communities where economically feasible. The project included characterization of unconventional alternatives evaluated in the study such as biomass, wave energy conversion, tidal, wind and geothermal. Arlin also operated the optimum generation expansion planning production cost model, STRATEGIST, developed by Ventyx, to perform a 50-year evaluation of all of the generating alternatives available to the region. The program's output is an economic ranking of the least-cost expansion plans based on the cumulative present worth costs of the plans.

Energy Market Perspective / Black & Veatch

Kansas City / 2010-2011

Project analyst for Black & Veatch's Energy Market Perspective. The project used an integrated market modeling approach to develop price forecasts for energy and natural gas prices. As part of the modeling team, Arlin developed forecasts for CO2 taxes, energy demand and peak demand, generation retirements, generation expansion, renewables buildout, and transmission expansion. Using these forecasts, the integrated market model uses an interactive process of a production cost model for electric prices and a fundamental market model for natural gas prices. Arlin's responsibilities included developing forecasts, running and evaluating the production cost model for several regions in the United States, and drawing conclusions for the regions. The main forecasts developed included energy and peak demand, generation retirements and generation expansion.

Solar and Wind Integration Study / Black Hills Colorado Electric

Colorado / 2010

Project analyst for a solar and wind integration study to estimate the feasibility and cost impact of integrating various levels of renewable energy into the system. The study concluded that it should be technically feasible to integrate up to 20 percent renewable resources, but there would be an added system cost. Arlin was responsible for the production cost modeling analysis that evaluated the different integration scenarios.

Railbelt Integrated Resource Plan / Alaska Energy Authority

Alaska / 2009-2010

Project analyst for the production cost modeling analysis, load forecasting, and various report sections, for the AEA's Railbelt Integrated Resource Plan (RIRP). The RIRP was developed for the six interconnected utilities of the Alaska Railbelt consisting of Anchorage Municipal Power & Light, Chugach Electric Association, city of Seward Electric System, GVEA, Homer Electric Association, and Matanuska Electric Association. The RIRP was conducted with all six interconnected utilities considered as one integrated utility. The RIRP evaluated numerous conventional alternatives including simple-cycle combustion turbine plants, combined-cycle units, and pulverized coal units. Renewable energy alternatives considered included large and small hydroelectric, wind,

geothermal, municipal solid waste, and tidal. Combined heat and power and small modular nuclear units were also considered. The supply-side alternatives were fully integrated with an evaluation of cost-effective demand-side management/energy efficiency programs. Extensive transmission system analysis was also conducted as part of the RIRP.

Combined Cycle Conversion Need for Power Application, Greenland Energy Center / JEA

Florida / 2008-2009

Project analyst for the filing of the Greenland Energy Center Need for Power Application (NFP). The NFP provides a determination of the most cost-effective capacity addition to satisfy forecasted capacity requirements for the utility participating in the project. The analysis considered self-build and purchase-power alternatives, including renewable energy technologies and demand-side management. Arlin was responsible for production costing and economic analysis using Ventyx's STRATEGIST optimal generation expansion and production costing program. His work also included responding to interrogatories and production of document requests from the Florida Public Service Commission (FPSC) throughout discovery and other regulatory procedures.

Alaska Railbelt Electrical Grid Authority / Alaska Energy Authority

Alaska / 2008

Project analyst responsible for various report deliverable sections discussing the modeling assumptions and results in determining a least-cost formation option of a proposed regional generation and transmission entity called the Railbelt Electrical Grid Authority (REGA), whose purpose is to manage and dispatch electric power on the REGA grid. Arlin gathered and analyzed data submitted by the six utilities involved and developed input assumptions, such as generator characteristics, transmission limits, losses, economic interchange hurdle rates, discount rates, fuel prices, etc., for Ventyx's STRATEGIST optimal generation expansion and production costing program. The modeling effort included the setup of six individual utility systems with multiple interconnected transmission links with different transfer limits, losses, and constraints. Optimal expansion planning and production costing simulations were evaluated under different planning and dispatch assumptions, such as joint versus individual utility resource planning, to meet firm capacity requirements and joint versus utility economic dispatching of generation facilities.

Cane Island 4 Need for Power Application / Florida Municipal Power Agency

Florida / 2007-2008

Project analyst for development of the Cane Island 4 Need for Power Application (NFP). His work included the development of fuel price and emission allowance price forecasts specific to the Florida region using prices published by the United States Environmental Protection Agency. Arlin was responsible for the report deliverable sections, which discussed the methodology behind the development of the forecasts. He also worked with a project team to evaluate more than 100 DSM measures to be used in evaluating the cost effectiveness of a potential DSM program. The NFP provided a determination of the most cost-effective capacity addition to satisfy forecasted capacity requirements for the utility participating in the project. The analysis considered self-build and purchase-power alternatives, including renewable energy

technologies and demand-side management. The Florida Public Service Commission approved the Cane Island 4 NFP in August 2008.

Conservation Plan Docket / Florida Public Utilities Company (FPUC)

Florida / 2010-2011

Project analyst for the Conservation Plan Docket before the Florida Public Service Commission (FPSC). Every five years the FPSC requires Conservation Plans to be filed containing conservation programs to meet the conservation goals set by the FPSC. Arlin assisted FPUC in the development of its plan by developing conservation programs including the program descriptions, program costs, program demand and energy savings, and program penetration levels. Arlin was responsible for running the Florida Integrated Resource Evaluator (FIRE) Model that calculates the net benefits of various DSM programs. Arlin also provided assistance after the Conservation Plan was filed to answer FPSC staff information requests. Arlin further assisted FPUC in filing its Annual Conservation Report, which summarizes the year's DSM activities with respect to the FPSC approved goals.

Independent Engineering Report / Confidential Client

2010

Project analyst for a confidential client to develop an independent engineering report for their unregulated assets. The report provided a condition assessment of 44 units consisting of coal, combined-cycle, simple-cycle and cogeneration units. The report also contained a financial evaluation which estimated the 20-year revenue from the portfolio and the 20-year operating and capital addition costs. Arlin was responsible for developing the multi-step financial model that integrated input from various team members that included production cost modeling output, fixed operations and maintenance calculations, capital expenditures and depreciation forecasts, capacity and ancillary market revenue forecasts, and corporate-level expense forecasts.

Portfolio Technical Due Diligence / Confidential Client

2010

Project analyst for independent engineering services for a confidential client in support of their bid for an equity position in various Tenaska simple-cycle and combined-cycle facilities in Alabama, Georgia, Virginia, Texas and Oklahoma. The portfolio included 4,780 megawatts of power generation using GE 7FA combustion turbine technology. Arlin was responsible for developing the financial model used to estimate the value of the portfolio.

Combined Cycle Technical Due Diligence / Competitive Power Ventures

Connecticut / 2010

Project analyst for independent engineering services for Competitive Power Ventures in support of the sale of the Milford Power Plant. We provided an independent engineer's report, which included a review of the plant site, facility, environmental compliance and existing operational agreements. Arlin was responsible for developing the financial pro forma used in estimating the value of the plant to the Earnings Before Interest, Taxes and Depreciation and Amortization level.

Fair Market Valuation / Confidential Client

Western U.S. / 2010

Project analyst for assistance in the development of a fair market valuation for the portion of the power plant that the confidential client did not own but was considering purchasing. Arlin developed each of the three valuation approaches utilized in the study—the market approach, the cost approach, and the discounted cash flow approach.

Meter Relocation / Baltimore Gas & Electric

Maryland / 2016-2018

Solution architect responsible for implementing a mobile forms-based system to QA meter relocation work performed by contractors for Baltimore Gas & Electric. Arlin was responsible for development of the layout for the mobile forms, data requirements, and business rules required for data validation. He was responsible for deploying the system, updating the forms, and implementing the method of extracting form data and sending to the project teams.

Solar Site Condition Assessments / Live Oak Bank

Northeast / 2016-2018

Solution architect responsible for implementing a mobile forms-based system for project teams to use for conducting over 200 condition site assessments for solar sites. Arlin and the project team developed an integrated process for storing pictures for the solar site components, scoring their condition, capturing notes, and automatically building a condition assessment report with the data and pictures. Arlin was responsible for development of the layout for the mobile forms, data requirements, and business rules required for data validation. He was responsible for deploying the system, updating the forms, and implementing the method of extracting form data and sending to the project teams.



PHASE 2 RESILIENCE PLAN AND BENEFITS REPORT

ENTERGY NEW ORLEANS, LLC

December 5, 2025

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ABBREVIATIONS

<u>Abbreviation</u>	<u>Term/Phrase/Name</u>
ANL	Argonne National Laboratory
BCR	Benefit Cost Ratio
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
C&I	Commercial & Industrial
CMI	Customer Minutes Interrupted
DOE	Department of Energy
EIM	Event Impact Model
Entergy New Orleans	Entergy New Orleans, LLC
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
ICE	Interruption Cost Estimate
IEEE	Institute of Electrical and Electronics Engineers
LA	Louisiana
LOF	Likelihood of Failure
MED	Major Event Day
NARUC	National Association of Regulatory Utility Commissioners
NIAC	National Infrastructure Advisory Council
NOAA	National Oceanic and Atmospheric Administration
OH	Overhead
OMS	Outage Management System
PNNL	Pacific Northwest National Laboratory
POF	Probability of Failure
PV	Present Value
ROW	Right-of-Way
SLOSH	Sea, Land, and Overland Surges from Hurricanes
T&D	Transmission and Distribution
TD	Tropical Depression
TS	Tropical Storm

1.0 Executive Summary

1898 & Co., the advisory and technology consulting arm of Burns & McDonnell, was engaged on behalf of Entergy New Orleans, LLC (“Entergy New Orleans” or the “Company”) to assist with the development of Phase 2 (“Phase 2”) of Entergy New Orleans’ Resilience Plan to invest in storm resilience for the period 2027-2031. In collaboration, Entergy New Orleans and 1898 & Co. utilized a resilience-based planning approach to identify and prioritize investments in the Company’s transmission and distribution (T&D) system utilizing its Resilience Event Simulation Model (“Resilience Model”), previously referred to as the Storm Resilience Model.¹ The Resilience Model evaluates each hardening zone’s ability to reduce the magnitude and/or duration of disruptive storm events. The term “hardening zone” refers to a collection of assets grouped by 1898 & Co.’s Resilience Model for potential hardening. A “project” is one or more hardening zones grouped together by Entergy New Orleans based on execution, operational, or other requirements. Key objectives for the Resilience Model include:

1. Calculating the customer benefit of hardening zones through reduced utility restoration costs and impacts to customers;
2. Prioritizing hardening zones with the highest resilience benefit per dollar invested into the system; and
3. Providing insights on various investment funding levels and execution constraints and their relationship to customer benefits.

The Resilience Model employs a data-driven decision-making methodology utilizing robust and sophisticated algorithms to calculate the resilience benefit of hardening zones in terms of the range of reduced restoration costs and Customer Minutes Interrupted (CMI). The hardening zones provide resilience benefit from several perspectives. Some of the hardening zones help avoid storm-based outages, and others decrease the duration of storm-related outages. This report shows only the reduction in CMI, which accounts for both types of benefits. However, there is a strong relationship between reduction in CMI and reduction in Customers Interrupted (CI).

¹ 1898 & Co. has enhanced its Storm Resilience Model to handle additional resilience events beyond storms and hurricanes, rebranded it as the Resilience Event Simulation Model, and integrated it into a larger set of models called the “Integrated Resilience & Risk Investment Model.”

Resilience-based prioritization facilitates the identification of hardening zones that provide the most benefit to customers. Prioritizing and optimizing investments in the system helps provide confidence that the overall investment level is appropriate and that customers will get the most value for the level of investment.

This report outlines hardening zone prioritization and benefits calculations for the following Entergy New Orleans storm hardening programs:

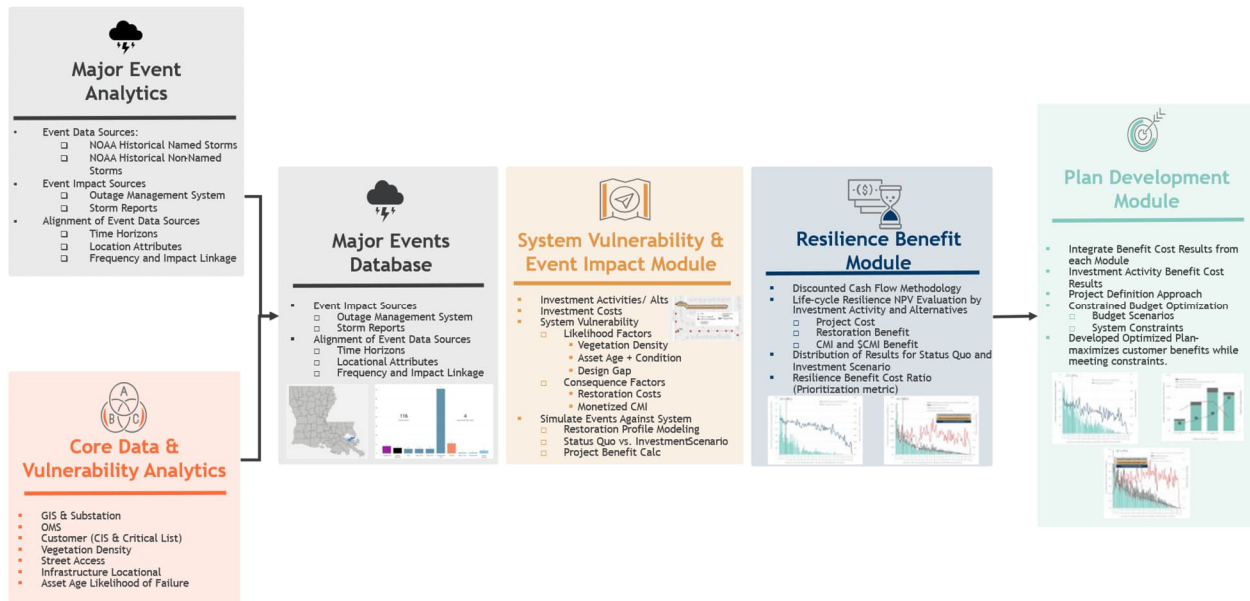
- Distribution Feeder Hardening (Rebuild)
- Distribution Feeder Undergrounding
- Lateral Hardening (Rebuild)
- Transmission Rebuild
- Substation Storm Surge Mitigation

1.1 Resilience Based Planning Approach

Figure 1-1 provides an overview of the Resilience Model. The model employs a resilience-based planning approach to calculate the benefits of reducing storm restoration costs and CMI. Each of the different components are reviewed in further detail in Sections 2.0 through 7.0.

The Major Events Database contains storm probability distributions, and the range of impacts for 45 different storm types. The 45 different storm types are based on the range of storm categories, storm distance from the infrastructure, and the side of the storm impacting the infrastructure. The database includes probabilities and impacts for all 45 different storm types for Orleans Parish.

Figure 1-1: Resilience Model



Each storm type for Orleans Parish is then modeled within the System Vulnerability & Event Impact Module (“EIM”) to identify which parts of the system are most likely to fail in the event of each type of storm. The Likelihood of Failure (LOF) is based on the vegetation density around each conductor asset, the gap in the current wind loading of the asset versus the applicable hardened wind loading standard, and the age of the asset base. The Resilience Model is comprehensive in that it evaluates nearly all of Entergy New Orleans’ T&D system. Table 1-1 provides an overview of the potential hardening zone options for each of the programs.

Table 1-1: Potential Hardening Zone Options Evaluated for Phase 2²

Program	Hardening Zone Count
Distribution Feeder Hardening (Rebuild)	829
Distribution Feeder Undergrounding	1
Lateral Hardening (Rebuild)	3,370
Transmission Rebuild	9
Substation Storm Surge Mitigation	5
Total	4,214

² 4,213 unique hardening zones were modeled. There is 1 distribution feeder hardening zone that also has an undergrounding alternative that was modeled, bringing the total hardening zone options evaluated to 2,414.

The EIM also estimates the restoration costs and CMI for each of the hardening zones in Table 1-1 above for each storm type. Assets are typically organized from a customer impact perspective (see Section 2.2). Finally, the EIM calculates the benefit in decreased restoration costs and CMI if a hardening zone is hardened per Entergy New Orleans' design standards. The CMI benefit is monetized using the United States Department of Energy's (DOE) Interruption Cost Estimate (ICE) calculator for hardening zone prioritization purposes.

The Resilience Benefit Module utilizes stochastic modeling, also known as a Monte Carlo simulation, to select a storm probability for each of the 45 storm types for Orleans Parish for 1,000 iterations. This produces 1,000 different future storm worlds and the expected range of benefit values depending on the different probabilities and impact ranges to the Entergy New Orleans system. The probability of each storm scenario is multiplied by the benefits calculated for each hardening zone from the EIM to provide a resilience-weighted benefit for each hardening zone in dollars.

The Plan Development Module prioritizes the hardening zones based on the highest resilience benefit cost ratio factoring in execution constraints.

The model prioritizes each hardening zone based on the sum of the restoration cost benefit and monetized CMI benefit divided by the hardening zone cost. This is done for the range of potential benefit values to create the Resilience Benefit Cost Ratio. The model also incorporates technical and operational constraints in scheduling the hardening zones applicable to Entergy New Orleans and its service area, such as contractor capacity, logistics, and materials limits. Using the Resilience Benefit Module and the Plan Development Module, the Resilience Model calculates the net benefit in terms of reduced restoration costs and CMI for the Phase 2 Resilience Plan.

1.2 Key Updates to Entergy New Orleans' Model from the 2023 Phase 1 Resilience Plan

The following are the key updates from Entergy New Orleans' Phase 1 Resilience Plan filed in 2023, converting to this Phase 2 Resilience Plan:

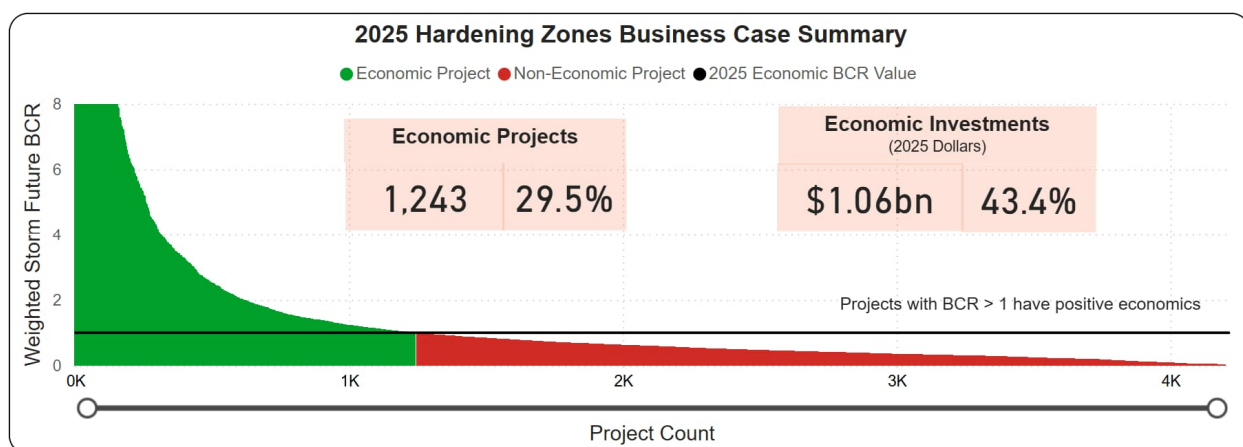
- Entergy New Orleans System Data and Attributes - GIS (new assets, updated ages, pole classes, locations, etc.), customer information/counts/types
- Weather and Outage History - Hurricanes Francine and Beryl, including paths, strengths, outages, and costs and additional outage management system data from 2023 and 2024

- Module Configurations - Updated hardening zone cost buildup, hardening zone cost data, asset grouping to hardening zones, evaluation of overhead to underground alternatives, ICE calculator adjustments
- Module Enhancements - Increased granularity from 50 x 50-mile system sections to parish-level analysis and increased granularity of non-hurricane weather analysis

1.3 Resilience Business Case Results

Figure 1-2 shows the results of the Resilience Benefit Cost Ratio for all potential hardening zones across the Entergy New Orleans service territory. The figure shows approximately 4,200 potential hardening zones were modeled.³ It should be noted that the evaluation considered both overhead hardening and express feeder undergrounding, where applicable, but, for simplicity, the chart only shows rebuild options. The figure shows that approximately 30 percent of the 4,213 hardening zones (by hardening zone count) have a Resilience Benefit Cost Ratio greater than 1. The figure also shows that approximately \$1.06 billion of investment has a Resilience Benefit Cost Ratio greater than 1. This is equivalent to 43 percent of the total hardening investments across all potential hardening zones.

Figure 1-2: Hardening Zone Resilience Benefit Cost Ratio Summary



1.4 Conclusions

The following include the conclusions of the Phase 2 Resilience Plan:

- There is opportunity for additional resilience investment in the New Orleans system. The resilience business case modeled over 4,200 hardening zones, with approximately 30 percent having a positive business case. There is approximately \$1.06 billion of positive BCR investment across the Company's system.

³ See *supra*, note 2.

- An overall investment level of \$400 million is technically achievable over the time horizon. This investment plan provides significant benefits for customers, is reasonable, and provides customers with optimal benefits given execution constraints. This investment level is reasonably expected to:
 - o Decrease storm restoration cost by approximately \$83 million over the 50-year time horizon.
 - o Decrease total number of CMI by 3.4 billion minutes over the 50-year time horizon.
 - o Reduce overall monetized customer outages by over \$1.3 billion over the 50-year time horizon.
- The \$400 million of investment (\$359 million in 2025 dollars) produces a plan level benefit cost ratio of 3.97, indicating the plan provides benefit to customers in excess of the plan costs.
- If enough of the Entergy New Orleans system is made resilient, customers will experience fewer storm outages from both direct and indirect factors. Direct benefits are realized by those customers whose infrastructure directly upstream was hardened. Indirect benefits are realized by all customers since storm restoration crews will be able to rebuild the system quicker because less infrastructure will fail.

The hardening investment benefits are conservative. Firstly, the benefits outlined above are only direct benefits of investments to specific investments in the grid and do not factor in the indirect benefits from lower overall storm restoration durations. Secondly, the investments will also provide 'blue sky' benefits from decreased outages that occur during non-major storm days. Both of these benefit streams are not factored into the evaluation within the Resilience Model.

2.0 Introduction

Hurricanes and extreme weather events have inflicted significant damage to New Orleans and the state of Louisiana in the last several years. One of the most important actions New Orleans can take to prepare for the next major storm is to continue to make the electric grid more resilient. When the grid can better withstand the impacts of storms, everyone benefits. New Orleans businesses and families save money because they can get back on their “feet” quickly. Proactive investing in the grid also allows utilities to design integrated programs to address all phases of resilience (described below) which, in turn, will reduce storm-related restoration costs and outage times. Entergy New Orleans took a step in that journey with its Phase 1 Resilience Plan that was approved in 2024⁴ and it has begun construction on those projects. This report describes the Phase 2 Resilience Plan and carries similar themes and drivers from the previous report. This document outlines the approach to:

1. Calculate the benefit of the ‘universe’ of hardening zones through reduced utility restoration costs after major storms and the decrease (in both number and duration) in storm-related customer outages.
2. Prioritize hardening zones based on which hardening zones deliver the highest resilience benefit per dollar invested into the system.

The resilience-based approach is an integrated data-driven, decision-making strategy comparing various storm resilience hardening zones and alternatives on a normalized and consistent basis. This approach takes an integrated asset management perspective, that is, a bottom-up approach starting at the asset level. Each asset is evaluated for its likelihood of failure in a storm event as well as its consequence of failure in terms of restoration cost and customer minutes interrupted. Assets are rolled up to hardening zones, and hardening zones are then rolled up to programs. Where applicable, hardening alternatives are evaluated, such as undergrounding express feed⁵ segments as opposed to rebuilding to a hardened overhead standard. For overhead rebuild hardening zones, each hardening zone includes only the assets that do not meet the hardened design standards. This allows for the identification of hardening zone scopes that harden all vulnerable components to provide the most benefit to customers and that align with Entergy New Orleans’ design standards.

⁴ Docket: UD-21-03. Link: <https://www.all4energy.org/docket/ud-21-03/>

⁵ Feeders at least one mile long directly serving 5 or fewer customers and/or transformers, with 5 or fewer lateral taps, serving at least 100 customers in downstream protection zones.

This report outlines hardening zone prioritization and benefit calculations for the following Entergy New Orleans storm resilience programs:

- Distribution Feeder Hardening (Rebuild)
- Distribution Feeder Undergrounding
- Lateral Hardening (Rebuild)
- Transmission Rebuild
- Substation Storm Surge Mitigation

The following sections outline the foundation and background necessary to understand the rest of this report. These sections include a review of:

- Topic of resilience
- Resilience as the hardening zone assessment approach
- Entergy New Orleans asset base evaluated for resilience measures
- Resilience-based planning approach
- Resilience Investment Business Case Results

2.1 Resilience as the Benefits Assessment

In a 2013 paper, the National Association of Regulatory Utility Commissioners (NARUC) offered its own definition of resilience in a manner that is simple and easy to understand:

Robustness and recovery characteristics of utility infrastructure operations, which avoid or minimize interruptions of service during an extraordinary and hazardous event. In other words, it's the gear, the people and the way the people operate the gear immediately before, during and after a bad day that keeps everything going and minimizes the scale and duration of any interruptions.⁶

Before that, the National Infrastructure Advisory Council (NIAC) provided a definition that is often quoted, and includes elements used in many other definitions. It states that resilience is:

⁶ Keogh, M., Cody Christina, & NARUC Grants & Research. (2013). Resilience in Regulated Utilities. In <https://pubs.naruc.org/pub/536F07E4-2354-D714-5153-7A80198A436D#:~:text=Resilience%20%2Fri%CB%88zily%C9%99ns%2F%20noun%2C%20regulatory,an%20extraordinary%20and%20hazardous%20event>. The National Association of Regulatory Utility Commissioners.

The ability to reduce the magnitude and/or duration of disruptive events. The effectiveness of a resilient infrastructure or enterprise depends upon its ability to anticipate, absorb, adapt to, and/or rapidly recover from a potentially disruptive event.⁷

The NIAC definition includes a system's ability to absorb and adapt. These important characteristics were also used by Argonne National Laboratory (ANL) in its work on state and social resilience and were incorporated into Pacific Northwest National Laboratory's (PNNL) work on the resilience impacts of transactive energy systems. The ANL approach can be used to break resilience into four phases that also align with NARUC's elegantly simple description – the difference being that ANL explicitly includes the ability of the system to recognize and mitigate potential failures before they happen. These four phases are described below.

- Prepare (Before)
The grid is running normally, but the system is preparing for potential disruptions.
- Mitigate (Before)
The grid resists and absorbs the event until, if unsuccessful, the event causes a disruption.
- Respond (During)
The grid responds to the immediate and cascading impacts of the event. The system is in a state of flux, and fixes are being made while new impacts are felt. This stage is largely reactionary (even if using prepared actions).
- Recover (After)
The state of flux is over, and the grid is stabilized at low functionality. Enough is known about the current and desired (normal) states to create and initiate a plan to restore normal operations.⁸

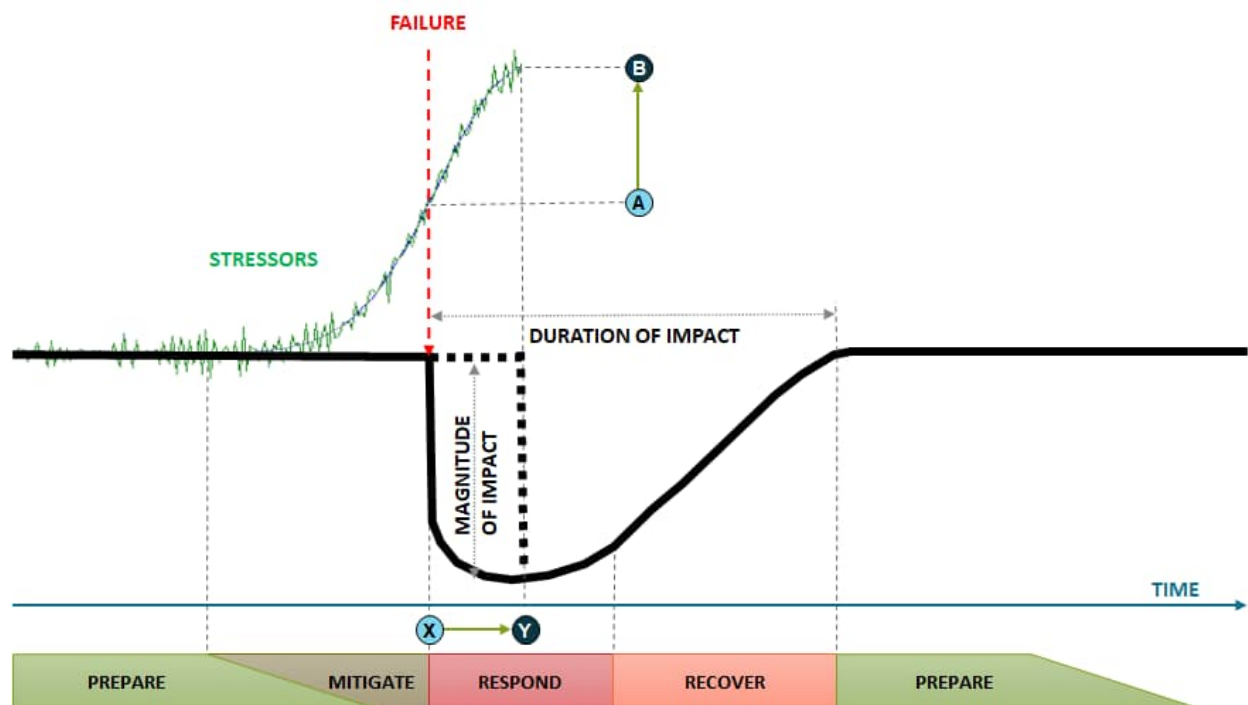
⁷ Bush Wes, Grayson Margaret, Berkeley III, A., & Thompson John. (2009). CRITICAL INFRASTRUCTURE RESILIENCE FINAL REPORT AND RECOMMENDATIONS. In <https://www.cisa.gov/sites/default/files/publications/niac-critical-infrastructure-resilience-final-report-09-08-09-508.pdf>. NATIONAL INFRASTRUCTURE ADVISORY COUNCIL.

⁸ Argonne National Laboratory. (n.d.). *Resilience Measurement Index: An Indicator of Critical Infrastructure Resilience*. <https://publications.anl.gov/anlpubs/2013/07/76797.pdf>.

This is depicted graphically in Figure 2-1 below. The green line represents an underlying issue that is stressing the grid, which increases in magnitude until it reaches a point where it impacts the operation of the grid and causes an outage. The origin of the stress may be electrical due to a failing component, or external due to storms or other events. The black line shows the status of the entire system or parts of the system (e.g., transmission circuits). The “pit” depicted after the event occurs represents the impact on a system in terms of the magnitude of impact (vertical) and the duration (horizontal). If Entergy New Orleans detects the strain on the grid caused by these stresses, then it increases the opportunity to act before a failure occurs, thus avoiding or reducing the impact of the subsequent event.

Figure 2-1 represents a conceptual view of resilience. It can be used to depict a specific transmission line or the whole transmission system or the entire grid. If the figure is used to represent a specific line, it represents the impact of the event on only that line. If the figure is used to represent the impact on the whole Entergy New Orleans system, it represents the aggregated impacts of the event (storm) and the multiple outages that may result from it. Note that whether this is a specific or overall depiction of resilience, there is no quantification of time. Time increases from left to right, but due to the nature of events that may occur, there are no timescales used.

Figure 2-1: Phases of Resilience



For example, hardening of the overhead transmission system is targeted at the “prepare” phase. Mitigation depends on the ability to detect developing issues and includes the capability to detect stresses on the grid by monitoring it. Effectively responding to an event as it is impacting the grid depends on the ability to make informed decisions, deploy crews rapidly to the right place at the right time, and for the grid to adapt to the stresses through reconfiguration. Recovery depends on coordinated activity and planning.

In Figure 2-1, the level of strain on the grid caused by the early effects of an event that could cause asset failure is represented by ‘A’. As an example, this might be a wooden transmission pole, with failure occurring at time ‘X’. In this example, suppose a steel monopole was used to replace the wood pole transmission structure. The monopole might succumb to failure at higher strain levels depicted by ‘B’ and would result in later failure at time ‘Y’.

For the line where this occurred, this illustrates how hardening did not prevent failure but delayed it and shortened the outage duration. If it takes more work to erect a new monopole, it might increase recovery time for a specific line, yet if fewer steel monopoles failed relative to the number of wood poles that would have failed, there would be fewer poles to replace, and the overall system outage time and recovery time would be reduced. Fewer asset failures means that more crews will be able to work on the assets that do fail, which can have a beneficial multiplying effect on outage reduction time.

The Resilience Model evaluates the phases of resilience for storms on both the entire system and at the hardening zone level (substations, transmission circuit, feeder, and lateral). Section 2.2 provides additional detail on this evaluation approach.

2.2 Evaluated System for Resilience Investment

The Resilience Model (described in more detail in Section 2.3) is comprehensive in that it evaluates nearly all of Entergy New Orleans’ T&D systems. Table 2-1 shows the asset types and counts included in the Resilience Model.

Table 2-1: Entergy New Orleans Asset Base Modeled

Asset Type	Units	Number
Distribution Circuits	[count]	240
Feeder Poles	[count]	22,648
Lateral Poles	[count]	24,725
Feeder OH Primary	[miles]	648
Lateral OH Primary	[miles]	515
Transmission Circuits	[count]	48
Wood Poles	[count]	221
Steel / Concrete / Lattice Structures	[count]	1,803
Conductor	[miles]	138
Substations	[count]	22

All assets are strategically grouped into potential hardening zones, and only the assets that require hardening are included in the hardening zones. The following sub-sections outline the approach to identifying hardening candidate assets and grouping them into hardening zones.

2.2.1 Distribution Hardening Zones Identification

For distribution hardening zones, assets were grouped by their upstream protection device, which was either a breaker, recloser, sectionalizer, auto transfer switch, vacuum fault interrupter, or a fuse. This approach focuses on reducing customer outages. The objective is to harden each asset that could fail and result in a customer outage. Since only one asset needs to fail downstream of a protection device to cause a customer outage, failure to harden all the necessary assets still leaves vulnerable components that could potentially fail in a storm and result in an outage. Rolling assets into hardening zones at the protection device level allows for hardening of all vulnerable components in the protection zone and for capturing the full benefit for customers, including avoidance or mitigation of an outage.

For distribution circuit hardening zones (laterals and feeders), both rebuilding to a storm resilient overhead design standard and undergrounding, where feasible, were considered when evaluating hardening zone alternatives. Overhead hardening rebuilds are generally lower cost than undergrounding, but they provide less resilience benefits than undergrounding since the hardened overhead infrastructure is still exposed to wind, debris from vegetation, and other materials. For this iteration of the plan, undergrounding was modified to only be considered for express feeds, which are feeders with relatively few customers directly on the feeder and cover several miles, but still serve many customers in downstream protection zones. Assets in overhead hardening zones include older wood poles and those designed to a previous wind rating, as well as copper conductor. Physical hardening addresses the infrastructure storm failure component, while undergrounding mitigates the storm exposure.

Distribution assets were evaluated under multiple criteria to determine whether they are hardening candidates. Distribution structures were evaluated based on height, class, transformer count, and other attachments to calculate a percentage of maximum loading. For distribution conductor, the asset was included in a hardening zone as a hardening candidate if either of the conductor's adjacent poles are selected as hardening candidates. Additionally, small conductor, such as copper, was included as a hardening candidate since it is at risk of failing in high wind events.

2.2.2 Transmission Hardening Zones Identification

At the transmission circuit level, poles identified for hardening will be replaced with higher wind rated structures and materials. Transmission structures were grouped at the transmission line/circuit level into hardening zones. For this iteration of the plan, transmission assets were only deemed to be hardening candidates if they were wood structures.

2.2.3 Substation Hardening Zones Identification

1898 & Co. used the Sea, Land, and Overland Surges from Hurricanes (SLOSH) model to evaluate the storm surge risk for substations. Substations with any potential storm surge risk were considered as candidate hardening zones. Those substations that are behind a levee are not considered to be at risk of storm surge, as they already have a level of protection.

1898 & Co. also utilized flood hazard data from FEMA to analyze a substation's flood risk based on the 1% annual chance floodplain, also known as the 100-year floodplain.

2.2.4 Potential Hardening Zones Evaluated

Table 2-2 contains a list of potential hardening zones based on the methodology outlined above. As seen below, there are a significant number of potential hardening zones, approximately 4,200. The following sections outline the approach to selecting the hardening zones that provide the most value to customers from a perspective of reducing both storm restoration costs and CMI. It should be noted that planned resilience projects from the Phase 1 Resilience Plan through 2027 are not included in the counts below.

Table 2-2: Potential Hardening Zones Evaluated for Phase 2

Program	Hardening Zone Count
Distribution Feeder Hardening (Rebuild)	829
Distribution Feeder Undergrounding	1
Lateral Hardening (Rebuild)	3,370
Transmission Rebuild	9
Substation Storm Surge Mitigation	5
Total	4,214

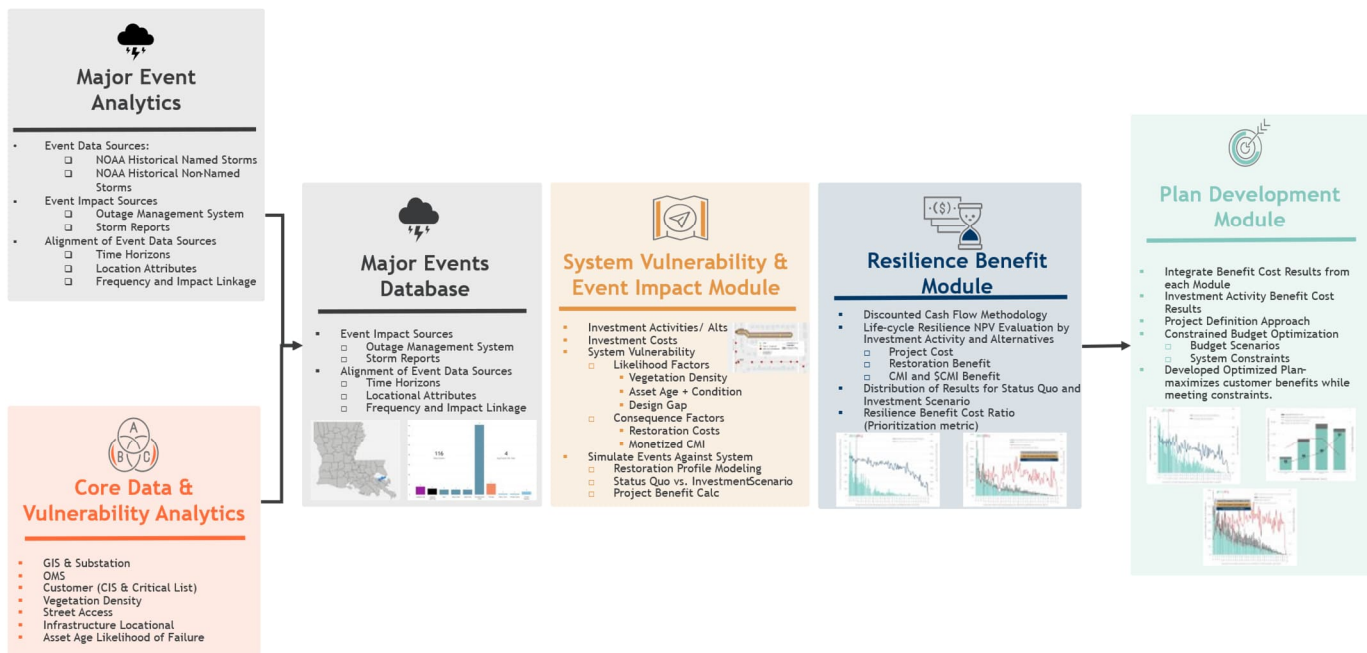
2.3 Resilience Planning Approach Overview

The resilience-based planning approach calculates the benefit of storm resilience hardening zones from a customer perspective. This approach calculates the resilience benefit at the asset, hardening zone, and program level within the Resilience Model. The results of the Resilience Model are a:

1. Reduction in the Storm Restoration Costs
2. Reduction in the number of customers impacted and the duration of the overall outage, calculated as CMI

Figure 2-2 provides an overview of the resilience planning approach to calculate the restoration cost reduction and CMI reduction of hardening zones and the approach to prioritizing those hardening zones into an executable plan.

Figure 2-2: Resilience Model



2.3.1 Major Events Database

Since the magnitude of the restoration cost decrease and the CMI decrease are dependent on the frequency and magnitude of future major storm events that may impact Orleans Parish, the Resilience Model starts with the ‘universe’ of major storm events that could impact the Parish, which is the Major Events Database. The assessment does this to understand the frequency and magnitude of major events across Orleans Parish.

The Major Events Database provides the high-level impact of the storm stressor to the ENO system. The Major Events Database includes the following:

- Storm Type
- Storm Strength
- Historical Storm Frequency

The Major Events Database includes 45 unique storm types for Orleans Parish. The storm types include the various hurricane categories, the parish-storm distance, and side of the storm that impacts the parish (the right side of a northern-moving hurricane has higher wind speeds and increased destructive capability). Along with hurricane and related storms, the Major Events Database includes localized, Major Events and 100-year floods. Each storm type has a range of probabilities and impacts that is based on historical evaluation of National Oceanic and Atmospheric Administration (NOAA) hurricane data, and the range of these impacts is based on expectations of system impacts from the 45 different storm types. These system impacts incorporate the effects of vegetation density, asset age, structure ‘right-of-way’ access, and terrain including wetland and rocky areas on likelihoods of failure and resulting failure costs. Section 4.0 provides additional details on the Major Events Database.

2.3.2 System Vulnerability & Event Impact Module

Each storm type, up to 45 for Orleans Parish, is modeled within the System Vulnerability & Event Impact Module (“EIM”) to identify likelihood and consequence of failures for various parts of the system, during each type of storm. The EIM calculates the restoration costs and customers impacted by system failures in each of the Status Quo and Hardened cases. The EIM identifies the damaged portions of the system by modeling the elements that cause failures in the Entergy New Orleans asset base.

The EIM calculates a storm LOF for each asset based on a combination of the vegetation density around the infrastructure, the current structure wind loading rating versus the desired wind loading, and the infrastructure age. The vegetation rating factor is based on the vegetation density around the conductor (see Section 3.4). The wind design gap rating is based on the delta between the desired wind loading capacity and the asset's current wind loading capacity (see Section 3.5). The age rating utilizes expected remaining life curves with the asset's age (see Section 3.6). The wind zone rating is based on the wind zone within which the asset is located. The resulting LOF for each asset is used in projecting restoration costs and hardening zone-level LOF for a storm for use in estimating future outages.

The model determines which substations are likely to flood during various storm types based on the flood modeling analysis. That analysis provides the flood level, i.e., feet of water above the site elevation, for various storm types. The analysis also determines whether the substation is within a 100-year floodplain (see Section 3.10).

Once the EIM identifies the portions of the system that are damaged and caused an outage for a specific storm, it then calculates the restoration costs to rebuild the system to provide service. The restoration costs are based on the multipliers for storm replacement over the planned replacement costs using Entergy New Orleans labor and procured materials. The restoration cost multipliers are based on historical storm events and the expected outside labor and expedited material cost needed to restore the system.

Similarly, the EIM calculates the CMI for each hardening zone. Since distribution hardening zones are organized by protection device, the customer counts and customer types are known for each asset in the EIM. Each substation's customer count is the sum of the customers across all feeders at the substation. In the event of substation flooding, the EIM assumes a complete outage of the substation and the feeders leaving those stations.

For transmission hardening zones, the Resilience Model represents substation-transmission lines and substation-distribution circuit linkages to represent the criticality of transmission lines to customers. Likelihoods of failure and expected restoration times consider storm and transmission line/asset characteristics. The Resilience Model considers two categories of transmission failures/outages:

1. During each of Entergy's seven extreme outage scenarios, multiple, simultaneous transmission line failures produce widespread, long-duration outages with extreme customer consequences.

2. Non-extreme failures, in which one or more transmission lines fail, but do not produce large-scale, widespread, or long-lasting outages like those in the extreme outage scenarios. These non-extreme, transmission failure(s) only produce substation/customer outages when every transmission line feeding a substation simultaneously fails.

When outages do occur for transmission, distribution, or substation hardening zones in the model, the restoration time is then multiplied by the known customer count to calculate the CMI. The CMI benefit is monetized using DOE's ICE Calculator. It bears noting that the DOE's ICE Calculator does not consider the specific circumstances that would be necessary to assess the causes and impacts of an outage to customers in specific circumstances, particularly during longer outages. Again, the model uses the DOE's ICE Calculator to evaluate the societal impacts to customers generally for hardening zone prioritization purposes.

Finally, the EIM calculates the reductions in hardening zone storm LOF, restoration costs, and CMI for each hardening zone alternative. The output of the EIM is the hardening zone LOF, CMI, monetized CMI, and restoration costs for each of the 45 storm types for both the Status Quo and Hardened scenarios.

2.3.3 Resilience Benefit Module

The Resilience Benefit Module utilizes stochastic modeling, or Monte Carlo simulation, to produce 1,000 iterations of 50-year storm futures based upon historical frequencies of the 45 storm types. These storm futures each contain a historically representative collection of hurricanes, each of which is modeled as a complete storm, affecting Orleans Parish. The storm futures also contain a historically representative quantity of localized Major Events and 100-year floods for Orleans Parish. These future "storm worlds" produce an expected range of benefit values depending on the different probabilities and impact ranges to the Entergy New Orleans system. Benefits calculation uses a weighted approach, balancing the most-likely outcomes with the possibility of worse outcomes, under the Status Quo case.

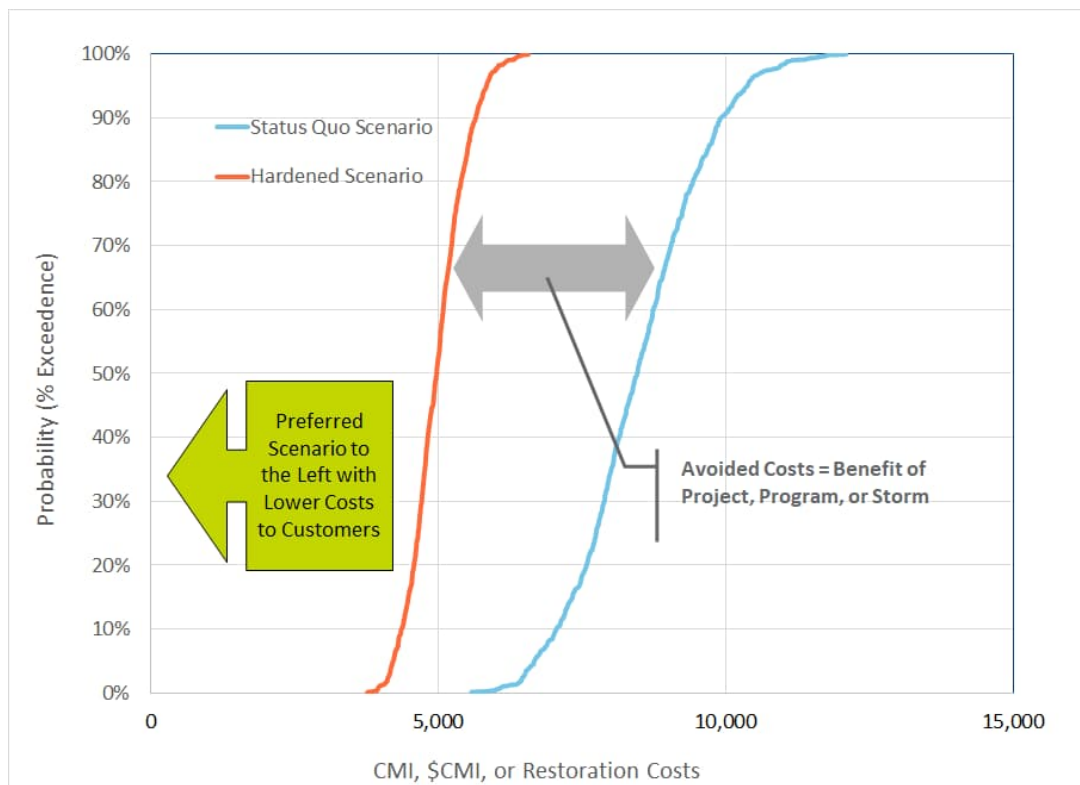
2.3.4 Plan Development Module

The Plan Development Module prioritizes the hardening zones based on the highest ratio of resilience benefit to cost. The model prioritizes each hardening zone based on the sum of the restoration cost benefit and monetized CMI benefit divided by the hardening zone cost. This calculation is performed for the range of potential benefit values to create the Resilience Benefit Cost Ratio. The model also incorporates technical and operational constraints in scheduling the hardening zones applicable to Entergy New Orleans, such as contractor capacity and material availability. Using the Resilience Benefit Module and Plan Development Module, the Resilience Model calculates the net benefit in terms of reduced restoration costs and CMI for an investment profile.

2.4 S-Curves and Resilience Benefit

The results of the 1,000 iterations are graphed in a cumulative density function, also known as an S-Curve. In layman's terms, the 1,000 results are sorted from lowest to highest (cumulative ascending) and then charted. Figure 2-3 shows an illustrative example of the 1,000 iteration simulation results for the Status Quo and Hardened Scenarios.

Figure 2-3: Status Quo and Hardened Results Distribution Example

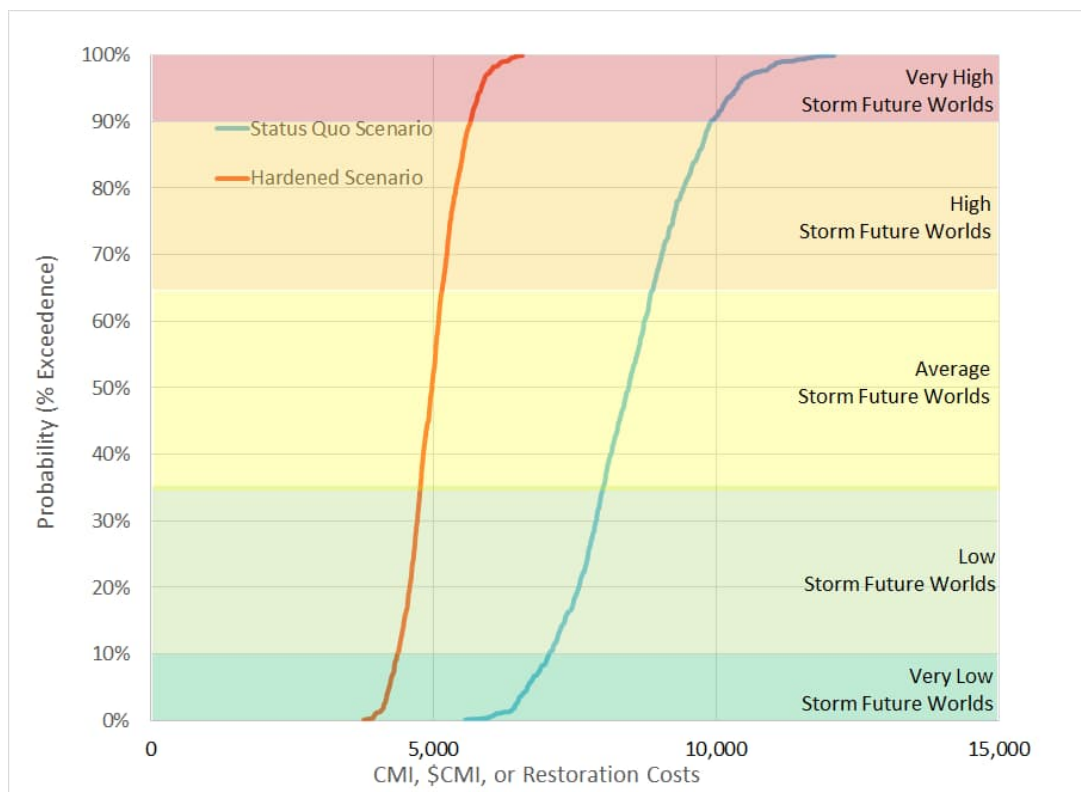


The horizontal axis shows the storm cost in terms of CMI, monetized CMI, or restoration costs. The values in the figure are illustrative. The vertical axis shows the percent exceedance values. For the Hardened Scenario, the chart shows a value of 5,000 at the 40-percentile level. This means there is a 40 percent confidence that the Hardened Scenario will have a value of 5,000 or less. Each of the probability levels is often referred to as the P-value. In this case, the P40 (40 percentile) has a value of 5,000 for the Hardened Scenario.

Since the figure shows the overall cost (in minutes or dollars) to customers, the preferred scenario is the S-Curve further to the left. The gap or delta between the two curves is the overall benefit.

The S-Curves typically have a linear slope between the P10 and P90 values with 'tails' on either side. The tails show the extremes of the scenarios. The slope of the line shows the variability in results. The steeper the slope (i.e., vertical), the less range in the result. The more horizontal the slope, the wider the range and variability in the results. Figure 2-4 provides additional guidance on understanding the S-Curves and the kind of future storm worlds they represent.

Figure 2-4: S-Curves and Future Storms



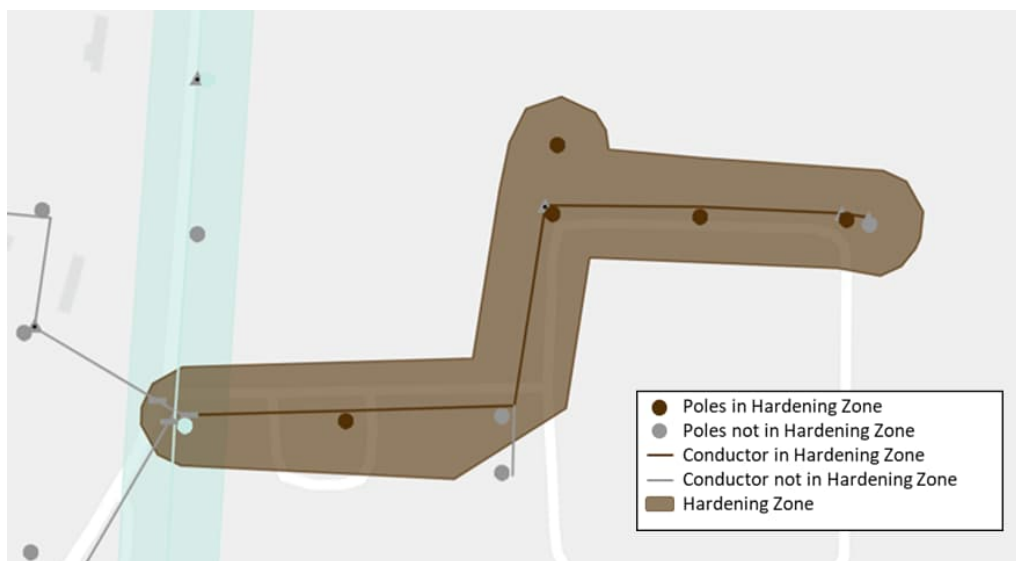
3.0 Core Data and Analytics

The resilience-based approach and methodology are data-driven. This section outlines the core data sets and base algorithms employed within the Resilience Model, while Sections 4.0 and 5.0 describe how these core data items are used within the Resilience Model. This section includes both data from Entergy New Orleans' systems and external data sources.

3.1 Geographical Information System

The Geographic Information System (GIS) provides the list of assets in Entergy New Orleans' system and how they are connected to each other. Since the resilience-based approach is fundamentally an asset management, bottom-up based methodology, it starts with the asset data, then rolls all the assets up to hardening zones, and all hardening zones up to programs, and finally the programs up to an overall plan. The relationship between assets and hardening zones is illustrated in the geospatial figure below.

Figure 3-1: Asset to Hardening Zone Relationship



In alignment with this methodology, 1898 & Co. utilized the connectivity in the GIS and distribution circuit models to link each distribution voltage asset up to a lateral (fuse protection device) or feeder (breaker or recloser protection device). This provides a granular evaluation of the distribution system that allows hardening zones to be created to target only portions of a circuit for resilience investment. Through this approach, Entergy New Orleans and 1898 & Co. were able to use the asset level information from Table 3-1 and convert it to the hardening zone level summaries in Table 3-2. It is important to note that each asset in Table 3-1 is tied to one of the hardening zones listed in Table 3-2, which provides a bottom-up analysis.

Table 3-1: Entergy New Orleans Asset Base Modeled

Asset Type	Units	Number
Distribution Circuits	[count]	240
Feeder Poles	[count]	22,648
Lateral Poles	[count]	24,725
Feeder OH Primary	[miles]	648
Lateral OH Primary	[miles]	515
Transmission Circuits	[count]	48
Wood Poles	[count]	221
Steel / Concrete / Lattice Structures	[count]	1,803
Conductor	[miles]	138
Substations	[count]	22

Table 3-2: Potential Hardening Zones Evaluated for Phase 2

Program	Hardening Zone Count
Distribution Feeder Hardening (Rebuild)	829
Distribution Feeder Undergrounding	1
Lateral Hardening (Rebuild)	3,370
Transmission Rebuild	9
Substation Storm Surge Mitigation	5
Total	4,214

3.2 Outage Management System

The outage management system (OMS) includes detailed outage information by cause code for each protection device over the last 15 years. The Resilience Model utilized this information to understand the historical storm related outages for the various distribution laterals and feeders on the system to include non-named extreme weather Major Event Days (MED) in the Major Events Database.

3.3 Customer Type Data

Entergy New Orleans provided customer count and type information that featured connectivity to the GIS and OMS. This allowed the Resilience Model to directly link the number and type of customers impacted to each hardening zone and the hardening zone's assets. For example, the Resilience Model 'knows' that if pole 'Y' fails, fuse '1' will operate causing a set number of customers to be without service. The model also knows what type of customers are served by each asset: residential, small or large commercial, small or large industrial, and critical customers. This customer information is included for every distribution asset in the Entergy New Orleans system. The customer information is used within the EIM to calculate the CMI (customers affected * outage duration) for each storm for each lateral or feeder hardening zone. Table 3-3 below shows the count of customers by class from Entergy New Orleans' service territory that have been linked to assets in the EIM.

Table 3-3: Customer Counts by Type

Customer Type	Customer Count
Residential	175,838
Small Commercial and Industrial	15,652
Large Commercial and Industrial	1,397
Critical	37
Total	192,924

3.4 Vegetation Density Algorithm

The vegetation density for each overhead conductor is a core data set for identifying and prioritizing resilience investment for the circuit assets because vegetation blowing into conductor is a primary failure mode for major storm events for Entergy New Orleans. The EIM calculates the vegetation density around each transmission and distribution overhead conductor. The EIM utilizes tree canopy data to calculate the percentage of vegetation for 30-meter by 30-meter areas across the entire Entergy New Orleans system. The 900 square meter area is indicative of the vegetation density on the system from a major storm perspective. For each span of conductor (approximately 70,000 spans), a vegetation density is assigned based on the square foot area the conductor goes through. This information is used within the LOF framework to identify the portions of the system most likely to have an outage for each type of storm.

3.5 Overhead Structure Wind Design Gap

Structures are designed to various loading standards. Over decades, standards change as the requirements of the infrastructure increase to meet customer needs. As the impact of grid outages to customers has increased over the last decade and the wind speeds across the service area have heightened, the wind loading standard of infrastructure across Entergy New Orleans' system increased in 2022. While new infrastructure is built to the new standard, the delta between older infrastructure and current standards can grow. Infrastructure that has a wide gap between its actual wind loading rating and the newer hardened wind loading standard is at greater risk of failing given major storm events. The Resilience Model uses the gap in wind loading to estimate the number of assets that would fail during a major event.

Entergy New Orleans provided extreme wind loading standards based on geographical areas. Figure 3-2 shows five wind zones and the hardening wind loading ratings for each zone. The zones show that wind speeds are typically higher closer to the coast and lower further inland.

Figure 3-2: Entergy Distribution Extreme Wind Zones

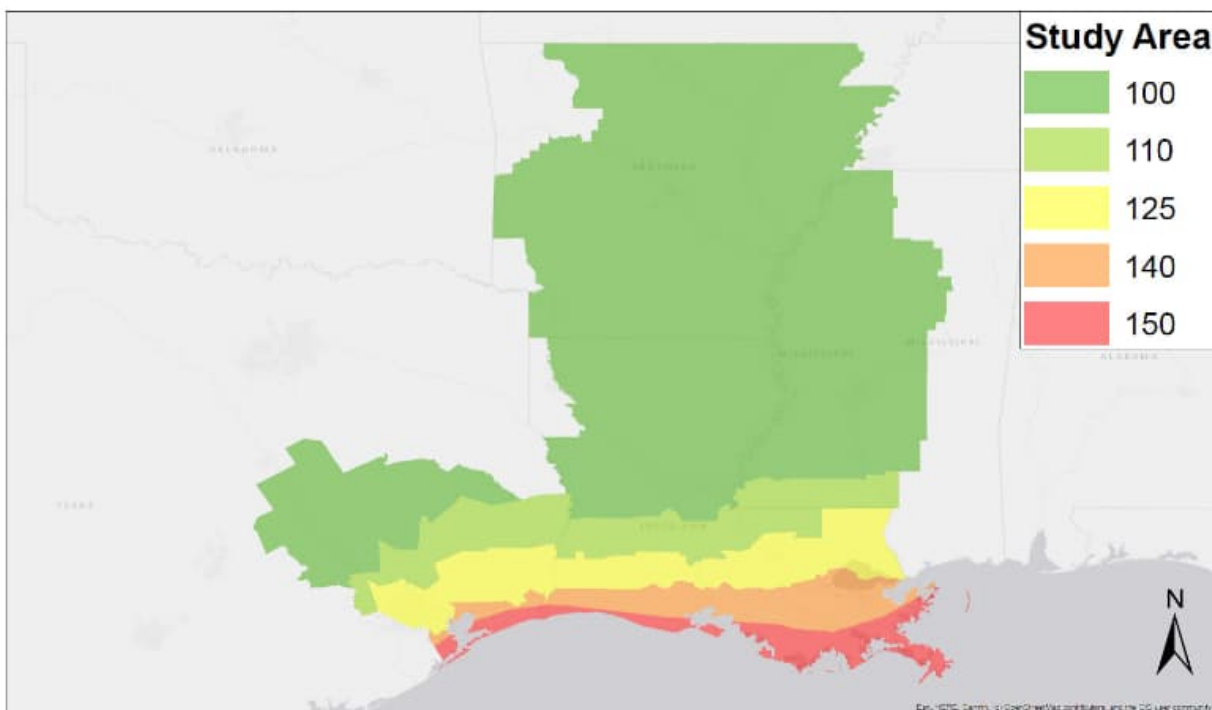
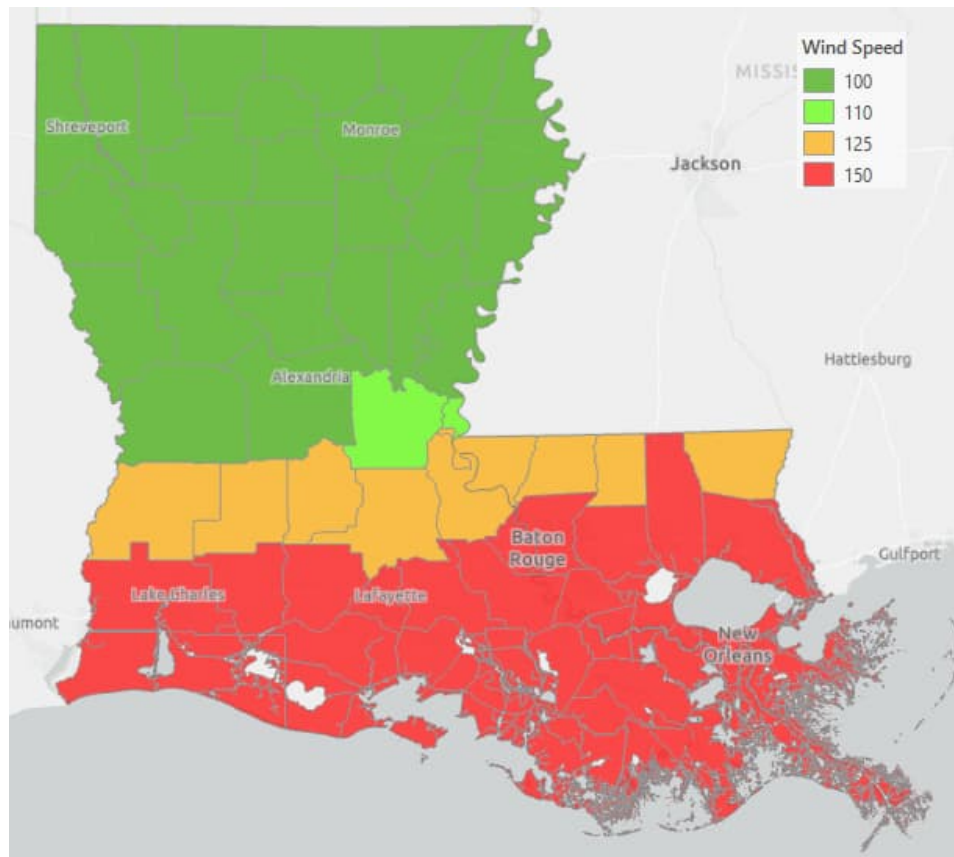


Figure 3-3: Entergy Transmission Extreme Wind Zones in Louisiana



Using data from Entergy New Orleans and known attributes of transmission and distribution structures, each asset's current wind rating was assessed. This rating is the wind speed the structure is currently rated to withstand. 1898 & Co. performed a comprehensive analysis of the current actual wind rating versus the hardened wind rating standard for all distribution and transmission assets. Entergy New Orleans' transmission and distribution systems have approximately 47,000 structures with an actual wind speed rating below the current extreme wind hardened standard. These assets are at a much higher risk of failure during storms due to the information discussed above.

3.6 Age

As assets age, they lose some of their original design strength and capability. For example, aged poles (all else equal) will fail at lower dynamic load levels than poles with their original design strength. The same concept applies to other overhead, underground, and substation assets. 1898 & Co.'s analysis utilized industry-standard survivor curves using an asset class's expected average service life as well as the specific asset's age to estimate the age-based likelihood of failure during specific events.

3.7 Accessibility

The ability of work crews to access an asset has an impact on the duration of the outage and the cost to restore that part of the system. For example, rear lot structures take much longer and cost more to restore than front lot structures. To take differences in accessibility into account, the Resilience Model performs a geospatial analysis of each structure against a data set of roads. Structures within a certain distance of the road were designated as having roadside access, while others were designated as in the deep right-of-way (ROW). These designations were used when calculating restoration and resilience investment activity costs in the Resilience Model.

3.8 Terrain

Like accessibility, the terrain where assets are located impacts both duration and cost to restore following a major storm event. Terrain such as marshes and swamps, defined as wetlands in the model, is much harder to navigate and access following these events, resulting in higher costs and longer outage times. To take these differences into account, the Resilience Model performs a geospatial analysis of each structure against a data set from the U.S. Fish & Wildlife Service to determine if the structure is in wetlands or flat terrain. This information is used to estimate storm restoration costs by structure, outage duration, and higher hardening zone costs.

3.9 DOE's ICE Calculator

To monetize the cost of a storm outage for the purpose of prioritizing hardening zones and performing Investment Optimization, the Resilience Model utilizes the DOE's ICE Calculator. The ICE Calculator is an electric reliability planning tool developed by Freeman, Sullivan & Co. and Lawrence Berkeley National Laboratory. This tool is designed for electric reliability planners at utilities, government organizations, or other entities that are interested in estimating interruption costs and/or the benefits associated with reliability improvements in the United States. The ICE Calculator was funded by the Office of Electricity Delivery and Energy Reliability at the DOE.

The EIM includes the estimated storm interruption costs for residential, small commercial and industrial (C&I), and large C&I customers. The data from the calculator was extrapolated for the longer outage durations associated with major storms. The extrapolation includes diminishing costs as the storm duration extends. Additionally, in Phase 1 of the Resilience Plan, the ICE Calculator extrapolation values were further reduced for large C&I and small C&I customers, which resulted in multiple layers of conservatism with the monetized CMI benefits from the Resilience Model. For the Phase 2 Resilience Plan, the Resilience Model uses the extrapolated, diminishing costs and the unadjusted ICE Calculator values to better represent the monetized CMI benefits for Entergy New Orleans' hardening zones.

These rough indications of outage cost for each customer are multiplied by the specific customer count and expected duration for each storm for each hardening zone to calculate the monetized CMI at the hardening zone level.

3.10 Substation Flood

1898 & Co. utilized storm surge modeling from the Sea, Land, and Overland Surges from Hurricanes (SLOSH) model. The SLOSH models perform simulations to estimate surge heights above ground elevation for various storm types. The simulations are based on historical, hypothetical, and predicted hurricanes. The model uses a set of physics equations applied to the specific location shoreline, incorporating the unique bay and river configurations, water depths, bridges, roads, levees, and other physical features to establish surge height. These results are simulated several thousand times to develop the Maximum of the Maximum Envelope of Water, the worst-case scenario for each storm category. The SLOSH model results were overlaid with the location of Entergy New Orleans' substations to estimate the height above the ground elevation for storm surge. This data was then used in the Storm Impact Model to estimate the likelihood of substation failure for every storm scenario.

1898 & Co. also utilized flood hazard data from FEMA to analyze flood-risk areas. The data provides the 1% annual chance floodplain, also known as the 100-year floodplain. The FEMA floodplain was overlaid with the location of Entergy New Orleans' substations to identify substations at risk of flooding. This data was then used to estimate the likelihood and consequence of substation flooding based on which flood zone each substation is located in.

3.11 Transmission Outage Scenarios

Due to the complex interconnected nature of the transmission system, 1898 & Co. and Entergy New Orleans developed a transmission outage framework based on the historical performance of the transmission system in major storm events and the known redundancies of the transmission system. This framework outlines the customer impact if a given line, or combination of lines, should fail. Certain combinations of these outages, those that simultaneously interrupt service on large, parallel lines, are extremely consequential, resulting in regional, widespread customer outages. Additionally, these scenarios affect the ability to supply electricity to metropolitan areas like New Orleans, resulting in large blackouts impacting large numbers of customers.

4.0 Major Events Impacting Entergy New Orleans' System

The first component of the Resilience Model is the Major Events Database. The database describes the phases of resilience (see Figure 2-1) for the range of storm events to impact the Entergy New Orleans service territory. It includes the probabilities for each of the events as well as the range of impacts to the transmission, substation, and distribution systems, as well as event durations, customers impacted, and the restoration costs. This section describes the data sources and approach used to develop the database. Since the benefits of hardening zones are directly related to the frequency and impact of major storm events, the resilience-based planning approach starts with developing the range and frequency of storm types that could impact Entergy New Orleans' service area.

4.1 Historical Storm Overview

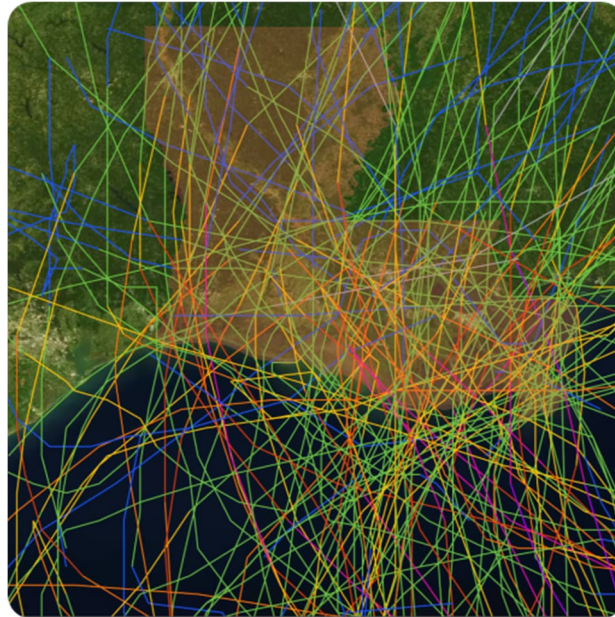
For development of the Major Events Database, 1898 & Co. utilized two sources of historical storm data from the National Oceanic and Atmospheric Administration (NOAA). The first is a database of Historical Hurricane Tracks ("NOAA Hurricanes") that has data from events back to 1851,⁹ while the second is a detailed weather event database ("NOAA Storm Events Database") at the parish level beginning in 1998.¹⁰ These databases were mined to evaluate the different types and frequency of major storms to impact Louisiana, including Entergy New Orleans' service area.

4.1.1 Storm Count and Types: NOAA Hurricanes

Figure 4-1 provides an example screenshot from NOAA's Hurricane database. It shows all the events, including path and category, to come within 150 miles of Entergy's service area. A review of the figure shows the changing category of the storms as they move through Louisiana.

⁹ Source: <https://coast.noaa.gov/hurricanes/>.

¹⁰ Source: <https://www.ncdc.noaa.gov/stormevents/>.

Figure 4-1: NOAA Example Output - Louisiana¹¹

The 150-mile radius was selected since hurricanes can have diameters of 300 miles, where some hurricane storm bands impact a significant portion of the Entergy New Orleans service area. Additionally, the database was mined for the storm category as it hit the Entergy New Orleans service area.

Figure 4-2 includes the summary results of hurricanes that have hit or nearly hit the Entergy New Orleans service area since 1851. It categorizes each storm at its strongest point in the service area. If a storm directly hit the service area, its strength was recorded upon landfall. If a storm remained a peripheral hit, the strength was recorded at the closest point to the system. Only one category 5 storm has been recorded since 1851 to be a peripheral or closer hit to New Orleans.

¹¹ Source: <https://coast.noaa.gov/hurricanes/>.

Figure 4-2: Summary of Hurricanes in Entergy New Orleans' Territory since 1851¹²

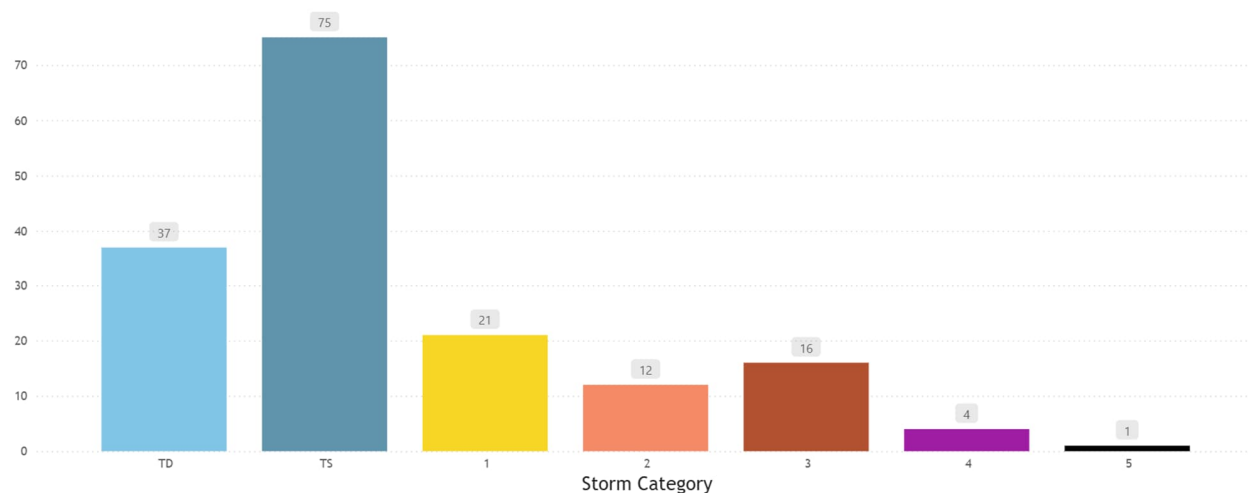


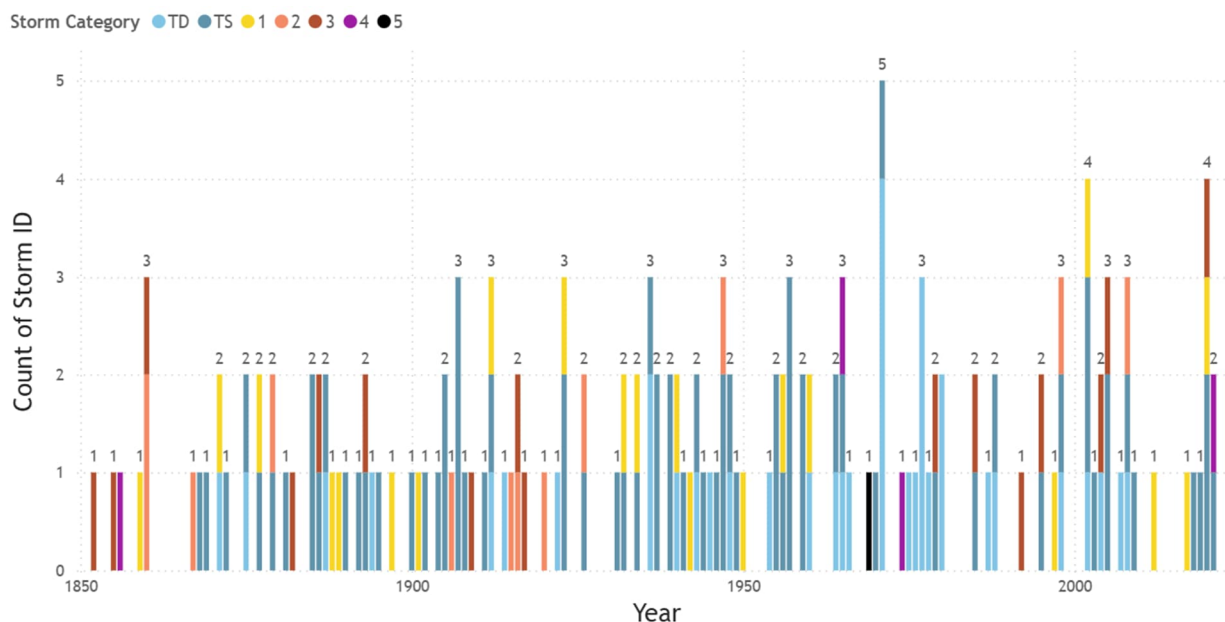
Figure 4-2 shows a total of 166 storm eyes came within 150 miles of Entergy New Orleans' service area since 1851. Of those, 26 storm eyes came directly through Entergy New Orleans' service area. Approximately three percent of storms were Category 4 or higher.

Approximately 17 percent were Category 2 or 3 storms, and Category 1 storms make up 13 percent of the events. 67 percent of the events are Tropical Storms or Tropical Depressions.

Figure 4-3 shows storm count by category for all 166 major events for each year since 1851. The figure shows that storm activity over the past 170 years has varied from year to year. Some years may see as low as zero storms events with others as high as five.

¹² Source: <https://coast.noaa.gov/hurricanes/> with analysis by 1898 & Co.

Figure 4-3: Count of Hurricanes for Entergy New Orleans System by Year¹³



Converting the data in Figure 4-3 into 10-year and 100-year rolling averages provides additional insights into storm activities to impact the Entergy New Orleans service area. Figure 4-4 and Figure 4-5 show the hurricane activity in Entergy New Orleans' service area over time using a 10-year and 100-year rolling average, respectively.

Figure 4-4 shows the sum of all the hurricanes occurring in that year and the nine years before, for example from 2015-2024. It is further broken down into storm categories. The 2024 column on the far right shows 10 storms hit New Orleans from 2015 to 2024. The rolling 10-year average profile from 1950 to 2024 shows wide swings in major storm counts and types. For instance, the period from 2009 to 2018 saw only four storms, with no Category 2 or above storms, and the period 2015 to 2024 saw 10 storms, with two Category 2 or higher storms. No Category 5 storms hit the system since the 1969 to 1978 10-year period. While it may be tempting to focus on the last 10 years of storm activity to start understanding storm frequency, the figure shows that there have been worse periods and would exclude a Category 5 hurricane from the resilience modeling if only the most recent 10 years were considered.

¹³ *Id.*

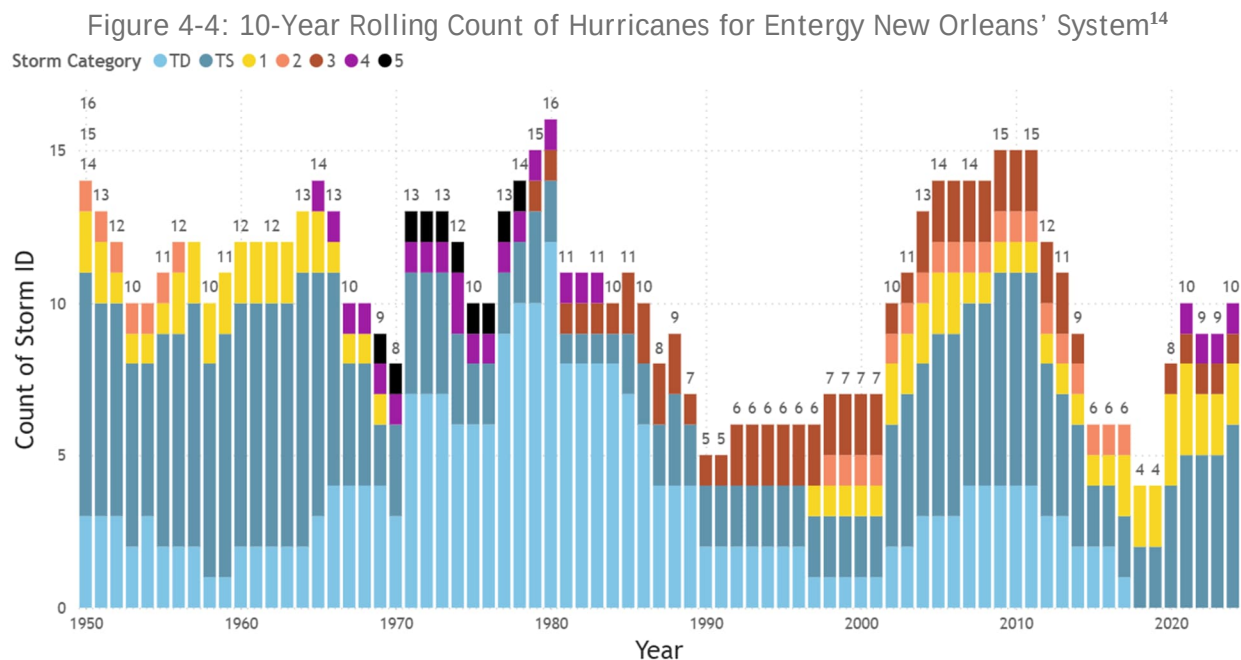


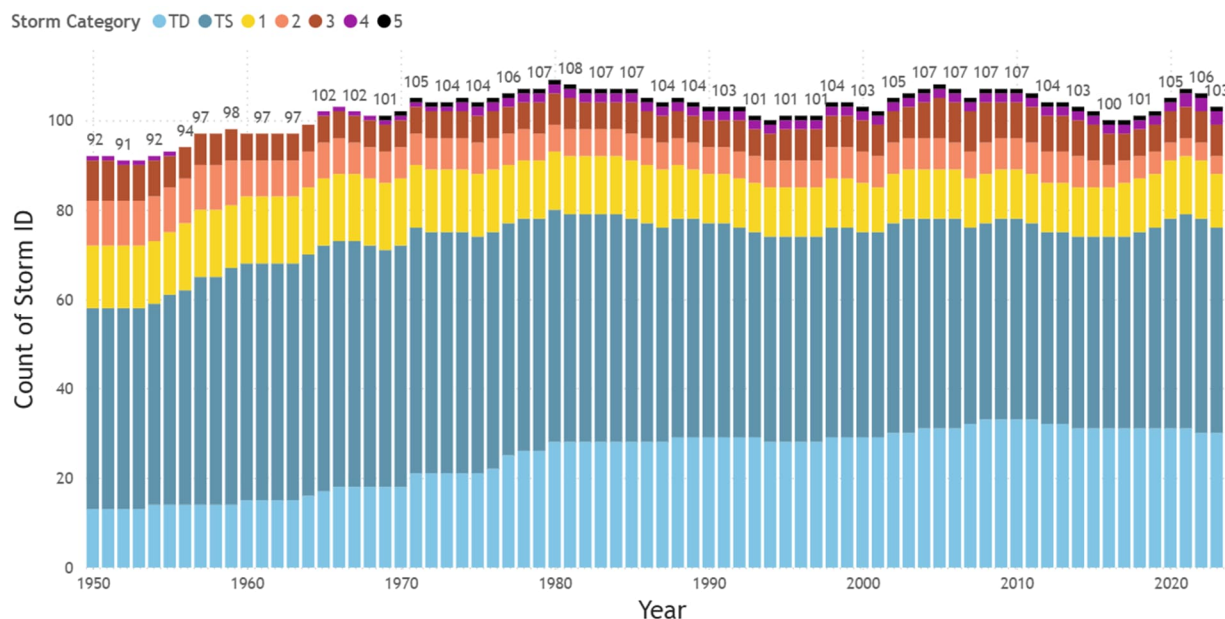
Figure 4-5 depicts the 100-year rolling count of storms. For a resilience-based assessment, this time horizon provides insights for those ‘one in a 100-year’ types of devastating events while also including ‘one in 20’ and ‘one in 70’ and more regularly occurring events. As the figure shows, the variability between high and low storm activity periods is much lower, ranging from a low of 91 storms to a high of 109. Analysis of the overall storm count activity from the figure shows:

1. Activity generally increasing from the 1851-1950 period (92 storms) to the 1881-1980 period (109 storms). That is an increase of 17 storms (109-92) over a 30-year period (1980-1950).
2. Activity generally decreasing from the 1881-1980 period (109 storms) to the 1895-1994 period (100 storms). That is a decrease of nine storms (109-100) over a 14-year period (1994-1980).
3. Activity generally increasing from the 1895-1994 period (100 storms) to the 1910-2009 period (107 storms). That is an increase of seven storms (107-100) over a 15-year period (2009-1994).

The figure also shows the relative consistency of the mix of storm activity over the period.

¹⁴ See footnote 12

Figure 4-5: 100-Year Rolling Count of Hurricanes for Entergy New Orleans' System¹⁵



4.1.2 Storm Count and Types: NOAA Extreme Weather Events

The extreme weather events within the Major Events Database include non-named, non-hurricane events (e.g., thunderstorms and ice storms) going back to 1998. This database helped identify the types and expected frequency of different extreme weather events impacting the Entergy New Orleans service area.

The NOAA extreme weather database records events at the parish or sub-parish level. 1898 & Co. mined this data for Orleans Parish. The database includes several types of weather-based events and their definitions from NOAA for Entergy New Orleans' service area, described in Appendix A.

Figure 4-6 includes the summary results from the extreme weather NOAA database of storms to hit the Entergy New Orleans service area from 1998 to 2024.

¹⁵ See footnote 12

Figure 4-6: Extreme Weather Events in Entergy New Orleans' Service Area since 1998



Of the extreme weather events to impact Entergy New Orleans' service area, thunderstorm wind events are the most common. Thunderstorm wind events were subdivided into Thunderstorm Wind and Extreme Thunderstorm Wind. The Extreme Thunderstorm Wind events tend to cause the majority of the outages and damage throughout the territory attributed to non-hurricane MEDs.

4.2 Storm Activity and Service Area Merging

The next step in developing the Major Events Database was to understand the various storm activity types, their intensity, and how they mapped to Entergy New Orleans. It is important to note that hurricane events can be over 300 miles wide.

To better understand the historical frequency and intensity of various major events in the Entergy New Orleans service area, 1898 & Co. focused the analysis on Orleans Parish.

The parish-based storm assessment methodology allows analysis of major event intensity across the Entergy New Orleans service territory. The parish approach is necessary to understand storm intensity against the infrastructure (represented by the parish) for the following drivers:

- Hurricane category or extreme weather event type
- Hurricane distance
- Hurricane side (right / left)

The parish approach also allows the mapping of storms to the Entergy New Orleans service territory from the NOAA Storm Events Database, which reports events at the parish level.

4.2.1 Storm Intensity Factors

4.2.1.1 Storm Category

The category of a hurricane as it encounters the infrastructure is the first key driver of the expected consequence of an event. As the hurricane paths show from Figure 4-1, the category changes as it moves through the service area and loses energy. Table 4-1 shows each category and the associated sustained wind speeds as well as the Major Event Day category for reference.

Table 4-1: Storm Categories and their Wind Speeds

Category	Sustained Wind Speed (mph)
MED	N/A
Tropical Depression (TD)	< 38
Tropical Storm (TS)	39-73
Category 1	74-95
Category 2	96-110
Category 3	111-129
Category 4	130-156
Category 5	> 157

4.2.1.2 Hurricane Distance

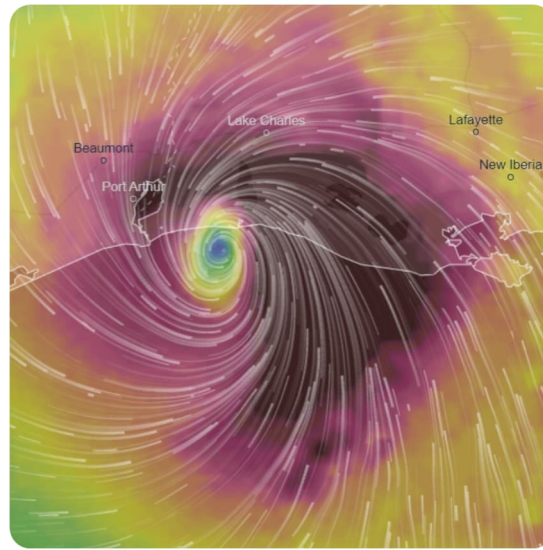
The distance of the hurricane as it encounters the infrastructure is the second key driver of the expected consequence of an event. The closer the hurricane is to the infrastructure, the more the expected damage. However, hurricanes can be nearly 300 miles wide causing damage to infrastructure that is 150 miles away from the hurricane center as a few hurricane bands come across the service area. Because of this wide range, the Major Events Database categorizes the second hurricane intensity factor into the following categories:

- o 'Direct Hits' are defined by when the eye of the hurricane comes within a 25-mile radius from the parish centroid in any direction. The max wind speed hits all or significant portions of the parish twice, once from the front end and again on the back end of the hurricane. Additionally, the wind speeds cause the assets and vegetation to move in one direction as the hurricane comes in and in the opposite direction as it moves out. This double exposure to the system causes significant system failures.
- o 'Near Direct Hits' are defined by when the eye of the hurricane comes within 26 to 50-mile radius from the parish centroid in any direction. In many cases, assets experience opposite directional wind as the hurricane moves through the area, exposing the system to significant potential damage.
- o 'Partial Hits' are defined by when the eye of the hurricane comes within 51 to 100-mile radius from the parish centroid in any direction. At this distance, the hurricane bands hit a significant portion of the assets in a parish. The hurricane passes through the territory once (compared to twice with direct hits), causing less damage relative to a 'direct hit' or a 'near-direct hit'. For large category hurricanes, the 'Partial Hit' could still cause more damage than a 'Direct Hit' from a small hurricane.
- o 'Peripheral Hits' are defined by when the eye of the hurricane comes within 101 to 150-mile radius from the parish centroid in any direction. Since hurricanes can be 300 miles wide in diameter, some hurricane bands can hit a fairly large portion of the system, even if the main body of the hurricane misses Orleans Parish. Very strong winds still comprise these hurricane bands for large hurricanes, but the damage is less than a 'Partial Hit' of the same strength and side.

4.2.1.3 Hurricane Side

The third intensity factor included within the Major Events Database is the side of the hurricane that impacts the infrastructure. Due to the Coriolis effect, tropical storms and hurricanes have stronger east (right-side) winds than west (left-side) winds. These increased wind speeds on the right side of the hurricane cause more damage to assets on that side of the hurricane than those assets equidistant from the eye on the left side.

The figure below depicts this effect; the hurricane's eye is the blue dot in the middle of the red. The right side of the hurricane is a darker red than the left side, which shows the winds are faster there than on the pink/orange left side of the hurricane.

Figure 4-7: Hurricane Wind Strength Heat Map¹⁶

4.2.2 Storm Types

Combining all the permutations from the three hurricane activity intensity factors outlined above produces 45 different storm types included within the Major Events Database. Table 4-2 shows the 45 different storm types. Direct hits are categorized under the right-side table. Tropical Depressions are not included within the 26-150-mile range since they are typically smaller events. Similarly, MED (extreme weather) events are only within the 'Direct Hit' distance.

¹⁶ Sourced from Ventusky (<https://www.ventusky.com/?p=29.43;-94.05;8&l=gust&t=20200827/0600>)

Table 4-2: Storm Types

Category	Right / Strong Side of the Storm Distance (miles from parish centroid to storm eye)			
	25 (Direct)	50	100	150
5	1	10	22	34
4	2	11	23	35
3	3	12	24	36
2	4	13	25	37
1	5	14	26	38
TS	6	15	27	39
TD	7			
MED	8			
100-Year Flood	9			
Category	Left / Weak Side of the Storm Distance (miles from parish centroid to storm eye)			
	25 (Direct)	50	100	150
5		16	28	40
4		17	29	41
3		18	30	42
2		19	31	43
1		20	32	44
TS		21	33	45
TD				
MED				
100-Year Flood				

4.2.3 Capturing Storm Types Against Parishes

1898 & Co. utilized geospatial analytics to identify the historical count of the 45 different storm types against Orleans Parish based on the Hurricanes and Extreme Weather datasets available for download from NOAA's website. The basis for the hurricane analytics was to capture the storm's intensity factors as it is closest to a given parish. For each hurricane over the past 170 years, 1898 & Co. identified the storm's category, distance from the centroid of Orleans Parish, and side of the event. Figure 4-8 provides an illustration of the approach for Orleans Parish.

Figure 4-8: Geospatial Analytics Approach Illustration

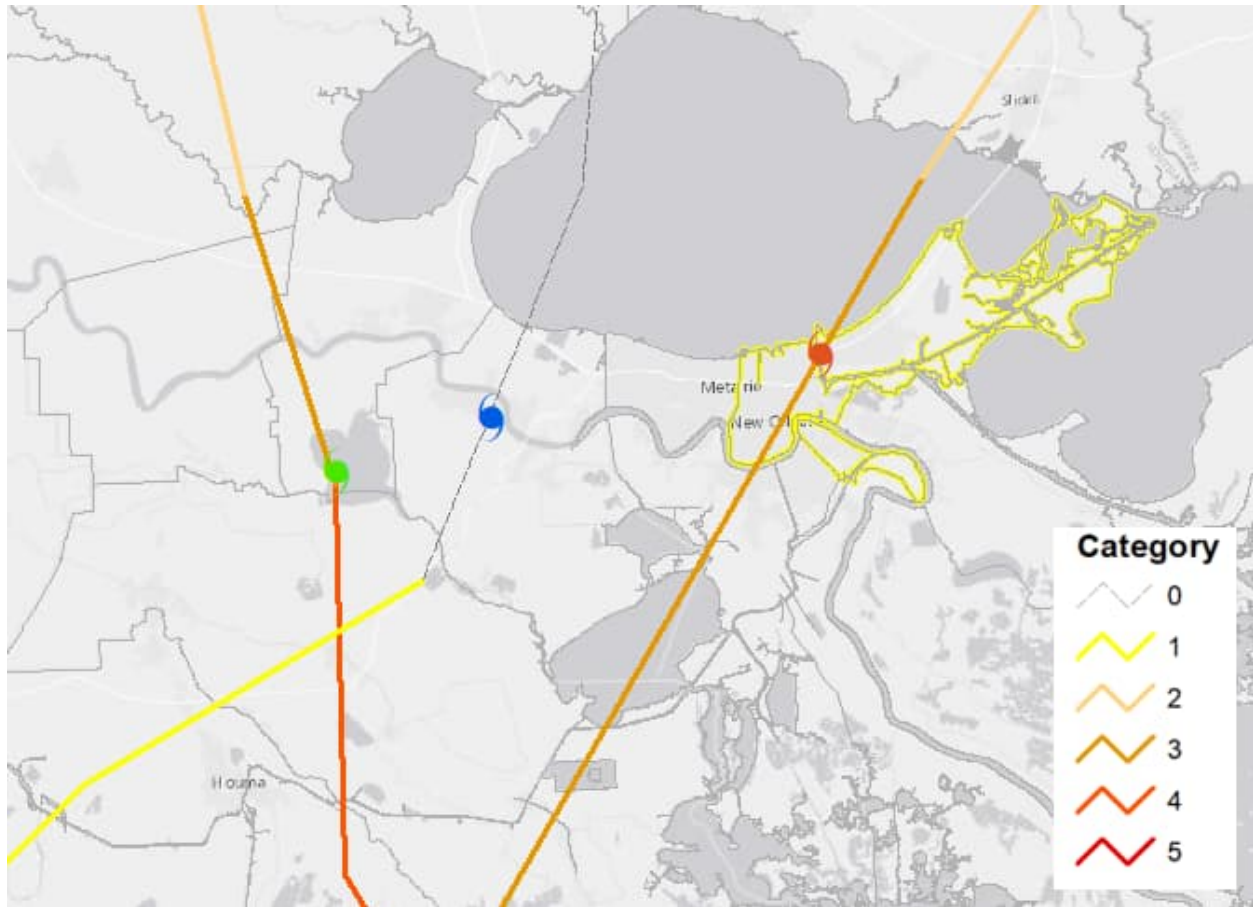


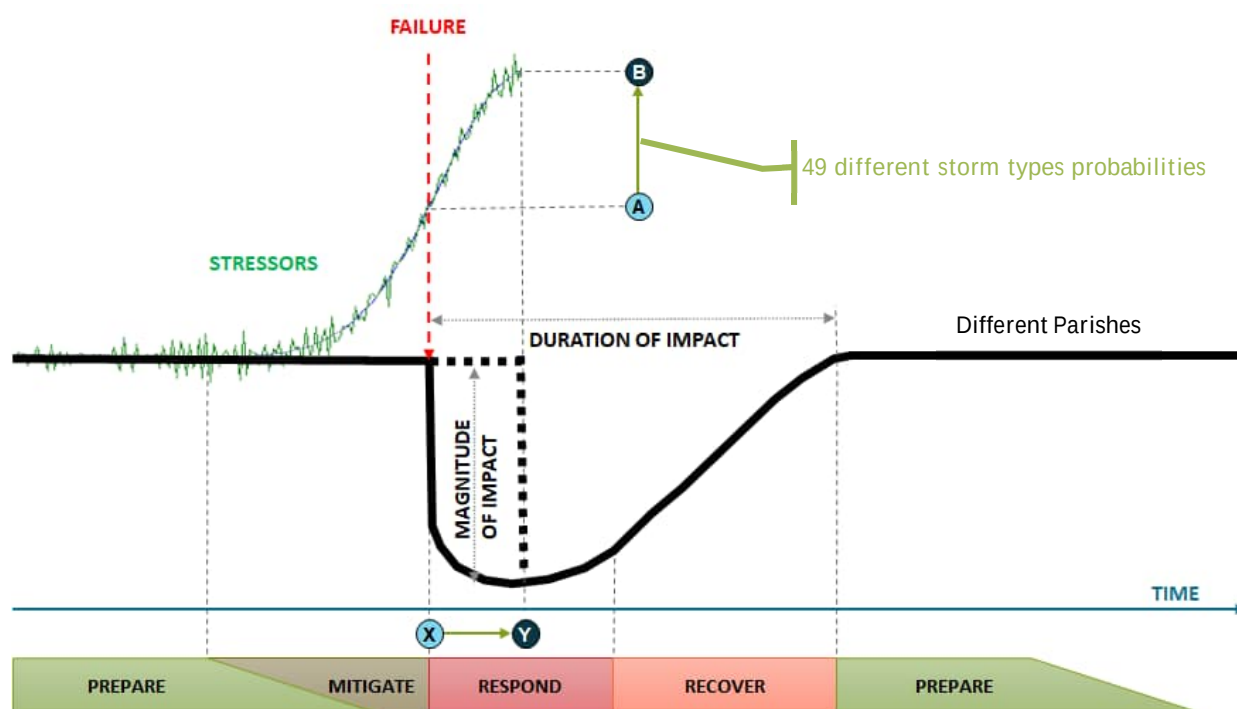
Table 4-3: Hurricane Statistics for Orleans Parish for Recent Storms

Name	Time	Storm Location	Storm Side	Storm Category	Storm Distance (miles)	Storm Distance Bucket (miles)
Zeta	10/28/2020 21:00	W	Right	3	4.1	50
Francine	9/12/2024 3:00	W	Right	TS	30.4	50
Ida	8/30/2021 1:00	W	Right	3	41.6	50

4.2.4 Major Events Database and Resilience Framework

The Major Events Database includes 45 different storm types or “stressors” that could impact Orleans Parish. Figure 4-9 depicts how the duration and magnitude of these impacts map to the phases of resilience concept that serves as the theory behind the Resilience Model approach to evaluating system vulnerability and benefits of hardening investments. Section 4.3 shows the approach to forecast the frequency and consequences of each of the 45 storm types for Orleans Parish. Section 4.4 outlines the expected impacts for each of the storm types.

Figure 4-9: Phases of Resilience Framework & Major Event Database



4.3 Estimating Future Event Frequency & Consequences

To estimate the future probabilities of the 45 storm types within the Major Events Database, 1898 & Co. utilized the historical record from NOAA. The future frequency of events is based on the time period from 1851 to 2024, 174 years.

The Major Events Database includes probabilities for each of the 45 storm types. As discussed in Section 6.3, the Resilience Model employs Monte Carlo, or stochastic modeling, to select a future storm probability from a distribution. This is done for 1,000 iterations to create 1,000 storm futures for each system section.

4.3.1 100-Year Rolling Storm Probabilities

Figure 4-10 shows the rolling probability of a direct hit to an example system section for each 100-year window ending in the year shown. This figure shows all the hurricane events to directly come through the parish. As shown in the figure, annual chances of direct hits have been slowly increasing over the last several decades.

Figure 4-10: 'Direct Hit' Probabilities for Orleans Parish

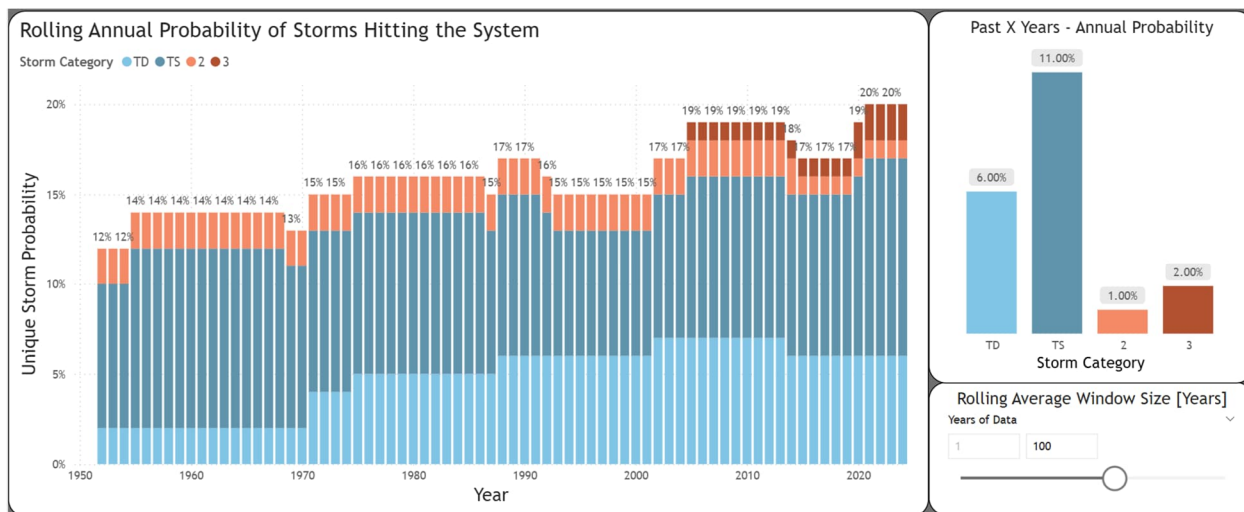


Figure 4-11, Figure 4-12, and Figure 4-13 show similar probabilities for Orleans Parish for 'Near Direct Hits' (26 to 50 miles), 'Partial Hits' (51 to 100 miles), and 'Peripheral Hits' (101 – 150 miles), respectively. Like direct hit probabilities, near direct hit probabilities have been gradually increasing over the last several decades. Partial hit probabilities have been slowly declining over the last several decades, while peripheral hit probabilities have remained steady.

Figure 4-11: 'Near Direct Hit' Probabilities for Orleans Parish

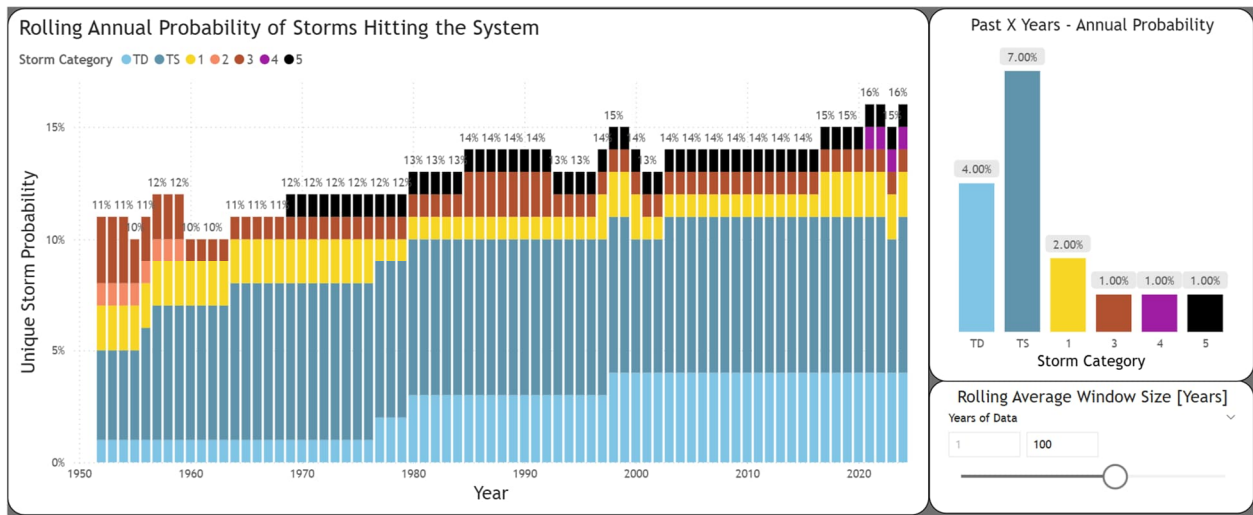


Figure 4-12: 'Partial Hit' Probabilities for Orleans Parish

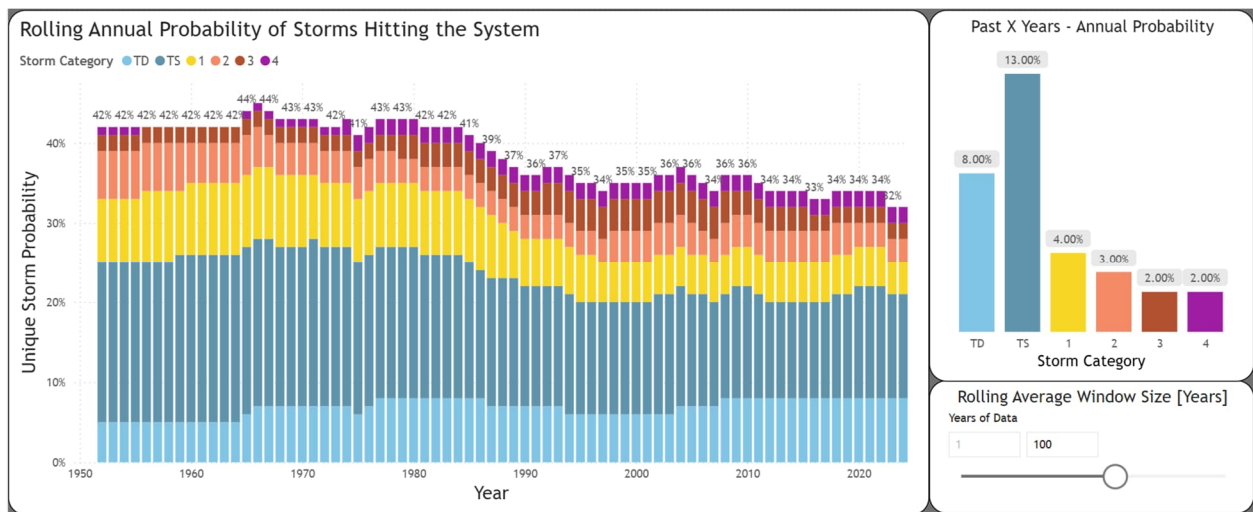
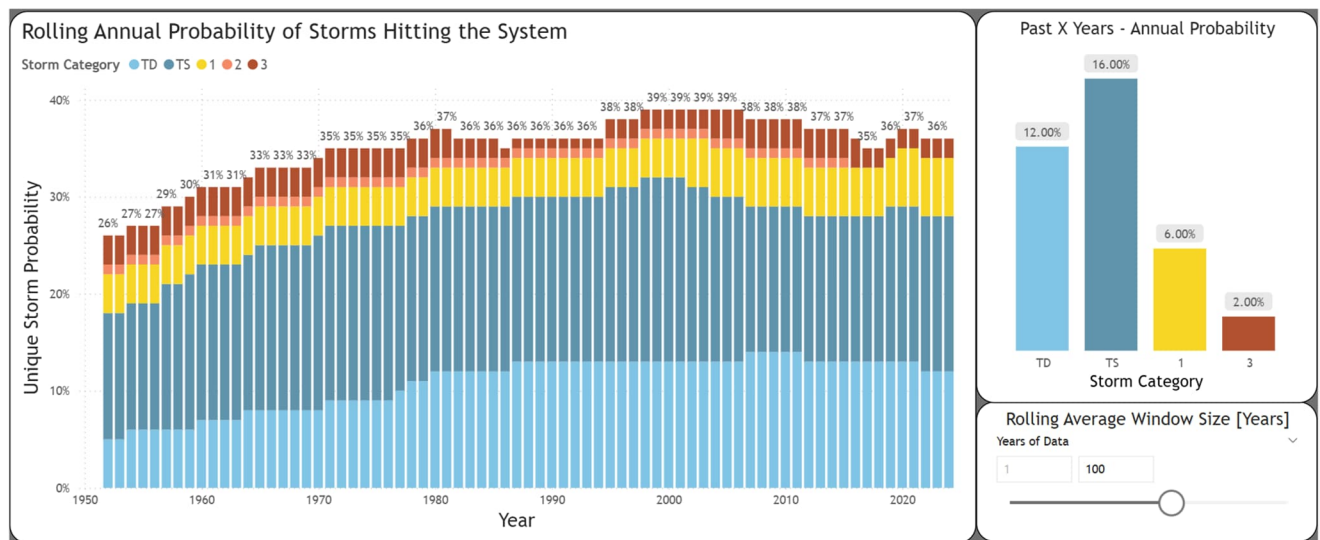


Figure 4-13: 'Peripheral Hit' Probabilities for Orleans Parish



4.3.2 Hurricane Path Uncertainty

Due to the random nature of storm paths and variation in intensity as storms travel through the area, some parishes may see no strong storms over the entire 170 years of data. However, their neighbors may see multiple strong storms. The Major Events Database accounts for the possibility that a storm could have taken a different path or had a stronger intensity by shifting or upgrading historical storms and adding them to the pool of possible storms to draw from to create the 1,000 storm futures.

4.4 Major Storms Impact

While the major storm frequency into the future is based on a direct link to historical major events, the consequence of the events is more challenging to estimate. Review of the historical record shows significant variation in the impacts from events that have similar characteristics, which leads to significant uncertainty in the modeling of such impacts from future storms. In some cases, lower category events have produced more damage and impact than higher category events due to a host of variables, including differences in the storm paths, speed, the infrastructure's design standards, customer density, and the vegetation density around the infrastructure.

Further complicating the evaluation of storm impacts is that the Entergy New Orleans service area is ever evolving with a changing customer base. While the historical record shows the potential for a Category 5 hurricane that occurred in 1969 (Camille), any impact data, if even available, would not be valuable in understanding the impact to Entergy New Orleans' system if it were to happen today because the customer base and system are completely different. For this reason, the Major Events Database leverages more recent event consequences from the past 10 to 15 years and linearly interpolates to fill in gaps for major events that have occurred in the historical past but not within the most recent past. The Major Events Database includes impact assumptions around the following three categories for each of the 45 storm types to impact the system:

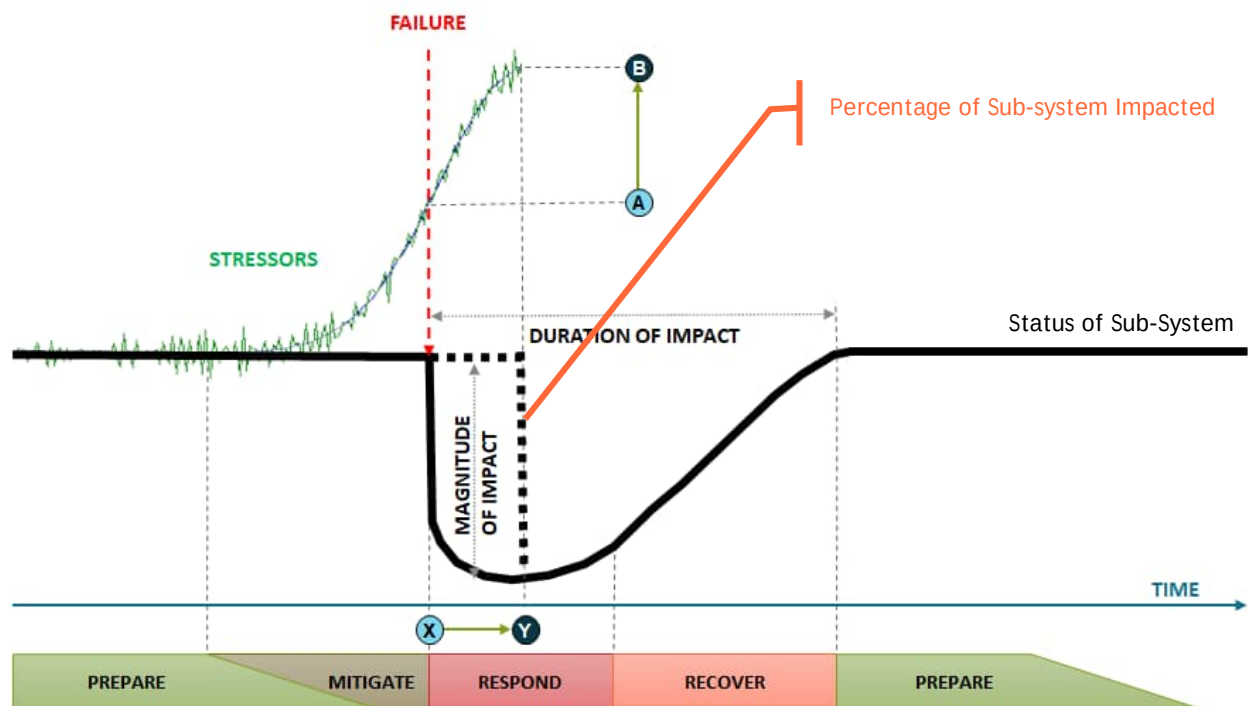
- LOF percentage for each hardening zone impacted
- Duration to restore each hardening zone
- Cost to restore each hardening zone

The next section outlines the historical major event impacts. This information was foundational in developing the three impacts outlined above. The following sections describe each of the impacts that are part of the Major Events Database.

4.4.1 Expected Hardening Zone Impacts

The Major Events Database represents the state of the system in terms of magnitude of impact to a sub-system (representative system segment) in alignment with the resilience framework in Figure 2-1 and shown below in Figure 4-14.

Figure 4-14: Phases of Resilience Framework & Sub-System Impact

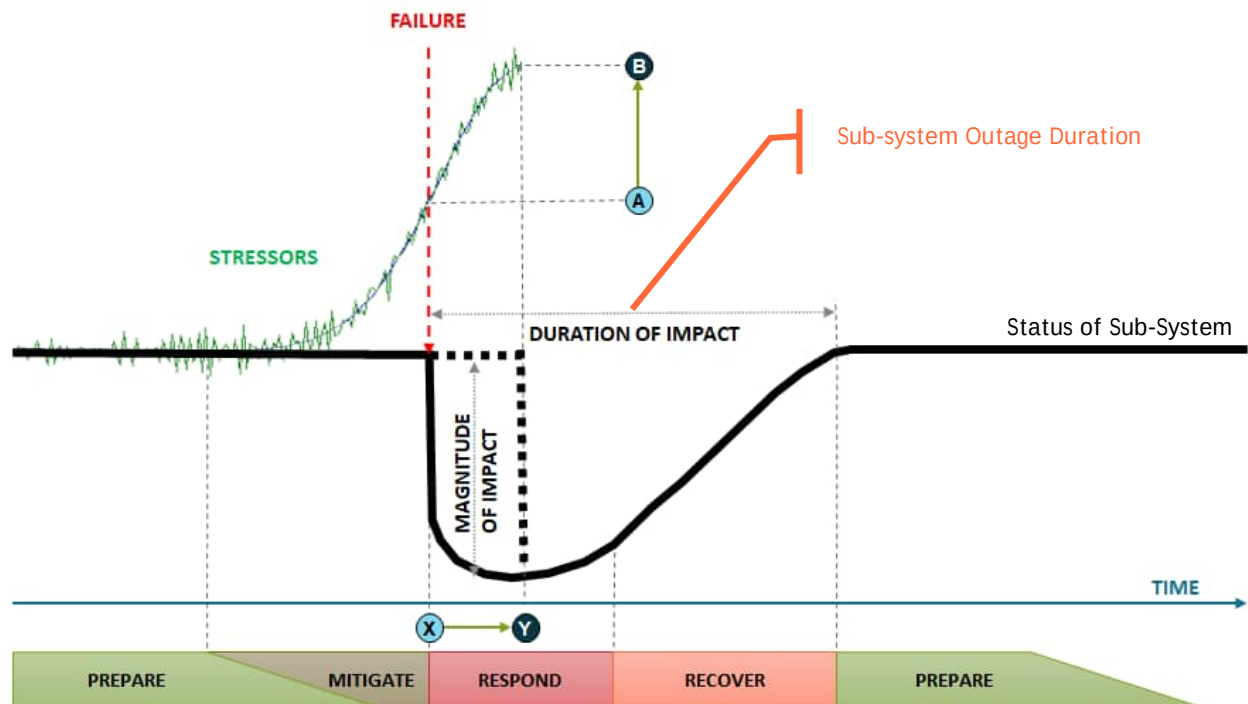


For each of the 45 storm types (stressors or the 'green' line from Figure 4-14), the database includes the expected range of impacts at the parish level for each hardening zone.

4.4.2 Major Event Duration

The Major Events Database also includes the expected restoration profiles for each of the hardening zones for each of the 45 storm types ('green' line). While the previous section describes the impact to the system, this part of the database outlines the duration of restoration in alignment to the resilience framework in Figure 2-1 and shown below in Figure 4-15.

Figure 4-15: Phases of Resilience Framework & Sub-System Duration

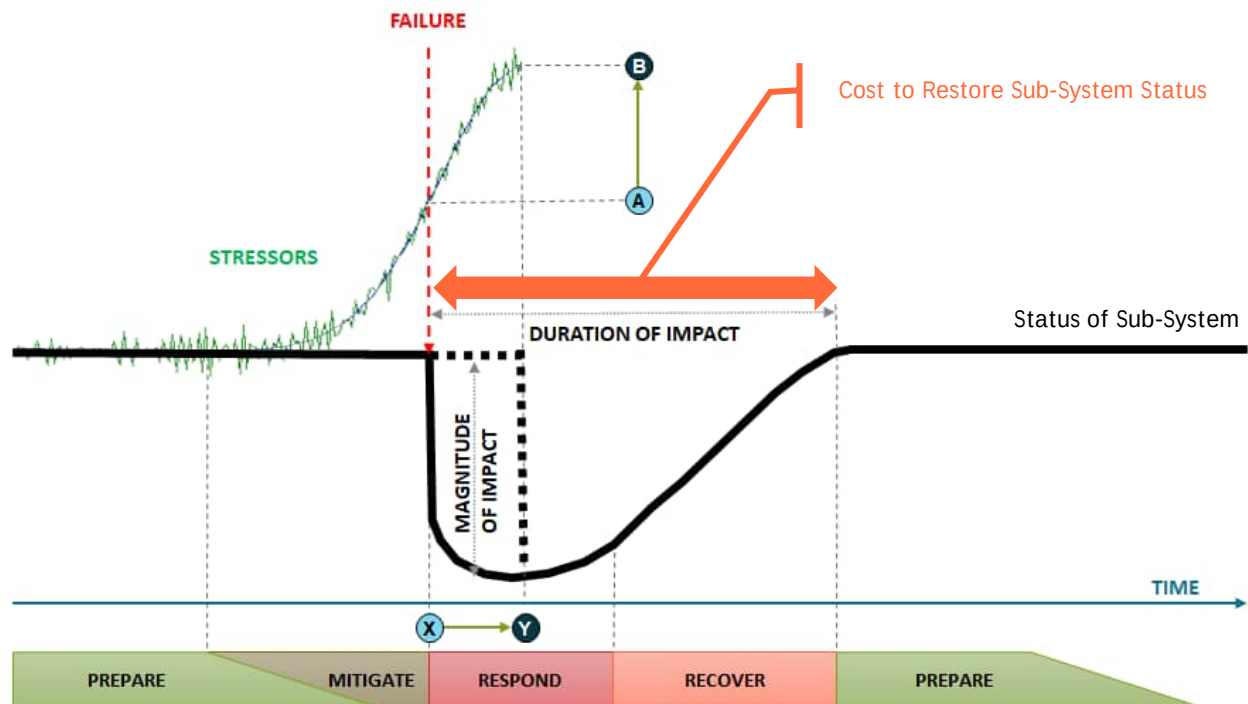


1898 & Co. and Entergy New Orleans developed the expected total duration of each of the 45 storm types ('stressors') to impact Orleans parish. The overall durations are in alignment to historical events from the last 15 years, linearly interpolating for major events that have not occurred in the recent past. For the duration of restoration for each hardening zone, the database includes historical experience from recent restoration efforts. These restoration profiles are critical for the calculation of customer outages completed within the Event Impact Model. The Event Impact Model considers the downstream customers of each protection device and where within the restoration profile that part of the system is likely to be restored.

4.4.3 Major Event Restoration Cost

The third impact category included in the Major Events Database is the expected restoration costs for each of the 45 storm types ('stressors'). Figure 4-16 depicts the storm impact within the phase of resilience framework.

Figure 4-16: Phases of Resilience Framework & Sub-System Restoration Costs



The database includes estimated restoration costs for each hardening zone based on estimated restoration costs for each of the 45 storm types. For distribution circuits and transmission circuits, the database includes a similar approach to estimating the expected restoration costs for each of the events and parishes. The database factors in the following to estimate restoration costs for each of the 45 storm types and hardening zones:

- Structure count and type within the hardening zone. Hardening zones with high asset counts will have more failures and restoration costs. Additionally, some structures are more costly to restore like a lattice tower versus a wood mono pole.
- Entergy Crews versus non-Entergy Crew mix. Replacing assets during and immediately after major events is much costlier than replacing assets in a more methodical manner during 'blue-sky' hours. Overtime fees, unavoidable inefficiencies that arise from storm restoration, and logistical and other challenges are a few of the drivers for higher costs for storm restoration work. Because of these factors, the cost of replacing assets during storm events, even if only Entergy crews perform the work to restore infrastructure, can be 1.5 to 2.0 times higher than infrastructure replacements during 'blue-sky' rebuilds. For high category named events, Entergy New Orleans also relies on mutual assistance and contractors to restore the system, with non-Entergy crews being brought in from across the nation to hasten restoration times and manage the massive scale of the restoration work that arises from such high category storm events. It should be noted that Entergy often provides mutual

assistance to other utilities as part of the reciprocal obligations between member utilities. Given the per-diems, overtime rules, mobilization and demobilization, and demands of managing outside resources, on top of the factors outlined above, the costs can be even higher. The estimation approach factors in the mix of Entergy and non-Entergy crews for each of the 45 storm types based on these multipliers.

- Side of the storm impacting the hardening zone (right or left side). The right side of a storm causes more damage than the left side of the storm.
- Structure current wind loading versus hardening wind loading standards. Hardening zones with assets that meet more recent hardened wind loading standards will have fewer failures than hardening zones where the assets' current wind loading rating has a wide gap to the hardening standard. See Section 3.5 for additional details.
- Vegetation density around the infrastructure in the hardening zone. The existence of more dense vegetation around infrastructure will drive more failures because wind blowing vegetation into circuits is a key driver of storm-based outages. See Section 3.4 for additional details.
- Age of the infrastructure in the hardening zone. Hardening zones with infrastructure that is older are more likely to have higher instances of asset failures than hardening zones with younger assets. See Section 3.6 for additional details.
- Right-of-Way access for the infrastructure in the hardening zone. Assets with road access typically cost less to restore than assets in the deep ROW. See Section 3.7 for additional details.
- Terrain. Infrastructure in wetlands will be more costly to restore than infrastructure in flat terrain. See Section 3.8 for additional details.

The Major Events Database includes a framework to incorporate these factors to estimate the expected range in restoration costs for each of the 45 storm types to impact each of the hardening zones.

For Substation Storm Surge Mitigation, restoration costs are based on the number of assets in the substation and the expected cost multipliers to replace those assets during major events.

5.0 System Vulnerability & Event Impact Model

The second major component of the Resilience Model is the System Vulnerability & Event Impact Module. Whereas the Major Events Database describes the phases of resilience at a high level for the Entergy New Orleans system, the EIM goes a layer deeper and develops the phases of resilience for each potential hardening zone on the Entergy New Orleans system for each storm scenario.

The EIM models the impact to the system of any type of major storm event. Specifically, it identifies, from a weighted perspective, the particular laterals, feeders, transmission lines, and substations that are likely to fail for each type of storm in the Major Events Database. The model also estimates the restoration costs associated with the specific hardening zone failures and calculates the impact to customers in terms of CMI. Finally, the EIM models each storm event for both a Status Quo and Hardened Scenario(s). The Hardened Scenario(s) assumes the assets that make up each hardening zone have been hardened. The EIM then calculates the benefit of each hardening zone from a reduced restoration cost and CMI perspective.

The EIM utilizes a robust and sophisticated set of data and algorithms to model the benefits of each hardening zone for each storm scenario. Section 3.0 outlines the core data, algorithms, and frameworks that are part of the EIM, and also outlines a very granular level of analysis of the Entergy New Orleans system. This granular level of data and analysis allows for the Resilience Model to reasonably project the ratio of resilience benefit to cost, resulting in more efficient hardening investment. This also provides confidence that investments are targeted to the portions of the system that provide the most value for customers.

Figure 5-1 provides an overview of the Resilience Model architecture. The Major Events Database is described in Section 4.0, and the Resilience Benefit Module is described in Section 6.0. The following sections describe the EIM in further detail.

Figure 5-1: Resilience Model



5.1 Core Data Sets and Algorithms

The core data sets and algorithms that feed into the EIM are described in further detail in Section 3.0.

5.2 Likelihood of Failure

The System Vulnerability component of the EIM identifies the parts of the system that are likely to fail given the specific storm loaded from the Major Events Database. The module is grounded in the primary failure mode of the asset base; storm surge for substations; and wind, structure design gaps, asset age, and vegetation for circuit assets.

5.2.1 Substation Storm Likelihood of Failure

A main driver of substation failures during major storm events is storm surge and general flooding. The Major Events Database designates the number of substations expected to experience flooding for each of the 45 storm types.

To identify which substations would be the most likely to experience flooding, the EIM uses the substation flood modeling described in Section 3.10. This model provides the estimated feet of flooding above site elevation assuming the “maximum of maximum” approach; that is, a worst of the worst-case scenario. The flood modeling has flood height data for all five hurricane category types. The EIM uses the flooding height values as likelihood scores to identify the substation probability of failure for each storm event in the Major Events Database.

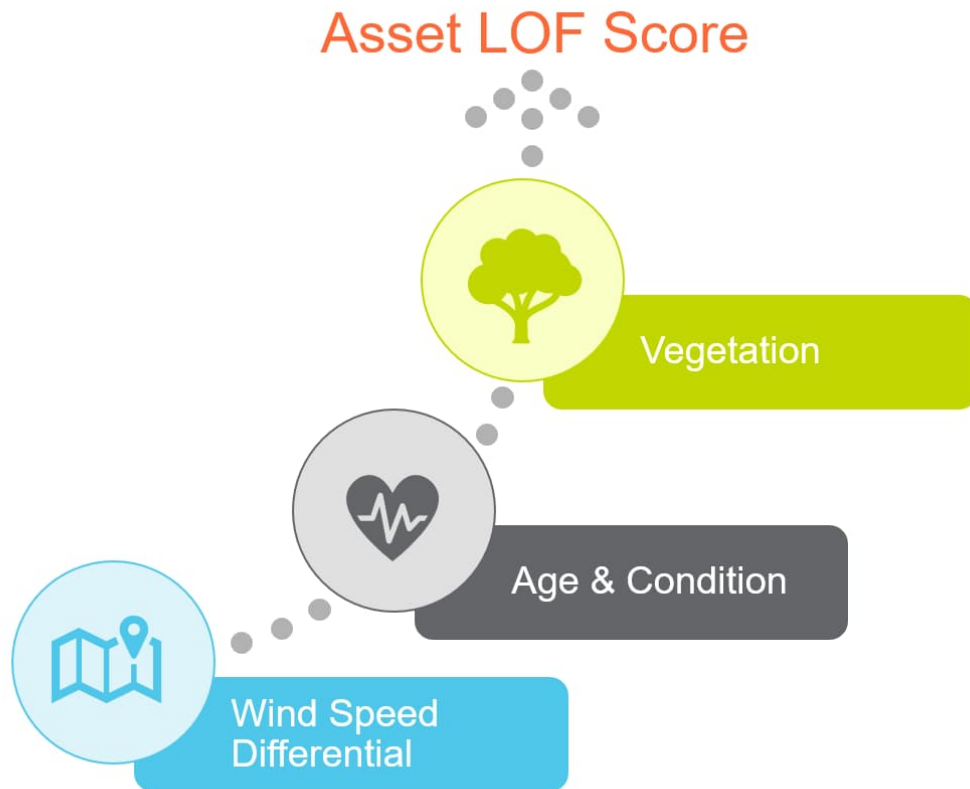
5.2.2 Circuits Storm Likelihood of Failure

A main driver of circuit failures during storms is wind blowing vegetation (and other debris) into the conductor, weighing it down. The additional weight, when combined with the wind loading, causes the structures holding up the conductor to fail. Typically, the vegetation touching the conductor triggers the protection device to operate; however, the enhanced loading on the poles causes asset failures that are costly to repair both in terms of restoration costs and in CMI. The storm LOF of an overhead distribution asset is a function of the vegetation around it, the age of the asset, and the applicable wind zone differential (coastal zones see higher wind speeds).

Figure 5-2 depicts the framework used to calculate the storm LOF for each circuit asset on Entergy New Orleans' T&D system. Assets included within the framework are wood poles, steel poles, concrete poles, and lattice towers.

For the vegetation LOF scores, the EIM uses the vegetation density of each overhead primary and transmission conductor normalized for length. Section 3.4 outlines the approach to estimate the vegetation density for approximately 1,300 miles of primary and transmission conductors. Each primary and transmission conductor is one span from structure to structure. The vegetation density, normalized for length, is used in the LOF framework to calculate an LOF score for vegetation.

Figure 5-2: Storm LOF Framework for Circuit Assets



The EIM estimates the LOF for each wood and metal structure on the system. Section 3.6 includes additional details on the approach.

The wind design gap criteria use the wind zone designation data from Section 3.5 inside the asset LOF framework to develop the LOF scores.

The EIM uses the three criteria (vegetation, age, and wind design gap) to calculate the storm LOF for each asset. The assets LOF for each storm are used to provide a granular understanding of the LOF for each hardening zone. The EIM uses the hardening zone LOF for each storm event in the Major Events Database.

5.3 Hardening Zone & Asset Reactive Storm Restoration

The EIM estimates the cost to repair assets from a storm-based failure. Storm restoration costs were calculated for every asset in the EIM including wood poles, transmission structures (steel, concrete, and lattice), power transformers, relays, and breakers. The costs were based on storm restoration costs multipliers above planned replacement costs. These multipliers were developed by Entergy New Orleans and 1898 & Co. collaboratively. They are based on historical events, the expected inventory constraints, and expected mix of Entergy New Orleans and non-Entergy New Orleans crews needed for the various asset types and storms.

For each storm event, the restoration costs at the asset level are aggregated up to the hardening zone level and then weighted based on the hardening zone LOF (Section 5.2) and the overall restoration costs for the storm event outlined in the Major Event Storms Database.

5.4 Duration and Customer Impact

The EIM calculates the duration to restore each hardening zone in the Status Quo Scenario. The assumptions for major asset class outage duration are outlined in the Major Event Storms Database. The hardening zones are ranked for restoration by metrics that are similar to those that Entergy New Orleans uses to prioritize storm restoration activity, such as priority/critical customers and customer count. Specific hardening zone durations are calculated based on completion versus time curves. For example, a lateral hardening zone may have a relatively high priority (i.e., customer count is high with more critical customers). That lateral would be restored by day 10 for a Category 4 event. However, the lowest ranked laterals will have durations in the 30-day range for this category storm event.

The hardening zone duration is then multiplied by the number of affected customers for each hardening zone (see Section 3.3) to calculate the CMI for each hardening zone. Some of the storm scenarios include significant outages to the transmission system (see Section 3.11). The percentage of the system impacted is so high that the designed resilience and redundancy (looping) of the system are lost for a short period of time, which in turn causes large numbers of customer outages across the area from the transmission system.

Finally, the CMI for each hardening zone for each storm event is monetized using the DOE's ICE Calculator (see Section 3.9). The monetization is performed for each type of customer: residential, small commercial and industrial, large commercial and industrial, and the various priority customers. The monetization of CMI is calculated for hardening zone prioritization purposes as discussed below in Section 6.0.

5.5 Status Quo and Hardening Scenarios

The EIM calculates the storm restoration costs and CMI for the Status Quo and Hardening Scenarios for each hardening zone for each of the 45 storm types. The delta between the two scenarios is the benefit for each hardening zone. This is calculated for each storm event based on the change to the core assumptions (vegetation density, age, wind zone, flood level, restoration costs, duration, and customers impacted) for each hardening zone.

The output from the EIM is a hardening zone-by-hardening zone, probability-weighted estimate of annual storm restoration costs, annual CMI, and annual monetized CMI for both the Status Quo and Hardened Scenarios for all 45 storm types. The following section describes the methodology utilized to model all 45 storm types and calculate the resilience benefit of each hardening zone.

6.0 Resilience Benefit Module

The Resilience Benefit Module of the Resilience Model uses the annual benefit results of the System Vulnerability & Event Impact Module and the estimated hardening zone costs to calculate the net benefits for each hardening zone. Since the benefits for each hardening zone are dependent on the type and frequency of major storm activity, the Resilience Benefit Module utilizes stochastic modeling, or Monte Carlo Simulation, to select a thousand future worlds of storm events to calculate the range of both 'Status Quo' and Hardened restoration costs and CMI. The benefit calculation is performed for a 50-year time horizon, matching the expected life of hardening zones.

The following sections provide additional detail on the hardening zone costs, Monte Carlo Simulation, and feeder and lateral hardening.

6.1 Economic Assumptions

The resilience net benefit calculation includes the following economic assumptions:

- Period: 50 years – most of the hardening infrastructure will have an average service life of 50 or more years
- Escalation Rate: 2.5 percent
- Discount Rate: 7 percent

6.2 Hardening Zone Cost

Hardening zone costs were estimated for the approximately 4,200 hardening zones in the Resilience Model.¹⁷ Certain hardening zone costs were provided by Entergy New Orleans while others were estimated using the data within the Resilience Model to estimate scope (asset counts and lengths) and then multiplying by unit cost estimates to calculate the hardening zone costs. The following sub-sections outline the approach to calculate hardening zone costs for each of the programs.

6.2.1 Distribution Feeder and Lateral Hardening

6.2.1.1 Rebuild

For each hardening zone, Entergy New Orleans' GIS data, GIS analysis for vegetation, underlying terrain, and road access were leveraged to estimate:

¹⁷ See *supra*, note 2.

- Number of structures that need to be hardened to meet the desired wind standard;
- Length and phase count of conductor that would be replaced along with newly hardened structures; and
- Vegetation, distance to a road, and terrain type for the structures to be hardened.

Each of these values creates the scope for each of the hardening zones. 1898 & Co. collaborated with Entergy New Orleans to develop unit costs estimates, which are multiplied by the scope activity (asset counts and lengths) and other cost drivers (vegetation, access, and terrain) to calculate the hardening zone cost.

6.2.1.2 Overhead to Underground Conversion

For each express feed, Entergy New Orleans' GIS data was used to determine the length of overhead conductor to be converted to underground. The length was multiplied by the Entergy New Orleans cost per mile to develop the total hardening zone cost.

6.2.2 Transmission Rebuild

For each transmission hardening zone, Entergy New Orleans' GIS data, GIS analysis for vegetation, underlying terrain, and road access were leveraged to estimate:

- Number of wood structures that need to be hardened to meet the desired wind standard;
- Length of conductor that would be replaced along with newly hardened structures; and
- Vegetation, distance to a road, and terrain type for the structures to be hardened.

Each of these values creates the scope for each of the hardening zones. 1898 & Co. collaborated with Entergy New Orleans to develop unit costs estimates, which are multiplied by the scope activity (asset counts and lengths) and other cost drivers (vegetation, access, and terrain) to calculate the hardening zone cost.

6.2.3 Substation Storm Surge and Flood Mitigation

Substations are a complex system of assets. Although the modeling done by 1898 & Co. identifies substations that are at risk of storm surge or flooding, the mitigation measures required may differ widely from substation to substation. Therefore, the costs can vary widely as well. Entergy New Orleans provided a base cost for substation storm surge mitigation hardening zones that was intended to be generally conservative.

6.3 Resilience-Weighted Lifecycle Benefit

The benefits of storm resilience hardening zones are driven by the frequency, intensity, and location of future major storm events over the next 50 years. Each storm type has a range of potential probabilities and consequences. For this reason, the Resilience Model employs stochastic modeling, specifically Monte Carlo Simulation, which is a random sampling methodology.

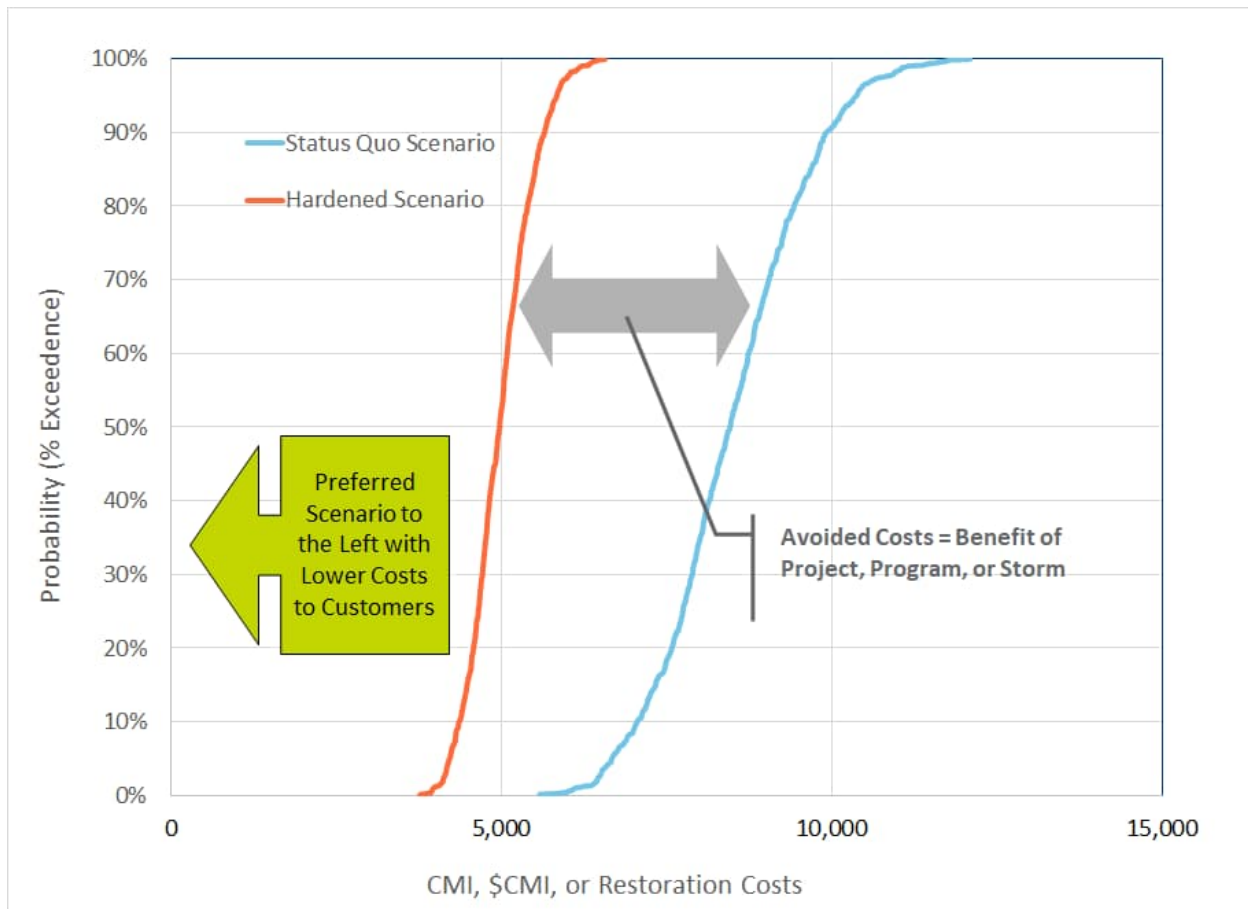
In the context of the Resilience Model, the Monte Carlo simulator selects the major storm events to impact the Entergy New Orleans service area over the next 50 years from the Major Events Database (see Section 4.2.4). That database outlines the ‘universe’ of storm event types that could impact the Entergy New Orleans service area.

During the Monte Carlo simulation, Orleans Parish is subjected to the range of 45 storm types and frequencies discussed in Section 4.0. For each iteration, the Monte Carlo simulator considers the historical record of the storms that have come within the 150-mile range of the Entergy New Orleans service area. Using this historical record, the Monte Carlo simulator develops 1,000 iterations of 50-year storm futures. Each storm future has a 50-year profile of storm events from the 45 storm types.

Once the iterations are completed, the Resilience Benefit Module determines the benefits that each hardening zone provides annually under each iteration and storm event. Using information from the EIM, the Resilience Benefit Module chooses a Status Quo value for each hardening zone and the benefits if that hardening zone were to be hardened, both under the same storm type.

The results of the 1,000 iterations are graphed in a cumulative density function, also known as an ‘S-Curve’. The figure below shows an illustrative example of the 1,000 iteration simulation results for the ‘Status Quo’ and Hardened Scenarios. The resilience benefit of the hardening zone, program, or plan is the gap between the S-curves for the top part of the curve. Section 2.4 describes this in further detail.

Figure 6-1: Status Quo and Hardened Results Distribution Example



7.0 Investment Optimization and Hardening Zone Selection

7.1 Investment Optimization

The Resilience Model evaluates the benefits of all potential hardening zones for an ‘apples to apples’ comparison. Sections 3.0, 4.0, 5.0, and 6.0 described the approach and methodology to calculate the resilience benefit for the approximately 4,200 hardening zones.¹⁸ Resilience benefit values include:

- CMI 50-year Benefit
- Restoration Cost 50-year PV Benefit
- Lifecycle 50-year PV gross Benefit (monetized CMI benefit + restoration cost benefit)
- Lifecycle 50-year PV net Benefit (monetized CMI benefit + restoration cost benefit – hardening zone costs)

Each of these values includes a distribution of results from the 1,000 iterations. For ease of understanding and in alignment with the resilience-based strategy, the approach focuses on the values for the average storm futures and above, specifically considering:

- P50 – Average Storm Future
- P75 – High Storm Future
- P95 – Extreme Storm Future

With all the hardening zones being evaluated on a consistent basis, they can all be ranked against each other and compared. The Resilience Model ranks all the hardening zones based on their benefit cost ratio using the life cycle 50-year PV gross benefit value listed above. The ranking is performed for each of the following storm futures as well as a weighting of the three.

- Average Storm Future
- High Storm Future
- Extreme Storm Future

¹⁸ See *supra*, note 2.

Performing prioritization for the four benefit cost ratios is important since each hardening zone has a different slope in its benefits from an average storm future to a very high storm future. Entergy New Orleans and 1898 & Co. settled on weighting the three values for the base prioritization metric.

7.2 Comprehensive Hardening Plan Portfolio Development

With a resilience plan investment level identified, additional factors were incorporated to develop a recommended plan that is feasible, given what information Entergy New Orleans has regarding supply chain, labor, and other market conditions. Annual equipment installation limits are imposed on the portfolio based on projected material supply availability in upcoming years for structures and transformers. All hardening zones on a given circuit must be completed in a 2-year window. This helps organize and sequence hardening zones so that crews can be efficiently mobilized and demobilized around the system to construct the portfolio.

8.0 Results & Conclusions

Entergy New Orleans and 1898 & Co. utilized a resilience-based planning approach to identify and prioritize resilience investment in the T&D systems. This section presents the costs and benefits as determined by the foregoing analysis. Customer benefits are shown in terms of the:

1. Decrease in the Storm Restoration Costs
2. Decrease in the customers impacted and the duration of the overall outage, calculated as CMI

Additionally, the results are presented assuming monetization of the CMI using the DOE's ICE Calculator, modified for resilience. The DOE's ICE Calculator is discussed in Section 3.9. The monetization of the CMI allows for the calculation of a benefit cost ratio for each hardening zone. As discussed above, this was done for the purposes of prioritization of hardening zones and establishing overall investment levels for consideration.

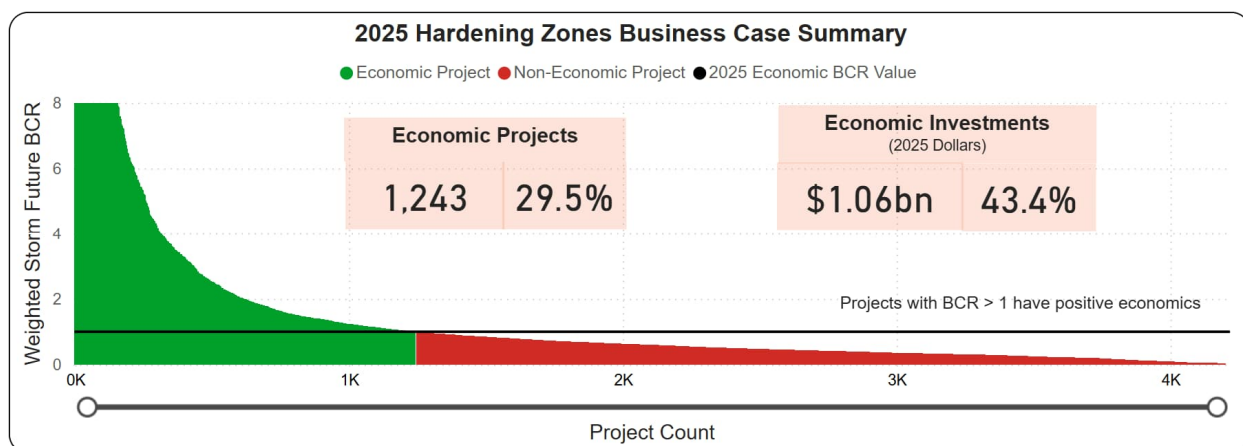
8.1 Resilience Benefit Cost Ratio

As discussed above in Section 7.1, the Resilience Model calculates the Resilience Benefit Cost Ratio for hardening zone prioritization purposes. The Resilience BCR is the sum of the avoided restoration cost and the monetized avoided customer outages divided by the hardening zone cost. A weighted value of the BCRs for different storm futures is used to calculate the final Resilience Benefit Cost Ratio for each hardening zone.

Figure 8-1 shows the results of the Resilience Benefit Cost Ratio for all potential hardening zones across the Entergy New Orleans service territory. For each alternative (e.g. hardened rebuild versus undergrounding), the model determined a BCR, and the higher BCR is preferred. The preferred potential hardening zone is the overhead hardening or undergrounding alternative that provides the higher Resilience Benefit Cost Ratio. The figure shows approximately 4,200 potential hardening zones were included in the evaluation.¹⁹ The figure shows that approximately 30 percent of the potential hardening zones (by hardening zone count) have a Resilience Benefit Cost Ratio greater than 1. The figure also shows that approximately \$1.06 billion of investment has a Resilience Benefit Cost Ratio greater than 1. This is equivalent to 43 percent of the total hardening investments across all potential hardening zones.

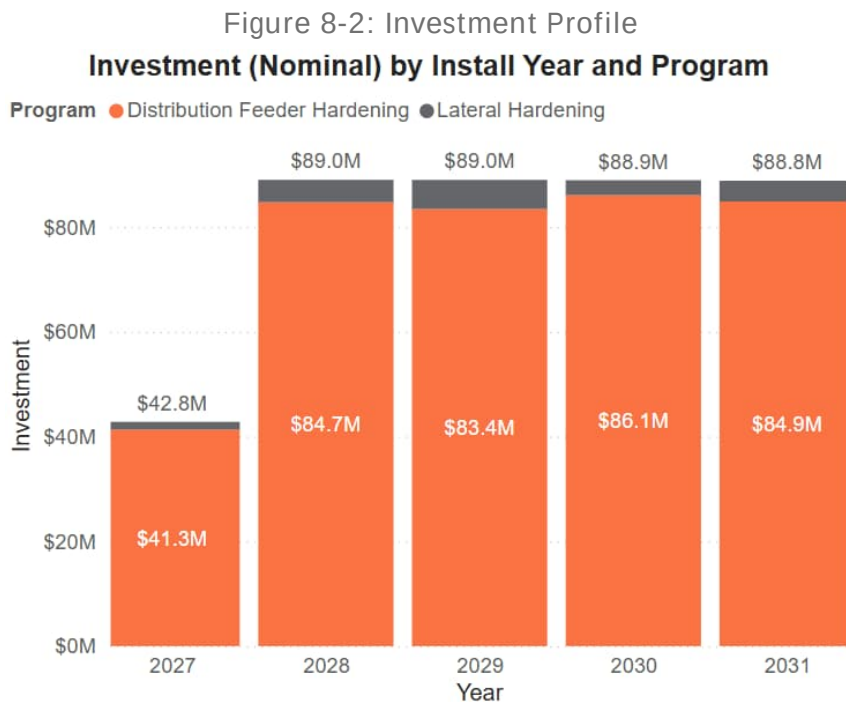
¹⁹ See *supra*, note 2.

Figure 8-1: Hardening Zone Resilience Benefit Cost Ratio Summary



8.2 Investment Plan Results

Figure 8-2 shows the investment profile for the Phase 2 Resilience Plan. The figure includes the build-up by program to the total. The investment capital costs are in nominal dollars; that is, the dollars of that day. Distribution Feeder Hardening (Rebuild) hardening zones make up the largest portion of the total, accounting for 95 percent of the total investment, followed by Lateral Hardening (Rebuild) hardening zones with 5 percent.

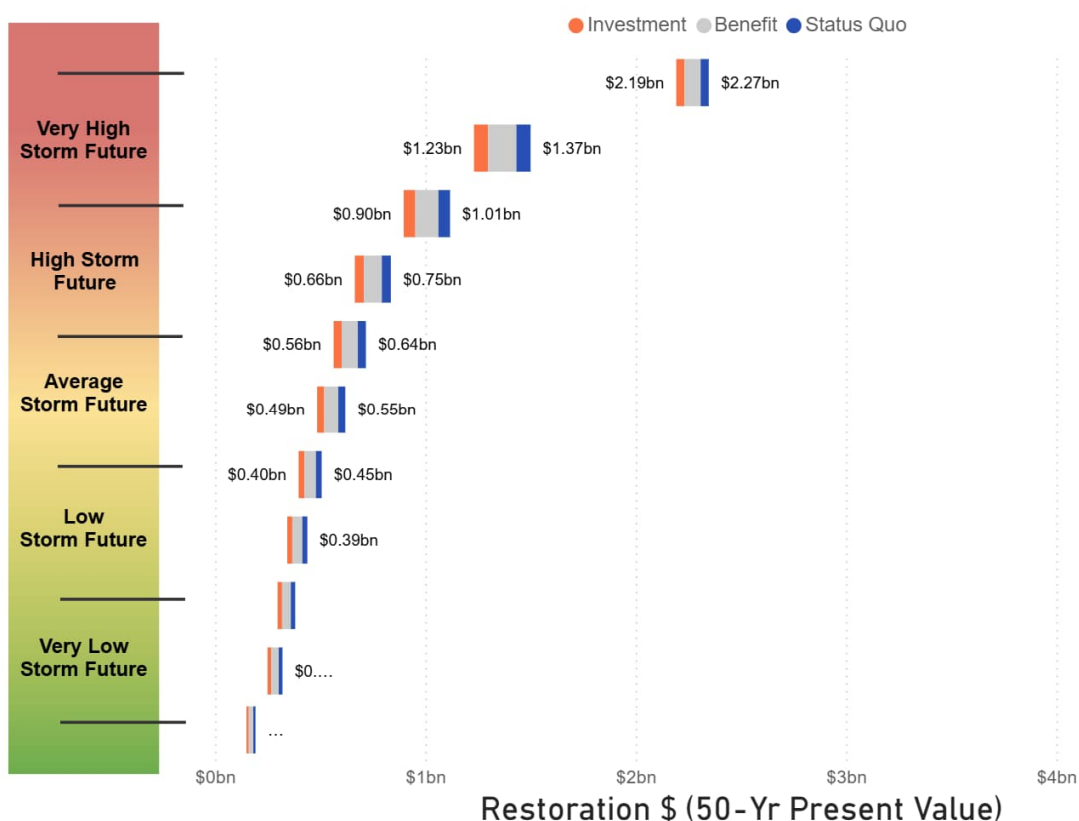


8.2.1 Avoided Restoration Cost Benefits

Figure 8-3 shows the range in restoration cost reduction at various storm futures for the Resilience Plan. The values are shown in 50-year present value terms. The figure shows the benefits of this level of investment, the benefit values do not include the \$400 million of investment.

As a refresher, the very low storm future level represents a future world in which storm frequency and impact are less than average, the average storm future level represents a future world where storm frequency and impact are reflective of historical trends discussed in Section 4.1. The very high storm future levels represent a future world where storm frequency and impact are all high.

Figure 8-3: Restoration Cost Benefit

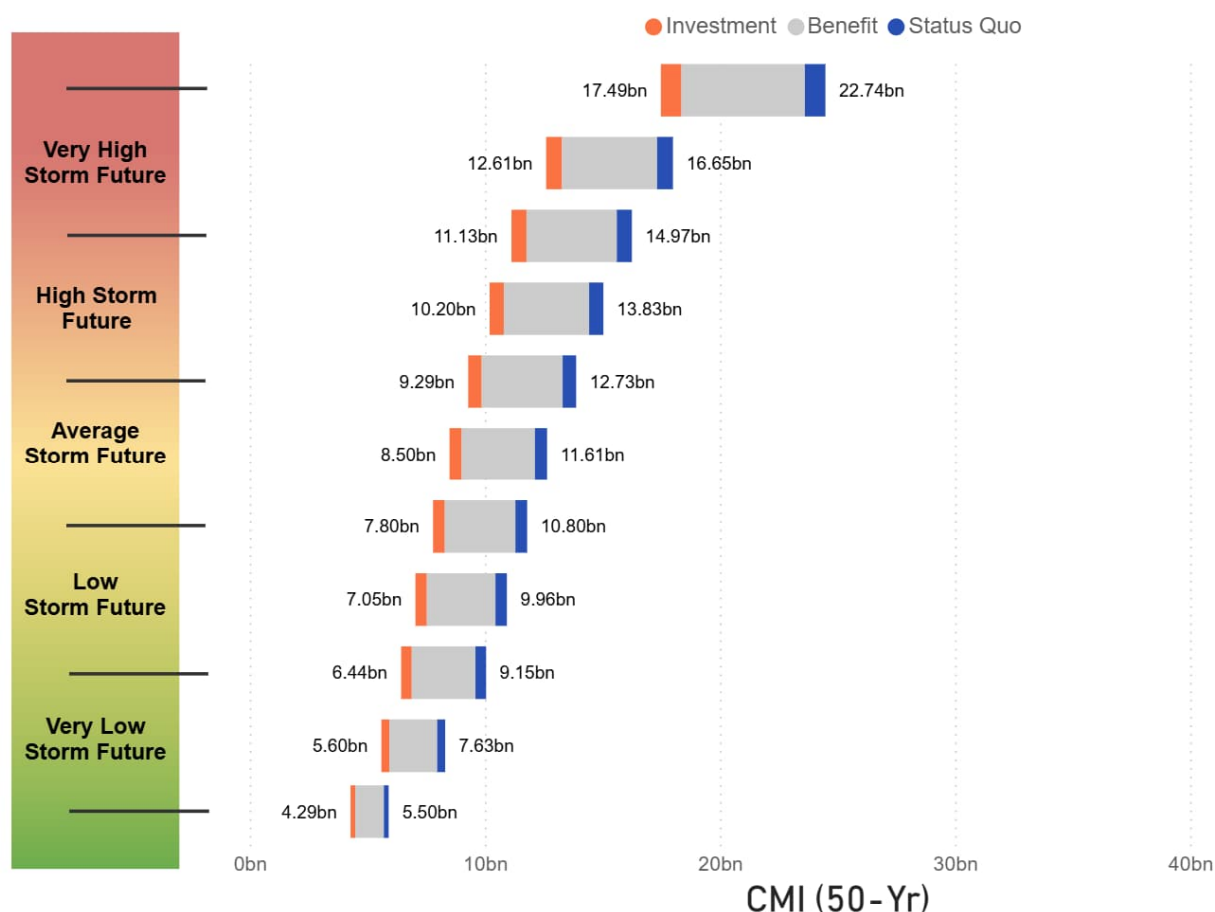


With the \$400 million Phase 2 Resilience Plan, the storm restoration costs are reasonably expected to decrease by approximately \$83 million (~13 percent) for the weighted storm future.

8.2.2 Avoided Customer Outage Benefit

Figure 8-4 shows the range in avoided storm customer minutes interrupted at various storm futures for the \$400 million Phase 2 Resilience Plan. The values are shown for a 50-year period. For the Phase 2 Resilience Plan, storm customer outages are reasonably expected to decrease by approximately 3.4 billion CMI (~27 percent) for the weighted storm future.

Figure 8-4: Customer Benefits



8.2.3 Resilience Benefit Cost Ratio

This section shows the Resilience Benefit Cost Ratio for the Phase 2 Resilience Plan. It also includes the path from the two main benefit streams to calculating the Resilience Benefit Cost Ratio. It is important to note that the business case of the scenario is based upon the avoided restoration costs and avoided customer outages that reasonably can be expected to be achieved from the proposed investment.

A key piece of that path is the monetization of the storm CMI. Figure 8-5 shows the companion figure to Figure 8-4 based on the monetization of the storm CMI using the DOE ICE Calculator modified for resilience purposes. The values are shown in 50-year present value terms for the Phase 2 Resilience Plan. The figure shows the benefits of this level of investment, the benefit values do not include the \$400 million of investment.

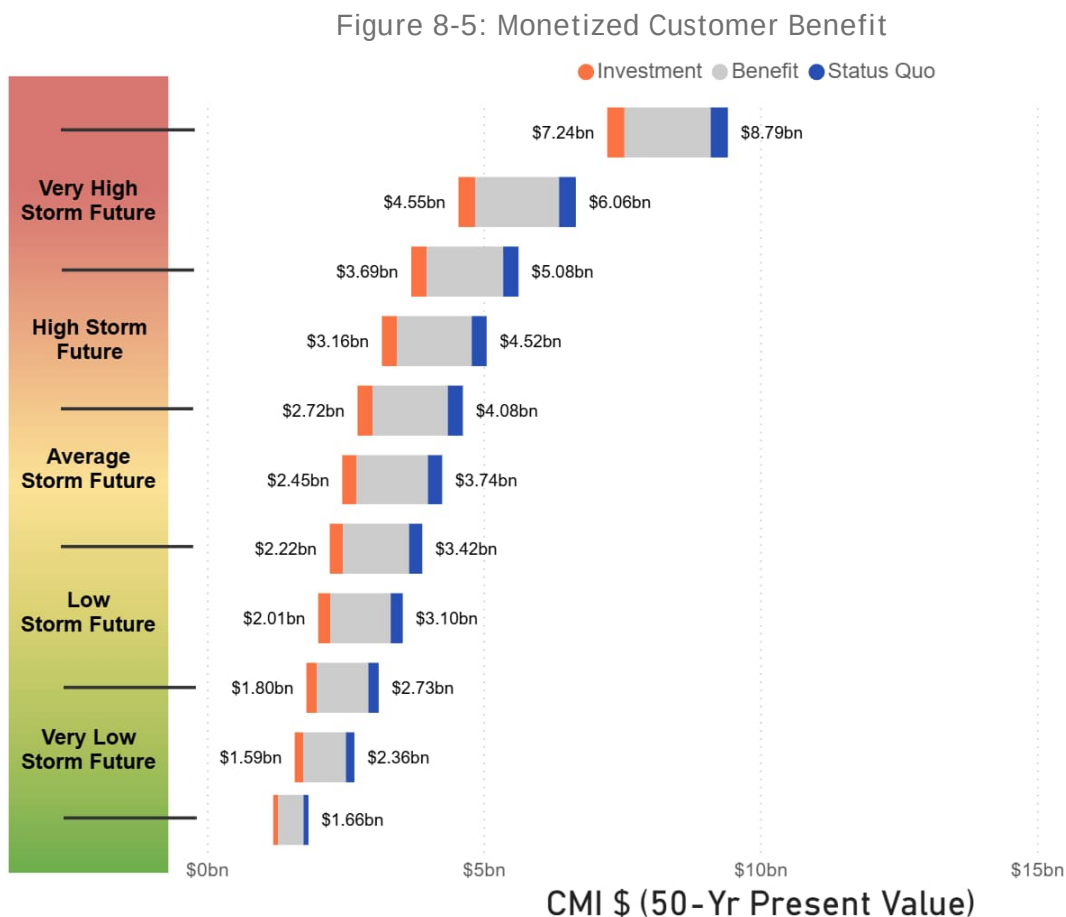


Figure 8-6 shows the sum of the restoration cost and monetized CMI for the Status Quo and the Phase 2 Resilience Plan.

Figure 8-6: Total Monetized Benefit (Restoration + \$CMI)

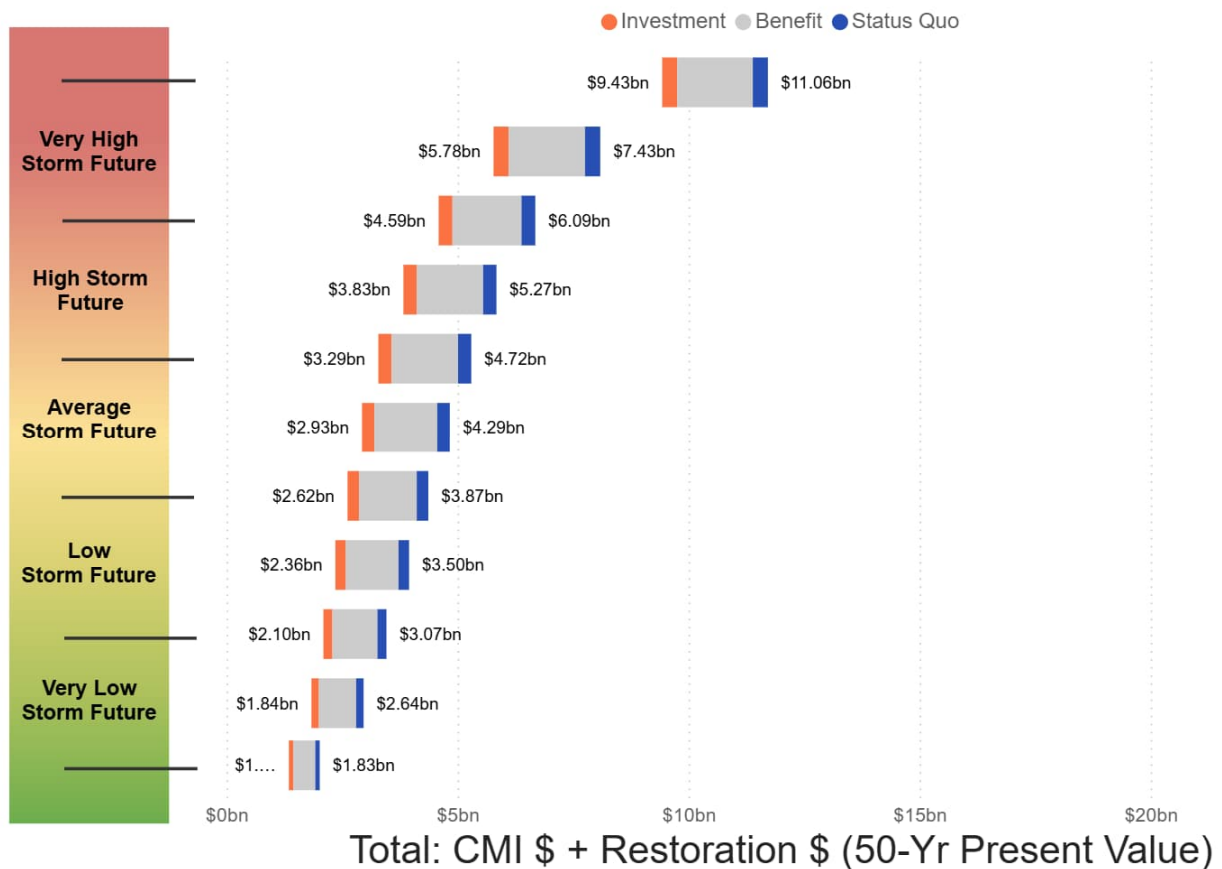


Figure 8-7 shows the portion of the total monetized benefit that comes from the avoided restoration costs and the portion from the monetized avoided customer outages. The figure also includes the total cost of the scenario in 2025 dollars, approximately \$359 million (\$400 million nominal).

Figure 8-7: Gross Benefit versus Costs

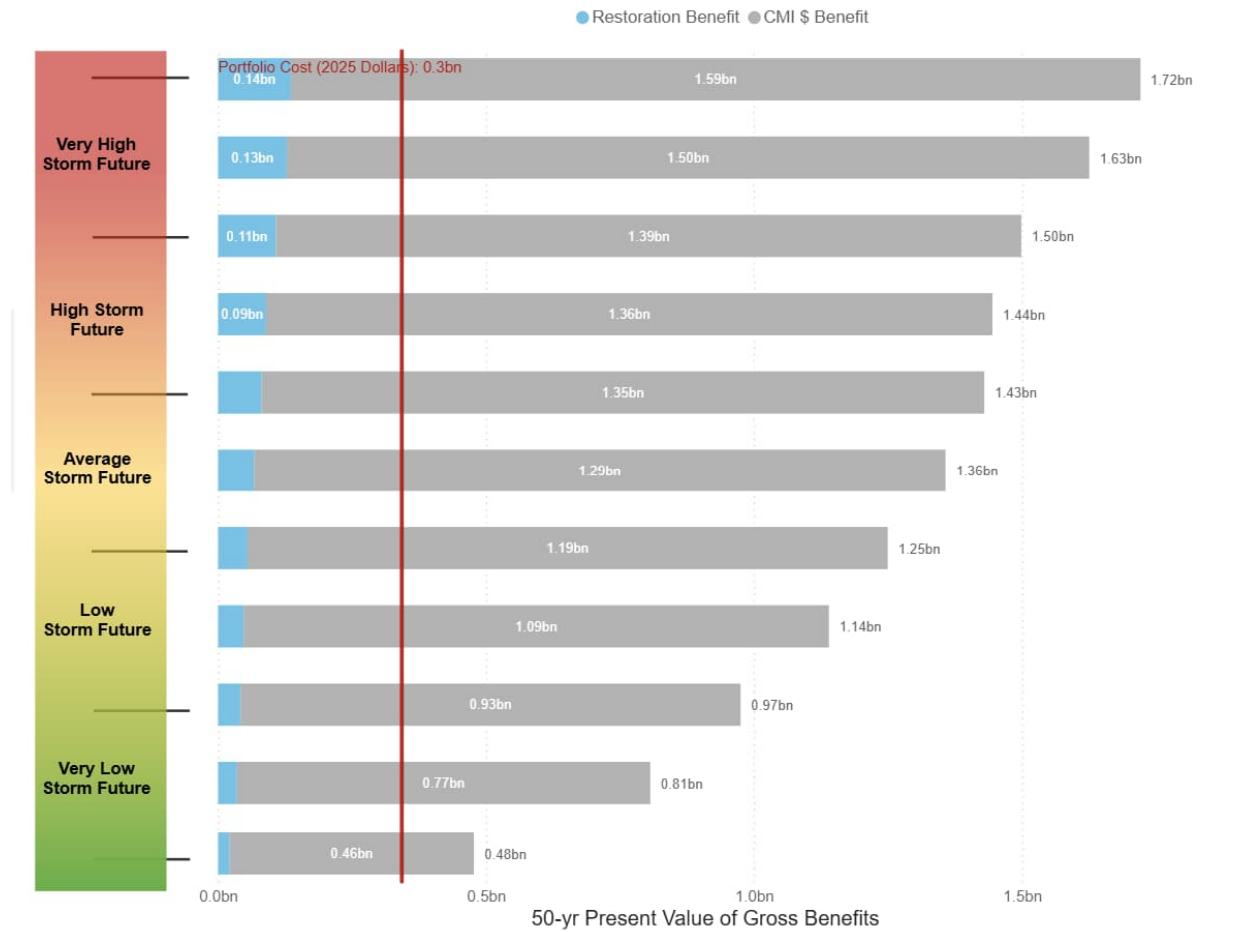
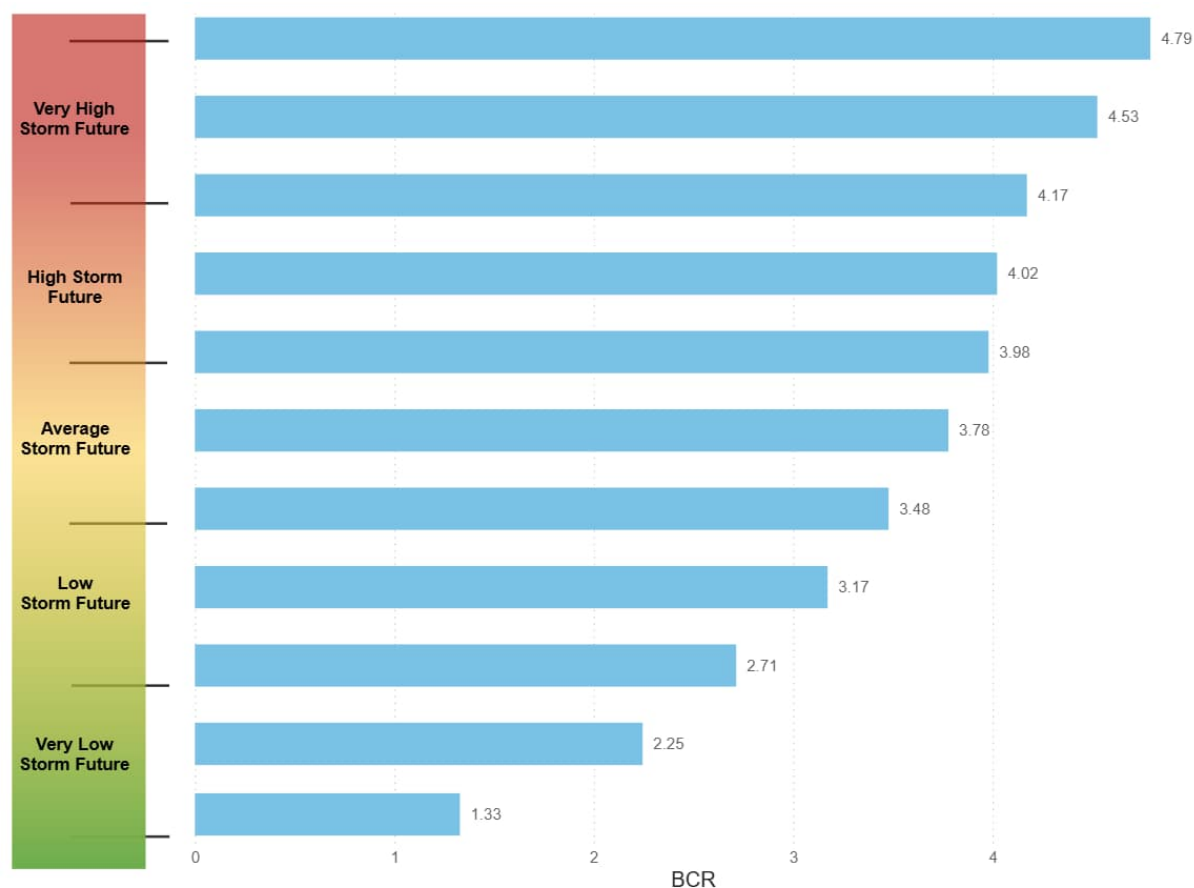


Figure 8-8 converts the gross benefits and costs from Figure 8-7 into the non-weighted Resilience Benefit Cost Ratio range for the Phase 2 Resilience Plan. The figure shows that the investment plan has a Resilience Benefit Cost Ratio range as low as 1.33 in a very low storm future and as high as 4.79 in a very high storm future scenario. The weighted storm future scenario for the investment has a Resilience Benefit Cost Ratio of 3.97. This figure and the others above show that the hardening zones included in the Phase 2 Resilience Plan can reasonably be expected to provide significant benefits to customers in excess of cost.

Figure 8-8: Portfolio Resilience Benefit Cost Ratio



8.3 Conclusions

The following include the conclusions of the Phase 2 Resilience Plan:

- There is opportunity for additional resilience investment in the New Orleans system. The resilience business case evaluated over 4,200 potential hardening zones,²⁰ with approximately 30 percent having a positive business case. There is approximately \$1.06 billion of positive BCR investment across the Company's system.
- An overall investment level of \$400 million is technically achievable over the time horizon. This investment plan provides benefits for customers, is reasonable, and provides customers with optimal benefits given execution constraints. This investment level is reasonably expected to:
 - o Decrease storm restoration cost by approximately \$83 million over the 50-year time horizon.
 - o Decrease total number of CMI by 3.4 billion minutes over the 50-year time horizon.

²⁰ See *supra*, note 2.

- o Reduce overall monetized outage costs to customers by over \$1.3 billion over the 50-year time horizon.
- The \$400 million of investment (\$359 million in 2025 dollars) produces a plan level benefit cost ratio of 3.97, indicating the plan provides benefit to customers in excess of the plan costs.
- If enough of the Entergy New Orleans system is made resilient, customers will experience fewer storm outages from both direct and indirect factors. Direct benefits are realized by those customers whose infrastructure directly upstream was hardened. Indirect benefits are realized by all customers since storm restoration crews will be able to rebuild the system quicker because less infrastructure will fail.

The hardening investment benefits are conservative. Firstly, the benefits outlined above are only direct benefits of investments to specific investments in the grid and do not factor in the indirect benefits from lower overall storm restoration durations. Secondly, the investments will also provide 'blue sky' benefits from decreased outages that occur during non-major storm days. Both of these benefit streams are not factored into the evaluation within the Resilience Model.

APPENDIX A – NOAA EXTREME WEATHER EVENT DEFINITIONS

No.	Resiliency Event Type	Resiliency Event	Definition
1	Wind	Thunderstorm Wind	Winds, arising from convection (occurring within 30 minutes of lightning being observed or detected), with speeds of at least 50 knots (58 mph), or winds of any speed (non-severe thunderstorm winds below 50 knots) producing a fatality, injury, or damage.
2		Lightning	A sudden electrical discharge from a thunderstorm, resulting in a fatality, injury, and/or damage.
3		Hail-Wind	Hail is defined as, Frozen precipitation in the form of balls or irregular lumps of ice. Hail of any size may be reported, in hundredths of an inch, although the smallest measure in the hail conversion table is 0.25 inches. This report uses "Hail-Wind" to refer to hail that occurs not in connection with a winter-weather event and not during the months of December, January, and February.
4		High Wind	Sustained non-convective winds of 35 knots (40 mph) or greater lasting for 1 hour or longer, or gusts of 50 knots (58 mph) or greater for any duration (or otherwise locally/regionally defined).
5		Strong Wind	Non-convective winds gusting less than 50 knots (58 mph), or sustained winds less than 35 knots (40 mph), resulting in a fatality, injury, or damage.
6	Flood	Flood	Any high flow, overflow, or inundation by water which causes damage.
7		Heavy Rain	Unusually large amount of rain which does not cause a Flash Flood or Flood event, but causes damage, e.g., roof collapse or other human/economic impact.
8		Flash Flood	A life-threatening, rapid rise of water into a normally dry area beginning within minutes to multiple hours of the causative event (e.g., intense rainfall, dam failure, ice jam). Six inches or more of swiftly moving water flowing over a road or bridge, posing a threat to life or property is one of many suggested guidelines for determining if an event was a Flash Flood.
9	Tornado	Tornado	A violently rotating column of air, extending to or from a cumuliiform cloud or underneath a cumuliiform cloud, to the ground, and often (but not always) visible as a condensation funnel.
10	Winter	Winter Weather	A winter precipitation event that causes a death, injury, or a significant impact to commerce or transportation, but does not meet locally/regionally defined warning criteria. A Winter Weather event could result from one or more winter precipitation types (snow, or blowing/drifted snow, or freezing rain/drizzle).
11		Sleet	Sleet accumulations meeting or exceeding locally/regionally defined warning criteria (typical value is ½ inch or more).
12		Winter Storm	A winter weather event that has more than one significant hazard (i.e., heavy snow and blowing snow; snow and ice; snow and sleet; sleet and ice; or snow, sleet and ice) and meets or exceeds locally/regionally defined 12 and/or 24-hour warning criteria for at least one of the precipitation elements.

No.	Resiliency Event Type	Resiliency Event	Definition
13		Heavy Snow	Snow accumulation meeting or exceeding locally/regionally defined 12 and/or 24 hour warning criteria. This could mean values such as 4, 6, or 8 inches or more in less than 12 hours or less; or 6, 8, or 10 inches in 24 hours or less.
14		Ice Storm	Ice accretion meeting or exceeding locally/regionally defined warning criteria (typical value is ¼ or ½ inch or more)."
15		Hail-Winter	Hail is defined as, Frozen precipitation in the form of balls or irregular lumps of ice. Hail of any size may be reported, in hundredths of an inch, although the smallest measure in the hail conversion table is 0.25 inches. This report uses "Hail-Winter" to refer to hail that occurs in connection with a winter-weather event, and/or during the months of December, January, and February.
16		Blizzard	A winter storm which produces the following conditions for three (3) consecutive hours or longer: (1) sustained winds or frequent gusts of 30 knots (35 mph) or greater, and (2) falling and/or blowing snow reducing visibility frequently to less than ¼ mile.
17	Heat	Heat	A period of heat resulting from the combination of high temperatures (above normal) and relative humidity. A Heat event occurs and is reported in Storm Data whenever heat index values meet or exceed locally/regionally established advisory thresholds.
18		Excessive Heat	Excessive Heat results from a combination of high temperatures (well above normal) and high humidity. An Excessive Heat event occurs and is reported in Storm Data whenever heat index values exceed locally/regionally established excessive heat warning thresholds.
19	Drought	Drought	Drought is a deficiency of moisture that results in adverse impacts on people, animals, or vegetation over a sizeable area.
20	Cold	Cold/Wind Chill	Period of low temperatures or wind chill temperatures reaching or exceeding locally/regionally defined advisory (typical value is -18°F or colder) conditions.
21		Extreme Cold/Wind Chill	A period of extremely low temperatures or wind chill temperatures reaching or exceeding locally/regionally defined warning criteria (typical value around -35°F or colder).



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**BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS**

***IN RE:* SYSTEM RESILIENCY AND
STORM HARDENING**

)
)

DOCKET NO. UD-21-03

DIRECT TESTIMONY

OF

KEITH D. WOOD

ON BEHALF OF

ENTERGY NEW ORLEANS, LLC

DECEMBER 2025

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EXHIBIT LIST

Exhibit KDW-1 List of Prior Testimony

1 **I. INTRODUCTION AND QUALIFICATIONS**

2 Q1. PLEASE STATE YOUR NAME, TITLE, AND BUSINESS ADDRESS.

3 A. My name is Keith D. Wood. I am employed by Entergy New Orleans, LLC (“ENO”
4 or “the Company”) as Director, Resource Planning and Market Operations. My
5 business address is 1600 Perdido Street, New Orleans, Louisiana 70112.

6
7 Q2. ON WHOSE BEHALF ARE YOU TESTIFYING IN THIS PROCEEDING?

8 A. I am testifying before the Council of the City of New Orleans (“Council”) on behalf of
9 ENO.

10
11 Q3. PLEASE DESCRIBE YOUR PROFESSIONAL EXPERIENCE AND
12 EDUCATIONAL BACKGROUND.

13 A. I began my career at Entergy Services, LLC (“ESL”) in 2002. Between 2002 and 2010,
14 I held various roles of increasing responsibility in the Supply Chain organization, with
15 a focus on procuring information technology products and services, as well as other
16 contract services for the EOCs. Between 2010 and 2017, I served as Manager,
17 Regulatory Affairs for Entergy Louisiana, LLC (“ELL”), where I worked on various
18 resource certifications, rulemakings, and disputes involving the Commission’s rules,
19 and helped to administer ELL’s filed rate and rider schedules.

20 In January 2017, I joined ENO as Manager, Resource Planning, with
21 responsibility for the Company’s integrated resource planning, resource certifications,
22 and relevant policies. I was promoted to Senior Manager, Resource Planning, in July
23 2019, and to Director, Resource Planning and Market Operations, in November 2021.

1 As Senior Manager, and now as Director, I am also responsible for the Company's
2 planning and implementation of demand side management programs, participation in
3 markets administered by the Midcontinent Independent System Operator ("MISO"),
4 and transmission planning. I am responsible for the development of policy and
5 implementation of programs related to sustainable and distributed resource
6 technologies.

7 I received a Bachelor of Arts degree in English and German from the University
8 of Richmond. I earned a Juris Doctorate degree from Loyola University College of
9 Law and a Master of Business Administration degree, with a concentration in Finance,
10 from the A.B. Freeman School of Business at Tulane University. I am a member of
11 the Louisiana State Bar Association.

12

13 Q4. HAVE YOU PREVIOUSLY TESTIFIED IN ANY REGULATORY PROCEEDING?

14 A. Yes. A list of my prior testimony is attached as Exhibit KDW-1.

15

16 Q5. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

17 A. My testimony will provide an overview of a project that would enhance local resilience
18 of critical infrastructure in New Orleans. The Company has identified an opportunity
19 to partner with the Sewerage and Water Board of New Orleans ("SWBNO") to pursue
20 a grant through the Louisiana Hubs for Energy Resilient Energy Operation ("HERO")
21 program to provide 50% of the funding for needed backup generation at four (4) critical
22 SWBNO pumping sites. Assuming 50% grant funding is received, ENO would
23 propose to install, own, and maintain the four (4) backup generators, with the remaining

1 50% portion of the total costs not covered by the grant shared between SWBNO and
2 ENO. My testimony will generally describe the critical pumping backup generation
3 project (the “Project”), the resilience and reliability improvements that would result
4 from the Project and benefit ENO customers, the process to pursue the HERO grant,
5 and the subsequent steps ENO and SWBNO would take to pursue the Project following
6 award of a HERO grant.

7
8 **II. PROJECT OVERVIEW**

9 Q6. WHAT IS THE CRITICAL PUMPING BACKUP GENERATION PROJECT AND
10 WHY IS IT NEEDED?

11 A. SWBNO has identified a need for new, permanently installed backup generation at four
12 (4) key sites—three (3) drainage pumping stations and one (1) sewer pumping station—
13 to replace outdated equipment or provide backup power where there currently is none.

14
15 Q7. PLEASE DESCRIBE THE FOUR (4) KEY PUMPING SITES AND THE BACKUP
16 GENERATION REQUIRED TO SERVE THEM.

17 A. The four locations include: 1) Drainage Pumping Station (“DPS”) #4, 5700 Warrington
18 Dr., New Orleans, LA, 70122; 2) DPS #14, 1200 Hayne Blvd., New Orleans, LA,
19 70128; 3) DPS #16, 7200 Wales St., New Orleans, LA, 70126; and 4) Sewer Pumping
20 Station (“SPS”) A, 1321 Orleans Ave., New Orleans, LA, 70116. DPS #4 is powered
21 in part by a 25 Hz feeder from SWBNO’s distribution system and a 60 Hz feeder from
22 ENO’s distribution system. SWBNO’s power generation system includes redundancy
23 for the 25-hz power, but there is currently no backup generation onsite for the 60 Hz

1 ENO feeder. DPS #14 and #16 are powered by 60 Hz ENO distribution feeders with
2 onsite backup generation that is near end of life and in need of replacement. SPS A is
3 powered in part by a 25 Hz feeder from SWBNO's distribution system and a 60 Hz
4 feeder from ENO's distribution system. SWBNO's power generation system includes
5 redundancy for the 25-hz power, but there is currently no backup permanent generation
6 onsite for the 60 Hz ENO feeder.

7 These four sites provide drainage pumping service for over 30,000 residents and
8 businesses in New Orleans East and Gentilly and sewer pumping service for over
9 50,000 residents and businesses in the French Quarter, Central Business District,
10 Uptown, and Mid-City. A number of critical care facilities are also served in these
11 areas, including five (5) hospitals, dozens of nursing homes and dialysis clinics, and
12 eleven (11) fire stations. The Project would comprise approximately 15 MW of backup
13 generation among the four (4) sites, all of which would be connected to natural gas
14 facilities installed at each location to provide fuel. The backup generators would be
15 interconnected to the electric distribution grid to allow for grid synchronous operation,
16 enabling them to deliver power to the grid if required.

17
18 **III. RESILIENCE BENEFITS OF THE PROJECT**

19 Q8. HOW WOULD THE BACKUP GENERATORS OPERATE TO INCREASE
20 RESILIENCE IN NEW ORLEANS?

21 A. The generators would provide backup power to the four (4) pumping stations in
22 question during times when grid power is not available, thus ensuring those locations
23 can continue pumping operations as needed and help prevent damage to homes,

1 businesses, and property caused by excessive street flooding. As part of the larger
2 SWBNO pumping system, it is important that these four (4) sites remain operational
3 during times of high pumping need so as not to become pinch points that impede the
4 flow of water and sewerage and compromise the ability of the larger SWBNO system
5 to function optimally. While the generators would not be used to serve the electric
6 needs of ENO's customers under normal conditions, they would be installed and
7 configured such that they could potentially be available in the future to provide demand
8 response or grid support, depending on ENO's resource planning needs.

9

10 **IV. HERO GRANT PROCESS AND PROJECT NEXT STEPS**

11 Q9. WHAT IS THE GOAL OF THE HERO GRANT PROGRAM AND HOW DO
12 ENTITIES APPLY TO RECEIVE FUNDING THROUGH IT?

13 A. The HERO grant program is administered by the Louisiana Department of
14 Conservation and Energy¹ and seeks to provide matching funds to support reliability
15 for mission critical facilities in vulnerable areas of the state. To seek grant funding,
16 state and municipal agencies must partner with a local utility company to submit an
17 application.

18

¹ Prior to October 1, 2025, the Department was known as the Louisiana Department of Energy and Natural Resources.

1 Q10. WHAT IS THE EXPECTED TIMELINE AROUND THE HERO GRANT
2 PROCESS?

3 A. It is expected that the grant application window will open in early 2026, and that
4 notifications of awards could occur in the second half of the year.
5

6 Q11. IF THE PROJECT RECEIVES A HERO GRANT, HOW WOULD ENO PROCEED
7 FROM THERE?

8 A. If the Project receives a 50% HERO grant, ENO would supplement this docket to
9 provide detailed cost estimates, project execution timelines, and proposed cost recovery
10 for consideration by the Council. If the Council were to approve the Project as being
11 in the public interest, ENO would proceed from that point to procure the necessary
12 equipment and plan for the installation. At this time, I expect that the Project would
13 require approximately 18-24 months to complete following receipt of Council
14 approval.
15

16 Q12. WHY IS IT REASONABLE FOR SWBNO AND ENO TO SHARE THE PROJECT
17 COSTS THAT WOULD NOT BE COVERED BY THE HERO GRANT?

18 A. The Project represents a significant improvement to the resilience of critical pumping
19 infrastructure that benefits citizens of New Orleans. By partnering on an application
20 to pursue matching HERO grant funding for the Project, ENO and SWBNO are taking
21 an important step towards being able to pursue the Project at a reduced cost to New
22 Orleans ratepayers. The backup generation will provide important redundancy for
23 critical SWBNO pumping sites while also providing a resource that could be called on

1 to support the electric needs of its customers during times of high peak demands on the
2 electric grid. Also, installing and interconnecting the backup generators such that they
3 would be able to flow power to the distribution grid could provide a viable option to
4 help serve ENO's customers depending on future resource planning requirements. A
5 sharing of the remaining costs between SWBNO and ENO represents a reasonable
6 approach between the two (2) utilities to serve the needs of their customers in New
7 Orleans.

8

9 Q13. DOES THIS CONCLUDE YOUR TESTIMONY?

10 A. Yes, at this time.

11

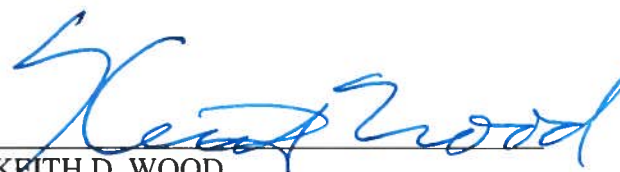
AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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

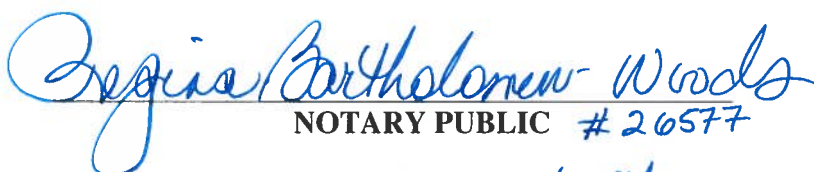
That the above and foregoing is his sworn testimony in this proceeding and that he knows the contents thereof, that the same are true as stated, except as to matters and things, if any, stated on information and belief, and that as to those matters and things, he verily believes them to be true.



KEITH D. WOOD

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8th DAY OF DECEMBER 2025



NOTARY PUBLIC #26577

My commission expires: upon death
5668 Bancroft Drive
New Orleans, LA 70122
(504) 710-0682

Listing of Previous Testimony Filed by Keith D. Wood

<u>DATE</u>	<u>TYPE</u>	<u>SUBJECT MATTER</u>	<u>REGULATORY BODY</u>	<u>DOCKET NO.</u>
7/27/2012	Affidavit	Energy Smart-Algiers Expansion	CCNO	UD-08-02
4/4/2014	Direct	Electric Cooperative Net Metering Cap	LPSC	U-32913
7/14/2014	Direct	Quick Start Energy Efficiency Portfolio Plan	LPSC	R-31106
11/4/2016	Settlement	Ninemile 6 Prudence Review	LPSC	U-33633
11/27/2024	Affidavit	Super Bowl LIX Short-Term Power Sale and Purchase Agreement	CCNO	Undocketed

**BEFORE THE
COUNCIL OF THE CITY OF NEW ORLEANS**

***IN RE:* SYSTEM RESILIENCY AND
STORM HARDENING**

)
)

DOCKET NO. UD-21-03

**DIRECT TESTIMONY
OF
ALYSSA MAURICE-ANDERSON**

**ON BEHALF OF
ENTERGY NEW ORLEANS, LLC**

PUBLIC REDACTED VERSION

DECEMBER 2025

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EXHIBIT LIST

Exhibit AMA-1	List of Prior Testimony
Exhibit AMA-2	Proposed Resilience & Storm Hardening Cost Recovery Rider
Exhibit AMA-3	October 2020 through September 2021 Reports from S&P & Moody’s, <i>in globo</i>
Exhibit AMA-4	September 2025 Report from S&P
Exhibit AMA-5	July 2025 Report from Moody’s
Exhibit AMA-6	Cash Flow Financial Model
Exhibit AMA-7	Estimated Bill Impacts from Phase 2 Resilience Plan

1 **I. INTRODUCTION AND BACKGROUND**

2 Q1. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.

3 A. My name is Alyssa Maurice-Anderson. I am employed by Entergy Services, LLC
4 (“ESL”)¹ as Director, Regulatory Filings and Policy. My business address is 639
5 Loyola Avenue, New Orleans, Louisiana 70113.

6
7 Q2. ON WHOSE BEHALF ARE YOU TESTIFYING?

8 A. I am testifying before the Council of the City of New Orleans (“Council”) on behalf of
9 Entergy New Orleans, LLC (“ENO” or the “Company”).

10
11 Q3. PLEASE DESCRIBE YOUR EDUCATIONAL AND PROFESSIONAL
12 BACKGROUND.

13 A. I hold a Master of Business Administration (concentration in Finance) from Tulane
14 University’s Freeman School of Business, a Juris Doctor from Loyola University New
15 Orleans School of Law (2002), and a Bachelor of General Studies from the University
16 of New Orleans (1998). I joined the ESL Legal Department in 2001, and until August
17 2020, I held varying levels of responsibility supporting regulatory litigation matters.
18 Most notably, beginning in 2008, my practice focused on leading rate matters filed by
19 regulated subsidiaries of Entergy Corporation -- first for ENO, then for Legacy Entergy
20 Louisiana, LLC (“Legacy ELL”) and Legacy Entergy Gulf States Louisiana, LLC

¹ ESL is a service company to the five Entergy Operating Companies (“EOCs”), which are Entergy Arkansas, LLC (“EAL”), Entergy Louisiana, LLC (“ELL”), Entergy Mississippi, LLC (“EML”), Entergy Texas, Inc. (“ETI”), and Entergy New Orleans, LLC.

1 (“Legacy EGSL”) and then for both ENO and ELL. My responsibilities included
2 providing legal advice and developing legal strategies necessary to file
3 applications/requests on behalf of the referenced operating companies; managing and
4 obtaining approval of ratemaking treatments that resulted in rates that were just and
5 reasonable to customers and the investor-owned utility; as well as various related
6 duties, such as issuing probability assessments, drafting and reviewing inserts to
7 disclosure documents, *etc.* The ratemaking treatments for which the companies sought
8 approvals (and which I supported) sometimes were made as stand-alone proceedings,
9 *e.g.*, rate case or Formula Rate Plan (“FRP”) proceedings or in connection with major
10 strategic initiatives, such as joining the Midcontinent Independent System Operator,
11 Inc. (“MISO”), business separations, resource additions, *etc.*

12 In 2020, I transitioned from the legal department to ENO as Director,
13 Regulatory Operations (Affairs), reporting directly to the President and Chief
14 Executive Officer of ENO. As Director, Regulatory Operations, I contributed to the
15 development of regulatory strategy, appeared on behalf of ENO before the Council,
16 and interfaced with customers at public meetings. Additionally, with the support of
17 several analysts and ESL’s Regulatory Services organization, I was responsible for the
18 coordination and/or submission of retail regulatory filings on behalf of ENO. In May
19 2021, I returned to ESL and since then have worked as Director, Regulatory Filings
20 and Policy.

21 In my current role, I oversee the department that assists in coordination and
22 execution of activities necessary to meet certain regulatory filing requirements
23 applicable to the EOCs as providers of utility service. Those activities include

1 extracting per book data and/or preparing *pro formas* to that data for use in the various
2 regulatory filings submitted by and on behalf of the EOCs and System Energy
3 Resources, Inc., as well as providing financial analytics that support certain strategic
4 initiatives that require regulatory approvals. The deliverables resulting from this
5 technical support take the form of revenue requirement calculations and cost of service
6 studies, responses to internal and external data requests for financial information, and
7 explanation of policies used in regulatory proceedings. I am also responsible for
8 providing testimony on certain policy issues and/or ratemaking treatments, including
9 the types that are the subject of this regulatory proceeding.

10

11 Q4. HAVE YOU PREVIOUSLY TESTIFIED BEFORE ANY REGULATORY BODIES?

12 A. Yes. I have submitted testimony to the Council, the Louisiana Public Service
13 Commission ("LPSC"), and the Public Utility Commission of Texas. A list of the
14 matters in which I have previously provided testimony is attached hereto as Exhibit
15 AMA-1. I have also appeared as regulatory counsel on behalf of ELL and ENO before
16 the LPSC and the Council, respectively.

17

18 **II. PURPOSE OF TESTIMONY**

19 Q5. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

20 A. The purpose of my direct testimony is to address financial and ratemaking issues raised
21 by the Phase 2 Resilience Plan, as described in the Application and by Company
22 witnesses Messrs. Chris Gremillion and Arlin M. Mire. First, I discuss the potential
23 future benefits that may arise from the Council demonstrating to the investment

1 community its support for a continuous resilience plan. Approving the Phase 2
2 Resilience Plan would be an important step in rehabilitating ENO's credit ratings,
3 which have not recovered from previous downgrades. The Council and ENO should
4 continue to take action focused on improving ENO's credit ratings to protect customers
5 from higher capital costs, not only as to the Phase 2 Resilience Plan, but across ENO's
6 entire business.

7 Second, I explain why the continuation of the Resilience & Storm Hardening
8 Cost Recovery Rider ("Resilience Rider" or "Rider") is necessary for ENO to
9 undertake the proposed Phase 2 Resilience Plan. The proposed Resilience Rider with
10 ministerial changes reflected in red-line format is attached as Exhibit AMA-2. Without
11 the continuation of the Rider, undertaking the proposed Phase 2 Resilience Plan would
12 compromise ENO's cash flow and credit metrics and be a step backwards in terms of
13 improving ENO's financial health and program execution. A stable, long-term
14 recovery mechanism for the duration of Phase 2 would allow the projects to be executed
15 efficiently. In other words, ENO would be able to leverage economies of scale,
16 maintain a qualified workforce, and avoid the starts and stops that would occur if timely
17 cost recovery and Council support was uncertain. Moreover, contemporaneous cost
18 recovery also is appropriate because as ENO completes the Phase 2 Resilience Plan
19 projects, benefits are available to customers. Therefore, ENO respectfully urges the
20 Council to continue the Resilience Rider so that the opportunity for recovery of the
21 Phase 2 Resilience project costs is contemporaneous with the availability of the
22 benefits.

1 Third, my testimony discusses the applicable public interest standard and
2 explains why the Phase 2 Resilience Plan, among related requests for relief, is in the
3 public interest. Further, my testimony supports the continuation of the ratemaking
4 treatment for distribution plant that must be retired and replaced with new assets as part
5 of the Phase 2 Resilience Plan and a second accounting waiver that ENO intends to
6 request at the Federal Energy Regulatory Commission (“FERC”), which would
7 mitigate the Phase 2 Resilience Plan’s near-term bill effects on the Company’s
8 customers.

9

10 **III. CREDIT RATINGS AND A CONTINUOUS RESILIENCE PLAN**

11 Q6. ARE ENO’S CREDIT RATINGS SATISFACTORY IN YOUR OPINION?

12 A. No. I would characterize ENO’s credit ratings as needing improvement. The Council’s
13 approval of a robust and continuous Phase 2 Resilience Plan would be an important
14 step toward maintaining and potentially improving ENO’s credits ratings, which have
15 not recovered since the downgrade in 2020.

16
17 Q7. PLEASE BRIEFLY DESCRIBE THAT DOWNGRADE.

18 A. S&P Global (“S&P”) downgraded ENO three times and four notches in 2020 and 2021.
19 S&P downgraded ENO in October 2020 from ‘BBB+’ to ‘BBB’; the basis of that
20 downgrade was severe storm risks, a revised assessment of group support, and weaker
21 forecasted credit metrics.²

² S&P, *Entergy New Orleans LLC*, October 8, 2020, at 1-2. Reports from S&P and Moody’s cited here are included in Exhibit AMA-3, *in globo*.

1 In September 2021, S&P downgraded ENO's issuer rating twice, from 'BBB'
2 to 'BB+'³ and then from 'BB+' to 'BB.'⁴ S&P based its downgrades, in large part, on
3 "ENO's small service territory, limited diversity, and ongoing exposure to severe
4 storms and hurricanes"⁵ and weakened financial risk measures, with ENO's credit
5 metrics being on the lower end of the 'Significant Financial Risk' benchmark range.⁶

6 In September 2021, Moody's Investor Service ("Moody's") changed ENO's
7 outlook from 'Stable' to 'Negative.' Moody's based that change on "the added cost
8 burden imposed by recent storm activity and the potential for impaired customer
9 relations, increased political or regulatory challenges to full and timely cost recovery,
10 and prolonged financial metric weakness."⁷

11

12 Q8. HAVE ENO'S CREDIT RATINGS AND OUTLOOK STABILIZED SINCE THEN?

13 A. Yes, they have, but they have not returned to the pre-downgrade level. Currently, S&P
14 rates ENO as 'BB' with a 'Stable' outlook.⁸ Moody's rates ENO as 'Ba1' with a
15 'Stable' outlook.⁹ Although S&P and Moody's use different rating scales, ENO's two
16 credit ratings are very similar.

³ S&P, *Entergy New Orleans LLC*, September 2, 2021.

⁴ S&P, *Entergy New Orleans LLC*, September 24, 2021.

⁵ S&P, *Entergy New Orleans LLC*, September 2, 2021, at 1.

⁶ S&P, *Entergy New Orleans LLC*, September 24, 2021, at 1.

⁷ Moody's, *Entergy New Orleans LLC*, September 29, 2021, at 2.

⁸ S&P, *Entergy New Orleans LLC*, September 9, 2025, at 1. A copy of this report is attached as Exhibit AMA-4.

⁹ Moody's, *Entergy New Orleans LLC*, July 23, 2025, at 1. A copy of this report is attached as Exhibit AMA-5.

1

2 Q9. DO S&P AND MOODY’S CONSIDER STORM RISK AS A MAJOR FACTOR
3 AFFECTING ENO’S CREDIT QUALITY?

4 A. Yes. S&P explains that ENO’s “credit quality reflects its small service territory, limited
5 diversity, and ongoing exposure to severe storms and hurricanes.”¹⁰ Moody’s states
6 that ENO’s “credit profile is constrained by its small, geographically concentrated asset
7 footprint in a storm prone location.”¹¹ Both credit rating agencies identify exposure to
8 severe weather as major credit challenges.

9

10 Q10. DO S&P AND MOODY’S HAVE A VIEWPOINT ON WHETHER ENO SHOULD
11 CONTINUE ITS EFFORTS TO IMPROVE ITS GRID’S RESILIENCE?

12 A. S&P does. S&P’s viewpoint is unequivocal: “Investment in resiliency is necessary to
13 reduce risk. . . . We expect that the [Council] will approve a continuous and sustained
14 resiliency plan that will gradually reduce the company’s risks of sustained outages and
15 high damages from severe weather events.”¹² Further, S&P has cautioned that it could
16 lower ENO’s credit rating if “[t]he company does not implement a resiliency plan that
17 gradually reduces its exposure to severe storms.”¹³

¹⁰ S&P, *Entergy New Orleans LLC*, September 9, 2025, at 1.

¹¹ Moody’s, *Entergy New Orleans LLC*, July 23, 2025, at 1.

¹² S&P, *Entergy New Orleans LLC*, September 9, 2025, at 2.

¹³ *Id.*

1 Moody's mentions ENO's resilience efforts and notes that severe weather has
2 long-term effects on population outflow and local economic conditions in its discussion
3 of Environmental, Social, and Governance factors.¹⁴
4

5 Q11. HAS S&P DESCRIBED A SCENARIO IN WHICH IT COULD UPGRADE ENO'S
6 CREDIT RATING?

7 A. Yes. S&P is the agency that downgraded ENO most recently. S&P has stated that (1)
8 implementing a continuous resilience plan, (2) improving cash-flow-to-debt metrics,
9 and (3) effectively managing regulatory risk could lead to an upgrade in the next twelve
10 months.¹⁵ ENO's management does not agree with S&P's assessment that ENO is
11 nonstrategic to the Entergy group. ENO invites the Council and the Advisors to
12 consider these factors and to work collaboratively with ENO to improve ENO's issuer
13 credit rating from S&P.
14

15 Q12. WHY IS A CONTINUOUS RESILIENCE PLAN AN IMPORTANT
16 CONSIDERATION WITH RESPECT TO FUTURE EFFORTS?

17 A. In addition to addressing external expectations, such as those expressed by S&P,
18 recognizing that in recent times the Gulf Coast has experienced increased intensity and
19 frequency of severe weather, it has become necessary to institute an accelerated plan
20 to mitigate the potential effects of future events. Avoiding interruption of resilience

¹⁴ Moody's, *Entergy New Orleans LLC*, July 23, 2025, at 4.

¹⁵ S&P, *Entergy New Orleans LLC*, September 9, 2025, at 2.

1 efforts is important to the overall program execution because it translates to greater
2 efficiency, and benefits for customers. As explained by Mr. Gremillion, an
3 uninterrupted plan provides for consistent resource demand that facilitates continuous
4 work, resulting in efficiencies and reduced competition for resilience resources and
5 ultimately translates into lower costs for the program and customers.

6

7 Q13. WOULD STRENGTHENING ENO'S CREDIT RATINGS BENEFIT
8 CUSTOMERS?

9 A. Yes, credit ratings directly affect ENO's cost of capital and drive overall customer
10 rates. Improvements in credit ratings would put downward pressure on debt costs and
11 on rates over time.¹⁶ In contrast, downgrades would put upward pressure on debt costs
12 and on rates over time.

13

14 Q14. BESIDES THE BENEFITS FROM A CREDIT RATINGS PERSPECTIVE, DOES A
15 CONTINUOUS RESILIENCE PLAN YIELD OTHER BENEFITS FOR
16 CUSTOMERS?

17 A. Yes. As explained by Ms. Rodriguez, a continuous resilience plan will help attract new
18 customers to New Orleans and maintain existing ones. The proposed resilience projects
19 address critical infrastructure and customers, such as the NASA Michoud Assembly
20 Facility, and encompass parts of New Orleans that are ripe for economic development.
21 Moreover, the strategic location of New Orleans at the mouth of the Mississippi River

¹⁶ Phillips, Charles F., Jr., The Regulation of Public Utilities, Arlington, Virginia: Public Utilities Reports, Inc., 1993, at p. 250.

1 makes New Orleans critical for the nation’s supply chain and for global trade. The
2 Company’s electric grid must be sufficiently resilient so that New Orleans can be relied
3 upon to play its critical role in these economies.
4

5 **IV. MINOR MODIFICATIONS TO THE RESILIENCE RIDER’S TERMS**

6 Q15. PLEASE PROVIDE AN OVERVIEW OF THE CURRENT VERSION OF THE
7 RESILIENCE RIDER AND ITS APPROVAL.

8 A. ENO proposed the current Resilience Rider through my Direct Testimony filed in April
9 2023. Ultimately, the Council approved the Resilience Rider with modifications in
10 Resolution R-24-625, dated October 24, 2024. Briefly, the Rider accomplishes
11 contemporaneous recovery of Resilience Plan project costs through a forward-looking
12 rate that includes a true-up associated with completed projects after a prudence review.
13 The Resilience Rider’s procedures provide the Council and its Advisors with sufficient
14 time to (a) review the projects placed in service in the following calendar year and (b)
15 determine the prudence of project execution based on actual data from the previous
16 calendar year.

17 The Council modified the rider ENO originally proposed in three ways, as set
18 forth in Ordering Paragraph 7 of Resolution R-24-625. To summarize, first, the
19 Council ordered that Rider recovery be allocated to the rate classes based on the most
20 recently calculated Distribution Primary Demand allocator reflected in ENO’s rates.
21 Second, the Council ordered that the Rider recovery be incorporated into the annual
22 Electric Formula Rate Plan (“FRP”) Rate Adjustments. Third, the Council ordered that
23 ENO periodically realign the Rider recovery associated with the Phase 1 Resilience

1 Plan project costs included in per book plant in service in a FRP Evaluation Report or
2 base rate case class cost of service study.

3

4 Q16. PLEASE EXPLAIN THE MODIFICATIONS TO THE MECHANISM THAT ENO
5 PROPOSES IN THE PRESENT APPLICATION SO THAT THE RESILIENCE
6 RIDER MAY CONTINUE IN EFFECT.

7 A. The modifications are minor and clarify that the Council has approved the execution of
8 additional resilience projects and has approved the recovery of their cost through the
9 Rider. As mentioned previously, the modifications are shown in red-line in Exhibit
10 AMA-2.¹⁷

11 ENO proposes that Section II entitled “Definitions” be amended to identify the
12 Council resolution issued in this Phase 2 proceeding that would further authorize
13 capital additions for the Phase 2 Resilience Plan. ENO also proposes that Section IV
14 entitled “Term” be amended to recognize that subsequent phases of the original (Phase
15 1) Resilience Plan approved by the Council would extend the operation of the Rider.

16

17 Q17. WOULD THE SCOPE OF THE RSHCR REVENUE REQUIREMENT TO BE
18 RECOVERED THROUGH THE RESILIENCE RIDER CHANGE?

19 A. No.

¹⁷ Also, ENO has updated Attachment A of the Resilience Rider to include the Large Municipal rate class.

1 Q18. WOULD THE RESILIENCE RIDER CONTINUE TO ACCOMMODATE OTHER
2 TYPES OF COSTS IN THE FUTURE?

3 A. Yes. The Resilience Rider would continue to accommodate the recovery of other types
4 of resilience expenses and investments only if the Council ultimately authorized such
5 recovery.

6

7 Q19. WOULD THE RESILIENCE RIDER CONTINUE TO ACCOMMODATE ENO'S
8 RECEIPT OF OTHER FUNDS TO REDUCE THE COST OF ANY RESILIENCE
9 PROJECTS?

10 A. Yes. The Resilience Rider would continue to have the flexibility to give customers, on
11 a timely basis, the benefit of any funds that would reduce the cost of the program, such
12 as grants that the Company may receive to offset the cost of resilience projects.

13

14 Q20. ASSUME ENO FILES A BASE RATE CASE IN THE LATTER PART OF 2026.
15 HOW WOULD THE ASSUMED BASE RATE CASE AFFECT THE RESILIENCE
16 RIDER FILINGS IN 2026 AND 2027?

17 A. If ENO files a base rate case in the latter part of 2026, one should further assume that
18 ENO would request that new base rates be based on a period II test year ending
19 December 31, 2026, with known and measurable changes to plant in service through
20 December 31, 2027, as this would provide the most accurate representation of ENO's
21 cost of service during the rate effective period. Also, one should assume that the
22 Company would request a new FRP, which would use the twelve months ending

1 December 31, 2027 as its first evaluation period. Under those assumptions, ENO
2 would proceed as follows.

3 With respect to the base rate case, ENO would exclude from the proposed base
4 rate revenue requirement its Phase 1 2026 Resilience Plan capital additions and
5 associated operating expenses and its Phase 2 2027 Resilience Plan capital additions
6 and associated operating expenses from the *projected* financial data used in the base
7 rate case. ENO would include in the proposed base rate revenue requirement its Phase
8 1 2025 Resilience Plan capital additions, which would have closed to plant in service
9 in calendar year 2025.

10 With respect to the Resilience Rider filing, such filings would continue during
11 the pendency of the rate case. On or before August 1, 2026, ENO would file its True-
12 up Report regarding the 2025 Resilience Plan capital additions, which true-up ENO
13 would commence to collect effective January 1, 2027. In the first billing cycle in
14 September 2026, ENO would realign the 2025 Resilience Plan capital additions'
15 revenue requirement from the RSHCR Revenue Requirement to the Annualized
16 Evaluation Period EFRP Revenue. On or before October 1, 2026, ENO would file its
17 updated RSHCR Revenue Requirement, which ENO would commence to collect
18 effective January 1, 2027. The updated RSHCR Revenue Requirement would reflect
19 2026 Resilience Plan capital additions and associated operating expenses and its 2027
20 Phase 2 Resilience Plan capital additions and associated operating expenses. The
21 updated RSHCR Revenue Requirement would also incorporate the true-up for the 2025
22 Resilience Plan capital additions filed in August.

1 Q21. WHAT RESILIENCE RIDER FILINGS WOULD OCCUR IN 2027?

2 A. On or before August 1, 2027, ENO would file its True-up Report regarding the 2026
3 Resilience Plan capital additions, which true-up ENO would commence to collect
4 effective January 1, 2028. On or before October 1, 2027, ENO would file its updated
5 RSHCR Revenue Requirement, which ENO would commence to collect effective
6 January 1, 2028. The updated RSHCR Revenue Requirement would reflect 2026
7 Resilience Plan capital additions and associated operating expenses; the 2027 Phase 2
8 Resilience Plan capital additions and associated operating expenses; and the 2028
9 Phase 2 Resilience Plan capital additions and associated operating expenses. The
10 updated RSHCR Revenue Requirement would also incorporate the true-up for the
11 Phase 1 2026 Resilience Plan capital additions filed in August.

12
13 Q22. IN 2027, WOULD THERE BE ANY REALIGNMENT OF THE RECOVERY OF
14 THE PHASE 1 2026 RESILIENCE PLAN CAPITAL ADDITIONS?

15 A. No. There would be no Electric FRP Evaluation Report filed in 2027 using per book
16 information for calendar year 2026, and the rate change from the base rate case would
17 not include the costs associated with the Phase 1 2026 Resilience Plan capital additions.

18 As a result of the Electric FRP Evaluation Report filed in 2028, assuming a new
19 FRP is established after the rate case, in the first billing cycle in September 2028, ENO
20 would realign both the Phase 1 2026 Resilience Plan capital additions' and the Phase
21 2, 2027 Resilience Plan capital additions' revenue requirement from the RSHCR
22 Revenue Requirement to the Annualized Evaluation Period EFRP Revenue. The

1 following table summarizes the timing of the realignments that would occur assuming
2 ENO files a base rate case in 2026.

Table 1 Timing of Resilience Plan Capital Additions Realignments Assuming ENO Files a Rate Case in 2026		
Year	FRP Filed?	Vintage of Capital Additions to be Realigned
2026	Yes	Phase 1 2025
2027	No	Not Applicable
2028	Yes	Phase 1 2026 and Phase 2 2027

3

4 Q23. HOW WOULD THE TIMING OF REALIGNMENTS CHANGE ASSUMING
5 ENO'S CURRENT FRP IS EXTENDED AND ENO DOES NOT FILE A RATE
6 CASE?

7 A. Assuming ENO's current FRP is extended, and ENO does not file a rate case in 2026,
8 the above table would change as shown below.

Table 2 Timing of Resilience Plan Capital Additions Realignments Assuming FRP Extension in 2026		
Year	FRP Filed?	Vintage of Capital Additions to be Realigned
2026	Yes	Phase 1 2025
2027	Yes	Phase 1 2026
2028	Yes	Phase 2 2027

9

10 **V. CONTINUED NEED FOR THE RESILIENCE RIDER**

11 Q24. WHY DOES ENO CONTINUE TO NEED THE RESILIENCE RIDER?

12 A. ENO continues to need the Resilience Rider so that the Company can execute the Phase
13 2 Resilience Plan on an accelerated basis and deliver benefits to customers as soon as
14 practical without compromising ENO's credit metrics and cash flow while maintaining
15 ENO's baseline operations.

1 Maintaining ENO's credit ratings to protect its customers from higher capital
2 costs, not only as to the Resilience Plan but across ENO's entire business, should be an
3 operational and regulatory priority. In this Application, ENO is requesting that the
4 Council authorize ENO to invest approximately \$400 million over the next five years
5 (2027 through 2031) to continue infrastructure hardening of the Company's
6 distribution systems at an accelerated pace. Given the large capital investment and time
7 horizon involved in implementing the Phase 2 Resilience Plan and ENO's small size
8 and risk profile, it is essential that ENO continue to have assurance that it has a
9 reasonable opportunity to recover the costs of its accelerated resilience investment in a
10 timely manner. The Resilience Rider provides that assurance and would serve as a
11 constructive sign that the Council is willing to support ENO in preventing any further
12 degradation of ENO's credit ratings. Additionally, that assurance allows ENO to
13 leverage the economies of scale and have the work continuity to efficiently execute the
14 Phase 2 Resilience Plan, as discussed by Mr. Gremillion.

15
16 Q25. WOULD ENO'S ELECTRIC FRP PERMIT TIMELY COST RECOVERY OF THE
17 RESILIENCE PLAN?

18 A. No. ENO has a limited term FRP, and ENO cannot depend on the FRP to be in place
19 for the duration of the Phase 2 Resilience Plan. The maximum term for which ENO's
20 FRPs have been approved has been only three years, and ENO will file the last
21 Evaluation Report under the current FRP in 2026. Thus, the FRP alone does not present
22 the level of assurance needed to efficiently execute the Phase 2 Resilience Plan.

1 Accordingly, the FRP is not a suitable cost recovery method for the five-year Phase 2
2 Resilience Plan.

3 Also, a rate case would not provide suitable cost recovery considering the
4 timeline for resolution of ENO's typical rate cases (i.e., 12 months). Multiple rate cases
5 would be an expensive, inefficient, and unnecessary use of resources for periodically
6 resetting rates. Thus, continuing the Resilience Rider is a workable solution because it
7 provides a stable source of recovery that supports an efficient supply chain strategy
8 over a five-year cycle, more closely times recovery with the availability of benefits to
9 customers, and provides a level of transparency that would enable efficient regulatory
10 oversight.

11

12 Q26. WHAT EVIDENCE DO YOU HAVE TO SUPPORT YOUR OPINION THAT
13 UNDERTAKING THE PHASE 2 RESILIENCE PLAN WITHOUT THE
14 RESILIENCE RIDER WOULD HARM ENO'S CREDIT METRICS AND CASH
15 FLOW?

16 A. I sponsor the indicative financial model ("Financial Model") attached to my testimony
17 as Exhibit AMA-6, which Financial Model uses simplifying assumptions to compare
18 cash flow results assuming no contemporary cost recovery mechanism and assuming
19 the proposed Resilience Rider is in place. The Financial Model is similar to the one
20 that accompanied my Direct Testimony filed in April 2023.

21 The Financial Model shows that if assuming no contemporary cost recovery
22 mechanism is in place in one or more years that projects are closed to plant in service,
23 ENO's most important credit metric, cash-flow-to-debt, would experience significant

1 downward pressure during the Phase 2 Resilience Plan, 2027 to 2031, and that
2 downward pressure would increase the longer cost recovery is delayed. The Financial
3 Model is simplified in that ENO has assumed no recovery occurs over the entire
4 duration of the Phase 2 Resilience Plan. The conclusion one should draw from the
5 results of the Financial Model is that if one year without contemporaneous cost
6 recovery occurs, ENO's cash-flow-to-debt ratio would degrade, and that potential
7 degradation would be concerning.

8

9 Q27. PLEASE FURTHER DESCRIBE THE FINANCIAL MODEL PRESENTED ON
10 EXHIBIT AMA-6.

11 A. The Financial Model isolates the cash flows that would occur during the Phase 2
12 Resilience Plan. The Financial Model uses the cash flows to calculate the projected
13 degradation of ENO's cash-flow-to-debt ratio for the Phase 2 Resilience Plan. For
14 simplification purposes, the Financial Model does not include cash flow projections for
15 the remainder of ENO's operations beyond the Phase 2 Resilience Plan because such
16 projections are unnecessary to determine the effects associated with the Phase 2
17 Resilience Plan.

18 In addition to the Phase 2 Resilience Plan, ENO's baseline capital program
19 requires significant amounts of cash. This baseline capital program will drive debt
20 issuances just like the Phase 2 Resilience Plan and likewise will be a source of
21 downward pressure on ENO's credit metrics if supporting ratemaking mechanisms are
22 not in place to recover the baseline capital spending.

23

1 Q28. IS THE BASELINE CAPITAL SPENDING FOR THE PERIOD 2026 THROUGH
2 2030 COMPARABLE TO THE BASELINE CAPITAL SPENDING IN APRIL 2023
3 WHEN ENO FIRST REQUESTED APPROVAL OF THE RESILIENCE RIDER?

4 A. Yes, currently ENO's projected baseline capital spending for the period 2026 through
5 2030 is comparable to the projected baseline capital spending for the period 2024
6 through 2028. ENO, however, believes that it is likely that baseline capital spending
7 for the period 2026 through 2030 will increase as ENO continues its planning process.
8

9 Q29. WHY DOES THE FINANCIAL MODEL FOCUS ON THE CASH-FLOW-TO-DEBT
10 RATIO?

11 A. The funds from operations ("FFO") to debt ratio and the cash flow from operations
12 before changes in working capital ("CFO pre-WC") to debt ratio are very important to
13 utility credit analysts. These ratios measure the degree of financial risk (the lower the
14 percentage, the higher the risk) experienced by a company by comparing its cash flow
15 to the level of debt that such company requires to sustain its operating and capital
16 investment activities. These ratios are often perceived as the most rigorous measure of
17 creditworthiness since improvements in the measure require growing cash flow from
18 operations at a faster pace than adding new debt and increasing risk.
19

20 Q30. WHAT ELEMENTS IN THE FINANCIAL MODEL ARE USED TO CALCULATE
21 THE CASH-FLOW-TO-DEBT RATIOS?

22 A. The Financial Model calculates cash flow using Interest Expense from the debt
23 supporting the Phase 2 Resilience Plan projects. The Financial Model calculates debt

1 by assuming that approximately 49% of the Phase 2 Resilience Plan's capital
2 expenditures are funded with new debt issuances. The Phase 2 Resilience Plan's capital
3 expenditures,¹⁸ which include removal costs, are set forth in the table below.

Table 3	
Phase 2 Resilience Plan	
Projected 2026-2031	
Capital Expenditures	
(\$ millions)	
Year	Total
2027	\$77.2*
2028	\$86.6
2029	\$97.9
2030	\$76.2
2031	\$60.6
Total	\$398.6
Notes:	
* This balance reflects \$4.8 million of spending in 2026.	

4
5 Q31. WHAT ARE THE ASSUMPTIONS ASSOCIATED WITH INTEREST
6 PAYMENTS?

7 A. The Financial Model assumes that the interest paid on debt supporting the Phase 2
8 Resilience Plan projects is based on an assumed cost of debt of [REDACTED], which is the
9 assumed cost used in ENO's financial planning processes. Debt issuances are assumed
10 to occur mid-year for purposes of calculating interest paid in the year of issuance.

¹⁸ These expenditure amounts assume that conductor handling costs are capitalized as discussed *infra*.

Q32. WHAT ASSUMPTIONS REGARDING INCOME TAXES DOES THE FINANCIAL MODEL ASSUME?

A. The Financial Model assumes that ENO no longer has a net operating loss (“NOL”) and is making cash income tax payments. On an incremental basis, no recovery decreases cash income tax payments, and contemporaneous recovery increases cash income tax payments. Should ENO experience a NOL, the decrease in cash income tax payments would cease to occur in a no-recovery scenario.

Q33. WHAT ARE THE CASH-FLOW-TO-DEBT RATIOS FOR THE PHASE 2 RESILIENCE PLAN, ASSUMING THE RESILIENCE RIDER MECHANISM IS NOT IN PLACE FOR THE RECOVERY OF THE PHASE 2 RESILIENCE PLAN’S ASSOCIATED COSTS?

A. As shown below, the cash-flow-to-debt ratios are negative and trend downwards over time. These projections demonstrate that the Phase 2 Resilience Plan, without any cost recovery mechanism in place, would decrease ENO’s overall cash-flow-to-debt ratios.

Table 4					
Phase 2 Resilience Plan					
Cash-Flow-to-Debt Ratio Assuming No Cost Recovery Mechanism					
for the Years 2027 through 2031					
	2027	2028	2029	2030	2031
CF to Debt – No Recovery	-2.9%	-4.3%	-4.7%	-5.1%	-5.3%

This type of degradation in ENO’s credit metrics would be insufficient to support sustainable, reliable operations and the Phase 2 Resilience Plan. Thus, ENO needs to have a contemporaneous cost recovery mechanism to address the financial pressures of the Phase 2 Resilience Plan over its duration and place ENO in a position to increase

1 system resilience in a meaningful way and maintain its financial condition. These
2 actions both enhance the likelihood of positive outcomes for customers in the form of
3 a more resilient system and lower rates over time.

4

5 Q34. WHAT EFFECT WOULD THE RESILIENCE RIDER HAVE ON ENO'S
6 FINANCIAL CONDITION?

7 A. As shown in the table below, continuation of the Resilience Rider would protect ENO's
8 financial condition over the duration of the Phase 2 Resilience Plan. ENO's projected
9 cash flow would improve relative to a situation where there is no recovery of the costs
10 associated with the Resilience Plan, and such improvement would put ENO in a better
11 financial position to execute the Resilience Plan and meet the Council's and customers'
12 expectations in the future. The conclusion to draw from the below ratios under the two
13 different scenarios is that one year without contemporaneous cost recovery would result
14 in concerning consequences from a credit metric perspective but continuation of the
15 Resilience Rider for the duration of the Phase 2 Resilience Plan would mitigate those
16 adverse consequences.

Table 5
Phase 2 Resilience Plan
Cash-Flow-to-Debt Ratio Comparing No Recovery Mechanism to
Recovery Through the Proposed Resilience Rider
for the Years 2027 through 2031

	2027	2028	2029	2030	2031
CF to Debt – No Recovery	-2.9%	-4.3%	-4.7%	-5.1%	-5.3%
CF to Debt – Rider Recovery	5.9%	10.5%	13.5%	15.8%	17.6%

17

1 Q35. FOR PURPOSES OF THE COMPARISON REFLECTED IN TABLE 5, DID ENO
2 CHANGE ANY ASSUMPTIONS IN THE FINANCIAL MODEL BECAUSE OF
3 THE PROPOSED RESILIENCE RIDER?

4 A. The only change made to the Financial Model was to reflect the cash flow from the
5 proposed Resilience Rider. The Financial Model assumes that ENO collects the
6 estimated RSHCR Revenue Requirement in the calendar year corresponding to the
7 projects' placement in service.
8

9 Q36. CONSIDERING THE RESILIENCE RIDER, WHAT IS THE ESTIMATED EFFECT
10 OF THE PROPOSED RESILIENCE PLAN ON THE BILL OF A TYPICAL
11 RESIDENTIAL CUSTOMER?

12 A. The estimated bill effects for a typical residential customer using 1,000 kwh per month
13 are \$1.01 per month in 2027 and \$3.28 per month in 2028 and continue to increase over
14 the course of the Phase 2 Resilience Plan. Exhibit AMA-7 shows the estimated Total
15 Company revenue requirements, Residential Rate Class revenue requirements, and
16 potential bill effects for the Phase 2 Resilience Plan for a typical residential customer
17 using 1,000 kwh per month. These amounts assume that the Council does not authorize
18 any mitigation for these bill effects.
19

20 Q37. ARE THE ESTIMATED BILL EFFECTS FROM THE PHASE 2 RESILIENCE
21 PLAN OUTWEIGHED BY THE PROJECTED CUSTOMER BENEFITS?

22 A. Yes, ENO's customers would be better off paying for the Phase 2 Resilience Plan
23 projects, both from a financial and service disruption standpoint. The 1898 & Co.

1 analysis, and as discussed by Mr. Gremillion and Mr. Mire, shows that ENO customers
2 are better off paying for the Phase 2 Resilience Plan projects, paying reduced storm
3 restoration costs, and experiencing shorter and fewer outages, as opposed to paying
4 greater storm restoration costs and experiencing longer and more frequent storm
5 outages without the Phase 2 Resilience Plan projects. Moreover, the preservation of
6 ENO's financial integrity and related credit metrics mitigates exposure to downgrades
7 that could result from insufficient cash flows. In short, paying for the Phase 2
8 Resilience Plan projects buys ENO's customers a more affordable future than if the
9 Phase 2 Resilience Plan projects do not go forward.

10

11 **VI. PUBLIC INTEREST**

12 Q38. IS THE PROPOSED PHASE 2 RESILIENCE PLAN IN THE PUBLIC INTEREST?

13 A. Yes, the Phase 2 Resilience Plan is in the public interest. The related requests for relief
14 in the Application, including continuation of the Resilience Rider and monitoring plan,
15 are also in the public interest.

16

17 Q39. WHAT IS THE PUBLIC INTEREST?

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

21 Public utilities in general, and electric utilities in particular, affect nearly all
22 elements of society. Public utilities have the ability to influence the cost of production
23 of the businesses that are served by them, to affect the standard of living of their

1 customers, to affect employment levels in the areas they serve, and to affect the
2 interests of their investors. In sum, public utilities affect the general economic activity
3 in the state.

4 In determining whether a particular decision or policy is in the public interest,
5 there is no immutable law or principle that can be applied. While the public interest is
6 often defined in terms of net benefits, such a test or standard merely substitutes one
7 expression for another. The difficulty is in defining and, if possible, quantifying the
8 net benefits.

9 It is recognized that net benefits cannot simply be defined as lower prices. For
10 example, if lower prices are achieved through a reduction in the reliability or quality of
11 service, it may very well be perceived that the lower prices have not produced net
12 benefits. Similarly, higher prices might not produce negative net benefits or detriments.
13 For example, if an existing price is low due to a cross-subsidy, removing that subsidy
14 would raise that price, but doing so would not necessarily be detrimental. In a case
15 previously relied upon by the Council,¹⁹ the Louisiana Supreme Court reached just such
16 a conclusion in *City of Plaquemine v. Louisiana Public Service Commission*, 282 So.
17 2d 440, 442-43 (1973), when it found that:

18 The entire regulatory scheme, including increases as well as decreases
19 in rates, is indeed in the public interest, designed to assure the furnishing
20 of adequate service to all public utility patrons at the lowest reasonable
21 rates consistent with the interest both of the public and of the utilities.
22

23 Thus the public interest necessity in utility regulation is not offended,
24 but rather served by reasonable and proper rate increases
25 notwithstanding that an immediate and incidental effect of any increase

¹⁹ Resolution R-18-65, dated March 8, 2018, at 14 (relying on the quoted passage in describing the public interest standard).

1 is improvement in the economic condition of the regulated utility
2 company.

3 Objective measurement of how a decision affects the public interest is problematic at
4 best. For the past seventy or more years, regulatory decision-making has been tested
5 in the courts by a balancing-of-interests standard. In these cases, beginning with
6 *Federal Power Commission v. Hope Natural Gas Company*, 320 U.S. 591, 603 (1944),
7 the courts have found that if the regulatory body’s decision reflected a reasonable
8 balancing of customer and investor interests, the decision was to be affirmed as just
9 and reasonable.²⁰

10 In sum, determining whether a decision is in the public interest requires a
11 balancing of the various effects of a particular course of action measured subjectively
12 over the longer run. Whether a course of action is in the public interest will depend
13 upon relevant factors that are potentially quantifiable on an estimated basis, such as
14 likely changes in costs, as well as upon other factors that are not quantifiable, such as
15 the effect of that course of action on the robustness of a competitive market.²¹ Finally,
16 although witnesses can provide facts and opinions that bear on this issue, the decision-
17 maker here – the Council – must ultimately weigh all of these factors and conclude
18 whether the particular proposed course of action is in the public interest.

²⁰ See also Resolution R-18-65 at 107 (A public interest determination often requires “a subjective balancing of interests by the regulator . . .”).

²¹ See *Permian Basin Area Rate Cases*, 390 U.S. 747, 815 (1968).

1 Q40. HAVE YOU REVIEWED THE REPORT THAT IS ATTACHED TO MR. MIRE'S
2 TESTIMONY, AND IF SO, WHAT ARE YOUR CONCLUSIONS?

3 A. I have reviewed that report, and I find the approach taken by 1898 & Co. to be
4 reasonable and carefully planned in its assessment of (1) all storms that have affected
5 ENO's service area over a long period of time and (2) virtually all of ENO's grid assets,
6 to develop levels of investment and portfolios of hardening projects for the Company
7 to consider. As described in the Direct Testimony and report of Mr. Mire, the approach
8 taken by 1898 & Co. also considers a multitude of other factors in its analysis, including
9 the strength and location of storms as well as the age and condition of ENO's assets.
10 Importantly, the approach is customer-centric in that it quantifies benefits of hardening
11 projects directly in relation to the effects of those projects on customers, both on the
12 storm restoration costs they will bear after future storms and the duration of the outages
13 that customers will experience as a result of those future storms. This information also
14 was used to prioritize the hardening projects in the Phase 2 Resilience Plan that reflect
15 overall customer benefits exceeding the costs of the related investments. Customers
16 are projected to achieve significant net benefits from the investments proposed to be
17 undertaken by ENO in this docket based on 1898 & Co.'s analysis – a plan level
18 benefit-cost ratio of 3.97.²² Even if ENO experiences a very low storm future, 1898 &
19 Co.'s analysis shows that the Phase 2 Resilience Plan would result in net benefits to

²² Exhibit AMM-2 to the Direct Testimony of Mr. Mire at 9 (second bullet).

1 customers.²³ In short, if ENO does not go forward with the Phase 2 Resilience Plan,
2 customers would be worse off following severe weather events.

3

4 Q41. WHAT ARE THE REASONS THAT SUPPORT YOUR OPINION THAT THE
5 RESILIENCE PLAN IS IN THE PUBLIC INTEREST?

6 A. Overall, I base this opinion on the following: the increasing frequency and intensity in
7 storms; the observed effectiveness of other utilities' resilience investments during
8 recent storms (which Mr. Gremillion discusses in his testimony); and 1898 & Co.'s
9 analysis showing that customers are better off if ENO goes forward with its Phase 2
10 Resilience Plan. I also base this opinion on the other economic benefits to New Orleans
11 from a continuous resilience plan, which benefits are described by Ms. Rodriguez in
12 her testimony and which I summarized earlier in my testimony.

13

14 Q42. PLEASE ELABORATE ON WHY THE INCREASING FREQUENCY AND
15 INTENSITY IN STORMS SUPPORT A PUBLIC INTEREST FINDING IN FAVOR
16 OF ENO'S PROPOSED PHASE 2 RESILIENCE PLAN.

17 A. As discussed in detail by Messrs. Gremillion and Mire in their testimonies, ENO's
18 recent storm experience, and an expected storm future with increasingly frequent and
19 intense storm activity, has made clear the need to further storm harden ENO's grid as
20 soon as practical. Indeed, the Council has stated that "the current cycle of [storm]

²³ See Exhibit AMM-2 to the Direct Testimony of Mr. Mire at Section 8.3. As shown in Figure 8-8 in Exhibit AMM-2, assuming the lowest level of future storm activity, the Phase 2 Resilience Plan has a benefit-cost ratio of 1.33.

1 damage and repair is not sustainable.”²⁴ Similarly, as mentioned above, S&P has stated
2 that a continuous resilience plan is necessary for ENO to maintain its credit rating, and
3 Moody’s has identified the long-term adverse effects of not addressing storm risk.
4 Moreover, both S&P and Moody’s have observed that ENO’s size and its storm-prone
5 location are credit negatives.

6

7 Q43. HOW DOES THE EFFECTIVENESS OF OTHER UTILITIES’ RESILIENCE
8 INVESTMENTS DURING STORMS SUPPORT A FINDING THAT THE
9 COMPANY’S PROPOSED HARDENING PLAN IS IN THE PUBLIC INTEREST?

10 A. Examples of the effectiveness of other utilities’ resilience investments support that
11 continuing resilience investments in New Orleans is in the public interest. Most
12 recently, as explained by Mr. Gremillion, Hurricane Francine tested resilience
13 investments in Grand Isle made by ELL after Hurricane Ida, and ELL’s new
14 infrastructure largely withstood the Hurricane Francine’s effects.

15 The Company expects the same types of benefits from its proposed Phase 2
16 Resilience Plan, as discussed by Messrs. Gremillion and Mire.

²⁴ Resolution R-21-401, dated October 27, 2021, at 2.

1 Q44. THE 1898 & CO. ANALYSIS QUANTIFIES THE REDUCTION IN STORM
2 RESTORATION COSTS AND IN CUSTOMER MINUTES INTERRUPTED AS
3 BENEFITS FROM THE HARDENING PROJECTS IN THE PHASE 2 RESILIENCE
4 PLAN. DO THESE BENEFITS SERVE THE PUBLIC INTEREST?

5 A. Yes, they do. After Hurricane Ida, the Council opened this docket in large part because
6 the cycle of storm restoration costs over the last few years, in particular, is not
7 sustainable for customers or the Company itself. The expected reduction in future
8 storm restoration costs from the Phase 2 Resilience Plan, as described by Mr. Mire in
9 his testimony and the 1898 & Co. report, is a significant benefit to customers and serves
10 the public interest. The 1898 & Co. report quantifies the expected reduction in future
11 storm restoration costs from the Phase 2 Resilience Plan at approximately \$83 million
12 over the 50-year time horizon assuming an above average frequency of storms.²⁵
13 Indeed, being good stewards of customers' money, while maintaining reliable electric
14 service, is fundamental to the public interest. With regard to the expected reduction in
15 customer minutes interrupted, per Mr. Mire's testimony, a shortened period during
16 which customers are without electricity from storm events is another significant benefit
17 of the Phase 2 Resilience Plan. The 1898 & Co. report estimates a decrease in the total
18 number of customer minutes interrupted by 3.4 billion minutes, which corresponds to
19 an estimated reduction of over \$1.3 billion in overall outage costs to customers, over
20 the 50-year time horizon assuming an above average frequency of storms.²⁶

²⁵ Exhibit AMM-2 to the Direct Testimony of Mr. Mire at Section 8.3.

²⁶ *Id.*

1 Shorter outages allow customers to get back to normal quicker, whether those
2 customers are residents or businesses, and that is certainly in the public interest.
3 Moreover, I find 1898 & Co.’s use of the Interruption Cost Estimate (“ICE”) Calculator
4 from the U.S. Department of Energy (“DOE”) to estimate the societal benefit from
5 reduced customer interruption minutes to be reasonable in the present circumstances.²⁷

6

7 Q45. ARE THERE OTHER FACTORS THAT YOU CONSIDER RELEVANT TO A
8 PUBLIC INTEREST DETERMINATION REGARDING THE PHASE 2
9 RESILIENCE PLAN?

10 A. Yes. The other factors include the fact that the Company considered bill impacts to
11 customers in selecting the Phase 2 portfolio. It is in the public interest for the Company
12 to balance costs to customers against expected benefits in making business decisions
13 and selecting infrastructure projects. In addition, “blue sky” resilience work can be
14 more carefully performed and cost-effective than reactive, post-storm restoration work,
15 and customers will see the benefits of such “blue sky” work sooner than if the projects
16 were delayed. These benefits are in the public interest. Further, as mentioned above,
17 there are likely supportive credit implications associated with the Phase 2 Resilience
18 Plan.

²⁷ As Mr. Gremillion explains in his testimony, the DOE’s ICE calculator does not consider the specific circumstances that would be necessary to assess the causes and impacts of an outage to customers in specific circumstances, and the use of the DOE’s ICE calculator to help prioritize projects within the Phase 2 Resilience Plan is not an endorsement of any other use.

1 Q46. ARE THE RELATED REQUESTS FOR RELIEF IN THE APPLICATION,
2 INCLUDING CONTINUATION OF THE RESILIENCE RIDER AND
3 MONITORING PLAN, ALSO IN THE PUBLIC INTEREST?

4 A. Yes. Earlier in my testimony, I explained why I recommend that the Council continue
5 the Resilience Rider. Furthermore, as Mr. Gremillion discusses, continued reporting
6 and application of reasonable metrics will facilitate oversight of the Phase 2 Resilience
7 Plan by the Council and its Advisors.

8

9 **VII. RATEMAKING AND ACCOUNTING TREATMENTS**

10 Q47. PLEASE DESCRIBE THE COMPANY'S REQUEST CONCERNING
11 UNRECOVERED PLANT COSTS.

12 A. In Ordering Paragraph 6 of Resolution R-24-625 addressing the Phase 1 Resilience
13 Plan, the Council authorized ENO to create a regulatory asset for the remaining net
14 book value associated with assets that must be retired and replaced with new assets as
15 part of the Phase 1 Resilience Plan. ENO requests that such authorization be extended
16 to the assets that must be retired and replaced with new assets as part of the Phase 2
17 Resilience Plan. Pursuant to such authorization, ENO intends to include the regulatory
18 asset in rate base in its upcoming FRP filing and amortize such retired plant costs at a
19 rate consistent with the associated depreciation expense currently reflected in rates.
20 With this ratemaking treatment, customers would not see an incremental increase in
21 rates while ENO recovers its prudently incurred costs, all else being equal.

1 Q48. WHAT WILL THE PROCESS BE FOR CALCULATING AND AMORTIZING THE
2 REGULATORY ASSET GIVEN THAT IT INVOLVES THE RETIREMENT AND
3 REMOVAL OF MASS PROPERTY THAT IS NOT ACCOUNTED FOR
4 INDIVIDUALLY ON THE BOOKS AND RECORDS OF THE COMPANY?

5 A. ENO intends to use a single, average amortization rate based on the pertinent
6 distribution depreciation rates associated with the unrecovered plant to be applied to
7 the remaining regulatory asset balance. This will facilitate ENO automating the
8 calculation of the amortization of the regulatory asset and insuring customers will not
9 see an incremental increase in rates from the recovery of the unrecovered plant costs.

10 Unlike the Advanced Metering Infrastructure (“AMI”) retired meters regulatory
11 asset previously approved by the Council, which had a definite balance and a definite
12 amortization period, unrecovered plant costs will be continuously added to the
13 regulatory asset over the course of the Phase 1 and Phase 2 Resilience Plans and
14 perhaps future phases. By applying a single amortization rate, ENO would be able to
15 transfer the unrecovered plant costs from the plant accounting system to another
16 accounting system and avoid extensive manual processing and monitoring the detailed
17 plant accounting transactions records tracking plant vintage, account depreciation rates,
18 and 300-level FERC account, which are used in the plant accounting system.

1 Q49. PREVIOUSLY THE COMPANY SOUGHT AN ACCOUNTING WAIVER FOR
2 DISTRIBUTION CONDUCTOR HANDLING COSTS. DOES THE COMPANY
3 INTEND TO REQUEST EXTENSION OF THAT ACCOUNTING WAIVER FROM
4 THE FERC FOR THE PHASE 2 RESILIENCE PLAN?

5 A. Yes, the Company does. The Company's estimated bill effects assume that ENO is
6 able to capitalize distribution conductor handling costs incurred with projects in the
7 Phase 2 Resilience Plan, which are those costs associated with transferring existing
8 conductors and fixtures to new poles during pole replacements.

9

10 **VIII. COUNCIL RULES AND REGULATIONS**

11 Q50. IN PREPARING YOUR TESTIMONY AND OFFERING YOUR OPINIONS, DID
12 YOU CONSIDER APPLICABLE COUNCIL RULES AND REGULATIONS?

13 A. Yes. I considered Section 158 of the Code of the City of New Orleans and certain
14 resolutions applicable to ENO.

15

16 Q51. DO YOU HAVE ANY OPINIONS REGARDING ENO'S REQUESTS IN THIS
17 APPLICATION RELATIVE TO THOSE COUNCIL RULES AND
18 REGULATIONS?

19 A. Yes. For all of the Company's requests in this Application, it is my understanding that
20 the Company has complied with, or is not in conflict with, the provisions of all
21 applicable Council resolutions and any other laws, regulations, or requirements that
22 may be applicable. Moreover, to the extent that ENO has not complied with any such
23 requirements of the City Code, the Council should allow ENO a reasonable time to cure

any such deficiency or grant a waiver of any applicable Council requirement to the extent that such a waiver may be required to facilitate consideration and approval of the Phase 2 Resilience Plan and associated requested relief.

5 IX. CONCLUSION

6 Q52. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?

7 A. Yes, at this time.

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

NOW BEFORE ME, the undersigned authority, personally came and appeared,

ALYSSA MAURICE-ANDERSON,

who after being duly sworn by me, did depose and say:

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


ALYSSA MAURICE-ANDERSON

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF DECEMBER 2025


NOTARY PUBLIC

My commission expires: upon death



**Testimony Presented by Alyssa Maurice-Anderson
Before Utility Regulators**

No.	Date	Testimony	Docket No.	Jurisdiction	Type	Subject Matter
1	June 2022	Application of Entergy Louisiana, LLC, for Approval of the 2021 Solar Portfolio, the Geaux Green Option, Cost Recovery and Related Relief , Rebuttal Testimony	U-36190	Louisiana Public Service Commission	Rebuttal	Ratemaking
2	June 2022	In Re: Application of Entergy Louisiana, LLC for Recovery in Rates of Costs Related to Hurricane Ida and Related Relief, Direct Testimony Re Financing Application	U-36350	Louisiana Public Service Commission	Direct	Securitization, Ratemaking
3	June 2022	In Re: Application of Entergy Louisiana, LLC for Recovery in Rates of Costs Related to Hurricane Ida and Related Relief, Direct Testimony Re Ancillary Application	U-36350	Louisiana Public Service Commission	Direct	Securitization, Ratemaking
4	July 2022	Application of Entergy Texas, Inc. for Authority to Change Rates	53719	Public Utility Commission of Texas	Direct	Decomm Escalation Rate, Affiliate Costs
5	Dec 2022	In Re: Application of Entergy Louisiana, LLC for Recovery in Rates of Costs Related to Hurricane Ida and Related Relief, Direct Testimony Re Financing Application	U-36350	Louisiana Public Service Commission	Settlement	Securitization, Ratemaking
6	Mar 2023	In Re: Application of Entergy Louisiana, LLC for Approval of the Entergy Future Ready Resilience Plan (Phase I)	U-36625	Louisiana Public Service Commission	Direct	Ratemaking
7	April 2023	In Re: System Resilience and Storm Hardening	UD-21-03	Council of the City of New Orleans	Direct	Ratemaking
8	Mar 2023	In Re: Application of Entergy Louisiana, LLC for Approval of the Entergy Future Ready Resilience Plan (Phase I)	U-36625	Louisiana Public Service Commission	Direct	Ratemaking
	Aug 2023	Application of Entergy Louisiana, LLC for Approval of Regulatory Blueprint Necessary for Company to Strengthen the Electric Grid for State of Louisiana	U-36959	Louisiana Public Service Commission	Direct	Ratemaking, Policy (public interest)
9	Nov 2023	In Re: Application of Entergy Louisiana, LLC for Approval of the Entergy Future Ready Resilience Plan (Phase I)	U-36625	Louisiana Public Service Commission	Rebuttal	Ratemaking
10	June 2024	Delta States Utilities LA and Entergy Louisiana, LLC [sic], Ex Parte. In Re: Application for Authority to Operate as Local Distribution Company and Incur Indebtedness and Joint Application for Approval of Transfer and Acquisition of Local Distribution Company Assets and Related Relief	UD-24-01	Council of the City of New Orleans	Rebuttal	Policy, Restructuring, Ratemaking
11	Sept 2024	Delta States Utilities LA and Entergy Louisiana, LLC [sic], Ex Parte. In Re: Application for Authority to Operate as Local Distribution Company and Incur Indebtedness and Joint Application for Approval of Transfer and Acquisition of Local Distribution Company Assets and Related Relief	UD-24-01	Council of the City of New Orleans	Rejoinder	Policy, Restructuring, Ratemaking
12	Sept 2025	In Re: Application of Entergy Louisiana, LLC to Return River Bend Deregulated Asset to Rate Base and Other Associated Relief	U-37735	Louisiana Public Service Commission	Direct	Policy, Ratemaking

ENTERGY NEW ORLEANS, LLC
ELECTRIC SERVICE

RIDER SCHEDULE RSHCR

Effective: October 24, 2024
Filed: December 18, 2024
Supersedes: New Schedule
Schedule Consists of: Two Pages plus
Attachments A and B

RESILIENCE & STORM HARDENING COST RECOVERY RIDER

I. PURPOSE

The purpose of the Resilience & Storm Hardening Cost Recovery Rider ("Rider RSHCR") is to establish the revenue requirement associated with the Council-approved Resilience Plan capital additions ("RSHCR Revenue Requirement"). Entergy New Orleans, LLC ("ENO" or the "Company") will recover the RSHCR Revenue Requirement through the Electric Formula Rate Plan ("EFRP") Rate Adjustment. Capital additions associated with other transmission and distribution work shall not be eligible for recovery through this Rider RSHCR. To the extent that ENO receives government grant funding for such capital additions, such funding shall be accounted for as stated below.

II. DEFINITIONS

RSHCR Revenue Requirement shall include the cost associated with the Council-approved Resilience Plan capital additions determined in Council Resolution No. R-24-625 [and Council R-26-XXX](#) in Council Docket No. UD-21-03 and any other costs that the Council finds appropriate to support the resilience of ENO's operations, including capital investments and expenses.

III. BILLING AND CALCULATION, REDETERMINATION, TRUE-UP, AND REALIGNMENT

- A. **Billing and Calculation.** Attachment A shall show the estimated annual RSHCR Revenue Requirement by rate class. The estimated annual RSHCR Revenue Requirement for the following calendar year shall be calculated with the formula ("RSHCR Revenue Requirement Formula") set out in Attachment B to this Rider RSHCR. The estimated Rider RSHCR Revenue Requirement shall be included in the Rider EFRP Rate Adjustment as an Outside the Band adjustment. The RSHCR Revenue Requirement will be allocated to the Rate Classes based on the most recently calculated D1: Distribution Primary Demand allocator reflected in ENO's rates. The initial estimated annual Rider RSHCR Revenue Requirement for calendar year 2025 will be included in Rider EFRP Attachment A as part of the EFRP Rate Adjustment effective with the first billing cycle of January 2025 per Council Resolution No. R-24-625.
- B. **Redetermination.** For each calendar year after 2025, the Company shall update the RSHCR Revenue Requirement. On or before October 1, 2025, and each subsequent October 1 thereafter, the Company shall file a new estimated annual revenue requirement, which will be based on forecasted information for the following calendar year, and which will be used beginning with the first billing cycle of the following January. Such estimated annual revenue requirement shall include all costs associated with Resilience Plan capital additions for the following calendar year and any RSHCR Revenue Requirements that have not been realigned into base rates.
- C. **True-Up and Prudence Review.** Beginning in 2026, on or before August 1, the Company shall file a report to support the prudence of the previous calendar year's actual RSHCR Revenue Requirement. Such report shall include a variance report comparing actual capital to projected capital additions plus any other material cost differences. Such report shall also include the computation to true-up the previous calendar year's actual RSHCR Revenue Requirement with the corresponding estimated annual RSHCR Revenue Requirement ("True-Up"). The

difference plus interest shall be returned to or recovered from customers over twelve months beginning in the first billing cycle of the following January, as shown in the RSHCR Revenue Requirement Formula. The interest rate to be utilized is the prime bank lending rate as published in the Wall Street Journal. Any grant funding from non-utility sources that ENO receives for Resilience Plan capital additions shall be treated as an offset to the capital additions included in the actual revenue requirement.

- D. **Dispute Resolution.** The Council Advisors ("Advisors"), any intervenors allowed by the Council, and the Company (collectively, the "Parties") shall have until November 1 to file a report communicating any errors or disputes ("Correction/Error Report") with respect to the proposed Rider RSHCR Revenue Requirement, the true-up, or the prudence of any capital addition or other cost. Each such indicated dispute shall include, if available, documentation to support the proposed correction or prudence dispute. The Company shall then have thirty (30) days to review any proposed corrections or disputes, to work to resolve any disputes, and to file a revised Rider RSHCR Revenue Requirement reflecting all corrections and disputes upon which the Parties agree. The Company shall provide the Advisors with appropriate workpapers supporting any revisions.

In the event there are disputes regarding the Rider RSHCR Revenue Requirement, the true-up, or the prudence of any capital addition or other cost, the Parties shall work together in good faith to resolve such disputes. If the Parties are unable to resolve the disputes or reasonably believe they will be unable to resolve the disputes by the end of the thirtieth (30) day after the filing of the Correction/Error Reports, revised Rider RSHCR Revenue Requirement reflecting all revisions to the initially filed RSHCR Revenue Requirement on which the Parties agree shall be used in the EFRP Rate Adjustment effective the first billing cycle of the following January.

Any remaining disputes shall be submitted to the Council for resolution. If the Council's final ruling on any disputes requires changes to the true-up initially used pursuant to the above provisions, within sixty (60) days after receipt of the Council's final ruling on any disputes, the Company shall file a revised true-up and shall determine the amount to be refunded or surcharged to customers, if any, together with interest based on the rate set forth in Paragraph C above. Such refund/surcharge amount shall be included in the next true-up computation.

- E. **Realignment.** The Company shall realign all RSHCR Revenue Requirements related to Resilience Plan capital additions included in per books plant in service in an EFRP Evaluation Report or base rate case class cost of service study contemporaneous with the rate change resulting from that rate proceeding. In the case of an EFRP, such realigned revenue requirement shall be included inside the bandwidth calculation and the associated revenues shall be realigned to Annualized Evaluation Period EFRP Revenues. The Company shall adjust the Rider RSHCR Revenue Requirement to remove the corresponding realigned revenue requirement contemporaneous with the EFRP or base rate change.

IV. TERM

The Rider RSHCR shall remain in effect until the Council replaces the Rider RSHCR with a new contemporaneous cost recovery mechanism. After the completion of the Council-approved Resilience Plan capital additions, the recovery of the Rider RSHCR Revenue Requirement shall remain in effect unless and until the last day of the month prior to the implementation of base rates recovering the RSHCR Revenue Requirement previously recovered through the EFRP Rate Adjustment.

Within six months after termination of the Rider RSHCR, there will be a true-up of any periods not previously subject to a true-up as provided for above. Any over- or under- refund/recovery, including interest, will be included in Attachment A, Page 2, Line 12 of the then-effective Rider Schedule FAC as a Prior Period Adjustment to the Cumulative (Over)/Under Collection Account.

Attachment A
Page 1 of 1

**Entergy New Orleans, LLC
Resilience & Storm Hardening Cost Recovery Rider
Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement Formula
Rider RSHCR Rate Formula**

Rate Adjustments - January XXXX

<u>Col A</u>		<u>Col B</u>	<u>Col C</u>
		Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement (RSHCRRR)	
Ln No.	Rate Class (1)	Class Allocation (%) (2)	RSHCRRR (\$) (3)
1	Residential		\$ -
2	Small Electric		\$ -
3	Municipal Buildings		\$ -
4	Large Electric		\$ -
5	Large Electric High Load Factor		\$ -
6	Master Metered Non Residential		\$ -
7	High Voltage		\$ -
8	Large Interruptible		\$ -
9	Large Municipal		\$ -
10	Lighting		\$ -
11	Total ENO	0.00%	

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Notes:

- (1) Excludes schedules specifically identified on Attachment A of Rider EFRP.
- (2) Requirement (RSHCRRR) shall be allocated to the retail rate classes based on the most recently used D1: Distribution Primary Demand Allocation Factor pursuant to Section III.A of this Resilience & Storm Hardening Cost Recovery Rider.
- (3) See Attachment B, Page 1, Line 17 for the RSHCR Revenue Requirement. The class amount is the Class Allocation % in Col B times the RSHCRRR.

Entergy New Orleans, LLC
Resilience & Storm Hardening Cost Recovery Rider
Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement Formula (1)
For the Twelve Months ended December 31, XXX

Ln No.	Description	Amount	Reference
Rate Base:			
1	Plant in Service ⁽²⁾		WP 1
2	Accumulated Depreciation & Amortization ⁽²⁾		WP 2
3	Net Utility Plant	-	Line 1 + Line 2
4	Accumulated Deferred Income Taxes ⁽³⁾		WP 2
5	Total Rate Base	-	Line 3 + Line 4
6	Before-Tax Rate of Return on Rate Base ⁽⁴⁾		WP 4
7	Return on Rate Base	-	Line 5 * Line 6
Expenses:			
9	Operation & Maintenance Expense ⁽⁶⁾	-	WP 3
10	Depreciation & Amortization Expense ⁽⁵⁾		WP 2
11	Taxes Other Than Income ⁽⁵⁾	-	WP X
12	AFUDC Equity Book Depreciation Income Tax Expense Flow Through ⁽⁷⁾	-	WP 2
13	Total Expenses	-	Line 9 + Line 10 + Line 11 + Line 12
14	Revenue Related Expense Factor ⁽⁸⁾		WP 5
15	Total Estimated Annual Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement	-	(Line 7 + Line 13) * Line 14
16	True-up of Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement	-	Att B Pg 2, L24
17	Total Annual Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement (RSHCRRR)	\$ -	Line 15 + Line 16

Notes:

- (1) Pursuant to Section III.B of this Resilience & Storm Hardening Cost Recovery Rider
- (2) Estimated Plant in Service and Accumulated Depreciation & Amortization balances at December 31 of the upcoming calendar year based on end of period. This amount also includes conductor handling costs.
- (3) The amount is adjusted for the normalization limit per Regulation Section 1-167(l)-1(h)(6).
- (4) The Before Tax Rate of Return is based on the currently approved rate proceeding using the most recently approved return on equity at December 31 of the current calendar year unless another capital structure is agreed upon for ratemaking purposes.
- (5) Estimated Depreciation & Amortization Expense and Other Tax Expense for the upcoming calendar year.
- (6) Operation & Maintenance Expense approved by Council for recovery through the Resiliency Rider.
- (7) This amount reflects the grossed-up federal and state income tax expense resulting from the recovery of book depreciation expense attributable to previous accruals of AFUDC Equity that were not included in the income tax return and for which there is no tax basis and no accelerated tax depreciation. Recovery of this amount is consistent with Council ratemaking practice.
- (8) Revenue Related Expense Factor = $1 / (1 - \text{Bad Debt Rate} - \text{Revenue Related Tax Rate})$. The ENO Bad Debt Rate and the Revenue Related Tax rate shall be developed consistent with the methodology used for calculating it in the most recent ENO rate filing and shall use the most recently available calendar year data at the time of filing.

Entergy New Orleans, LLC
Resilience & Storm Hardening Cost Recovery Rider
Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement Formula
True-up of Resilience & Storm Hardening Cost Recovery Revenue Requirement ⁽¹⁾
For the Period ended December 31, XXXX

Ln No.	Description	Amount	Reference
<u>Rate Base:</u>			
1	Plant in Service ⁽²⁾	-	WP X
2	Accumulated Depreciation & Amortization ⁽²⁾	-	WP X
3	Net Utility Plant	-	Line 1 + Line 2
4	Accumulated Deferred Income Taxes ⁽²⁾	-	WP X
5	Total Rate Base	-	Line 3 + Line 4
6	Before-Tax Rate of Return on Rate Base ⁽³⁾	0.00%	WP X
7	Return on Rate Base	-	Line 5 * Line 6
<u>Expenses:</u>			
9	Operation & Maintenance Expense ⁽⁴⁾	-	WP X
10	Depreciation & Amortization Expense ⁽⁴⁾	-	WP X
11	Taxes Other Than Income ⁽⁴⁾	-	WP X
12	AFUDC Equity Book Depreciation Income Tax Expense Flow Through ⁽⁵⁾	-	WP X
13	Total Expenses	-	Line 9 + Line 10 + Line 11 + Line 12
14	Revenue Related Expense Factor	-	Att B, Pg 1, L14 PY Filing
15	Actual Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement	\$ -	(Line 7 + Line 13) * Line 14
16	Estimated Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement	\$ -	WP X
17	Difference in Actual Annual Rider RSHCR Revenue Requirement and Estimated Rider RSHCR Revenue Requirement	-	Line 15 - Line 16
<u>Interest:</u>			
19	Annual Prior Year True-up of Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement ⁽⁶⁾	-	Att B Pg 2, L24 PY Filing
20	Prior Period Adjustments	-	
21	Total True-Up Adjustment Before Interest	-	Line 17 + Line 19 + Line 20
22	Interest Rate ⁽⁷⁾	0.00%	
23	Interest on Average Balance	-	(Line 21/2) * Line 22
24	Total True-Up of RSHCRRR with Interest	\$ -	Line 17 + Line 23

Notes:

- (1) Pursuant to Section III.C of this Resilience & Storm Hardening Cost Recovery Rider
- (2) Actual Plant in Service, Accumulated Depreciation & Amortization, and Accumulated Deferred Income Taxes balances on December 31 of the previous calendar year based on end of period. To the extent that ENO receives government funding for such capital additions, such funding shall be treated as an offset to rate base and book depreciation expense in the revenue requirement including interest calculated from the date that the funds were received. The ADIT impacts associated with taxable government funding would also be included in the adjustments to the revenue requirement.
- (3) The Before Tax Rate of Return is based on the actual capital costs at December 31 of the previous calendar year.
- (4) Actual Operation & Maintenance Expense, Depreciation & Amortization Expense, and Other Tax Expense for the previous calendar years balances as of December 31.
- (5) This amount reflects the grossed-up federal and state income tax expense resulting from the recovery of book depreciation expense attributable to previous accruals of AFUDC Equity that were not included in the income tax return and for which there is no tax basis and no accelerated tax depreciation. Recovery of this amount is consistent with Council ratemaking practice.
- (6) Prior Period True-up of Resilience & Storm Hardening Cost Recovery Rider Revenue Requirement (RSHCRRR) reflected on line 24 of Attachment B, Page 2 in the previous years Resilience & Storm Hardening Cost Recovery Rider filed August XXXX.
- (7) Prime Rate on the last business day of the operations recovery period as stated in the Wall Street Journal was X.XX%.

Research Update:

Entergy New Orleans LLC Downgraded To 'BBB' From 'BBB+' On Storm Risks, Outlook Negative

October 8, 2020

Rating Action Overview

- Regulated utility Entergy New Orleans LLC's service territory is subject to the risk of severe storms and hurricanes.
- We are lowering our issuer credit rating on Entergy New Orleans LLC (ENO) to 'BBB' from 'BBB+'. The outlook is negative.
- We are revising our assessment of ENO's group support from parent company Entergy Corp. (Entergy) to moderately strategic from core given our view that group support has weakened because of the propensity and severity of storm activity along the Gulf Coast. Our stand-alone credit profile (SACP) for ENO remains 'bbb-'.
- At the same time, we are lowering our ratings on ENO's first-mortgage bonds to 'A-' from 'A'. The recovery rating remains '1+'.
- The negative outlook reflects our expectation of weaker financial measures including adjusted funds from operations (FFO) to debt in the 13%-15% range through 2022. In addition, our outlook reflects the potential that we could revise the designation of group support under our group rating methodology to nonstrategic within the next year. As such, we could lower the issuer credit rating on ENO to reflect view of a stand-alone credit profile (SACP) 'bbb-' and our assumption of no group support.

PRIMARY CREDIT ANALYST

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Rating Action Rationale

ENO's service territory creates severe storm and hurricane risks for the utility. Given ENO's exposure to severe storms including hurricanes, a low-lying service territory along the Gulf Coast, and relatively limited size and diversity to help absorb the impact of such storms, ENO's SACP remains 'bbb-'.

We revised our assessment of ENO's group status to parent Entergy, under our group rating methodology to moderately strategic from core. Our reassessment of ENO's group status incorporates its importance to the group's long-term strategy and being a reasonably successful utility. We have concluded that group support has weakened because of the propensity and

severity of storm activity along the Gulf Coast, which is critical to a service territory that mostly encompasses a low-lying city that has been in the path of numerous hurricanes. We would however expect ENO to receive extraordinary group support in some circumstances. This could include in times of stress such as for storm repairs or large capital spending initiatives.

The outlook reflects our baseline forecast of weaker financial measures through 2022, the service territory's continued susceptibility to severe storms, and the lack of significant financial support from parent Entergy. Specifically, we expect ENO's service territory to have ongoing exposure to severe storms like the recent Hurricane Laura, and Hurricane Delta currently moving through the Gulf of Mexico, potentially leading to significant liabilities and damages to the infrastructure. Therefore our outlook reflects the potential that we could revise the designation of group support under our group rating methodology to nonstrategic within the next year. As such, we could downgrade ENO to reflect our view of ENO's SACP of 'bbb-' and our assumption of no group support. In addition, our negative outlook reflects our expectation of weaker financial measures including adjusted FFO to debt in the 13%-15% range through 2022

Environmental, social, and governance (ESG) credit factors for this credit rating change.

- Natural conditions

Outlook

The negative outlook on ENO reflects its small service territory, limited diversity, and ongoing exposure to severe storms and hurricanes and our expectation of weaker financial measures partly from higher capital spending and elevated leverage. Specifically, we forecast the company's adjusted consolidated FFO to debt to remain weak in the 13%-15% range in 2020 and 2021.

Downside scenario

We could lower our ratings on ENO if its business risk would materially weaken or financial measures decline, including adjusted FFO to debt consistently below 13%. The negative outlook reflects the weaker financial measures and the potential that we could revise the designation of group support under our group rating methodology to nonstrategic if we perceive limited to no group support for ENO during times of stress. As such, we could downgrade ENO to reflect our view of ENO's SACP of 'bbb-' and our assumption of no group support, particularly in times of stress such as for storm repairs or large capital spending initiatives. Although unlikely, we could lower our ratings on ENO if we lower our ratings on Entergy.

Upside scenario

We could revise the outlook to stable if financial measures materially strengthen and, although unlikely, we reassess and conclude that group support would be readily available to fund ENO if a severe storm resulted in material restoration costs to the utility.

Company Description

ENO is a vertically integrated electric and natural gas distribution utility operating largely in New Orleans.

Our Base-Case Scenario

- Expected EBITDA margin averaging about 22% per year;
- Annual capital spending of \$160 million to \$180 million through 2022;
- Dividends over \$20 million after 2020;
- Negative discretionary cash flow indicating external funding needs;
- Generally constructive regulatory environments help provide prudent cost recovery; and
- All debt maturities are refinanced.

Based on our assumptions, we expect the following measures over the forecast period through 2022:

- Annual adjusted FFO to debt in the 13%-15% range;
- Annual adjusted debt to EBITDA in the 4.5x-5.5x range; and
- Annual adjusted FFO cash interest coverage in the 4x-4.5x range.

Liquidity

We assess ENO's stand-alone liquidity as adequate, because we believe its liquidity sources are likely to cover uses by more than 1.1x over the next 12 months and meet cash outflows even with a 10% decline in EBITDA. The assessment also reflects the company's generally prudent risk management, sound relationship with banks, and a generally satisfactory standing in credit markets.

Principal liquidity sources

- Cash and liquid investments of about \$30 million;
- Estimated cash FFO of about \$120 million; and
- Credit facility availability of about \$25 million.

Principal liquidity uses

- Debt maturities of about \$25 million;
- Capital spending of about \$120 million; and
- Dividends of about \$10 million.

Group Influence

We view ENO as a member of the Entergy group. We assess ENO as a moderately strategic subsidiary of Entergy because it is important to Entergy's long-term strategy and it is reasonably successful as a utility, and we expect extraordinary group support will remain limited to some circumstances. As a result, our rating on ENO is based on its SACP of 'bbb-' and one notch of group support.

Issue Ratings - Recovery Analysis

ENO's first-mortgage bonds benefit from a first-priority lien on substantially all of the utility's real property owned or subsequently acquired. Collateral coverage of more than 1.5x supports a recovery rating of '1+' and an issue rating of two notches above the issuer credit rating.

Ratings Score Snapshot

Issuer Credit Rating: BBB/Negative/--

Business risk: Strong

- Country risk: Very low
- Industry risk: Very low
- Competitive position: Satisfactory

Financial risk: Significant

- Cash flow/leverage: Significant

Anchor: bbb

Modifiers

- Diversification/portfolio effect: Neutral (no impact)
- Capital structure: Neutral (no impact)
- Financial policy: Neutral (no impact)
- Liquidity: Adequate (no impact)
- Management and governance: Satisfactory (no impact)
- Comparable rating analysis: Negative (-1 notch)

Stand-alone credit profile: bbb-

- Group credit profile: bbb+
- Entity status within group: Moderately Strategic (+1 notch above SACP)

Related Criteria

- General Criteria: Group Rating Methodology, July 1, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments, April 1, 2019
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers, Dec. 16, 2014
- Criteria | Corporates | General: Corporate Methodology, Nov. 19, 2013
- Criteria | Corporates | Utilities: Key Credit Factors For The Regulated Utilities Industry, Nov. 19, 2013

Research Update: Entergy New Orleans LLC Downgraded To 'BBB' From 'BBB+' On Storm Risks, Outlook Negative

- General Criteria: Methodology: Industry Risk, Nov. 19, 2013
- General Criteria: Country Risk Assessment Methodology And Assumptions, Nov. 19, 2013
- Criteria | Corporates | Utilities: Collateral Coverage And Issue Notching Rules For '1+' And '1' Recovery Ratings On Senior Bonds Secured By Utility Real Property, Feb. 14, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities, Nov. 13, 2012
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

Ratings List

Downgraded; Outlook

	To	From
Entergy New Orleans LLC		
Issuer Credit Rating	BBB/Negative/--	BBB+/Negative/--

Ratings Lowered; Recovery Rating Unchanged

	To	From
Entergy New Orleans LLC		
Senior Secured	A-	A
Recovery Rating	1+	1+

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Research Update:

Entergy New Orleans LLC Downgraded To 'BB+' On Weather-Related Weaker Credit Metrics; Outlook Stable; Bond Rating Lowered

September 2, 2021

Rating Action Overview

- Entergy New Orleans LLC (ENO), an operating subsidiary of Entergy Corp. (Entergy), will likely have weaker financial measures than we previously expected because of higher capital spending from severe storms and hurricanes, like Hurricane Ida. We forecast ENO's adjusted funds from operations (FFO) to debt to be in the 12%-13% range through 2023.
- We lowered our issuer credit rating on ENO to 'BB+' from 'BBB'. At the same time, we lowered our ratings on ENO's first-mortgage bonds (FMBs) to 'BBB+' from 'A-'. The '1+' recovery rating on the bonds remains unchanged.
- The lower issuer credit rating reflects a change in the business risk profile to satisfactory from strong due to ongoing risks related to ENO's exposure to coastal storms. In addition, we apply the negative comparable ratings analysis modifier due to weaker financial measures within the financial risk category.
- The stable outlook reflects our view that ENO will restore operations following hurricane Ida in an orderly manner and that any additional costs will be manageable within the current financial risk profile assumptions.

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Rating Action Rationale

The lower issuer credit rating reflects a weakening of ENO's business risk along with weakening financial measures. We changed the business risk profile to satisfactory from strong, reflecting ENO's small service territory, limited diversity, and ongoing exposure to severe storms and hurricanes. This revision reflects the smaller size of the utility, exposure to severe storms including hurricanes due to its low-lying service territory along the Gulf Coast, and expectation of more volatile profitability measures. Financial risk measures have weakened within the significant financial risk profile category to the lower end of the benchmark range. The weaker measures include adjusted FFO to debt in the 12%-13% range from severe storms such as Hurricane Ida

that lead to higher capital spending, operating expenses from storm restoration, and revenue declines following power outages and load reduction.

The outlook reflects our baseline forecast of weaker financial measures through 2023, the service territory's ongoing susceptibility to severe storms, and limited financial support from parent Entergy. Specifically, we expect ENO's service territory to have ongoing exposure to severe storms like the recent Hurricane Ida, potentially leading to significant liabilities and damages to the infrastructure. The stable outlook incorporates the weaker financial measures including adjusted FFO to debt in the 12%-13% range through 2022. Our downside scenario, while not expected, includes the potential that we could revise the designation of group support under our group rating methodology to nonstrategic if we perceive limited to no group support for ENO during times of stress. As such, we could downgrade ENO to reflect our view of ENO's stand-alone credit profile (SACP) of 'bb' and our assumption of no group support, particularly in times of stress such as for storm repairs or large capital spending initiatives.

Environmental, social and governance (ESG) credit factors for this credit rating change.

- Natural conditions

Outlook

The stable outlook reflects our view that ENO will restore operations following hurricane Ida in an orderly manner and that any additional costs will be manageable within the current financial profile assumptions. The company's small service territory, limited diversity, and ongoing exposure to severe storms and hurricanes remains a risk as does the expectation of weaker financial measures partly from higher capital spending and elevated leverage. Specifically, we forecast the company's adjusted consolidated FFO to debt to remain in the 12%-13% range through 2023.

Downside scenario

We could lower the ratings on ENO if its financial measures decline, including sustained adjusted FFO to debt consistently below 11%. We could also lower the rating if we revise the designation of group support under our group rating methodology to nonstrategic if we perceive limited to no group support for ENO during times of stress. As such, we could downgrade ENO to reflect our view of ENO's SACP of 'bb' and our assumption of no group support, particularly in times of stress such as for storm repairs or large capital spending initiatives.

Upside scenario

We could upgrade ENO if financial measures remain consistently above 17% and we believe group support would be readily available to fund ENO if a severe storm resulted in material restoration costs to the utility.

Company Description

ENO is a vertically integrated electric and a natural gas distribution utility operating largely in New Orleans.

Our Base-Case Scenario

- Expected EBITDA margin averaging about 20% per year;
- Annual capital spending of \$205 million through 2023;
- Dividends over \$30 million through 2023;
- Negative discretionary cash flow indicating external funding needs;
- Generally constructive regulatory environments help provide prudent cost recovery; and
- All debt maturities are refinanced.

Based on our assumption, we expect the following measures over the forecast period through 2023:

- Annual adjusted FFO to debt in the 12%-13% range;
- Annual adjusted debt to EBITDA in the 5.5x-6.5x range; and
- Annual adjusted FFO cash interest coverage in the 3.5x-5x range.

Liquidity

We assess the company's stand-alone liquidity as adequate because we believe its liquidity sources are likely to cover uses by more than 1.1x over the next 12 months and meet cash outflows even with a 10% decline in EBITDA. The assessment also reflects the company's generally prudent risk management, sound relationship with banks, and a generally satisfactory standing in credit markets.

Principal liquidity sources:

- Cash and liquid investments of about \$25 million;
- Estimated cash FFO of about \$130 million;
- Expected ongoing group support of \$110 million; and
- \$40 million of the storm reserve.

Principal liquidity uses:

- Debt maturities of about \$70 million;
- Capital spending of about \$205 million.

Group Influence

We view ENO as a member of the Entergy group. We assess ENO as a moderately strategic subsidiary of Entergy because it is important to Entergy's long-term strategy and it is reasonably successful as a utility, and we expect extraordinary group support will remain limited to some circumstances. As a result, our rating on ENO is based on its SACP of 'bb' and one notch of group support.

Issue Ratings - Recovery Analysis

Key analytical factors

- ENO's debt structure consists of \$35.6 million in securitized bonds, \$525 million in FMBs secured by mortgages on its regulated utility assets, unsecured bank debt consisting of a \$25 million revolving facility, and a \$70 million term loan, and a long-term payable obligation owed to an associated company.
- Our '1+' recovery rating on ENO's senior secured FMBs reflect the substantial value of its regulated utility assets, which is sufficiently larger than its secured debt and the limited amount of priority claims, and other liabilities. For our recovery analysis, we treat the securitized bonds as a priority claim due to its senior claim to the company's cash flows and the structural protections of this financing structure.
- The recovery rating indicates our highest expectation for full recovery and results in an issue-level rating three notches above our long-term issuer credit rating. It also reflects collateral coverage in excess of 150%, which is consistent with our criteria for recovery ratings on debt issued by regulated utilities and secured by key utility assets.
- A default could stem from sudden liquidity pressure amid additional severe disruptions due to unpredictable weather events, costs, or other market events outside the company's control, which is consistent with the conditions of past utility defaults.
- We expect ENO would continue to operate and reorganize after a default given the essential nature of its services. We also assume the value of the utility's assets would be preserved. We use the net value of its regulated fixed assets as a proxy for its enterprise value. The company's regulated asset value is roughly \$1.458 billion.

Simulated default assumptions

- Simulated year of default: 2026
- Gross enterprise value (discrete asset valuation approach): \$1.458 billion.

Simplified waterfall

- Net recovery value after administrative costs (5%): \$1.385 billion
- ENO value: \$1.385 billion
- Priority claims at ENO (securitization bonds, unrated): \$36.1 million

- Secured debt claims at ENO (FMBs): \$536.1 million
- -- Recovery expectations: 100% (coverage in excess of 150%)
- Residual value available to other ENO claimants: \$812.8 million
- Unsecured debt and other estimated claims: \$107.7 million

Debt amounts include six months of accrued interest that we assume will be owed at default. We also assume cash flow revolvers are 85% drawn at default. We assume any debt maturing before default is refinanced on similar terms before maturity.

Ratings Score Snapshot

Issuer Credit Rating: BB+/Stable/--

Business risk: Satisfactory

- Country risk: Very low
- Industry risk: Very low
- Competitive position: Fair

Financial risk: Significant

- Cash flow/leverage: Significant

Anchor: bb+

Modifiers

- Diversification/portfolio effect: Neutral (no impact)
- Capital structure: Neutral (no impact)
- Financial policy: Neutral (no impact)
- Liquidity: Adequate (no impact)
- Management and governance: Satisfactory (no impact)
- Comparable rating analysis: Negative (-1 notch)

Stand-alone credit profile: bb

Group credit profile: bb+

- Entity status within group: Moderately strategic (+1 notches above SACP)

Related Criteria

- General Criteria: Group Rating Methodology, July 1, 2019
- General Criteria: Hybrid Capital: Methodology And Assumptions, July 1, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments, April 1, 2019
- Criteria | Corporates | General: Reflecting Subordination Risk In Corporate Issue Ratings, March 28, 2018
- General Criteria: Methodology For Linking Long-Term And Short-Term Ratings, April 7, 2017
- Criteria | Corporates | General: Recovery Rating Criteria For Speculative-Grade Corporate Issuers, Dec. 7, 2016
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers, Dec. 16, 2014
- Criteria | Corporates | General: Corporate Methodology, Nov. 19, 2013
- General Criteria: Methodology: Industry Risk, Nov. 19, 2013
- General Criteria: Country Risk Assessment Methodology And Assumptions, Nov. 19, 2013
- Criteria | Corporates | Utilities: Key Credit Factors For The Regulated Utilities Industry, Nov. 19, 2013
- Criteria | Corporates | Utilities: Collateral Coverage And Issue Notching Rules For '1+' And '1' Recovery Ratings On Senior Bonds Secured By Utility Real Property, Feb. 14, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities, Nov. 13, 2012
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

Ratings List

Downgraded; Outlook Action

	To	From
Entergy New Orleans LLC		
Issuer Credit Rating	BB+/Stable/--	BBB/Negative/--

Issue-Level Ratings Lowered; Recovery Ratings Unchanged

Entergy New Orleans LLC		
Senior Secured	BBB+	A-
Recovery Rating	1+	1+

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Research Update:

Entergy New Orleans LLC Downgraded To 'BB' From 'BB+' On Group Status Revision; Outlook Developing

September 24, 2021

Rating Action Overview

- Entergy Corp. proposed multiple options regarding subsidiary Entergy New Orleans LLC (ENO) including a sale, spinoff, or municipalization of the utility following an announcement from the New Orleans City Council (NOCC) president regarding the future ownership of the utility.
- As a result, we revised our assessment of ENO's group status to nonstrategic from moderately strategic. Our stand-alone credit profile (SACP) remains 'bb'.
- With the change in group support, ENO will receive no uplift from its SACP of 'bb'. Therefore, we lowered the issuer credit rating on ENO to 'BB' from 'BB+'.
- At the same time, we lowered our ratings on ENO's first-mortgage bonds (FMB) to 'BBB' from 'BBB+'. The recovery rating on the bonds remains '1+' (150%).
- The outlook is developing to reflect the uncertainty surrounding the future ownership of ENO, which could result in our assessment of the utility's credit quality as stronger, weaker, or it may not affect credit quality at all.

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Rating Action Rationale

We revised our assessment of ENO's group status to the Entergy group, under our group rating methodology to nonstrategic from moderately strategic. In the aftermath of Hurricane Ida, the NOCC announced the intention to study the future ownership of ENO after which Entergy proposed the sale, spinoff, or municipalization of ENO along with merging into affiliate Entergy Louisiana LLC. In our view, this indicates there it is unlikely that ENO would receive extraordinary support from Entergy group--particularly in times of severe stress. Therefore, we revised ENO's group status to nonstrategic from moderately strategic regarding ENO's strategic importance to Entergy.

We continue to assess our SACP on ENO as 'bb'. Our assessment of ENO's business risk is satisfactory and its financial risk is significant. Financial risk measures remain within the significant financial risk profile category but at the lower end of the benchmark range. Specifically, we forecast ENO's adjusted funds from operation (FFO) to debt to remain in the 12%-14% range

through 2023.

Our developing outlook reflects uncertainty regarding the future ownership of ENO pending the conclusion of the NOCC's investigation. The developing outlook reflects the uncertainty surrounding the future ownership of ENO, which could result in our assessment of the utility's credit quality as stronger, weaker, or it may not affect credit quality at all. After NOCC reaches a decision and there is greater certainty regarding the future ownership of the utility, we will be able to complete further analysis on the credit quality of ENO and reflect this in our ratings and outlook.

Outlook

The developing outlook indicates that we could take a rating action on ENO following NOCC's decision on the future ownership of the utility.

Downside scenario

We could lower the ratings on ENO if:

- Its financial measures decline, including sustained adjusted FFO to debt consistently below 10%; or
- The NOCC's review and decision on ownership of ENO will lead to fundamental deterioration of the utility's credit quality or through a potential weakening of the regulatory relationship or financial profile deterioration from storm-related costs.

Upside scenario

We could take a positive rating action on ENO if:

- The utility's financial measures remain consistently above 17%; or
- The NOCC's review and decision on ENO's ownership will lead to fundamental improvement of the utility's credit quality. Such an event could occur, for example, if ENO was to be acquired by a stronger parent that we believed would be likely to support ENO in times of severe stress.

Company Description

ENO is a vertically integrated electric and a natural gas distribution utility operating largely in New Orleans.

Our Base-Case Scenario

Elevated capital spending averaging about \$235 million in 2021 and 2022 due to restoration costs from Hurricane Ida, and about \$175 million in 2023.

Dividends averaging about \$30 million per year through 2023.

Negative discretionary cash flow indicating external funding needs;

Generally constructive regulatory environments help provide prudent cost recovery; and
All debt maturities are refinanced.

Liquidity

We assess the company's stand-alone liquidity as adequate because we believe its liquidity sources are likely to cover uses by more than 1.1x over the next 12 months and meet cash outflows even with a 10% decline in EBITDA. The assessment also reflects the company's generally prudent risk management, sound relationship with banks, and a generally satisfactory standing in credit markets.

Principal Liquidity Sources

- Cash and liquid investments of about \$25 million;
- Estimated cash FFO of about \$130 million;
- Expected access to the Entergy money pool of \$110 million; and
- Storm reserves of about \$40 million.

Principal Liquidity Uses

- Debt maturities of about \$70 million; and
- Capital spending of about \$195 million.

Group Influence

We view ENO as a member of the Entergy group. We assess ENO as nonstrategic to the Entergy group, reflecting our view that the company has very limited strategic importance to the parent. We believe that Entergy will no longer provide extraordinary support to ENO. As a result, we based our rating on ENO on the utility's SACP of 'bb'.

Issue Ratings - Recovery Analysis

Key analytical factors

- ENO's debt structure consists of \$35.6 million in securitized bonds, \$525 million in FMBs secured by mortgages on its regulated utility assets, unsecured bank debt consisting of a \$25 million revolving facility, and a \$70 million term loan, and a long-term payable obligation owed to an associated company.
- Our '1+' recovery rating on ENO's senior secured FMBs reflect the substantial value of its regulated utility assets, which is sufficiently larger than its secured debt and the limited amount of priority claims, and other liabilities. For our recovery analysis, we treat the securitized bonds as a priority claim due to its senior claim to the company's cash flows and the structural protections of this financing structure.
- The recovery rating indicates our highest expectation of full recovery and results in an

issue-level rating three notches above our long-term issuer credit rating. It also reflects collateral coverage in excess of 150%, which is consistent with our criteria for recovery ratings on debt issued by regulated utilities and secured by key utility assets.

- A default could stem from sudden liquidity pressure amid additional severe disruptions due to unpredictable weather events, costs, or other market events outside the company's control, which is consistent with the conditions of past utility defaults.
- We expect ENO would continue to operate and reorganize after a default given the essential nature of its services. We also assume the value of the utility's assets would be preserved. We use the net value of its regulated fixed assets as a proxy for its enterprise value. The company's regulated asset value is roughly \$1.458 billion.

Simulated default assumptions

- Simulated year of default: 2026
- Gross enterprise value (discrete asset valuation approach): \$1.458 billion.

Simplified waterfall

- Net recovery value after administrative costs (5%): \$1.385 billion
- ENO value: \$1.385 billion
- Priority claims at ENO (securitization bonds, unrated): \$36.1 million
- Secured debt claims at ENO (FMBs): \$536.1 million
- -- Recovery expectations: 100% (coverage in excess of 150%)
- Residual value available to other ENO claimants: \$812.8 million
- Unsecured debt and other estimated claims: \$107.7 million

Debt amounts include six months of accrued interest that we assume will be owed at default. We also assume cash flow revolvers are 85% drawn at default. We assume any debt maturing before default is refinanced on similar terms before maturity.

Ratings Score Snapshot

Issuer Credit Rating: BB/Developing/--

Business risk: Satisfactory

- Country risk: Very low
- Industry risk: Very low
- Competitive position: Fair

Financial risk: Significant

- Cash flow/leverage: Significant

Anchor: bb+

Modifiers

- Diversification/portfolio effect: Neutral (no impact)
- Capital structure: Neutral (no impact)
- Financial policy: Neutral (no impact)
- Liquidity: Adequate (no impact)
- Management and governance: Satisfactory (no impact)
- Comparable rating analysis: Negative (-1 notch)

Stand-alone credit profile: bb

Group credit profile: bbb+

- Entity status within group: Nonstrategic (no impact)

Related Criteria

- General Criteria: Group Rating Methodology, July 1, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments, April 1, 2019
- Criteria | Corporates | General: Recovery Rating Criteria For Speculative-Grade Corporate Issuers, Dec. 7, 2016
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers, Dec. 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions, Nov. 19, 2013
- General Criteria: Methodology: Industry Risk, Nov. 19, 2013
- Criteria | Corporates | Utilities: Key Credit Factors For The Regulated Utilities Industry, Nov. 19, 2013
- Criteria | Corporates | General: Corporate Methodology, Nov. 19, 2013
- Criteria | Corporates | Utilities: Collateral Coverage And Issue Notching Rules For '1+' And '1' Recovery Ratings On Senior Bonds Secured By Utility Real Property, Feb. 14, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate

Entities, Nov. 13, 2012

- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

Related Research

Entergy New Orleans LLC Downgraded To 'BB+' On Weather-Related Weaker Credit Metrics; Outlook Stable; Bond Rating Lowered, Sept. 2, 2021

Ratings List

Downgraded; Outlook Action

	To	From
Entergy New Orleans LLC		
Issuer Credit Rating	BB/Developing/--	BB+/Stable/--

Issue-Level Ratings Lowered; Recovery Ratings Unchanged

Entergy New Orleans LLC		
Senior Secured	BBB	BBB+
Recovery Rating	1+	1+

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

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MOODY'S

INVESTORS SERVICE

CREDIT OPINION

29 September 2021

Update

✓ Rate this Research

RATINGS

Entergy New Orleans, LLC.

Domicile	New Orleans, Louisiana, United States
Long Term Rating	Ba1
Type	LT Issuer Rating
Outlook	Negative

Please see the [ratings section](#) at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Entergy New Orleans, LLC.

Update following outlook change to negative

Summary

Entergy New Orleans, LLC.'s (ENOL, Ba1 negative) credit profile is supported by its monopoly service territory as a vertically integrated utility company and predictable financial metrics derived from a formula rate plan (FRP).

ENOL's credit profile is challenged by its small, geographically concentrated service territory in a storm-prone location. The coastal nature of the service territory is a material credit negative due to the rising risk of storm surges, more severe weather events and the impact this has on customer migration or local economic conditions. For these reasons, ENOL's credit quality is well below peer utilities with similar financial metrics.

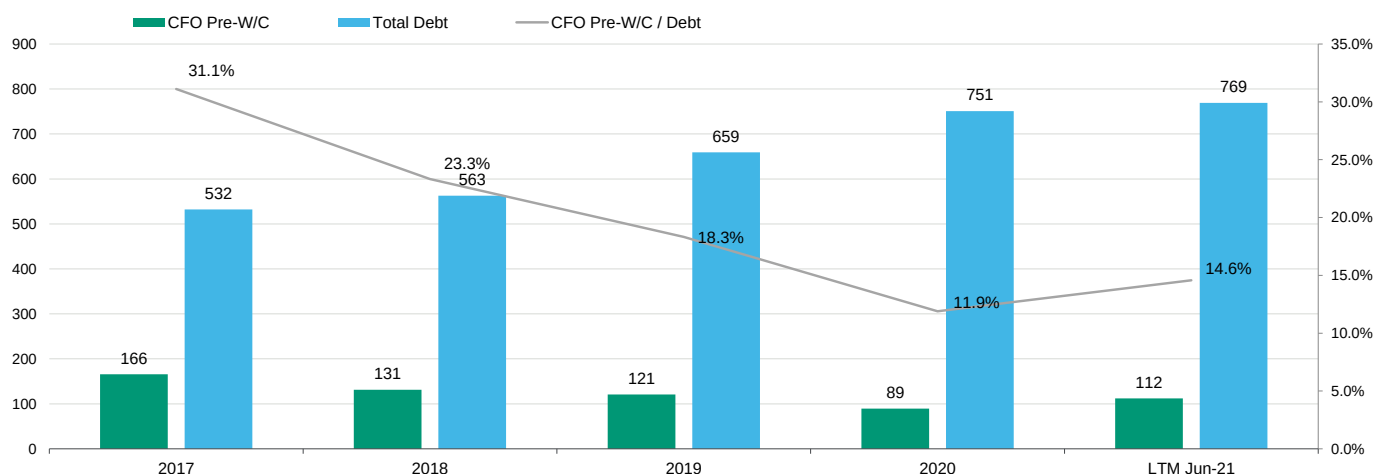
Recent storm events have also created a more contentious political and regulatory environment for ENOL, with various calls for an investigation into the utility's performance during Hurricane Ida (August 2021), a management audit, consideration of a potential sale or municipalization of the utility and market reforms introducing retail competition. These various and unique social pressures around stakeholder and customer relations could have negative financial implications for the company, if support for incremental rate increases wanes.

Recent Developments

On 23 September 2021, we changed the outlooks of ENOL, its parent company Entergy Corp. (Baa2 negative) and affiliate utility, Entergy Louisiana, LLC (ELL, Baa1 negative) to negative following a 21 September 2021 8-K filing which indicated that restoration costs for the repair and/or replacement of the electrical facilities damaged by Hurricane Ida are estimated to be in the range of \$2.1 billion to \$2.6 billion, enterprise-wide, which are higher than we had originally anticipated.

From a cost perspective, ENOL has been less affected by the most recent storms than ELL, with 2020 and 2021 combined storm costs expected to be under \$200 million (i.e., about \$40 million from Hurricane Zeta in 2020 and an estimated \$120-\$150 million for Hurricane Ida), which is about 20% of ENOL's total electric and gas rate base.

Exhibit 1

Historical CFO pre-WC, CFO pre-WC to Debt, Total Debt

Source: Moody's Financial Metrics

Credit strengths

- » Adequate financial metrics should be sustainable given regulatory provisions and a rate base of around \$900 million
- » Storm cost recovery mechanisms are tested and important features given climate risks

Credit challenges

- » Small and concentrated service territory in a low-lying coastal region exposed to storm surges and severe weather events
- » Weaker than expected financial metrics due to recent storm activity
- » Currently contentious political and regulatory environment following Hurricane Ida

Rating outlook

ENOL's negative outlook reflects a higher-risk political and regulatory environment following Hurricane Ida. Customer outages and the added cost burden caused by recent storm activity risks impaired customer relations, increased political or regulatory challenges to full and timely cost recovery, and prolonged financial metric weakness.

Factors that could lead to an upgrade

- » It is unlikely that ENOL's issuer rating will be upgraded to Baa3, due to its concentrated service territory and vulnerability to storm activity.
- » However, the maintenance of a financial profile that is much stronger than peer utilities and significantly improved regulatory and legislative support could lead to an upgrade

Factors that could lead to a downgrade

- » A materially adverse regulatory decision
- » Significant storm damage and delayed cost recovery for repairs
- » A sustained decline in financial metrics, including cash flow to debt ratios remaining below the mid-teens

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moody's.com for the most updated credit rating action information and rating history.

Key indicators

Entergy New Orleans, LLC.

	Dec-17	Dec-18	Dec-19	Dec-20	LTM Jun-21
CFO Pre-W/C + Interest / Interest	8.1x	6.3x	5.5x	3.8x	4.4x
CFO Pre-W/C / Debt	31.1%	23.3%	18.3%	11.9%	14.6%
CFO Pre-W/C – Dividends / Debt	17.0%	19.1%	18.3%	11.9%	14.6%
Debt / Capitalization	43.5%	42.6%	44.0%	44.3%	44.6%

All ratios are based on 'Adjusted' financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.

Source: Moody's Financial Metrics

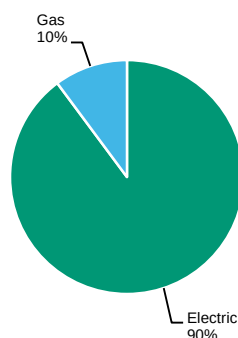
Profile

ENOL is an electric and gas utility serving the city of New Orleans, Louisiana. The company is the smallest of the Entergy Corporation (Entergy, Baa2 negative) family, which includes five utility subsidiaries and System Energy Resources, Inc. (SERI Baa3 negative, a 1,400 MW nuclear unit in Mississippi). ENOL represents well under 10% of Entergy's adjusted consolidated cash flow, debt and net PP&E. ENOL's rate base is currently split roughly 90:10 (i.e., roughly \$800 million to about \$100 million) between electric and gas assets.

Exhibit 3

Roughly 90% of ENOL's revenue is derived from electric operations, even amid COVID-19 challenges for electric sales

Revenue (\$M) for the 3 months ended 30 June 2021



Source: Entergy Corp.

Detailed credit considerations

More contentious political and regulatory environment following Hurricane Ida

The magnitude of the damage (\$120-\$150 million) and customer outages (roughly 205,000 at the peak of the storm) caused by Hurricane Ida has resulted in a higher level of political and regulatory contentiousness for ENOL, with various calls for an investigation into the utility's performance during Hurricane Ida, a management audit, consideration of the potential sale or municipalization of the utility and market reforms introducing retail competition. While a negative political reaction to severe storms is not new for the utility industry, the nature and severity of the rhetoric in New Orleans is unusual, including Entergy's own press release (21 September 2021) that outlined four potential paths for the future operation and ownership of ENOL (i.e., a merger with ELL, sale of ENOL to a third party, spin off ENOL as a stand-alone company and ENOL municipalization).

Given the degree of political and stakeholder scrutiny at this time, it is possible that regulators will modify their typical nature of storm recovery, or limit other rate increases requested by the utility in annual FRP filings - a key consideration in ENOL's negative outlook. We will continue to monitor the progress with storm and FRP filings, as well as the future legal structure and ownership of the utility.

Notwithstanding the current relationship climate between Entergy and the City of New Orleans, there is a strong precedent for storm cost securitization in New Orleans and we expect that ENOL will be able to move forward on this mode of cost recovery. We view securitization to be a credit positive method of cost recovery, since it incorporates the lowest cost of financing to minimize the customer rate impact and is non-recourse to the utility, which acts as a pass through conduit of collections. We estimate that \$150

million of storm cost securitization would translate to about a 1% increase to ENOL revenue, or about 3% of non-fuel related gross profit.

Ida occurred only 11 months after Hurricane Zeta, which also caused damage to the company's service territory in October 2020. However, the cost of Zeta was much less, at roughly \$36 million, including approximately \$28 million in capital costs and about \$8 million in operating costs.

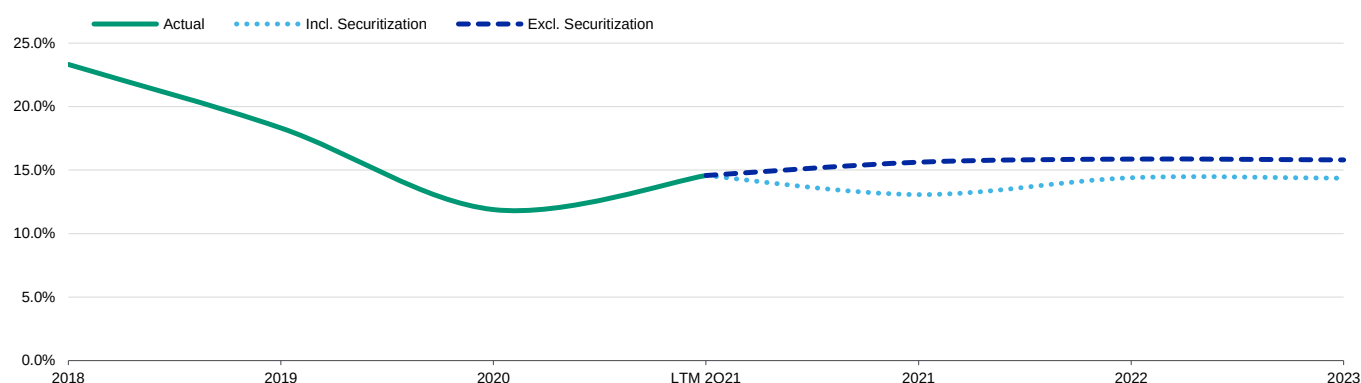
Financial metrics should remain steady around 16% CFO pre-WC to debt over the next two years

Based upon ENOL's regulatory rate framework, we expect the utility will generate CFO pre-WC to debt in the mid teen's percent range through 2023. Even without storm-related headwinds from lost revenue, higher costs and additional debt, this financial profile will remain below historical averages due to the ongoing impact of 2017's federal tax reform, a lower ROE and increasing debt used to fund capital expenditures.

In Exhibit 4, we show our base case financial projections (the "excluding securitization" line disregards securitized debt) for ENOL, based on its regulatory allowed rate base (approximately \$900 million), capital structure (51%) and allowed ROE (9.35%). Our assumptions also include some growth attributable to around \$480 million in capital expenditures made from 2021-2023 and including new generation assets in rates and a modest level of deferred tax benefits. Tax assumptions could differ materially from actual results since Entergy employs aggressive tax strategies at times, which has greatly benefitted ENOL and affiliate cash flow in the past. Exhibit 4 also shows the impact that securitizing \$150 million of debt would have on ENOL's metrics ("Including securitization").

Exhibit 4

ENOL's CFO pre-WC to debt should remain steady in the mid-teen's percent range through 2023



Source: Moody's Financial Metrics and Moody's projections

Aside from storm repair and equipment replacement, ENOL's capital expenditure program will include advanced metering infrastructure, additional solar power generation resources as well as the long-term repair and replacement of 844 miles of steel and cast iron pipes that were flooded with saltwater after hurricanes Katrina and Rita. The company has estimated that the effort will cost a total of \$465 million over several years, an amount that has been certified by the New Orleans City Council.

Monopoly utility operating within a formulaic rate plan framework

ENOL's credit is underpinned by its business profile as a vertically integrated utility operating in a monopoly service territory with a regulatory allowed return on equity. The underlying framework of ENOL's regulated rates is supportive, since it includes a three-year formula rate plan (FRP) for both electric and gas operations and a pilot program for full revenue decoupling. The FRP also contains some forward-looking adjustments for known and measurable costs in subsequent FRP evaluation periods and new rate constructs for renewable power offerings and electric vehicle investments.

In July 2021, ENOL submitted its FRP 2020 test year filing, which reported a 6.26% earned ROE and seeks approval for about \$65 million of rate increases. The case is still being reviewed, with resulting rates to be effective in November, unless the City Council sets a procedural schedule that would extend the process into 2022.

Previously, the City Council had approved certain parameters of the FRP, which allows ENOL to: 1) use a 51% equity structure, 2) increase the depreciation rate (and annual revenue recovery) of its New Orleans Power Station to 3% from 2%, 3) retain over-recovery of \$2.2 million in rider revenues, 4) recover \$1.4 million of certain rate case expenses outside of the earnings band and 5) recover the costs of the New Orleans Solar Station (NOSS, a 20 MW solar plant) upon its completion. NOSS has subsequently been completed and is now in-service and reflected in rates.

These features provide a line of sight into what ENOL's cost recovery and financial position should be - absent any regulatory penalties or changes to the framework - throughout the three-year plan period, a credit positive.

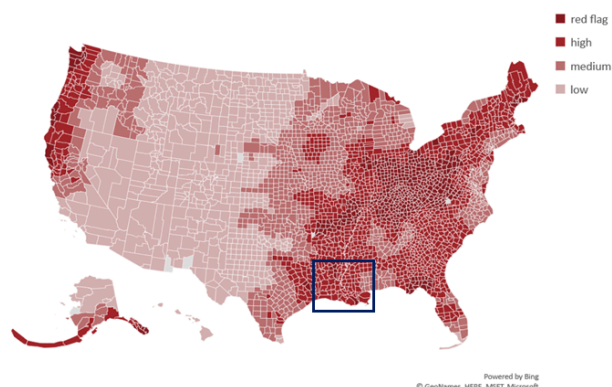
ESG considerations

Environmental - climate risks

ENOL has an ongoing vulnerability to weather events that constrains its credit profile. While New Orleans is better prepared for a major hurricane than it was pre-Katrina, the company still has a higher risk service territory because it is concentrated in a small geographic area and is located partially below sea level in a storm prone location. Therefore, potentially damaging storms, with increasing severity and higher storm surges, are the most persistent threat to the company's customers and assets.

Exhibit 5

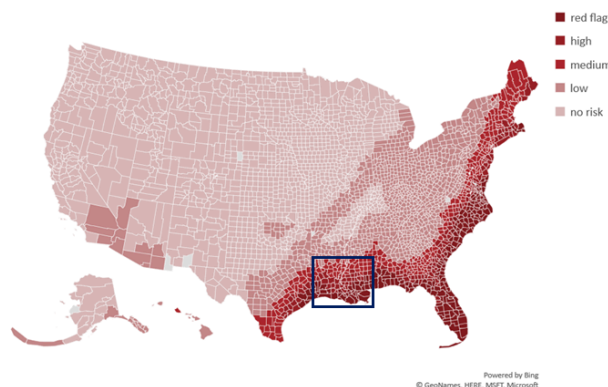
Relative projected extreme rainfall and flood stress



This metric is a combination of 3 projected components (wet days, very wet days, rainfall intensity) with annual changes from 2030-2040 vs. 1975-2005 + 2 historical components (flood frequency and flood severity, on return inundation basis).
Source: 427 (data sourced from CMIP5 models and Fathom)

Exhibit 6

Hurricane risk (historical data)



The indicator reflects the cumulative wind velocity from recorded cyclones over the period 1980-2016
Source: 427 (data sourced from IBTrACS version 3)

Historically, regulatory responses have been helpful in recovering costs of major storms - a credit positive. For example, the City Council allows ENOL to collect revenue for a storm reserve fund and has provided for the securitization of storm costs through a discrete charge to customers. We expect similar treatment to be applied following Hurricanes Zeta and Ida.

Environmental - carbon transition

ENOL's owned generation portfolio is comprised almost entirely of natural gas-fired units, which emit roughly half of the carbon, per unit of electricity generated, than coal-fueled generation. The company also acquires roughly 30% of its generation supply from an affiliate's nuclear plant, which has no carbon emissions. The company is actively pursuing the implementation of solar generation, a trend we expect to continue over the foreseeable future. Entergy as a whole exhibits strong positioning for the carbon transition with a business model that is not expected to be materially affected, as well as its plans in place to mitigate carbon transition exposure.

In May 2021, the City Council adopted a Renewable and Clean Portfolio Standard (RCPS) for the city, which requires that, by 2050, Entergy must entirely eliminate the use of fossil fuels. This legal mandate will help to improve ENOL's carbon profile, over time, and will be credit positive as long as the appropriate cost recovery provisions maintain the utility's financial profile throughout the transition.

Social

ENOL is facing significant social risk around customer, political and regulatory relationships as a result of significant customer outages due to Hurricane Ida. Given the degree of political and stakeholder scrutiny at this time, it's possible that regulators will modify the typical nature of storm recovery, or limit other rate increases requested by the utility in annual FRP filings - a key consideration in ENOL's negative outlook.

Governance

ENOL's governance is driven by that of Entergy Corp., its ultimate parent company.

Entergy's governance is broadly in-line with other utilities and does not pose particular risk. This is underpinned by our view that the company's financial strategy and risk management, management credibility and track record are generally supportive to credit, despite the above average use of aggressive tax policies that have caused some cash flow volatility and recent challenges by regulators.

Liquidity analysis

We expect ENOL to maintain adequate liquidity over the next 12-18 months, due to the availability of external borrowing sources, including external liquidity sources, and its ability to borrow from the Entergy money pool.

ENOL requires external funding since the company generates material amounts of negative free cash flow, like most utilities. For example, through LTM 30 June 2021, ENOL generated around \$67 million of cash flow from operations, had \$205 million in capital expenditures, but distributed no dividends due to these high capital needs. ENOL's negative free cash flow was \$138 million through LTM Q2 2021 - a trend that we expect to continue.

To supplement internal liquidity needs, ENOL has a FERC authorized short-term borrowing limit of \$150 million, corresponding to its ability to borrow from the Entergy money pool through July 2022. As of 30 June 2021, ENOL had a \$38 million payable balance on the money pool. Additionally, ENOL has a stand-alone credit agreement in the amount of \$25 million, maturing in June 2024, which was fully available at 30 June 2021. ENOL also has a \$70 million unsecured term loan issued on 18 December 2019 that will mature in May 2022, which is fully outstanding. The company also has \$1 million of letters of credit outstanding under an uncommitted credit facility to support its MISO obligations.

ENOL's next significant long-term debt maturity is \$100 million of senior secured notes due in July 2023.

Appendix

Exhibit 7

Credit metrics and financial statistics

CF Metrics	Dec-17	Dec-18	Dec-19	Dec-20	LTM Jun-21
As Adjusted					
FFO	164	133	127	116	115
+/- Other	2	-2	-6	-26	-3
CFO Pre-WC	166	131	121	89	112
+/- ΔWC	-28	45	-6	-25	-45
CFO	137	176	115	64	67
- Div	75	24	0	0	0
- Capex	115	196	218	223	205
FCF	-53	-44	-103	-159	-138
(CFO Pre-W/C) / Debt	31.1%	23.3%	18.3%	11.9%	14.6%
(CFO Pre-W/C - Dividends) / Debt	17.0%	19.1%	18.3%	11.9%	14.6%
FFO / Debt	30.7%	23.7%	19.3%	15.4%	15.0%
RCF / Debt	16.6%	19.5%	19.3%	15.4%	15.0%
Revenue	716	717	686	634	685
Interest Expense	23	25	27	31	33
Net Income	51	58	67	48	42
Total Assets	1,508	1,584	1,731	1,936	1,906
Total Liabilities	1,101	1,149	1,245	1,331	1,295
Total Equity	407	435	486	605	611

All figures & ratios calculated using Moody's estimates & standard adjustments. Periods are Financial Year-End unless indicated. LTM=Last Twelve Months.

Source: Moody's Financial Metrics

Exhibit 8

Peer comparison

	Entergy New Orleans, LLC.			Mississippi Power Company			Duke Energy Kentucky, Inc.			Alaska Electric Light and Power Company(AELP)		
	Ba1 (Negative)			Baa1 (Stable)			Baa1 (Stable)			Baa3 (Stable)		
(In US millions)	FYE Dec-19	FYE Dec-20	LTM Jun-21	FYE Dec-19	FYE Dec-20	LTM Jun-21	FYE Dec-19	FYE Dec-20	LTM Jun-21	FYE Dec-20	FYE Dec-20	LTM Jun-21
Revenue	686	634	685	1,264	1,172	1,222	479	452	483	37	43	44
CFO Pre-W/C	121	89	112	419	341	345	134	125	132	15	17	17
Total Debt	659	751	769	1,614	1,506	1,995	823	885	834	133	127	124
CFO Pre-W/C + Interest / Interest	5.5x	3.8x	4.4x	6.9x	6.6x	6.9x	6.0x	5.5x	5.7x	5.1x	6.0x	5.7x
CFO Pre-W/C / Debt	18.3%	11.9%	14.6%	26.0%	22.6%	17.3%	16.3%	14.1%	15.8%	11.1%	13.8%	13.3%
CFO Pre-W/C – Dividends / Debt	18.3%	11.9%	14.6%	26.0%	17.7%	9.6%	16.3%	14.1%	15.8%	3.1%	9.4%	8.8%
Debt / Capitalization	44.0%	44.3%	44.6%	43.6%	40.8%	46.4%	48.6%	48.0%	44.3%	52.6%	51.1%	47.8%

All figures & ratios calculated using Moody's estimates & standard adjustments. Periods are Financial Year-End unless indicated. LTM=Last Twelve Months
Source: Moody's Financial Metrics

Rating methodology and scorecard factors

Entergy New Orleans, LLC

Regulated Electric and Gas Utilities Industry [1][2]			Current LTM 6/30/2021		Moody's 12-18 Month Forward View As of Date Published [3]	
Factor 1 : Regulatory Framework (25%)	Measure	Score	Measure	Score	Measure	Score
a) Legislative and Judicial Underpinnings of the Regulatory Framework	A	A	A	A	A	A
b) Consistency and Predictability of Regulation	A	A	A	A	A	A
Factor 2 : Ability to Recover Costs and Earn Returns (25%)						
a) Timeliness of Recovery of Operating and Capital Costs	A	A	A	A	A	A
b) Sufficiency of Rates and Returns	A	A	A	A	A	A
Factor 3 : Diversification (10%)						
a) Market Position	B	B	B	B	B	B
b) Generation and Fuel Diversity	B	B	B	B	B	B
Factor 4 : Financial Strength (40%)						
a) CFO pre-WC + Interest / Interest (3 Year Avg)	4.6x	A	5x - 5.5x	A	5x - 5.5x	A
b) CFO pre-WC / Debt (3 Year Avg)	14.5%	Baa	16% - 19%	Baa	16% - 19%	Baa
c) CFO pre-WC – Dividends / Debt (3 Year Avg)	14.0%	Baa	14% - 17%	Baa	14% - 17%	Baa
d) Debt / Capitalization (3 Year Avg)	45.2%	Baa	49% - 50%	Baa	49% - 50%	Baa
Rating:						
Scorecard-Indicated Outcome Before Notching Adjustment		Baa1		Baa1		Baa1
HoldCo Structural Subordination Notching	0	0	0	0	0	0
a) Scorecard-Indicated Outcome		Baa1		Baa1		Baa1
b) Actual Rating Assigned		Ba1		Ba1		Ba1

[1] All ratios are based on 'Adjusted' financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.

[2] As of 6/30/2021(L).

[3] This represents Moody's forward view; not the view of the issuer; and unless noted in the text, does not incorporate significant acquisitions and divestitures.

Source: Moody's Investors Service

Ratings

Exhibit 10

Category	Moody's Rating
ENTERGY NEW ORLEANS, LLC.	
Outlook	Negative
Issuer Rating	Ba1
First Mortgage Bonds	Baa2
PARENT: ENTERGY CORPORATION	
Outlook	Negative
Issuer Rating	Baa2
Senior Unsecured	Baa2
Commercial Paper	P-2

Source: Moody's Investors Service

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REPORT NUMBER

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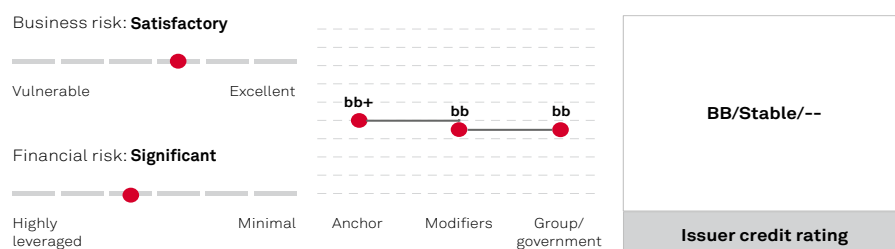
Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Entergy New Orleans LLC

September 9, 2025

This report does not constitute a rating action.

Ratings Score Snapshot



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Credit Highlights

Overview

Key strengths

Fully rate-regulated, vertically integrated utility operations.

Relatively supportive regulatory framework with formula rate plans (FRP) that provide cash flow stability and predictability.

Well-established procedure for allowing utilities to securitize storm-related costs, which we assess as credit supportive.

Key risks

Exposure to severe hurricanes and storms within its service territory that requires continuous management of regulatory risk.

Lack of sufficient system hardening, which limits ability to protect against severe storms and increases business risk relative to peers.

Small scale operations, which increases cash flow volatility.

Entergy New Orleans LLC's (ENO's) credit quality reflects its small service territory, limited diversity, and ongoing exposure to severe storms and hurricanes. ENO operates in a low-lying service territory along the Gulf Coast, increasing its susceptibility to physical risks. The company remains exposed to severe storms--such as Hurricane Ida in 2021--that can damage its infrastructure. This could result in higher capital spending and operating expenses from storm restoration and revenue declines following power outages and load reduction. Overall, this credit

risk, along with the company's small scale, increases ENO's volatility of profitability measures, weakening credit quality.

Investment in resiliency is necessary to reduce risk. While the company has some tools to recover costs following a severe storm, including a limited storm reserve (about \$75 million as of June 2025) and securitization, ENO needs to invest further in resiliency is needed to reduce credit risks. In October 2024, the New Orleans City Council (NOCC) approved the first-phase resilience spending of \$100 million over two years that is recoverable through a rider effective January 2025. ENO originally filed an approximate \$560 million resilience plan over five years. We expect that the NOCC will approve a continuous and sustained resiliency plan that will gradually reduce the company's risks of sustained outages and high damages from severe weather events.

We expect financial measures to be temporarily strong in 2025. Specifically, we expect funds from operations (FFO) to debt of 23%-25% in 2025. This reflects our expectation of a cash flow surplus from ENO's sale of its gas business for about \$288 million in July 2025, as well as cash generated from its gas business for the first half of 2025. We expect ENO to utilize surplus cash by paying down its debt and distributions to its parent Entergy Corp.

However, FFO to debt will normalize in 2026 to 15%-18%. This will reflect the loss of cash flows from the sale of ENO's gas business and capital expenditure (capex) of about \$200 million in 2026 and about \$160 million in 2027 that will create consistent cash flow deficits, pressuring financial measures.

Outlook

The stable outlook on ENO reflects our view that the company will implement a resiliency plan that reduces the risks of sustained outages and high damages from severe storms, while financial measures improve such that stand-alone FFO to debt is consistently greater than 12%.

Downside scenario

We could lower our ratings on ENO over the next 12 months if:

- The company does not implement a resiliency plan that gradually reduces its exposure to severe storms;
- ENO's ability to consistently manage regulatory risk weakens;
- Business risk increases; or
- Stand-alone FFO to debt remains consistently below 12%, which could occur if ENO experiences a severe weather event that causes extensive damages or sustained customer outages.

Upside scenario

Although less likely, we could raise our ratings on ENO over the next 12 months if the company effectively manages regulatory risk, implements a continuous resiliency plan, and improves FFO to debt to consistently greater than 18%, without any increase to business risk.

Our Base-Case Scenario

Assumptions

- Periodic annual rate increases through annual FRPs.
- Capital spending totals about \$580 million through 2027.
- Surplus cash flows in 2025 pay down debt and distributions to its parent.
- Negative discretionary cash flow in 2026 and 2027 indicates external funding needs.
- All debt maturities are refinanced.

Key metrics

Entergy New Orleans LLC--Forecast summary

Period ending	Dec-31-2021	Dec-31-2022	Dec-31-2023	Dec-31-2024	Dec-31-2025	Dec-31-2026	Dec-31-2027
	2021a	2022a	2023a	2024a	2025e	2026f	2027f
Adjusted ratios							
Debt/EBITDA (x)	6.3	4.6	5.5	6.0	3.5-4.0	4.5-5.0	4.5-5.0
FFO/debt (%)	12.6	17.4	11.3	13.2	23.0-25.0	15.0-17.0	16.0-18.0
FFO cash interest coverage (x)	4.3	5.1	3.2	3.4	5.5-6.0	4.0-4.5	4.0-4.5

a--Actual, e--
Estimate, f--
Forecast.

Company Description

[Entergy New Orleans LLC](#) (ENO) is a vertically integrated electric utility operating largely in the city of New Orleans. It serves a small customer base of 209,000 electric customers. It has a generation fleet of more than 650 megawatts. About 95% of its generation portfolio is natural gas-fired generation, and the rest is solar generation.

Peer Comparison

Entergy New Orleans, LLC--Peer Comparisons

	Entergy New Orleans LLC	Cleco Power LLC	Tucson Electric Power Co.
Foreign currency issuer credit rating	BB/Stable/--	A-/Stable/NR	A-/Negative/NR
Local currency issuer credit rating	BB/Stable/--	A-/Stable/NR	A-/Negative/NR
Period	Annual	Annual	Annual
Period ending	2024-12-31	2024-12-31	2024-12-31
Mil.	\$	\$	\$
Revenue	804	1,122	1,805
EBITDA	148	494	663
Funds from operations (FFO)	117	411	565
Interest	50	86	111

Entergy New Orleans LLC

Entergy New Orleans, LLC--Peer Comparisons

Cash interest paid	49	83	98
Operating cash flow (OCF)	285	256	650
Capital expenditure	159	252	783
Free operating cash flow (FOCF)	126	4	(133)
Discretionary cash flow (DCF)	1	(91)	(218)
Cash and short-term investments	32	24	14
Gross available cash	32	24	14
Debt	890	1,617	2,738
Equity	698	2,107	3,103
EBITDA margin (%)	18.4	44.0	36.7
Return on capital (%)	3.8	6.5	7.7
EBITDA interest coverage (x)	2.9	5.7	6.0
FFO cash interest coverage (x)	3.4	6.0	6.8
Debt/EBITDA (x)	6.0	3.3	4.1
FFO/debt (%)	13.2	25.4	20.6
OCF/debt (%)	32.0	15.8	23.7
FOCF/debt (%)	14.2	0.2	(4.9)
DCF/debt (%)	0.1	(5.7)	(8.0)

Business Risk

Our assessment of ENO's business risk profile reflects its small size, limited regulatory and business diversity, and susceptibility to physical risks. Furthermore, the propensity and severity of storm activity within ENO's service territory along the Gulf Coast affects business risk, as does the utility's limited ability to protect against severe storms. Because of these risks, we assess the company at the lower half of the range of its business risk profile category, compared to peers.

Supporting its business risk profile is the NOCC's generally constructive regulatory framework. ENO operates under an FRP, providing cash flow stability, and ENO also benefits from a storm reserve and securitization laws that supports credit quality. We also view the NOCC's approval of ENO's resiliency spend as positive for ENO's credit quality; a continuous and sustained resiliency plan, beyond the next two years, will gradually reduce the company's risks of sustained outages and high damages from severe weather events.

Financial Risk

Under our current base case, we expect ENO's stand-alone FFO to debt will normalize to 16%-18%. We assess ENO's financial risk profile under our medial volatility financial benchmarks, reflecting the company's regulated utility operations and generally effective management of regulatory risk. These benchmarks are more relaxed compared with those we use for a typical corporate issuer.

We expect that ENO's 2025 stand-alone FFO to debt will be temporarily strong at 23%-25%, reflecting proceeds from the sale of its gas business and cash flows generated from ENO's gas operations creating a cash surplus that will be used partially to pay down debt. We expect ENO's future financial performance will normalize, reflecting the middle of the range for its financial risk profile category.

Entergy New Orleans LLC

Debt maturities

- 2025: \$80 million
- 2026: \$85 million
- 2027: None
- 2028: None
- 2029: \$35 million

Entergy New Orleans, LLC--Financial Summary

Period ending	Dec-31-2019	Dec-31-2020	Dec-31-2021	Dec-31-2022	Dec-31-2023	Dec-31-2024
Reporting period	2019a	2020a	2021a	2022a	2023a	2024a
Display currency (mil.)	\$	\$	\$	\$	\$	\$
Revenues	674	621	756	985	831	804
EBITDA	119	125	135	196	153	148
Funds from operations (FFO)	95	89	107	157	95	117
Interest expense	27	32	32	39	45	50
Cash interest paid	29	32	32	38	44	49
Operating cash flow (OCF)	103	55	71	356	195	285
Capital expenditure	227	232	221	220	166	159
Free operating cash flow (FOCF)	(124)	(177)	(149)	136	29	126
Discretionary cash flow (DCF)	(124)	(177)	(149)	136	(96)	1
Cash and short-term investments	6	0	43	4	0	32
Gross available cash	6	0	43	4	0	32
Debt	604	731	845	902	847	890
Common equity	498	607	639	703	807	698
Adjusted ratios						
EBITDA margin (%)	17.7	20.1	17.8	19.9	18.4	18.4
Return on capital (%)	7.3	5.9	4.9	8.2	4.9	3.8
EBITDA interest coverage (x)	4.4	3.9	4.2	5.0	3.4	2.9
FFO cash interest coverage (x)	4.2	3.8	4.3	5.1	3.2	3.4
Debt/EBITDA (x)	5.1	5.8	6.3	4.6	5.5	6.0
FFO/debt (%)	15.8	12.2	12.6	17.4	11.3	13.2
OCF/debt (%)	17.1	7.5	8.4	39.5	23.0	32.0
FOCF/debt (%)	(20.5)	(24.2)	(17.7)	15.1	3.4	14.2
DCF/debt (%)	(20.5)	(24.2)	(17.7)	15.1	(11.3)	0.1

Reconciliation Of Entergy New Orleans, LLC Reported Amounts With S&P Global Adjusted Amounts (Mil. \$)

	Debt	Shareholder Equity	Revenue	EBITDA	Operating income	Interest expense	S&PGR adjusted EBITDA	Operating cash flow	Dividends	Capital expenditure
Financial year	Dec-31-2024									
Company reported amounts	735	698	811	141	56	41	148	287	125	156

Entergy New Orleans LLC

Reconciliation Of Entergy New Orleans, LLC Reported Amounts With S&P Global Adjusted Amounts (Mil. \$)

	Debt	Shareholder Equity	Revenue	EBITDA	Operating income	Interest expense	S&PGR adjusted EBITDA	Operating cash flow	Dividends	Capital expenditure
Cash taxes paid	-	-	-	-	-	-	18	-	-	-
Cash interest paid	-	-	-	-	-	-	(40)	-	-	-
Lease liabilities	14	-	-	-	-	-	-	-	-	-
Operating leases	-	-	-	2	0	0	(0)	2	-	-
Accessible cash and liquid investments	(32)	-	-	-	-	-	-	-	-	-
Capitalized interest	-	-	-	-	-	1	(1)	(1)	-	(1)
Securitized stranded costs	-	-	(6)	(6)	-	-	-	(6)	-	-
Power purchase agreements	168	-	-	11	7	7	(7)	4	-	4
Asset-retirement obligations	4	-	-	0	0	0	-	-	-	-
Nonoperating income (expense)	-	-	-	-	(2)	-	-	-	-	-
Total adjustments	155	-	(6)	7	6	9	(31)	(2)	-	3
S&P Global Ratings adjusted	Debt	Equity	Revenue	EBITDA	EBIT	Interest expense	Funds from Operations	Operating cash flow	Dividends	Capital expenditure
	890	698	804	148	62	50	117	285	125	159

Liquidity

As of June 30, 2025, we assess ENO's liquidity as adequate, with sources covering uses by 1.1x over the coming 12 months, and that its sources cover uses even if forecast consolidated EBITDA declines 10%. We believe the predictable regulatory framework for ENO provides manageable cash flow stability even in times of economic stress, supporting our use of slightly lower thresholds to assess liquidity. ENO maintains \$25 million in committed credit facilities through June 2027 and participates in Entergy's group money pool with a sublimit of \$150 million. We believe the company can lower its capital spending during stressful periods. Overall, we believe ENO should withstand adverse market circumstances over the next 12 months with sufficient liquidity to meet its obligations. The company's next debt maturity coming due in June 2026 amounts to about \$85 million. We expect the company to proactively address its debt maturities well in advance of their due dates.

Principal liquidity sources

Principal liquidity uses

- Total credit facilities availability of \$155 million
- Cash FFO of about \$160 million; and,
- Asset sale proceeds of about \$290 million.
- Capex of about \$210 million;
- Dividends of about \$75 million; and
- Debt maturities of about \$165 million.

Environmental, Social, And Governance

Environmental factors are a negative consideration in our credit rating analysis of ENO, namely because its service territory has severe storm and hurricane risks. The company's exposure to severe storms including hurricanes, a low-lying service territory along the Gulf Coast, and relatively limited size and diversity to help absorb the impact of such storms are negative factors in our rating analysis. We expect the service territory to have ongoing exposure to severe storms that can lead to significant liabilities and damage to the infrastructure.

Social factors are negative because of reputational damage after severe storms and hurricanes including Hurricane Katrina and Hurricane Ida.

Group Influence

We view ENO as a member of the Entergy group. We assess ENO as nonstrategic to the Entergy group, reflecting our view that the company has very limited strategic importance to the parent. We believe that Entergy will no longer provide extraordinary support to ENO. As a result, we base our rating on ENO on the utility's stand-alone credit profile (SACP) of 'bb'.

Issue Ratings--Recovery Analysis

Key analytical factors

- ENO's debt structure consists of about \$657 million in first mortgage bonds (FMBs) secured by mortgages on its regulated utility assets, unsecured bank debt consisting of a \$25 million revolving facility, a term loan of \$80 million, and a long-term payable obligation of \$7.0 million owed to an associated company.
- We conduct our recovery analysis for ENO on a consolidated basis and assume a default in 2030.
- Our recovery valuation assumes ENO's regulated asset value plan will be valued at net book value of about \$1.496 billion as a proxy for the allowed regulated return of these assets.
- We expect ENO's secured debt totals about \$673 million at default (including an estimated six months' accrued interest) and that it would have the highest priority claim to the value of the regulated assets (about \$1.421 billion net of estimated bankruptcy costs).
- This suggests collateral coverage of nearly 211%.
- Our criteria require coverage from regulated assets of at least 150% to qualify for a '1+' recovery rating. As such, our '1+' recovery rating on this debt indicates our expectation for full recovery.

- Hence, we rate senior secured bonds at 'BBB' three notches above the issuer credit rating.

Simulated default assumptions

- Simulated year of default: 2030

Simplified waterfall

- Regulated asset value: \$1.496 billion
- Net enterprise value (after 5% administrative costs): \$1.421 billion
- Net value available to ENO's first-lien debt: \$1.421 billion
- FMBs and other first-lien debt: \$673.3 million

Rating Component Scores

Foreign currency issuer credit rating	BB/Stable/--
Local currency issuer credit rating	BB/Stable/--
Business risk	Satisfactory
Country risk	Very Low
Industry risk	Very Low
Competitive position	Fair
Financial risk	Significant
Cash flow/leverage	Significant
Anchor	bb+
Modifiers	
Diversification/portfolio effect	Neutral (no impact)
Capital structure	Neutral (no impact)
Financial policy	Neutral (no impact)
Liquidity	Adequate (no impact)
Management and governance	Neutral (no impact)
Comparable rating analysis	Negative (-1 notch)
Stand-alone credit profile	bb
Group credit profile	bbb+
Entity status within the group	Nonstrategic (0 notch from SACP)

Related Criteria

- [Criteria | Corporates | General: Sector-Specific Corporate Methodology](#), July 7, 2025
- [General Criteria: Hybrid Capital: Methodology And Assumptions](#), Feb. 10 2025
- [Criteria | Corporates | General: Corporate Methodology](#), Jan. 7 2024
- [Criteria | Corporates | General: Methodology: Management And Governance Credit Factors For Corporate Entities](#), Jan. 7 2024
- [General Criteria: Environmental, Social, And Governance Principles In Credit Ratings](#), Oct. 10 2021
- [General Criteria: Group Rating Methodology](#), July 1 2019

Entergy New Orleans LLC

- [Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments](#), April 1 2019
- [Criteria | Corporates | General: Reflecting Subordination Risk In Corporate Issue Ratings](#), March 28 2018
- [General Criteria: Methodology For Linking Long-Term And Short-Term Ratings](#), April 7 2017
- [Criteria | Corporates | General: Recovery Rating Criteria For Speculative-Grade Corporate Issuers](#), Dec. 6 2016
- [Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers](#), Dec. 16 2014
- [General Criteria: Country Risk Assessment Methodology And Assumptions](#), Nov. 19 2013
- [General Criteria: Methodology: Industry Risk](#), Nov. 19 2013
- [General Criteria: Principles Of Credit Ratings](#), Feb. 16 2011

Ratings Detail (as of September 09, 2025)*

Entergy New Orleans LLC

Issuer Credit Rating	BB/Stable/--
Senior Secured	BBB

Issuer Credit Ratings History

03-Sep-2024	BB/Stable/--
24-Sep-2021	BB/Developing/--
02-Sep-2021	BB+/Stable/--
08-Oct-2020	BBB/Negative/--
02-Oct-2020	BBB+/Negative/--

Related Entities

Entergy Arkansas LLC

Issuer Credit Rating	A-/Stable/--
Senior Secured	A

Entergy Corp.

Issuer Credit Rating	BBB+/Stable/A-2
Commercial Paper	
Local Currency	A-2
Junior Subordinated	BBB-
Senior Unsecured	BBB

Entergy Louisiana LLC

Issuer Credit Rating	BBB+/Stable/--
Senior Secured	A

Entergy Mississippi LLC

Issuer Credit Rating	A-/Stable/--
Senior Secured	A

Entergy Texas Inc.

Issuer Credit Rating	BBB+/Stable/--
Preferred Stock	BBB-
Senior Secured	A

Ratings Detail (as of September 09, 2025)*

System Energy Resources Inc.

Issuer Credit Rating	BBB-/Stable/--
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Senior Secured	BBB+
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CREDIT OPINION

23 July 2025

Update



Send Your Feedback

RATINGS

Entergy New Orleans, LLC

Domicile	New Orleans, Louisiana, United States
Long Term Rating	Ba1
Type	LT Issuer Rating
Outlook	Stable

Please see the [ratings section](#) at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Entergy New Orleans, LLC

Update to credit analysis

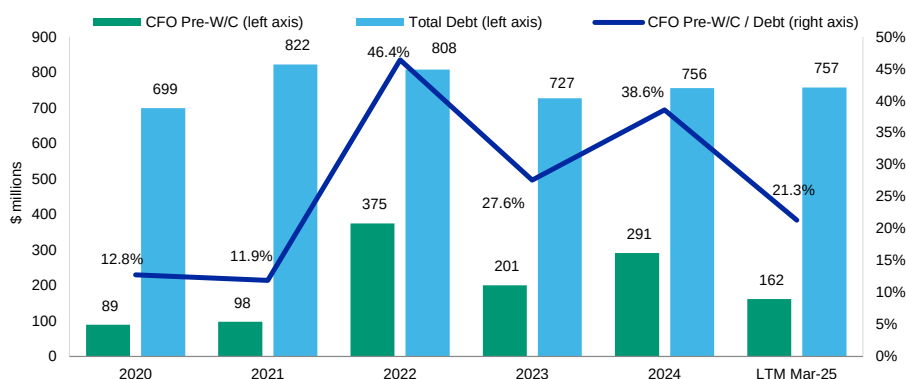
Summary

Entergy New Orleans, LLC's (ENOL, Ba1 stable) credit profile is constrained by its small, geographically concentrated asset footprint in a storm prone location. The coastal nature of the service territory is a material credit negative due to ENOL's exposure to physical climate risk events, such as storm surges and flooding. In addition, more severe weather events can have a negative impact on customer migration patterns and local economic conditions. For these reasons, ENOL's credit rating is well below peer utilities with similar financial metrics.

ENOL's credit is supported by its monopoly service territory as a regulated vertically integrated utility company and supportive rate treatment underpinned by its annual formula rate plan (FRP) cost recovery framework.

Exhibit 1

Historical CFO Pre-WC, Total Debt and CFO Pre-WC to Debt



All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.

Periods are fiscal year-end unless indicated. LTM = Last 12 months.

Source: Moody's Financial Metrics™

Recent events

On 1 July 2025, Entergy Corporation (Baa2 stable) announced the successful completion of ENOL's natural gas distribution business for roughly \$200 million in sales proceeds. The transaction reduces the size and diversity of ENOL's operations, but not to a material degree, given the pre-sale rate base was roughly 85%/15% electric/gas.

Credit strengths

- » Solid financial profile including a ratio of CFO pre-WC to debt above 20% that should be sustainable, given regulatory provisions and a rate base of around \$1.2 billion
- » Supportive storm cost recovery mechanisms that have been tested and are critical to credit quality given physical climate risks

Credit challenges

- » Small and concentrated service territory
- » Geographically positioned in a low-lying coastal region exposed to storm surges and severe weather events

Rating outlook

ENOL's stable outlook incorporates our view that support for storm cost recovery will continue in New Orleans and that stakeholder relationships will remain relatively supportive. Moody's expects ENOL to generate a ratio of CFO pre-WC to debt over 20% on a sustainable basis.

Factors that could lead to upgrade

It is unlikely that ENOL's issuer rating will be upgraded to Baa3, due to its concentrated service territory and vulnerability to storm activity. However, the company's ability to maintain a financial profile that is much stronger than peer utilities and significantly improved regulatory and legislative support could lead to an upgrade.

Factors that could lead to downgrade

ENOL could be downgraded if there is a combination of significant storm damage and delayed cost recovery for repairs, if regulatory and stakeholder relationships deteriorate or if its ratio of CFO pre-WC to debt declines to the mid-teen's percent range for a sustained period.

Key indicators

Exhibit 2

Entergy New Orleans, LLC

	2020	2021	2022	2023	2024	LTM Mar-25
CFO Pre-W/C + Interest / Interest	3.8x	4.3x	11.4x	6.1x	7.8x	4.5x
CFO Pre-W/C / Debt	12.8%	11.9%	46.4%	27.6%	38.6%	21.3%
CFO Pre-W/C – Dividends / Debt	12.8%	11.9%	46.4%	10.4%	22.0%	4.8%
Debt / Capitalization	42.6%	45.0%	42.6%	42.0%	45.7%	46.3%

All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.

Periods are fiscal year-end unless indicated. LTM = Last 12 months.

Source: Moody's Financial Metrics™

Profile

ENOL is a vertically integrated electric utility serving the city of New Orleans, Louisiana and is regulated by the New Orleans City Council (NOCC). The company is the smallest utility in the Entergy Corporation (Entergy, Baa2 stable) corporate family, representing about 3% of Entergy's adjusted consolidated cash flow, debt and Net PP&E.

Detailed credit considerations

Monopoly utility operating within a formulaic rate plan framework

ENOL's credit is underpinned by its business profile as a vertically integrated utility operating in a monopoly service territory with a regulated cost of service model and allowed return on equity. The underlying framework of ENOL's regulated rates includes a three-

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moody.com> for the most updated credit rating action information and rating history.

year FRP for rates and full revenue decoupling. The FRP also contains some forward-looking adjustments for known and measurable costs in subsequent FRP evaluation periods and rate constructs for renewable power offerings and electric vehicle investments.

We view the FRP construct as credit supportive since it allows for annual rate increases, which is particularly helpful in an inflationary environment. The FRP proceedings are also generally less contentious than traditional general rate case filings and more predictable since there are prescribed levels for capitalization and allowed returns and the cost review is generally agreed upon.

In April 2025, ENOL submitted its FRP 2024 test year filing, which included a 10.98% earned electric ROE, compared to its 9.35% allowed ROE, which has resulted in a \$9 million rate decrease requested for the company.

Regulatory scrutiny over customer outages

On 25 May 2025, the Midcontinent Independent System Operator (MISO) ordered ENOL, its larger affiliate, Entergy Louisiana, LLC (ELL, Baa1 stable) and neighboring utility Cleco Power (A3 stable) to drop roughly 600 MW of load in order to maintain reliability within the bulk transmission system. It's been reported that hot temperatures and high demand, combined with transmission and generation outages contributed to abnormal grid constraints and the rare need to shed load. For ENOL, this meant that around 209 MW had to be shed, resulting in roughly 55,000 of ENOL customers to be without power for roughly three hours.

Despite ENOL's obligation to follow MISO orders, the event is negative from a customer relations standpoint. At this time, the NOCC and Louisiana Public Service Commission are looking into the root causes of the event, including subpoenas issued to MISO officials and subsequent testimony.

While currently unrelated to this event, we note that ENOL has had instances of challenged relationships with the NOCC in the past. Any regulatory transference of blame for the MISO order, to ENOL, could be credit negative.

Run-rate financials expected to produce a ratio of CFO pre-WC to debt in the low-20% range

The company's 2022 and 2024 cash flow was inflated by \$200 million of storm cost securitization proceeds and refunds from affiliate generator System Energy Resources, Inc. (SERI, Ba1 stable), respectively. When projecting ENOL's financial performance - based upon the company's regulatory rate framework and assumptions that include a \$1.4 billion rate base, 55% equity capitalization and a 9.35% allowed ROE - we estimate that the utility will generate a ratio of CFO pre-WC to debt of over 20% for the next several years.

Our assumptions also include some growth attributable to around \$450 million of capital expenditures we assume in 2025 and 2026 and ongoing benefits from deferred taxes. Tax assumptions could differ materially from actual results since Entergy employs aggressive tax strategies at times, which has greatly benefitted ENOL and affiliate cash flow in the past.

ESG considerations

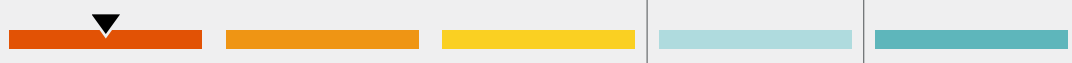
Entergy New Orleans, LLC's ESG credit impact score is CIS-5

Exhibit 3

ESG credit impact score

CIS-5

Score



Negative
impact

Positive
impact

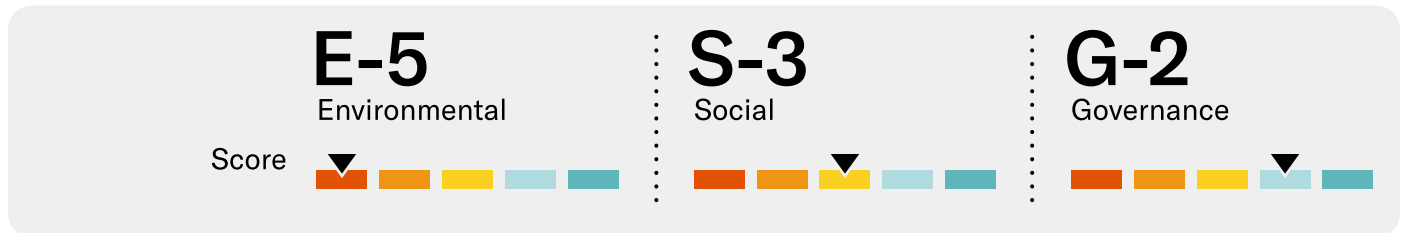
ESG considerations have a pronounced impact on the current rating, which is lower than it would have been if ESG risks did not exist. The negative impact of ESG considerations on the rating is higher than for an issuer scored CIS-4.

Source: Moody's Ratings

ENOL's **CIS-5** indicates that the rating is lower than it would have been if ESG risk exposures did not exist and that the negative impact is more pronounced than for issuers scored CIS-4. ENOL has significant exposure to physical climate risks given the company's small size and concentrated service territory in a storm-prone location.

Exhibit 4

ESG issuer profile scores



Source: Moody's Ratings

Environmental

ENOL's **E-5** issuer profile score is driven by the concentrated nature of its customer base, located on the coast of the Gulf of Mexico. This exposes ENOL's asset base to physical climate risk events such as storms and flooding. The company is making significant investment to harden the system and improve resiliency, however, severe weather events can also have an impact on customer migration or local economic conditions that disrupt ENOL's revenue and cash collections.

Social

ENOL's **S-3** issuer profile score reflects the fundamental utility risk that demographics and societal trends could include social pressures or public concern around affordability, utility reputational or environmental concerns. In turn, these pressures could result in adverse political intervention into utility operations or regulatory changes.

Governance

ENOL's **G-2** issuer profile score is driven by that of its parent. Entergy's **G-2** issuer profile score reflects credit-supportive financial policies such as common equity issuance, using asset sales proceeds to help fund increasing capital expenditures and a lower dividend payout to retain more cash. We also note the company's use of aggressive tax policies which can cause cash flow volatility in some years or be challenged by regulators.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click [here](#) to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Liquidity analysis

We expect ENOL to maintain adequate liquidity over the next 12-18 months, due to the availability of external borrowing sources, including liquidity facilities, and its ability to borrow from the Entergy money pool.

ENOL's internal liquidity is projected to consist of around \$250-\$300 million of cash flow from operations, compared to roughly \$210 million in capital expenditures over the next 12 months. As a result, ENOL's free cash flow position will largely depend on its dividend policy and maintaining its regulated capital structure. Through 2018-2022, ENOL retained all of its internally generated cash flow, but paid \$125 million of dividends to Entergy in Q4 2024.

To supplement internal liquidity needs, ENOL has a FERC authorized short-term borrowing limit of \$150 million, corresponding to its ability to borrow from the Entergy System money pool through January 2026. In June 2025, Entergy amended its master credit facility, so that the \$3.0 billion facility is due June 2030. We note that ENOL is excluded from cross-default language in Entergy's master credit facility; we interpret this to be an indication of ENOL's higher probability of default versus its utility affiliates.

ENOL also has a stand-alone short-term credit agreement in the amount of \$25 million.

The company's next significant long term debt maturity is a term loan of \$80 million due in March 2026.

Exhibit 5

ENOL's various liquidity facilities as of 31 March 2025

Facility Description (in \$ millions)	Capacity	Expiration	Outstanding	Available
Money Pool Payable/(Receivable)	150.0	-	-	150.0
Revolving credit facility	25.0	June 2027	-	25.0
Uncommitted, MISO LCs	1.0	-	0.5	0.5

Source: Company filings

Appendix

Exhibit 6

Peer comparison

Entergy New Orleans, LLC

(in \$ millions)	Entergy New Orleans, LLC			Duke Energy Kentucky, Inc.			Alaska Electric Light and Power Company(AELP)			Kentucky Power Company		
	Baa1 Stable			Baa1 Stable			Baa3 Stable			Baa3 Stable		
	FY Dec-23	FY Dec-24	LTM Mar-25	FY Dec-23	FY Dec-24	LTM Mar-25	FY Dec-23	FY Dec-24	LTM Mar-25	FY Dec-23	FY Dec-24	LTM Mar-25
Revenue	844	811	799	586	638	664	48	49	48	615	696	721
CFO Pre-W/C	201	291	162	194	216	220	17	18	16	67	124	127
Total Debt	727	756	757	877	958	958	117	125	125	1,399	1,455	1,464
CFO Pre-W/C + Interest / Interest	6.1x	7.8x	4.5x	5.6x	6.3x	6.1x	5.8x	5.7x	5.1x	1.9x	2.8x	2.8x
CFO Pre-W/C / Debt	27.6%	38.6%	21.3%	22.1%	22.5%	23.0%	14.9%	13.9%	12.4%	4.8%	8.5%	8.7%
CFO Pre-W/C - Dividends / Debt	10.4%	22.0%	4.8%	22.1%	7.9%	8.4%	14.4%	9.5%	7.9%	4.8%	8.5%	8.7%
Debt / Capitalization	42.0%	45.7%	46.3%	37.9%	40.3%	39.8%	47.0%	48.4%	46.4%	49.6%	49.7%	49.6%

All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.

LTM = Last 12 months.

Source: Moody's Financial Metrics™

Exhibit 7

Moody's-adjusted cash flow metrics

Entergy New Orleans, LLC

(in \$ millions)	2020	2021	2022	2023	2024	LTM Mar-25
FFO	115.5	119.4	161.3	120.5	114.8	170.6
+/- Other	(26.2)	(21.6)	213.4	80.1	176.5	(8.9)
CFO Pre-WC	89.3	97.8	374.6	200.5	291.4	161.6
+/- ΔWC	(25.1)	(15.0)	(9.3)	4.0	0.3	123.5
CFO	64.2	82.7	365.3	204.5	291.7	285.1
- Div	0.0	0.0	0.0	125.0	125.0	125.0
- Capex	223.2	220.2	219.5	165.4	159.2	159.7
FCF	(159.0)	(137.5)	145.8	(85.9)	7.5	0.4
(CFO Pre-W/C) / Debt	12.8%	11.9%	46.4%	27.6%	38.6%	21.3%
(CFO Pre-W/C - Dividends) / Debt	12.8%	11.9%	46.4%	10.4%	22.0%	4.8%
FFO / Debt	16.5%	14.5%	20.0%	16.6%	15.2%	22.5%
RCF / Debt	16.5%	14.5%	20.0%	-0.6%	-1.3%	6.0%

Revenue	633.8	768.9	997.3	843.9	810.6	798.7
Interest Expense	31.4	29.8	35.9	39.0	42.6	46.4
Net Income	47.9	47.4	82.5	284.0	82.0	78.9
Total Assets	1,935.9	2,150.3	2,212.4	2,098.0	2,223.2	2,209.6
Total Liabilities	1,331.3	1,511.6	1,509.6	1,291.2	1,525.6	1,499.9
Total Equity	604.5	638.7	702.8	806.8	697.6	709.7

All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations

Periods are fiscal year-end unless indicated. LTM = Last 12 months.

Source: Moody's Financial Metrics™

Rating methodology and scorecard factors

We use our global Regulated Electric and Gas Utilities rating methodology as the primary methodology for analyzing Entergy New Orleans, LLC. ENOL's rating is five notches below the scorecard-indicated outcome of A2. Their rating is constrained from being geographically positioned in a low-lying coastal region which is exposed to storm surges and severe weather events.

Exhibit 8

Methodology scorecard factors Entergy New Orleans, LLC

Regulated Electric and Gas Utilities Industry [1][2]			Current LTM 3/31/2025		Moody's 12-18 Month Forward View [3]	
Factor 1 : Regulatory Framework (25%)			Measure	Score	Measure	Score
a) Legislative and Judicial Underpinnings of the Regulatory Framework			A	A	A	A
b) Consistency and Predictability of Regulation			A	A	A	A
Factor 2 : Ability to Recover Costs and Earn Returns (25%)						
a) Timeliness of Recovery of Operating and Capital Costs			A	A	A	A
b) Sufficiency of Rates and Returns			A	A	A	A
Factor 3 : Diversification (10%)						
a) Market Position			B	B	B	B
b) Generation and Fuel Diversity			B	B	B	B
Factor 4 : Financial Strength (40%)						
a) CFO pre-WC + Interest / Interest (3 Year Avg)			7.7x	Aa	5.5x-6.5x	Aa
b) CFO pre-WC / Debt (3 Year Avg)			35.0%	Aa	18%-21%	Baa
c) CFO pre-WC – Dividends / Debt (3 Year Avg)			24.3%	A	13%-17%	Baa
d) Debt / Capitalization (3 Year Avg)			44.4%	A	42%-45%	A
Rating:						
Scorecard-Indicated Outcome Before Notching Adjustment				A2		A3
HoldCo Structural Subordination Notching				0		0
a) Scorecard-Indicated Outcome				A2		A3
b) Actual Rating Assigned				Ba1		Ba1

All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.
LTM = Last 12 months.

Moody's forecasts are Moody's opinion and do not represent the views of the issuer

Source: Moody's Financial Metrics™ and Moody's Ratings forecasts

Ratings

Exhibit 9

Category	Moody's Rating
ENTERGY NEW ORLEANS, LLC	
Outlook	Stable
Issuer Rating	Ba1
First Mortgage Bonds	Baa2
PARENT: ENTERGY CORPORATION	
Outlook	Stable
Issuer Rating	Baa2
Senior Unsecured	Baa2
Jr Subordinate	Baa3
Commercial Paper	P-2

Source: Moody's Ratings

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Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Exhibit AMA-6

Entergy New Orleans, LLC
Distribution Resiliency Investments
Estimated Revenue Requirement Calculations
Financial Model - simplified

	-	1	2	3	4	5
	2026	2027	2028	2029	2030	2031
Inputs						
Composite income tax rate	25.35%					
Property tax rate	0.80%					
BTWACC / Before tax RORB	9.10%					
WACC / RORB	7.35%					
Interest rate	7.70%					
Debt Ratio	49.00%					
Equity Ratio	51.00%					
Total T&D Rate base & revenue requirement calculations						
Rate Base						
Beginning rate base	\$0	-	39,857,853	120,484,001	211,345,964	290,494,063
Plant in service						
Beginning plant in service	\$0	-	40,528,886	124,464,502	222,588,799	312,932,932
Plant additions	\$0	40,528,886	83,935,616	98,124,297	90,344,133	85,617,302
End of year plant in service	\$0	40,528,886	124,464,502	222,588,799	312,932,932	398,550,234
Depreciation						
Book depreciation - single year	\$0	653,692	2,661,184	5,597,634	8,637,447	11,475,535
Book depreciation - cumulative	\$0	653,692	3,314,875	8,912,509	17,549,957	29,025,491
Deferred Income Tax - single year	\$0	(17,341)	(648,284)	(1,664,700)	(2,558,587)	(3,143,280)
Accum. Deferred Income Tax (ADIT)	\$0	(17,341)	(665,626)	(2,330,326)	(4,888,913)	(8,032,192)
End of Year Rate Base	\$0	\$39,857,853	\$120,484,001	\$211,345,964	\$290,494,063	\$361,492,550
Before tax return on Ending Rate Base	\$0	\$3,627,065	\$10,964,044	\$19,232,483	\$26,434,960	\$32,895,822
O&M Expenses	\$0	-	-	-	-	-
Property Taxes	\$0	-	319,002	969,197	1,709,410	2,363,064
Total revenue requirement	\$0	\$4,280,756.3	\$13,944,229	\$25,799,314	\$36,781,817	\$46,734,421
Revenue Expense Conversion Factor	1.00703	1.00703	1.00703	1.00703	1.00703	1.00703
Total revenue requirement	\$0	\$4,310,860	\$14,042,290	\$25,980,742	\$37,040,479	\$47,063,072
Cash flow simple model calculations (assume no recovery)						
Capital spending - Single year		77,167,697	86,565,536	97,924,770	76,243,786	60,648,447
Capital spending - Cumulative	-	77,167,697	163,733,233	261,658,003	337,901,789	398,550,236
Debt issuance (49% Debt/ 51% equity) - Single year	-	37,812,172	42,417,113	47,983,137	37,359,455	29,717,739
Debt issuance - Cumulative	-	37,812,172	80,229,284	128,212,421	165,571,877	195,289,616
Interest expense @ 7.7%	-	1,455,769	4,544,596	8,025,006	11,310,695	13,893,167
Revenue						
Expense	-	(2,109,460)	(7,524,781)	(14,591,837)	(21,657,553)	(27,731,766)
Incremental Pre-tax Income	-	(2,109,460)	(7,524,781)	(14,591,837)	(21,657,553)	(27,731,766)
Incremental Tax Expense (25.35%)	-	534,748	1,907,532	3,699,031	5,490,190	7,030,003
Incremental Earnings - Resilience	-	(1,574,712)	(5,617,249)	(10,892,806)	(16,167,363)	(20,701,763)
Net Cash impact						
Revenue						
Cash expense	-	(1,455,769)	(4,863,598)	(8,994,203)	(13,020,106)	(16,256,231)
Tax: (increase in payments) / reduction in payments		341,000	1,435,000	3,013,000	4,557,000	5,873,000
Operating cash flow	-	(1,114,769)	(3,428,598)	(5,981,203)	(8,463,106)	(10,383,231)
Debt issuance	-	37,812,172	42,417,113	47,983,137	37,359,455	29,717,739
Capex	-	(77,167,697)	(86,565,536)	(97,924,770)	(76,243,786)	(60,648,447)
Net Cash flow	-	(40,470,294)	(47,577,021)	(55,922,835)	(47,347,437)	(41,313,939)
OCF:Debt						

Operating Cash Flow	-	(1,114,769)	(3,428,598)	(5,981,203)	(8,463,106)	(10,383,231)
Debt	-	37,812,172	80,229,284	128,212,421	165,571,877	195,289,616
OCF:Debt Ratio		-2.9%	-4.3%	-4.7%	-5.1%	-5.3%

Cash flow simple model calculations (assume resilience rider)

Capital spending - single year	-	77,167,697	86,565,536	97,924,770	76,243,786	60,648,447
Capital spending - Cumulative	-	77,167,697	163,733,233	261,658,003	337,901,789	398,550,236
Debt issuance (49% Debt/ 51% equity) - Single year	-	37,812,172	42,417,113	47,983,137	37,359,455	29,717,739
Debt issuance - Cumulative	-	37,812,172	80,229,284	128,212,421	165,571,877	195,289,616
Interest expense @ 7.7%	-	1,455,769	4,544,596	8,025,006	11,310,695	13,893,167
Revenue	\$0	\$4,310,860	\$14,042,290	\$25,980,742	\$37,040,479	\$47,063,072
Expense	-	(2,109,460)	(7,524,781)	(14,591,837)	(21,657,553)	(27,731,766)
Incremental Pre-tax Income	-	2,201,400	6,517,508	11,388,906	15,382,925	19,331,306
Incremental Tax Expense (25.35%)	-	(558,055)	(1,652,188)	(2,887,088)	(3,899,572)	(4,900,486)
Incremental Earnings - Resilience	-	1,643,345	4,865,320	8,501,818	11,483,354	14,430,820

Net Cash impact

Revenue	\$0	\$4,310,860	\$14,042,290	\$25,980,742	\$37,040,479	\$47,063,072
Cash expense	-	(1,455,769)	(4,863,598)	(8,994,203)	(13,020,106)	(16,256,231)
Tax: (increase in payments) / reduction in payments	-	(627,000)	(750,000)	332,000	2,073,000	3,621,000
Operating cash flow	-	2,228,091	8,428,692	17,318,540	26,093,373	34,427,841
Debt issuance	-	37,812,172	42,417,113	47,983,137	37,359,455	29,717,739
Capex	-	(77,167,697)	(86,565,536)	(97,924,770)	(76,243,786)	(60,648,447)
Net Cash flow	-	(37,127,434)	(35,719,731)	(32,623,093)	(12,790,958)	3,497,133

OCF:Debt

Operating Cash Flow	-	2,228,091	8,428,692	17,318,540	26,093,373	34,427,841
Debt	-	37,812,172	80,229,284	128,212,421	165,571,877	195,289,616
OCF:Debt Ratio		5.9%	10.5%	13.5%	15.8%	17.6%

Variance (no recovery vs resilience rider)

Revenue (no recovery)	0	0	0	0	0	0
Revenue (rider)	\$0	\$4,310,860	\$14,042,290	\$25,980,742	\$37,040,479	\$47,063,072
difference	\$0	\$4,310,860	\$14,042,290	\$25,980,742	\$37,040,479	\$47,063,072
Operating cash flow (no recovery)	-	(1,114,769)	(3,428,598)	(5,981,203)	(8,463,106)	(10,383,231)
Operating cash flow (rider)	-	2,228,091	8,428,692	17,318,540	26,093,373	34,427,841
difference	-	3,342,860	11,857,290	23,299,742	34,556,479	44,811,072
OCF: debt ratio (no recovery)	0.0%	-2.9%	-4.3%	-4.7%	-5.1%	-5.3%
OCF: debt ratio (rider)	0.0%	5.9%	10.5%	13.5%	15.8%	17.6%
difference	0.0%	8.8%	14.8%	18.2%	20.9%	22.9%

Phase 2 Resilience Plan Projected Rider Rate Impact for a Typical Residential Customer using 1,000 kWh per Month Years 2027 through 2031			
Year	Projected Total Cumulative Resilience Plan Revenue Requirement (\$ in Millions)	Projected Residential Cumulative Revenue Requirement (\$ in Millions)	Projected Monthly Residential Bill Impact (\$/month)
2027	\$4,310,860	\$2,350,983	1.01
2028	\$14,042,290	\$7,658,142	3.28
2029	\$25,980,742	\$14,168,930	6.08
2030	\$37,040,479	\$20,200,498	8.66
2031	\$47,063,072	\$25,666,447	11.01

CERTIFICATE OF SERVICE

UD-21-03

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.

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VP, Regulatory & Public Affairs
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New Orleans, Louisiana, this 19th day of December, 2025



Edward R. Wicker



December 30, 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 January 2026 billing cycle as follows:

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

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

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

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

Sincerely,

Scott M. Celino

Scott M. Celino
Manager, Fuel & Special Riders

SC/tmv
Enclosures

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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



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

SWORN TO AND SUBSCRIBED

before me this 1st day of

December, 2025.



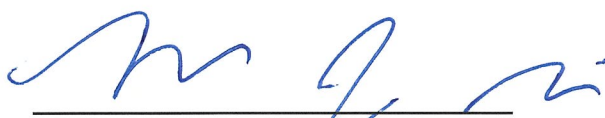
J. ANDREW LEWIS, JR.
Notary Public
State of Louisiana
Notary ID # 133686
My Commission is for life

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

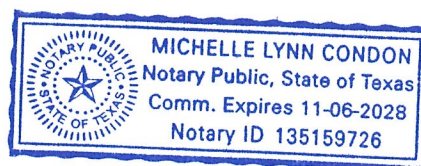
BEFORE ME, the undersigned authority, personally came and appeared, Michael J Goin, who after being duly sworn by me, did depose and say that he is the Vice President, Fuel Supply Operations of Entergy Services, LLC and is authorized to purchase air emissions credits for Entergy New Orleans, LLC and 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 9th day
of December, 2025

Michelle Condon
Notary Public or Official



ENTERGY NEW ORLEANS, LLC.
ENVIRONMENTAL ADJUSTMENT CLAUSE RATE FORMULA

Data Based on Operations Month of November 2025
Applied to Bill in the Month of January 2026

EAC RATES

1	Actual Costs for the Operations Month-Per Books	WP3	<u>\$186.97</u>	
1a	kWh Input for Operations Month	WP4	<u>415,233,306</u>	kWh
1b	Cost/kWh of Input for Operations Month	L1 / L1a	<u>\$0.000000</u>	/kWh
2	Non-Transmission Service Level Voltage Loss Factor	WP1 Line 5	<u>1.007774</u>	
3	EAC Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2		<u>\$0.000000</u> /kWh
4	Transmission Service Level Voltage Loss Factor	WP1 Line 6	<u>1.004522</u>	
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		<u>\$0.000000</u> /kWh
6	EAC Rate per kWh Delivered for Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L5 * 1.3		<u>\$0.000000</u> /kWh
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Page 2 L7		<u>\$0.000000</u> /kWh
8	Non-Transmission Service Voltage Level kWh Rate	L3 + L7		<u>\$0.000000</u> /kWh
9	Transmission Service Voltage Level Sales Excluding Rate Schedule EIS Available and Off-Peak kWh Rate	L5 + L7		<u>\$0.000000</u> /kWh
10	Rate Schedule EIS Available and Off-Peak kWh Rate	L6 + L7		<u>\$0.000000</u> /kWh

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

CUMULATIVE (OVER)/UNDER RECOVERY

1	Cumulative (Over) / Under Collection from Previous Month	Prior Month Legacy ENO Attachment A, Page 2, Line 5	<u>\$2,530.46</u>	
2	Actual Costs for Operations Month - Per Books	WP3	<u>\$186.97</u>	
3	EAC Revenue for Operations Month-Per Books	WP2, Ln 21e	<u>\$0.00</u>	
4	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	$((L1 + (L1 + L2 - L3)) / 2) * ((\text{Prime Rate}) / 12)$ (See Note)	<u>\$15.31</u>	
5	Cumulative (Over) / Under for Operations Month	$L1 + L2 - L3 + L4$		<u>\$2,732.74</u>

(OVER) / UNDER SURCHARGE RATE

6	Sales for 12 Months Ending With Operations Month	(WP2, Ln 13 Cols. e+f+g+h+j)	<u>5,578,924,508</u>	kWh
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L5/L6	<u>\$0.000000</u>	/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 November 2025

Applied to Bill in the Month of January 2026

SALES AND INPUT

1	Non-Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month	WP2, Ln 13 Col. (j)	<u>5,281,402,587</u>	kWh
2	Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	<u>5,621,327,052</u>	kWh
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	<u>298,867,315</u>	kWh
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3		<u>5,322,459,737</u> kWh

LOSS FACTORS

5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1	<u>1.007774</u>
6	Transmission Service Level Voltage Loss Factor	WP5	<u>1.004522</u>

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

		a	b	c	d	e	f	g	h	i	j
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	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
2	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
3	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
4	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
5	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
6	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
7	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
8	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
9	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
10	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
11	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
12	Nov-25	139,681,932	60,681,931	154,183,269	31,671,864	13,638,076	13,398,000	-	-	212,664	359,395,583
13	Total 12 Mths.	2,365,604,496	776,352,434	2,057,586,557	376,829,053	155,225,921	142,296,000	0	0	2,551,968	5,281,402,587

12 Months Transmission Service Level Sales	
Adjusted to Input Level:	
14 Transmission Service Excl. EIS Available & Off-Peak	297,521,921
15 Voltage Level Adj.	1.004522
16 Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)	298,867,315
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	298,867,315

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

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

ENTERGY NEW ORLEANS, LLC.
Environmental Adjustment Clause Costs
November 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
2025	11	N0000	SEM	60	509101	178		ENOL NOx Grp2 Emissions-2025	FLP0582592	Nov 30, 2025 12:00:00 AM	4	Electric	0		509
2025	11	N0000	USD	0	509101	178		ENOL NOx Grp2 Emissions-2025	FLP0582592	Nov 30, 2025 12:00:00 AM	1	Electric	186.97	UP1	509
Summary				60									186.97		

Entergy New Orleans, LLC
Fuel Costs
November 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	11	N0000	447002	737	MISO Ancillary Rev		PPD0582687	Electric	(51,639.40)
2025	11	N0000	447002	737	MISO Energy Sales		PPD0582687	Electric	(7,896,109.74)
2025	11	N0000	447002	737	MISO Other Rev		PPD0582687	Electric	(70.34)
2025	11	N0000	447002	737	Rev 202207 MISO Uplift		PPD0582687	Electric	112.97
2025	11	N0000	447002	737	Rev 202208 MISO Ancillaries		PPD0582687	Electric	0.69
2025	11	N0000	447002	737	Rev 202208 MISO Uplift		PPD0582687	Electric	(3.37)
2025	11	N0000	447002	737	Rev 202507 MISO Ancillaries		PPD0582687	Electric	232.23
2025	11	N0000	447002	737	Rev 202507 MISO Sales		PPD0582687	Electric	(4,312.64)
2025	11	N0000	447002	737	Rev 202507 MISO Uplift		PPD0582687	Electric	16,200.76
2025	11	N0000	447002	737	Rev 202510 MISO Sales		PPD0582687	Electric	460,474.21
2025	11	N0000	447002	737	Rev 202510 MISO Uplift		PPD0582687	Electric	2,616.37
Total Sales to Non-Assoc. Cos.									(7,472,498.26)
									(238,460,081.00)

Total Fuel Oil									0.00
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2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	(4,011.07)
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	(246,834.72)
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLP0581123	Electric	13,091.55
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLP0581123	Electric	654,577.51
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLP0581122	Electric	4,007.15
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	(10,627.55)
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	395,645.48
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	(531,377.51)
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	397.50
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	19,875.00
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLP0581122	Electric	246,593.63
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	6,429.25
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	294,529.50
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	(3,494.26)
2025	11	N0000	501203	172	CASTLETON	UP1	FLP0581122	Electric	3,494.26
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	(215,030.89)
2025	11	N0000	501203	172	CASTLETON	UP1	FLP0581122	Electric	215,030.89
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	4,786.12
2025	11	N0000	501203	172	CIMA	UP1	FLP0581122	Electric	384,531.25
2025	11	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	(384,531.25)
2025	11	N0000	501203	172	CIMA	UP1	FLP0581122	Electric	6,248.65
2025	11	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	532,813.00
2025	11	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	8,658.21
2025	11	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	(6,248.65)
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	3,892.97
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLP0581122	Electric	1,180.13
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	(72,623.00)
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLP0581122	Electric	72,623.00
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	239,566.00
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	(1,180.13)
2025	11	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	(379.58)
2025	11	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	(23,359.00)
2025	11	N0000	501203	172	CONOCO	UP1	FLP0581122	Electric	23,359.00
2025	11	N0000	501203	172	CONOCO	UP1	FLP0581122	Electric	379.58
2025	11	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	19,820.00
2025	11	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	322.08
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLP0581122	Electric	39,352.00
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLP0581122	Electric	639.47
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	2,247.73
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	138,321.25
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	(39,352.00)
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	(639.47)
2025	11	N0000	501203	172	EAI TAX	UP1	FLP0581122	Electric	850.00
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	885.01
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	54,462.50
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	(1,090.26)
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLP0581122	Electric	67,092.76
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	(67,092.76)
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLP0581122	Electric	1,090.26
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLP0581122	Electric	2,342.71
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	(2,342.71)
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	106,200.00
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	1,725.75
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	(144,166.25)
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLP0581122	Electric	144,166.25
2025	11	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	(1,406.04)
2025	11	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	4,758.92
2025	11	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	(86,525.00)
2025	11	N0000	501203	172	EXXON	UP1	FLP0581122	Electric	86,525.00
2025	11	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	292,856.00
2025	11	N0000	501203	172	EXXON	UP1	FLP0581122	Electric	1,406.04
2025	11	N0000	501203	172	GSPL	NO1	FLP0581123	Electric	153,450.05
2025	11	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	110.17
2025	11	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	(154,437.00)
2025	11	N0000	501203	172	GSPL	UP1	FLP0581122	Electric	476,280.69
2025	11	N0000	501203	172	GSPL	UP1	FLC0582363	Electric	476,828.88
2025	11	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	987.00
2025	11	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	3,070.63
2025	11	N0000	501203	172	GSPL	UP1	FLC0577333	Electric	(476,280.61)

2025	11		N0000	501203	172	GSPL		NO1	FLP0581123	Electric		312.80	
2025	11		N0000	501203	172	J. ARON & CO		UP1	FLC0577333	Electric		54,637.50	
2025	11		N0000	501203	172	J. ARON & CO		UP1	FLP0581122	Electric		(54,637.50)	
2025	11		N0000	501203	172	KES		UP1	FLC0577333	Electric		(597,848.25)	
2025	11		N0000	501203	172	KES		UP1	FLP0581122	Electric		597,848.25	
2025	11		N0000	501203	172	KES		UP1	FLC0577333	Electric		(9,715.03)	
2025	11		N0000	501203	172	KES		UP1	FLP0581122	Electric		9,715.03	
2025	11		N0000	501203	172	KES		UP1	FLC0582363	Electric		938,234.88	
2025	11		N0000	501203	172	KES		UP1	FLC0582363	Electric		15,246.31	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0582363	Electric		(32,937.50)	
2025	11		N0000	501203	172	NEXTERA		UP1	FLP0581122	Electric		21,390.00	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0577333	Electric		(1,316,316.88)	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0582363	Electric		4,403.28	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0577333	Electric		(21,390.16)	
2025	11		N0000	501203	172	NEXTERA		UP1	FLP0581122	Electric		1,316,307.38	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0582363	Electric		270,970.25	
2025	11		N0000	501203	172	NEXTERA		UP1	FLC0577333	Electric		32,875.00	
2025	11		N0000	501203	172	NEXTERA		UP1	FLP0581122	Electric		(32,937.50)	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0582363	Electric		45,561.77	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLP0581122	Electric		246,496.50	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0577333	Electric		(4,005.58)	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLP0581122	Electric		4,005.58	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0582363	Electric		435,238.25	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0582363	Electric		7,072.62	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0577333	Electric		(246,496.50)	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLP0581122	Electric		45,561.77	
2025	11		N0000	501203	172	REGENCY LP		UP1	FLC0577333	Electric		(44,181.04)	
2025	11		N0000	501203	172	REPSOL		NO1	FLC0582359	Electric		9,670.00	
2025	11		N0000	501203	172	REPSOL		NO1	FLC0582359	Electric		483,500.00	
2025	11		N0000	501203	172	SPOTLIGHT		UP1	FLC0582363	Electric		(32,937.50)	
2025	11		N0000	501203	172	SPOTLIGHT		UP1	FLC0582363	Electric		651,918.75	
2025	11		N0000	501203	172	SPOTLIGHT		UP1	FLC0582363	Electric		10,593.68	
2025	11		N0000	501203	172	STORAGE		NO1	FLP0581123	Electric		8,280.62	
2025	11		N0000	501203	172	STORAGE - Injection		NO1	FLP0581123	Electric		(354,178.10)	
2025	11		N0000	501203	172	STORAGE - Injection		NO1	FLC0577377	Electric		355,557.60	
2025	11		N0000	501203	172	STORAGE - Withdrawal		NO1	FLC0582359	Electric		333,735.63	
2025	11		N0000	501203	172	STORAGE - Withdrawal		NO1	FLP0581123	Electric		59,852.78	
2025	11		N0000	501203	172	STORAGE - Withdrawal		NO1	FLC0577377	Electric		(59,852.78)	
2025	11		N0000	501203	172	STORGAE		NO1	FLC0582359	Electric		6,674.71	
2025	11		N0000	501203	172	STORGAE		NO1	FLC0577377	Electric		(8,308.21)	
2025	11		N0000	501203	172	SW ENERGY		UP1	FLP0581122	Electric		323.21	
2025	11		N0000	501203	172	SW ENERGY		UP1	FLP0581122	Electric		19,890.00	
2025	11		N0000	501203	172	SW ENERGY		UP1	FLC0577333	Electric		(19,890.00)	
2025	11		N0000	501203	172	SW ENERGY		UP1	FLC0577333	Electric		(323.21)	
2025	11		N0000	501203	172	TENASKA		UP1	FLP0581122	Electric		1,350.88	
2025	11		N0000	501203	172	TENASKA		UP1	FLC0582363	Electric		170,032.00	
2025	11		N0000	501203	172	TENASKA		UP1	FLC0577333	Electric		(83,131.00)	
2025	11		N0000	501203	172	TENASKA		UP1	FLC0577333	Electric		(1,350.88)	
2025	11		N0000	501203	172	TENASKA		UP1	FLP0581122	Electric		(3,479.00)	
2025	11		N0000	501203	172	TENASKA		UP1	FLP0581122	Electric		83,131.00	
2025	11		N0000	501203	172	TENASKA		UP1	FLC0582363	Electric		2,763.02	
2025	11		N0000	501203	172	TENASKA		UP1	FLC0577333	Electric		1,838.95	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLP0581122	Electric		662.00	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLP0581122	Electric		(2,797.75)	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLC0577333	Electric		(40,741.00)	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLC0577333	Electric		2,797.75	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLC0577333	Electric		(662.04)	
2025	11		N0000	501203	172	TEXLA ENERGY		UP1	FLP0581122	Electric		40,738.50	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLC0582363	Electric		110,451.50	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLP0581122	Electric		2,255.82	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLC0582363	Electric		2,255.19	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLP0581122	Electric		2,090.31	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLP0581122	Electric		138,819.83	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLP0581122	Electric		110,451.50	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLC0577333	Electric		(2,090.47)	
2025	11		N0000	501203	172	TRANS-UNION		UP1	FLC0577333	Electric		(110,451.50)	
2025	11		N0000	501203	172	TU IMBAL		UP1	FLP0581122	Electric		(566.45)	
2025	11		N0000	501203	172	TU IMBAL		UP1	FLP0581122	Electric		(34,858.34)	
2025	11		N0000	501203	172	Union - Offline Aux		UP1	PPD0582617	Electric		60.23	
2025	11		N0000	501203	172	Union Power 1 Nov 2025 LTSA		UP1	FLP0582251	Electric		406,346.18	
2025	11		N0000	501203	172	VITOL INC		UP1	FLC0582363	Electric		650,043.75	
2025	11		N0000	501203	172	VITOL INC		UP1	FLC0582363	Electric		10,563.21	
2025	11		N0000	501203	172	VITOL INC		UP1	FLC0582363	Electric		(32,937.50)	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLC0577333	Electric		15,500.00	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLP0581122	Electric		431,295.00	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLC0577333	Electric		(431,295.00)	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLC0577333	Electric		(7,008.54)	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLP0581122	Electric		(15,500.00)	
2025	11		N0000	501203	172	WELLS FARGO		UP1	FLP0581122	Electric		7,008.54	
Total Gas Generation												7,307,975.17	251,332,710.00
Total Solar Generation												0.00	1,225,263.00
2025	11		N0000	555002	215	IRIS - ENERGY ADJUSTMENT			PPD0582687	Electric		46,571.40	
2025	11		N0000	555002	215	IRIS Delivered RE Energy			PPD0582687	Electric		258,158.21	
2025	11		N0000	555002	215	MISO Congestion			PPD0582687	Electric		(585,636.22)	
2025	11		N0000	555002	215	MISO Congestion_ARR			PPD0582687	Electric		5,168.24	
2025	11		N0000	555002	215	MISO Energy Purchases			PPD0582687	Electric		1,059,091.62	
2025	11		N0000	555002	215	MISO Losses			PPD0582687	Electric		61,674.18	
2025	11		N0000	555002	215	MISO Other Exp - GG energy rec			PPD0582687	Electric		(448,973.72)	
2025	11		N0000	555002	215	MISO Other Exp - GG energy rec			PPD0582687	Electric		448,973.72	
2025	11		N0000	555002	215	MISO Uplift Exp			PPD0582687	Electric		114,480.76	

2025	11	N0000	555002	215	Rev 202207 MISO Ancillaries		PPD0582687	Electric	16.55	
2025	11	N0000	555002	215	Rev 202207 MISO Congestion		PPD0582687	Electric	(808.36)	
2025	11	N0000	555002	215	Rev 202207 MISO Losses		PPD0582687	Electric	(2.68)	
2025	11	N0000	555002	215	Rev 202207 MISO Other Charges		PPD0582687	Electric	952.49	
2025	11	N0000	555002	215	Rev 202208 MISO Losses		PPD0582687	Electric	0.46	
2025	11	N0000	555002	215	Rev 202208 MISO Other Charges		PPD0582687	Electric	(0.01)	
2025	11	N0000	555002	215	Rev 202209 MISO Ancillaries		PPD0582687	Electric	0.01	
2025	11	N0000	555002	215	Rev 202209 MISO Other Charges		PPD0582687	Electric	(0.01)	
2025	11	N0000	555002	215	Rev 202209 MISO Uplift		PPD0582687	Electric	1.81	
2025	11	N0000	555002	215	Rev 202507 MISO Congestion		PPD0582687	Electric	2.26	
2025	11	N0000	555002	215	Rev 202507 MISO Losses		PPD0582687	Electric	623.48	
2025	11	N0000	555002	215	Rev 202507 MISO Other Charges		PPD0582687	Electric	(0.12)	
2025	11	N0000	555002	215	Rev 202507 MISO Purchases		PPD0582687	Electric	(6,017.01)	
2025	11	N0000	555002	215	Rev 202507 Purchases Iris RE A		PPD0582687	Electric	50.81	
2025	11	N0000	555002	215	Rev 202507 Purchases Iris Sche		PPD0582687	Electric	(56.29)	
2025	11	N0000	555002	215	Rev 202510 MISO Ancillaries		PPD0582687	Electric	(397.37)	
2025	11	N0000	555002	215	Rev 202510 MISO Congestion		PPD0582687	Electric	(4,973.34)	
2025	11	N0000	555002	215	Rev 202510 MISO Congestion AAR		PPD0582687	Electric	(7.24)	
2025	11	N0000	555002	215	Rev 202510 MISO Losses		PPD0582687	Electric	6,316.54	
2025	11	N0000	555002	215	Rev 202510 MISO Other Charges		PPD0582687	Electric	(448,969.06)	
2025	11	N0000	555002	215	Rev 202510 MISO Purchases		PPD0582687	Electric	204,198.76	
2025	11	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0582687	Electric	22,418.37	
2025	11	N0000	555002	215	STJAMES Delivered RE Energy		PPD0582687	Electric	119,641.72	
Total Purchases from Non-Assoc. Cos.									852,499.96	48,754,340.00
Total Co-Generation and Net Metering Generation									0.00	0.00
2025	11	N0000	555010	235	Algiers PPA Energy		PPA0582740	Electric	875,120.74	
2025	11	N0000	555010	235	Algiers PPA Energy		PPD0582665	Electric	976,453.48	
2025	11	N0000	555010	235	Algiers PPA Energy		PPA0577306	Electric	(946,371.78)	
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0577306	Electric	(58,922.65)	
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0582665	Electric	61,227.57	
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0582740	Electric	59,378.16	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0577685	Electric	(29,807.18)	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0582652	Electric	58,996.55	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0577685	Electric	(143,859.62)	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0582711	Electric	52,749.29	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0582652	Electric	29,524.25	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0577685	Electric	(95,516.62)	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0582652	Electric	143,577.73	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0582652	Electric	46,843.11	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0582652	Electric	17,991.74	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0582711	Electric	54,366.91	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0577685	Electric	(355.83)	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0582711	Electric	120,698.29	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0582711	Electric	58,995.68	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0582711	Electric	138,987.14	
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0577685	Electric	(18,992.06)	
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0582691	Electric	425,735.05	
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0577299	Electric	(425,735.05)	
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0582736	Electric	340,213.76	
2025	11	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0577303	Electric	(1,164,479.43)	
2025	11	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0582671	Electric	1,210,031.36	
2025	11	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0582733	Electric	1,173,481.60	
2025	11	N0000	555010	235	Rev0225 SB ST RB30 Energy	RBS	PPD0579284	Electric	(4.28)	
Total Resource Plan Purchases-Energy									2,960,327.91	159,073,145.00
2025	11	N0000	555006	181	Fuel Charge	GG1	PPB0582641	Electric	1,068,714.46	
Total ENOI Share-Grand Gulf-Energy									1,068,714.46	193,307,929.00
Grand Total									4,717,019.24	415,233,306.00

GROUP 2**ENOL Seasonal NOx Allowance Inventory**

	<u># of Allowances</u>	<u>Cost</u>	<u>Avg Price</u>	
Beginning Balance	71	\$224.37	\$3.14	October 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	<u>71</u>	<u>\$224.37</u>	<u>\$3.14</u>	
Less Allowances consumed	(60)	(186.97)		
Ending inventory	<u>12</u>	<u>\$37.40</u>	<u>\$3.14</u>	

GROUP 3**ENOL Seasonal NOx Allowance Inventory**

	<u># of Allowances</u>	<u>Cost</u>	<u>Avg Price</u>	
Beginning Balance	67	\$ 753.84	\$ 11.25	October 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 NOVEMBER 2025

	(a)	(b)	(c)	(d)
	kWh	kWh	kWh	ENOI Net
Oper. Mth.	Generation	Purchases	Sales for Resale	Area Input
				a+b+c
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
November 2025	252,557,973	401,135,414	(238,460,081)	415,233,306
Total 12 Mths.	2,246,576,054	5,245,057,607	(1,870,306,609)	5,621,327,052

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

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

ENTERGY NEW ORLEANS, LLC.
NOX ALLOWANCES TRANSACTIONS
November 2025

NOX ALLOWANCES PURCHASED

SEASONAL NOX ALLOWANCES:

Total Seasonal Allowances Purchased		0	
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NOX ALLOWANCES SOLD

SEASONAL NOX ALLOWANCES:

<u>COUNTERPARTY</u>	<u>ALLOWANCES</u>	<u>PRICE</u>	<u>TOTAL COST</u>
Total Seasonal Allowances Sold		0	



December 30, 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 January 2026 billing cycle as follows:

1.	Residential	-3.432444%
2.	Small Electric	-3.235764%
3.	Municipal Buildings	-2.301610%
4.	Large Electric	-4.651415%
5.	Large Electric High Load Factor	-4.440461%
6.	Master Metered Non Residential	-0.332602%
7.	High Voltage	-3.958397%
8.	Large Interruptible	-2.946628%
9.	Lighting	-1.514036%

The rates above include \$385k 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 January 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 1st day of
December, 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 - January 2026

Ln No.	Rate Class (1)	Rider PPCR Rates (2)
1	Residential	-3.432444%
2	Small Electric	-3.235764%
3	Municipal Buildings	-2.301610%
4	Large Electric	-4.651415%
5	Large Electric High Load Factor	-4.440461%
6	Master Metered Non Residential	-0.332602%
7	High Voltage	-3.958397%
8	Large Interruptible	-2.946628%
9	Lighting	-1.514036%

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 - January 2026

<u>Col A</u>		<u>Col B</u>	<u>Col C</u>	<u>Col D</u>	<u>Col E</u>
Ln No.	Rate Class (1)	Rider PPCR Revenue Requirement (PPCRRR)		Applicable Base Rate Revenue (\$) (4)	Rider PPCR Rates (5)
		Class Allocation (%) (2)	PPCRRR (\$) (3)		
1	Residential	45.7398%	\$ (545,750)	\$ 15,899,754	-3.432444%
2	Small Electric	15.6998%	\$ (187,325)	\$ 5,789,189	-3.235764%
3	Municipal Buildings	0.5647%	\$ (6,738)	\$ 292,752	-2.301610%
4	Large Electric	7.7446%	\$ (92,405)	\$ 1,986,610	-4.651415%
5	Large Electric High Load Factor	27.0563%	\$ (322,826)	\$ 7,270,095	-4.440461%
6	Master Metered Non Residential	0.0113%	\$ (135)	\$ 40,548	-0.332602%
7	High Voltage	2.0538%	\$ (24,505)	\$ 619,069	-3.958397%
8	Large Interruptible	0.6930%	\$ (8,269)	\$ 280,627	-2.946628%
9	Lighting	0.4366%	\$ (5,210)	\$ 344,084	-1.514036%
10	Total ENO	100.0000%	\$ (1,193,163)	\$ 32,522,728	

Notes:

- (1) Excluded Schedules: AFC, BRAR, DTK, EAC, EECR, EFRP, EVCI, FAC, GPO, IRAR-E, MES, MISO, PPS, R-3, R-8, RPCEA, SMS, SSCO, SSCO II, SSCR and SSCR II
- (2) The PPCR Revenue Requirement (PPCRRR) shall be allocated to the retail rate classes based on the Production Demand Allocation Factor (PDAF) determined in the 2018 Combined Rate Case, Council Docket No. UD-18-07.
- (3) Attachment B, Page 2, Line3. The class amount is the Class Allocation % in Col B times the PPCRRR.
- (4) The billing determinants shall be the estimated monthly ENO Base Rate Revenue for the applicable billing month.
- (5) Class Total Rider PPCR Revenue Requirement (Col C) divided by Class Billing Determinants (Col D).

PURCHASED POWER COST RECOVERY RIDER

Data Based on Operations Month of November 2025

Applied to Bill in the Month of January 2026

LINE			
NO	DESCRIPTION	REFERENCE	
SECTION 1			
PURCHASED POWER COST RECOVERY REVENUE REQUIREMENT			
1	Difference between Actual PPA and LTSA Costs for Operations Month and Schedule A Estimated PPA and LTSA Costs for Corresponding Month Recoverable in Rider Schedule PPCR	WP1, WP4b	(\$1,114,134.52)
2	Recoverable Cumulative (Over) / Under for Operations Month	Attachment B: P2 L11	(\$79,028.10)
3	Total Operations Month Rider Schedule PPCR Revenue Requirement	L1 + L2	(\$1,193,162.62)
SECTION 2			
CUMULATIVE (OVER) / UNDER COLLECTION			
4	Cumulative (Over) / Under Collection from Previous Month	Attachment B: P2 L10 of Previous Month Filing	(\$67,048.01)
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	(\$729,565.52)
6	PPCR Rider Revenue for Operations Month	WP2	(\$238,672.05)
7	Prior Period Adjustment	WP4a	
8	Other Council-approved Adjustments	WP4b	(\$387,442.82)
9	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	$((L4 + (L4 + L5 - L6 + L7 + L8)) / 2) * ((\text{Prime Rate}) / 12)$ (See Note)	(\$2,952.93)
10	Cumulative (Over) / Under for Operations Month	L4 + L5- L6 +L7 + L8 +L9	(\$948,337.22)
11	Recoverable Cumulative (Over) / Under for Operations Month	L10/12	(\$79,028.10)

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	7,995,923	1,386,654	3,137,917	1,431,394	1,378,431	101,575	47,353	406,346	43,238	3,327	7,326	-	15,939,484

Difference to include in PPCR

Difference for PPCR	408,923	(1,151,552)	230,537	166,757	(44,871)	(7,569)	2,169	(172,721)	(160,898)	457	(797)	-	(729,566)
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Entergy New Orleans, LLC
PPCR Rider Revenue for Operations Month

F&SR - ENOL PPCR Rider Revenue

Nov-25

CCS_AMT_9_MILE_RIDER

ENOL	
Commercial	\$3.70
Subtotal CCS_AMT_9_MILE_RIDER	\$3.70

PURCHASED POWER COST RECOVERY

ENOL	
Residential	(\$106,291.09)
Commercial	(\$91,186.65)
Industrial	(\$10,566.18)
Public Street & Hwy Lighting	(\$391.98)
Other Sales to Public Auth	(\$30,239.85)
Subtotal PURCHASED POWER COST RECOVERY	(\$238,675.75)

Total

ENOL	
Residential	(\$106,291.09)
Commercial	(\$91,182.95)
Industrial	(\$10,566.18)
Public Street & Hwy Lighting	(\$391.98)
Other Sales to Public Auth	(\$30,239.85)
Subtotal Total	(\$238,672.05)

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

FERC Docket No. EL18-152 -	
Period	\$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	<u>(4,588,964)</u>

(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.



December 30, 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 January 2026 billing cycle as follows:

ENO Fuel Adjustment Clause Rate for the Billing Month for:

1.	Non-Transmission Service Voltage Level Sales	\$0.009690 /kWh
2.	Transmission Service Voltage Level Sales	\$0.009657 /kWh

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

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

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

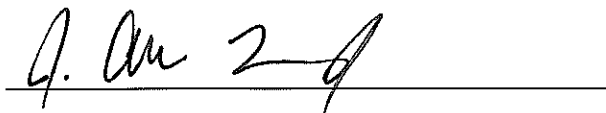


Scott M. Celino
Manager, Fuel & Special Riders
Entergy Services, Inc.

SWORN TO AND SUBSCRIBED

before me this 1st day of

December, 2025.



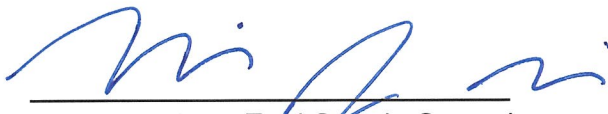
J. ANDREW LEWIS, JR.
Notary Public
State of Louisiana
Notary ID # 133686
My Commission is for life.

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.

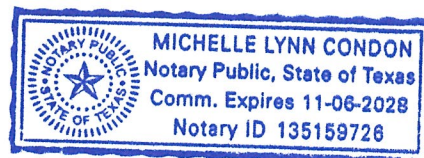


Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 9th day
of December, 2025



Notary Public or Official



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

LINE NO	DESCRIPTION	REFERENCE	
SECTION 1			
FUEL RATES			
1	Total Actual Fuel and Purchased Power Energy Costs for Operations Month - Per Books	WP3, L13	<u>\$4,256,781.77</u>
1a	Total Company kWh Input for Operations Month	WP4	<u>415,233,306</u> kWh
1b	Fuel Rate	L1/L1a	<u>\$0.010252</u> /kWh
2	Non-Transmission Service Level Voltage Loss Factor	Attachment A: P3, L5	<u>1.007774</u>
3	Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2	\$0.01033 /kWh
4	Transmission Service Level Voltage Loss Factor	Attachment A: P3, L6	<u>1.004522</u>
5	Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month	L1b* L4	<u>\$0.01030</u> /kWh
SECTION 2			
(OVER) / UNDER SURCHARGE RATE			
6	ENOL (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Attachment A: P2, L11	<u>(\$0.000641)</u> /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	<u>\$0.009690</u> /kWh
8	Transmission Service Voltage Level Sales	L5 + L6	<u>\$0.009657</u> /kWh

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

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
FUEL ADJUSTMENT REVENUE				
1	Non-Transmission Service Voltage Level Revenue for Operations Month	WP2	\$5,382,699.86	
2	Transmission Service Voltage Level Revenue for Operations Month	WP2	\$398,241.40	
3	Total Fuel Adjustment Revenue for Operations Month	L1+L2		<u>\$5,780,941.26</u>
SECTION 2				
CUMULATIVE (OVER) / UNDER COLLECTION				
4	ENO Cumulative (Over) / Under Collection from Previous Month	Attachment A: P2 L9 of Previous Month Filing	(\$2,036,895.05)	
5	ENO Fuel & Purchased Power Costs	WP3: L13	\$4,256,781.77	
6	Fuel Adjustment Revenue for Operations Month	L3	\$5,780,941.26	
7	Prior Period Adjustments			
8	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	$((L4 + (L4+L5 - L6+L7)) / 2) * ((\text{Prime Rate}) / 12)$ (See Note)	<u>(\$16,327.35)</u>	
9	ENO Cumulative (Over) / Under for Operations Month	L4 + L5 - L6 + L7 + L8		<u>(\$3,577,381.89)</u>
SECTION 3				
(OVER) / UNDER SURCHARGE RATE				
10	ENO Sales for 12 Months Ending With Operations Month	WP2, Ln 13	<u>5,578,924,508</u> kWh	
11	ENO (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L9/L10		<u>(\$0.000641) /kWh</u>

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
FUEL ADJUSTMENT CLAUSE RATE FORMULA
LOSS FACTORS / LOSS MULTIPLIERS
 Data Based on Operations Month of November 2025
 Applied to Bill in the Month of January 2026

LINE NO	DESCRIPTION	REFERENCE	
SECTION 1			
SALES AND INPUT			
1	Total Company Sales Subject to FAC for 12 Months Ending with Operations Month	WP2, Ln 13	<u>5,281,402,587</u> kWh
2	Total Company Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	<u>5,621,327,052</u> kWh
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	<u>298,867,315</u> kWh
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3	<u>5,322,459,737</u> kWh
SECTION 2			
LOSS FACTORS			
Loss Factors:			
5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1	<u>1.007774</u>
6	Transmission Service Level Voltage Loss Factor	WP5	<u>1.004522</u>

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

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	
	Transmission Service Level										
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	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
2	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
3	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
4	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
5	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
6	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
7	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
8	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
9	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
10	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
11	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
12	Nov-25	139,681,932	60,681,931	154,183,269	31,671,864	13,638,076	13,398,000	-	-	212,664	359,395,583
13	Total 12 Mths.	2,365,604,496	776,352,434	2,057,586,557	376,829,053	155,225,921	142,296,000	0	0	2,551,968	5,281,402,587
	12 Months Transmission Service Level Sales										
	Adjusted to Input Level:										
14	Transmission Service Excl. EIS Available & Off-Peak										297,521,921
15	Voltage Level Adj.										1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)										298,867,315
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										298,867,315

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

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
						Transmission Service Level					
					Industrial Incl. Transmission Service Level			EIS Firm	EIS Available & Off-Peak		Non-Transmission Level Revenues for FAC (a+b+c+d-e-f-g- h+i)
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial		HV	LIS			Interdept.	
1	Dec-24	1,954,372	773,971	1,961,622	362,801	152,831	148,120	-	-		4,751,815
2	Jan-25	2,162,617	583,937	1,643,136	216,289	114,921	64,001	-	-		4,427,056
3	Feb-25	1,499,257	480,349	1,161,564	194,888	79,099	76,956	-	-		3,180,002
4	Mar-25	1,691,421	652,104	1,623,132	356,943	125,033	166,379	-	-		4,032,189
5	Apr-25	5,005,767	2,164,816	5,224,043	1,070,529	417,611	428,348	-	-		12,619,195
6	May-25	3,575,444	1,352,397	3,701,732	640,080	262,383	229,623	-	-		8,777,646
7	Jun-25	4,060,936	1,305,672	3,613,380	628,902	247,255	216,454	-	-		9,145,182
8	Jul-25	5,571,614	1,490,252	4,186,909	725,317	273,960	242,017	-	-		11,458,115
9	Aug-25	4,906,373	1,294,924	3,755,910	668,005	264,620	233,683	-	-		10,126,909
10	Sep-25	3,888,551	1,130,270	3,168,196	552,113	225,461	196,446	-	-		8,317,224
11	Oct-25	3,212,937	1,083,059	2,865,678	519,644	214,915	179,395	-	-		7,287,008
12	Nov-25	2,089,417	905,860	2,316,216	469,449	200,889	197,353	-	-		5,382,700
13	Total 12 Mths.	39,618,705	13,217,609	35,221,519	6,404,959	2,578,977	2,378,774	0	0		89,505,043

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

			Per Book
1.	Fuel to Acct. 501	WP3.1	7,307,975.17
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	4,029,042.37
4a.	Purchased Energy to Acct. 555 - MISO	WP3.1	852,499.96
5.	Total Fuel & Purchased Energy Costs	Sum of Lns. 1 to 4a	12,189,517.50
6.	Sales to Non-Assoc. Cos. Acct. 447002	WP3.1	0.00
6a.	Sales to Non-Assoc. Cos. Acct. 447002 - MISO	WP3.1	7,472,498.26
7.	Total Sales for Resale	Sum of Lns. 6 and 6a	7,472,498.26
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	(460,237.47)
13.	Fuel & Purchased Power Energy to ENOL Net Area	L5 - L7 +L9 + L11 + L12	4,256,781.77

Entergy New Orleans, LLC
Fuel Costs
November 2025

Year	Accounting Period	GL Business Unit	Account	Resource	Line Desc	Physical Location	Journal Id	Product Desc	Monetary Amt
2025	11	N0000	447002	737	MISO Ancillary Rev		PPD0582687	Electric	-51,639.4
2025	11	N0000	447002	737	MISO Energy Sales		PPD0582687	Electric	-7,896,109.74
2025	11	N0000	447002	737	MISO Other Rev		PPD0582687	Electric	-70.34
2025	11	N0000	447002	737	Rev 202207 MISO Uplift		PPD0582687	Electric	112.97
2025	11	N0000	447002	737	Rev 202208 MISO Ancillaries		PPD0582687	Electric	0.69
2025	11	N0000	447002	737	Rev 202208 MISO Uplift		PPD0582687	Electric	-3.37
2025	11	N0000	447002	737	Rev 202507 MISO Ancillaries		PPD0582687	Electric	232.23
2025	11	N0000	447002	737	Rev 202507 MISO Sales		PPD0582687	Electric	-4,312.64
2025	11	N0000	447002	737	Rev 202507 MISO Uplift		PPD0582687	Electric	16,200.76
2025	11	N0000	447002	737	Rev 202510 MISO Sales		PPD0582687	Electric	460,474.21
2025	11	N0000	447002	737	Rev 202510 MISO Uplift		PPD0582687	Electric	2,616.37
Total Sales to Non-Assoc. Cos.									(7,472,498.26)

Total Fuel Oil									0.00

2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	-4,011.07
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0577333	Electric	-246,834.72
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLP0581123	Electric	13,091.55
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLP0581123	Electric	654,577.51
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLP0581122	Electric	4,007.15
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	-10,627.55
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	395,645.48
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0577377	Electric	-531,377.51
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	397.5
2025	11	N0000	501203	172	ARM ENERGY	NO1	FLC0582359	Electric	19,875
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLP0581122	Electric	246,593.63
2025	11	N0000	501203	172	ARM ENERGY	UP1	FLC0582363	Electric	6,429.25
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	294,529.5
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	-3,494.26
2025	11	N0000	501203	172	CASTLETON	UP1	FLP0581122	Electric	3,494.26
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0577333	Electric	-215,030.89
2025	11	N0000	501203	172	CASTLETON	UP1	FLP0581122	Electric	215,030.89
2025	11	N0000	501203	172	CASTLETON	UP1	FLC0582363	Electric	4,786.12
2025	11	N0000	501203	172	CIMA	UP1	FLP0581122	Electric	384,531.25
2025	11	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	-384,531.25
2025	11	N0000	501203	172	CIMA	UP1	FLP0581122	Electric	6,248.65
2025	11	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	532,813
2025	11	N0000	501203	172	CIMA	UP1	FLC0582363	Electric	8,658.21
2025	11	N0000	501203	172	CIMA	UP1	FLC0577333	Electric	-6,248.65
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	3,892.97
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLP0581122	Electric	1,180.13
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	-72,623
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLP0581122	Electric	72,623
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0582363	Electric	239,566
2025	11	N0000	501203	172	CONCORD ENERGY	UP1	FLC0577333	Electric	-1,180.13
2025	11	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	-379.58
2025	11	N0000	501203	172	CONOCO	UP1	FLC0577333	Electric	-23,359
2025	11	N0000	501203	172	CONOCO	UP1	FLP0581122	Electric	23,359
2025	11	N0000	501203	172	CONOCO	UP1	FLP0581122	Electric	379.58
2025	11	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	19,820
2025	11	N0000	501203	172	CONTINENTAL	UP1	FLC0582363	Electric	322.08
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLP0581122	Electric	39,352
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLP0581122	Electric	639.47
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	2,247.73
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0582363	Electric	138,321.25
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	-39,352
2025	11	N0000	501203	172	DTE ENERGY	UP1	FLC0577333	Electric	-639.47
2025	11	N0000	501203	172	EAI TAX	UP1	FLP0581122	Electric	850
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	885.01
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0582363	Electric	54,462.5

2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	-1,090.26
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLP0581122	Electric	67,092.76
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLC0577333	Electric	-67,092.76
2025	11	N0000	501203	172	ECO-ENERGY	UP1	FLP0581122	Electric	1,090.26
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLP0581122	Electric	2,342.71
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	-2,342.71
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	106,200
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0582363	Electric	1,725.75
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLC0577333	Electric	-144,166.25
2025	11	N0000	501203	172	ENTERPRISE	UP1	FLP0581122	Electric	144,166.25
2025	11	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	-1,406.04
2025	11	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	4,758.92
2025	11	N0000	501203	172	EXXON	UP1	FLC0577333	Electric	-86,525
2025	11	N0000	501203	172	EXXON	UP1	FLP0581122	Electric	86,525
2025	11	N0000	501203	172	EXXON	UP1	FLC0582363	Electric	292,856
2025	11	N0000	501203	172	EXXON	UP1	FLP0581122	Electric	1,406.04
2025	11	N0000	501203	172	GSPL	NO1	FLP0581123	Electric	153,450.05
2025	11	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	110.17
2025	11	N0000	501203	172	GSPL	NO1	FLC0577377	Electric	-154,437
2025	11	N0000	501203	172	GSPL	UP1	FLP0581122	Electric	476,280.69
2025	11	N0000	501203	172	GSPL	UP1	FLC0582363	Electric	476,828.88
2025	11	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	987
2025	11	N0000	501203	172	GSPL	NO1	FLC0582359	Electric	3,070.63
2025	11	N0000	501203	172	GSPL	UP1	FLC0577333	Electric	-476,280.61
2025	11	N0000	501203	172	GSPL	NO1	FLP0581123	Electric	312.8
2025	11	N0000	501203	172	J. ARON & CO	UP1	FLC0577333	Electric	54,637.5
2025	11	N0000	501203	172	J. ARON & CO	UP1	FLP0581122	Electric	-54,637.5
2025	11	N0000	501203	172	KES	UP1	FLC0577333	Electric	-597,848.25
2025	11	N0000	501203	172	KES	UP1	FLP0581122	Electric	597,848.25
2025	11	N0000	501203	172	KES	UP1	FLC0577333	Electric	-9,715.03
2025	11	N0000	501203	172	KES	UP1	FLP0581122	Electric	9,715.03
2025	11	N0000	501203	172	KES	UP1	FLC0582363	Electric	938,234.88
2025	11	N0000	501203	172	KES	UP1	FLC0582363	Electric	15,246.31
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	-32,937.5
2025	11	N0000	501203	172	NEXTERA	UP1	FLP0581122	Electric	21,390
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	-1,316,316.88
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	4,403.28
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	-21,390.16
2025	11	N0000	501203	172	NEXTERA	UP1	FLP0581122	Electric	1,316,307.38
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0582363	Electric	270,970.25
2025	11	N0000	501203	172	NEXTERA	UP1	FLC0577333	Electric	32,875
2025	11	N0000	501203	172	NEXTERA	UP1	FLP0581122	Electric	-32,937.5
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	45,561.77
2025	11	N0000	501203	172	REGENCY LP	UP1	FLP0581122	Electric	246,496.5
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	-4,005.58
2025	11	N0000	501203	172	REGENCY LP	UP1	FLP0581122	Electric	4,005.58
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	435,238.25
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0582363	Electric	7,072.62
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	-246,496.5
2025	11	N0000	501203	172	REGENCY LP	UP1	FLP0581122	Electric	45,561.77
2025	11	N0000	501203	172	REGENCY LP	UP1	FLC0577333	Electric	-44,181.04
2025	11	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	9,670
2025	11	N0000	501203	172	REPSOL	NO1	FLC0582359	Electric	483,500
2025	11	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	-32,937.5
2025	11	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	651,918.75
2025	11	N0000	501203	172	SPOTLIGHT	UP1	FLC0582363	Electric	10,593.68
2025	11	N0000	501203	172	STORAGE	NO1	FLP0581123	Electric	8,280.62
2025	11	N0000	501203	172	STORAGE - Injection	NO1	FLP0581123	Electric	-354,178.1
2025	11	N0000	501203	172	STORAGE - Injection	NO1	FLC0577377	Electric	355,557.6
2025	11	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0582359	Electric	333,735.63
2025	11	N0000	501203	172	STORAGE - Withdrawal	NO1	FLP0581123	Electric	59,852.78
2025	11	N0000	501203	172	STORAGE - Withdrawal	NO1	FLC0577377	Electric	-59,852.78
2025	11	N0000	501203	172	STORGAE	NO1	FLC0582359	Electric	6,674.71
2025	11	N0000	501203	172	STORGAE	NO1	FLC0577377	Electric	-8,308.21
2025	11	N0000	501203	172	SW ENERGY	UP1	FLP0581122	Electric	323.21
2025	11	N0000	501203	172	SW ENERGY	UP1	FLP0581122	Electric	19,890
2025	11	N0000	501203	172	SW ENERGY	UP1	FLC0577333	Electric	-19,890

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2025	11	N0000	555002	215	MISO Energy Purchases		PPD0582687	Electric	1,059,091.62
2025	11	N0000	555002	215	MISO Losses		PPD0582687	Electric	61,674.18
2025	11	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0582687	Electric	-448,973.72
2025	11	N0000	555002	215	MISO Other Exp - GG energy rec		PPD0582687	Electric	448,973.72
2025	11	N0000	555002	215	MISO Uplift Exp		PPD0582687	Electric	114,480.76
2025	11	N0000	555002	215	Rev 202207 MISO Ancillaries		PPD0582687	Electric	16.55
2025	11	N0000	555002	215	Rev 202207 MISO Congestion		PPD0582687	Electric	-808.36
2025	11	N0000	555002	215	Rev 202207 MISO Losses		PPD0582687	Electric	-2.68
2025	11	N0000	555002	215	Rev 202207 MISO Other Charges		PPD0582687	Electric	952.49
2025	11	N0000	555002	215	Rev 202208 MISO Losses		PPD0582687	Electric	0.46
2025	11	N0000	555002	215	Rev 202208 MISO Other Charges		PPD0582687	Electric	-0.01
2025	11	N0000	555002	215	Rev 202209 MISO Ancillaries		PPD0582687	Electric	0.01
2025	11	N0000	555002	215	Rev 202209 MISO Other Charges		PPD0582687	Electric	-0.01
2025	11	N0000	555002	215	Rev 202209 MISO Uplift		PPD0582687	Electric	1.81
2025	11	N0000	555002	215	Rev 202507 MISO Congestion		PPD0582687	Electric	2.26
2025	11	N0000	555002	215	Rev 202507 MISO Losses		PPD0582687	Electric	623.48
2025	11	N0000	555002	215	Rev 202507 MISO Other Charges		PPD0582687	Electric	-0.12
2025	11	N0000	555002	215	Rev 202507 MISO Purchases		PPD0582687	Electric	-6,017.01
2025	11	N0000	555002	215	Rev 202507 Purchases Iris RE A		PPD0582687	Electric	50.81
2025	11	N0000	555002	215	Rev 202507 Purchases Iris Sche		PPD0582687	Electric	-56.29
2025	11	N0000	555002	215	Rev 202510 MISO Ancillaries		PPD0582687	Electric	-397.37
2025	11	N0000	555002	215	Rev 202510 MISO Congestion		PPD0582687	Electric	-4,973.34
2025	11	N0000	555002	215	Rev 202510 MISO Congestion AAR		PPD0582687	Electric	-7.24
2025	11	N0000	555002	215	Rev 202510 MISO Losses		PPD0582687	Electric	6,316.54
2025	11	N0000	555002	215	Rev 202510 MISO Other Charges		PPD0582687	Electric	-448,969.06
2025	11	N0000	555002	215	Rev 202510 MISO Purchases		PPD0582687	Electric	204,198.76
2025	11	N0000	555002	215	STJAMES - ENERGY ADJUSTMENT		PPD0582687	Electric	22,418.37
2025	11	N0000	555002	215	STJAMES Delivered RE Energy		PPD0582687	Electric	119,641.72

Total Purchases from Non-Assoc. Cos.

852,499.96

Total Co-Generation and Net Metering Generation

0.00

2025	11	N0000	555010	235	Algiers PPA Energy		PPA0582740	Electric	875,120.74
2025	11	N0000	555010	235	Algiers PPA Energy		PPD0582665	Electric	976,453.48
2025	11	N0000	555010	235	Algiers PPA Energy		PPA0577306	Electric	-946,371.78
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0577306	Electric	-58,922.65
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPD0582665	Electric	61,227.57
2025	11	N0000	555010	235	Algiers PPA Energy (NP6)	NP6	PPA0582740	Electric	59,378.16
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0577685	Electric	-29,807.18
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPD0582652	Electric	58,996.55
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0577685	Electric	-143,859.62
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPA0582711	Electric	52,749.29
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN1	PPD0582652	Electric	29,524.25
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0577685	Electric	-95,516.62
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPD0582652	Electric	143,577.73
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPD0582652	Electric	46,843.11
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPD0582652	Electric	17,991.74
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0582711	Electric	54,366.91
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0577685	Electric	-355.83
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	IN1	PPA0582711	Electric	120,698.29
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB1	PPA0582711	Electric	58,995.68
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	AN2	PPA0582711	Electric	138,987.14
2025	11	N0000	555010	235	EAL MSS-4 ENERGY	WB2	PPA0577685	Electric	-18,992.06
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPD0582691	Electric	425,735.05
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0577299	Electric	-425,735.05
2025	11	N0000	555010	235	ELA - RB30 Energy	RBS	PPA0582736	Electric	340,213.76
2025	11	N0000	555010	235	ENOL - NM6 Energy	NP6	PPA0577303	Electric	-1,164,479.43
2025	11	N0000	555010	235	ENOL - NM6 Energy	NP6	PPD0582671	Electric	1,210,031.36

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		Algiers Total							1,060,533.64
2025	11	N0000	555010	239	ELA - RB30 Capacity	RBS	PPD0582691	Electric	3,267,685.64
2025	11	N0000	555010	239	ELA - RB30 Capacity	RBS	PPA0577299	Electric	-3,276,300.99
2025	11	N0000	555010	239	ELA - RB30 Capacity	RBS	PPA0582736	Electric	3,146,560.11
2025	11	N0000	555010	239	ELA - RB30 - State Tax Adj	RBS	PPD0582691	Electric	-1,019,273.6
2025	11	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0577303	Electric	-1,415,403.63
2025	11	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPD0582671	Electric	1,447,553.22
2025	11	N0000	555010	239	ENOL - NM6 Capacity	NP6	PPA0582733	Electric	1,399,244.24
2025	11	N0000	555010	239	ENOL - NM6-State Tax Adj	NP6	PPD0582671	Electric	78,229.75

[illegible]

ENOL Non-Fuel Costs

Total Resource Plan Costs-Capacity	802,760.29
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Grand Total	<u><u>8,177,871.78</u></u>
Total Costs	<u><u>17,283,540.58</u></u>

Entergy New Orleans, LLC
KwHs
November 2025

[illegible]

								159,073,145	Account 555010
2025	11	N0000	555006	181	POWER PURCHASED - KWH	PPB0582641	Electric	175,242,489	
2025	11	N0000	555006	181	POWER PURCHASED - KWH	PPB0582571	Electric	18,065,440	
								193,307,929	Account 555200
Grand Total								415,233,306	

ENTERGY NEW ORLEANS, LLC.

	VOLUME		GROSS COSTS	\$ / MMBtu
	MCF @ 14.73	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	1,459,644	1,503,444	\$5,811,284.61	\$3.8653
NOPS	218,622	225,181	\$ 857,910.47	\$3.8099
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	1,678,266	1,728,625	\$6,669,195.08	\$3.8581

NOTES: * Not Subject to State Tax Accrual and Resale Transportation

** Includes Taxes Accrued, Resale Transportation and Transportation.

ENOI ACTUAL GAS ACCOUNTING CLOSE FOR October 2025

PROD MO	PLANT	PIPELINE	GD TYPE	SUPPLIER NAME	Data										
					MCF 14.73	BURN MMBTU	FUEL MMBTU	PROV MMBTU	NET \$AMOUNT	\$TRANSPORT	Sum of RESALE TRSP	\$STORAGE TRSP	\$OTHER	\$COUNTY TAX ACCRUED	\$COUNTY TAX
(blank)	(blank)	(blank)	(blank)	(blank)											
9/2025	PUPP 1	TRANS-UNION	STIMB	TRANS-UNION	57,563	59,378	0	59,378	\$138,819.83	\$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
5/2025	RESALE	GSPL	STIMB	GSPL	20	21	0	21	\$100.30	\$0.29	0	\$0.00	\$0.00	\$0.00	0
				SYMMETRY	(20)	(21)	0	-21	(\$58.99)	(\$0.29)	0	\$0.00	\$0.00	\$0.00	0
10/2025	NOPS	GSPL	DDX	ARM ENERGY	106,796	110,000	0	110,000	\$389,637.50	\$0.00	0	\$0.00	\$0.00	\$0.00	0
			TRSP	GSPL	0	0	0	0	\$0.00	\$0.00	0	\$0.00	\$153,450.05	\$0.00	0
			WDX	ARM ENERGY	80,678	83,098	0	83,098	\$264,940.01	\$0.00	0	\$0.00	\$0.00	\$0.00	0
			INIJ	STORAGE	110,923	114,251	0	114,251	\$354,178.10	\$0.00	0	\$0.00	\$0.00	\$0.00	0
			INWD	STORAGE	21,692	22,343	0	22,343	\$59,852.78	\$312.80	0	\$0.00	\$0.00	\$0.00	0
	PUPP 1	GSPL	TRSP	GSPL	0	0	0	0	\$0.00	\$0.00	0	\$0.00	\$476,280.69	\$0.00	0
				NEXTERA	0	0	0	0	\$0.00	\$0.00	0	\$0.00	(\$32,937.50)	\$0.00	0
				TENASKA	0	0	0	0	\$0.00	\$0.00	0	\$0.00	(\$3,479.00)	\$0.00	0
				J. ARON & CO	0	0	0	0	\$0.00	\$0.00	0	\$0.00	\$54,637.50)	\$0.00	0
				TEXLA ENERGY	0	0	0	0	\$0.00	\$0.00	0	\$0.00	(\$2,797.75)	\$0.00	0
				WELLS FARGO	0	0	0	0	\$0.00	\$0.00	0	\$0.00	(\$15,500.00)	\$0.00	0
		TRANS-UNION	DDX	REGENCY LP	36,152	37,200	0	37,200	\$115,344.00	\$55.80	0	\$0.00	\$0.00	\$0.00	0
				DTE ENERGY	12,284	12,640	160	12,800	\$39,352.00	\$18.96	0	\$0.00	\$0.00	\$0.00	0
				NEXTERA	251,462	258,750	0	258,750	\$792,463.13	\$388.13	0	\$0.00	\$0.00	\$0.00	0
				TENASKA	17,567	18,076	124	18,200	\$57,031.00	\$27.11	0	\$0.00	\$0.00	\$0.00	0
				KES	125,025	128,648	902	129,550	\$379,954.50	\$192.96	0	\$0.00	\$0.00	\$0.00	0
				CASTLETON	52,628	54,153	597	54,750	\$157,525.00	\$81.24	0	\$0.00	\$0.00	\$0.00	0
				EXXON	26,544	27,313	187	27,500	\$86,525.00	\$40.97	0	\$0.00	\$0.00	\$0.00	0
				ARM ENERGY	59,897	61,633	777	62,410	\$180,532.31	\$92.45	0	\$0.00	\$0.00	\$0.00	0
				CIMA	95,908	98,688	312	99,000	\$294,681.25	\$148.04	0	\$0.00	\$0.00	\$0.00	0
				CONCORD ENERGY	13,899	14,302	98	14,400	\$41,123.00	\$21.45	0	\$0.00	\$0.00	\$0.00	0
				ENTERPRISE	28,426	29,250	200	29,450	\$83,660.00	\$43.87	0	\$0.00	\$0.00	\$0.00	0
				CONOCO	9,073	9,336	64	9,400	\$23,359.00	\$14.00	0	\$0.00	\$0.00	\$0.00	0
				ECO-ENERGY	13,296	13,681	174	13,855	\$41,136.88	\$20.52	0	\$0.00	\$0.00	\$0.00	0
			STIMB	TU IMBAL	39,374	40,515	0	40,515	\$103,961.49	\$0.00	0	\$0.00	\$0.00	\$0.00	0
			TRSP	TRANS-UNION	0	0	0	0	\$0.00	\$0.00	0	\$0.00	\$110,451.50	\$0.00	0
		WDX	REGENCY LP	42,275	43,500	0	43,500	\$131,152.50	\$65.25	0	\$0.00	\$0.00	\$0.00	\$0.00	0
				NEXTERA	146,504	150,750	0	150,750	\$413,628.75	\$226.13	0	\$0.00	\$0.00	\$0.00	0
				TENASKA	10,860	11,175	75	11,250	\$26,100.00	\$16.76	0	\$0.00	\$0.00	\$0.00	0
				KES	76,013	78,216	534	78,750	\$217,893.75	\$117.32	0	\$0.00	\$0.00	\$0.00	0
				CASTLETON	24,422	25,130	229	25,359	\$57,505.89	\$37.70	0	\$0.00	\$0.00	\$0.00	0
				ARM ENERGY	28,687	29,518	374	29,892	\$66,061.32	\$44.28	0	\$0.00	\$0.00	\$0.00	0
				CIMA	29,155	30,000	0	30,000	\$89,850.00	\$45.00	0	\$0.00	\$0.00	\$0.00	0
				ENTERPRISE	25,339	26,073	177	26,250	\$60,506.25	\$39.11	0	\$0.00	\$0.00	\$0.00	0
				ECO-ENERGY	11,374	11,704	148	11,852	\$25,955.88	\$17.56	0	\$0.00	\$0.00	\$0.00	0
				SW ENERGY	8,636	8,886	114	9,000	\$19,890.00	\$13.33	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	24,296	25,000	0	25,000	\$78,653.00	\$37.50	0	\$0.00	\$0.00	\$0.00	\$0.00	0
				TEXLA ENERGY	14,578	15,000	0	15,000	\$40,738.50	\$22.50	0	\$0.00	\$0.00	\$0.00	0
				WELLS FARGO	145,775	150,000	0	150,000	\$431,295.00	\$225.00	0	\$0.00	\$0.00	\$0.00	0
		IDX-R	NEXTERA	12,148	12,500	0	12,500	\$31,562.50	\$18.75	0	\$0.00	\$0.00	\$0.00	\$0.00	0
				CONCORD ENERGY	12,065	12,415	85	12,500	\$31,500.00	\$18.62	0	\$0.00	\$0.00	\$0.00	0
				REGENCY LP	0	0	0	0	\$0.00	\$0.00	0	\$0.00	\$45,561.77	\$0.00	0
Grand Total					1,713,751	1,763,744	5,331	1,769,075	\$5,187,591.60	\$2,403.11	0	\$0.00	\$676,392.26	\$850.00	0

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ENO LTSA Costs Realigned to base rates

Cost Month

Nov-25

Plant	total cost	ENO Share	ENO Cost
Union PB1	406,346	100.000%	406,346
NM6 (Includes Algiers %)	205,778	21.012%	43,238
Perryville	721,875	0.461%	3,327
Acadia	597,268	1.227%	7,326
			460,237

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

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
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
November 2025	252,557,973	401,135,414	(238,460,081)	415,233,306
Total 12 Mths.	2,246,576,054	5,245,057,607	(1,870,306,609)	5,621,327,052

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

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

ENTERGY NEW ORLEANS, LLC
GAS/OIL INVOICES

CURRENT MONTH INVOICES LAG

<u>SUPPLIER</u>	<u>AMOUNT</u>	<u>REASON</u>
TRANS UNION	(\$34,858.34)	Timing

PRIOR MONTH INVOICES RECEIVED

<u>SUPPLIER</u>	<u>AMOUNT</u>	<u>REASON</u>
TRANS UNION	\$128,582.28	Timing



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

Invoice#: 47161
Invoice Date: November 19, 2025
Payment Terms: Net Due on or Before November 25, 2025
Delivery Period: October 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
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Gulf South Pipeline Company LLC

Kiln (Tennessee Gas)

10/1/2025	10/1/2025	(15,000)	\$3.5500	\$53,250.00
10/2/2025	10/2/2025	(15,000)	\$3.5600	\$53,400.00
10/3/2025	10/3/2025	(15,000)	\$3.6300	\$54,450.00
10/4/2025	10/6/2025	(20,598)	\$3.4950	\$71,990.01
10/7/2025	10/7/2025	(7,500)	\$3.7900	\$28,425.00
10/8/2025	10/8/2025	(10,000)	\$3.8850	\$38,850.00
10/9/2025	10/9/2025	(10,000)	\$3.6900	\$36,900.00
10/10/2025	10/10/2025	(10,000)	\$3.5200	\$35,200.00
10/11/2025	10/14/2025	(40,000)	\$3.0800	\$123,200.00
10/15/2025	10/15/2025	(10,000)	\$3.2300	\$32,300.00
10/16/2025	10/16/2025	(10,000)	\$3.2450	\$32,450.00
10/17/2025	10/17/2025	(7,500)	\$3.2550	\$24,412.50
10/18/2025	10/20/2025	(22,500)	\$3.1000	\$69,750.00

Kiln (Tennessee Gas) Subtotal	(193,098)	\$654,577.51
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Gulf South Pipeline Company LLC Subtotal	(193,098)	\$654,577.51
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Tennessee Gas Pipeline Company, L.L.C.

REGENCY/TGP PANDA POWER BIENVILLE

10/17/2025	10/17/2025	(14,999)	\$2.4100	\$36,147.59
10/18/2025	10/20/2025	(29,892)	\$2.2100	\$66,061.32
10/21/2025	10/21/2025	(7,500)	\$2.8500	\$21,375.00
10/23/2025	10/23/2025	(12,411)	\$3.0650	\$38,039.72
10/24/2025	10/24/2025	(9,000)	\$3.0100	\$27,090.00
10/28/2025	10/28/2025	(13,500)	\$3.1300	\$42,255.00
10/29/2025	10/29/2025	(5,000)	\$3.1250	\$15,625.00

REGENCY/TGP PANDA POWER BIENVILLE Subtotal	(92,302)	\$246,593.63
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Tennessee Gas Pipeline Company, L.L.C. Subtotal	(92,302)	\$246,593.63
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Sales Subtotal	(285,400)	\$901,171.14
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CASTLETON COMMODITIES MERCHANT TRADING L.P.
P.O. Box 120014

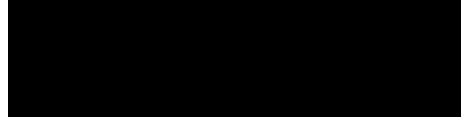
Stamford CT 06912 US

Invoice #: 379661
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.



Invoice:
Accounting Month: Oct 2025
Invoice_date: 18-Nov-2025
Payment Due Date: 25-Nov-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
11047550	GSPL	BENNINGTON	16-Oct-2025		17-Oct-2025	17-Oct-2025	5,000	MMBTU	2.4800	USD	12,400.00
11048507	GSPL	BENNINGTON	17-Oct-2025		18-Oct-2025	20-Oct-2025	15,000	MMBTU	2.3075	USD	34,612.50
11049036	GSPL	BENNINGTON	20-Oct-2025		21-Oct-2025	21-Oct-2025	10,000	MMBTU	2.8450	USD	28,450.00
		BENNINGTON					30,000				75,462.50
Sub Total:	GSPL						30,000				75,462.50
11047518	TGP	PANDA PWR	16-Oct-2025		17-Oct-2025	17-Oct-2025	6,250	MMBTU	2.4100	USD	15,062.50
11048060	TGP	PANDA PWR	17-Oct-2025		18-Oct-2025	18-Oct-2025	2,359	MMBTU	2.2100	USD	5,213.39
11048060	TGP	PANDA PWR	17-Oct-2025		19-Oct-2025	20-Oct-2025	8,000	MMBTU	2.2100	USD	17,680.00
11048997	TGP	PANDA PWR	20-Oct-2025		21-Oct-2025	21-Oct-2025	5,000	MMBTU	2.8500	USD	14,250.00
11050799	TGP	PANDA PWR	22-Oct-2025		23-Oct-2025	23-Oct-2025	2,500	MMBTU	3.0650	USD	7,662.50
11051406	TGP	PANDA PWR	23-Oct-2025		24-Oct-2025	24-Oct-2025	16,000	MMBTU	3.0250	USD	48,400.00
11083279	TGP	PANDA PWR	29-Oct-2025		30-Oct-2025	30-Oct-2025	5,000	MMBTU	3.0600	USD	15,300.00
11083785	TGP	PANDA PWR	30-Oct-2025		31-Oct-2025	31-Oct-2025	5,000	MMBTU	3.2000	USD	16,000.00
		PANDA PWR					50,109				139,568.39
Sub Total:	TGP						50,109				139,568.39
Sub Total:	CCI SALES						80,109				215,030.89
							Total Due To/(From) CCMT:			215,030.89	

**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: 1025-430542-1
Address:	10055 Grogan's Mill Road Suite 300 The Woodlands, Texas 77380	If paying via ACH or Wire: Credit To: CIMA ENERGY, LP Bank Name: Bank of America, N.A. 	Delivery Period: Oct 2025 Invoice Date: 11/07/2025 Due Date: 11/25/2025 CIMA Tax ID#: XXXXXX1884 Contract Number: 2705 P. O. Number:
Phone:	(281) 297-3637	If paying via Check: CIMA ENERGY, LP P O Box 7410721 Chicago, IL 60674-0721	Amount Due To/(From) CIMA: \$384,531.25 Currency: USD
Fax:	(281) 297-3937		Supplemental CIMA Invoice Reference Numbers: 968337
CIMA Contact Information			
Phone:	(713) 209-1112		
Fax:	(713) 759-1186		
Email:	gasinvoices@cima-energy.com	<i>Note: CIMA will NOT change bank details without prior written notification. Please contact CIMA for any bank related inquiries.</i>	

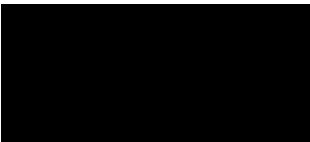
Description	Volume (MMBtu)	Amount (USD)
Sales	129,000	\$384,531.25
Total Amount Due To / (From) CIMA:	129,000	\$384,531.25

INVOICE - NATURAL GAS

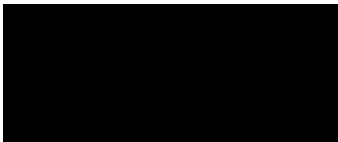
 CONCORD ENERGY LLC Attention: Marcus Divita accounting@concordenergy.com 1408 Wazee Street Denver, CO 80202 Phone: 303-468-1247 Fax: 303-468-1901			Bill To: Entergy New Orleans, LLC Attention: Energy Analysis and Reporting 10055 Grogan's Mill Road Suite 300 Woodlands TX 77380 Phone: 281-297-3554 Fax: 281-297-3735 Email: EntergyGasSettlements@entergy.com		
Production Month 10 / 2025		Invoice Number 31954	Due Date 11/25/2025		

ID	Location	Start Date	End Date	Nominated Quantity	Index	Premium	Calculated Price	Actual Volume	Amount
729508	GulfX Paris	10/16/2025	10/16/2025	12,500			\$2.520	12,500	\$31,500.00
GulfX Paris								12,500	\$31,500.00
729425	GulfX Sherma	10/17/2025	10/17/2025	5,600	GDA, NGPL Texok zone	\$0.040	\$2.470	5,600	\$13,832.00
730824	GulfX Sherma	10/24/2025	10/24/2025	6,600	GDA, NGPL Texok zone	\$0.040	\$3.070	6,600	\$20,262.00
732337	GulfX Sherma	10/31/2025	10/31/2025	2,200	GDA, NGPL Texok zone	\$0.040	\$3.195	2,200	\$7,029.00
GulfX Sherman								14,400	\$41,123.00
United States Dollars Amount Due:							26,900	\$72,623.00	

Remit by Wire or ACH to:
MUFG Bank Ltd.



International Wires:
Provide Swift Code instead of Routing Number





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

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

Invoice No: 247261
Invoice Date: 11/10/2025
Pmt Due Date: 11/25/2025
Pmt Method: Wire Transfer
Pmt Currency: USD
A/R No:
A/P No:
Terms: Later of 25th or 10 days from
invoice date

PHYSICAL GAS INVOICE

SALES

Delivery Date Start	Delivery Date End	Trade Number	Location	Charge Description	Quantity	UOM	Unit Price	Amount
Pipeline: Bennington								
10/17/2025	10/17/2025	4963686	BENN Bennington Hub	Primary Settlement	9,400	MMBtu	\$2.4850	\$23,359.00
			BENN Bennington Hub Subtotal:		9,400	MMBtu		\$23,359.00
			Bennington Subtotal:		9,400	MMBtu		\$23,359.00
				TOTAL CURRENT MONTH SALES				\$23,359.00
				TOTAL SALES				\$23,359.00
				STATEMENT TOTAL:				\$23,359.00

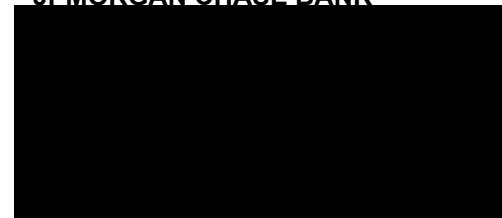


Invoice Number: 3239256
Invoice Date: 04-Nov-2025
Due Date: 25-Nov-2025
Billing Period: Oct-25

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



Purchase / Sale	Quantity	CCY	Settlement Amount
Purchases	0.00	US\$	\$0.000000
Sales	12,800.00	US\$	\$39,352.000000
	12,800.00	DTE Energy Trading, Inc. is due to RECEIVE the following net amount:	
			\$39,352.00

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
Entergy New Orleans Inc

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

Invoice Number: 117179
Invoice Date: 11/07/2025
Due Date: 11/25/2025
Delivery Period: October 2025
Reference:
Net Amount: 67,092.76

Sales
TENNESSEE GAS PL - PANDA/REGENCY

Trade	Start Date	End Date	Price Index	Price Diff	Avg Price	Volume	Amount (US \$)
1243853	10/18/2025	10/21/2025	Tenn Z1 GDD	0.0200	2.1900	11,852	25,955.88
1244056	10/21/2025	10/22/2025	Tenn Z1 GDD	0.0250	2.8350	7,500	21,262.50
1245057	10/28/2025	10/29/2025	Tenn Z1 GDD	0.0300	3.1350	1,500	4,702.50
1245311	10/29/2025	10/30/2025	Tenn Z1 GDD	0.0250	3.1250	4,855	15,171.88
Point Total						25,707	67,092.76
Pipeline Total						25,707	67,092.76
Sales Total						25,707	67,092.76
You owe Eco Energy...							67,092.76

**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:

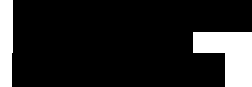
BUYER:

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.:



Customer#: 3110
Invoice#: 601889
Delivery Period: Oct-25
Invoice Date: 11/17/2025
Due Date: 11/25/2025
Currency: USD

Deal Num	Description	Buy / Sell	Trader	Pipeline	Meter ID	Location	Start/End Dates	Price (\$)	Volume	Amount (\$)
680142	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	17 17	2.4800	6,250 MM	15,500.00
680273	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	18 20	2.3050	26,250 MM	60,506.25
680357	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	21 21	2.8300	12,500 MM	35,375.00
680479	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	22 22	3.0500	5,700 MM	17,385.00
681394	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	30 30	3.0800	5,000 MM	15,400.00
						Gulf Crossing Sherman	Sub Total		55,700 MM	\$144,166.25
						ENTERPRISE TX	Total		55,700 MM	\$144,166.25

Entergy New Orleans, Inc. will remit the following amount:

144,166.25 USD



Invoice Number: 418727
Invoice Date: 10-Nov-2025
Due Date: 25-Nov-2025
Billing Period: Oct-2025

EXXONMOBIL OIL CORPORATION
22777 Springwoods Village Parkway
SPRING TX
77389

Email: gasmarketing-sm@exxonmobil.com

Bill To:

ENTERGY NEW ORLEANS, INC.

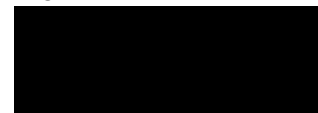
ATTENTION: BACK OFFICE
PARKWOOD II BLDG., SUITE 300
10055 GROGAN'S MILL RD
THE WOODLANDS TX
77380

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

Remit:

Tax ID: 13-5401570
EXXONMOBIL OIL CORPORATION

4CITIBANK



Reference: E157244

Purchase / Sale	Quantity (MMBTU)	Tax Amount (US\$)	Settlement Amount (US\$)	
Purchase	None	None	None	
Sale	27,500	None	\$86,525.00	
	27,500	ExxonMobil Oil Corporation is due to RECEIVE the following net amount:		\$86,525.00

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2129033	10/29/2025 - 10/29/2025	10,000	3.155000	\$31,550.00
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2129964	10/30/2025 - 10/30/2025	7,500	3.080000	\$23,100.00

Direct Billing Inquiries To:

TSP	Meter No.	Meter Name/Description	Product	Deal Type	Deal No.	Date	Volume (MMBTU)	Price	Amount
GSPL	24421	Bennington (From Midship) Rec/Del	NG	SALES	2130765	10/31/2025 - 10/31/2025	10,000	3.187500	\$31,875.00
TOTAL SALES for GSPL									\$86,525.00
TOTAL SALES							27,500		\$86,525.00

* Total amount does not include tax amount

Invoice Summary

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

Invoice Identifier: 12979 Service Requester/Name: 006947824 Entergy New Orleans, LLC Billable Party (Payer)/Name: 006947824 Entergy New Orleans, LLC

Invoice Date: 11/11/2025 Net Due Date: 11/24/2025 Supporting Document Indicator: OTHR Contact Name/Phone: Princess Burch (713) 479-8234

INVOICE TOTAL AMOUNT		SVC REQ K OR ACCT ID TOTAL AMOUNT		SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT		
\$630,143.84		\$630,143.84		\$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	\$153,762.85		\$0.00		\$153,762.85
56372	FTS	\$476,280.69		\$0.00		\$476,280.69
4966	IMB-NNS	\$0.00		\$100.30		\$100.30
Svc Req K or Acct ID Total Amount						\$630,143.84
Invoice Total Amount						\$630,143.84



TO: ENTERGY NEW ORLEANS, LLC
ADDRESS: 10055 GROGAN'S MILL ROAD
PARKWOOD II, SUITE 300
THE WOODLANDS, tx
77380
United States
Operations Department
ATTN:
FAX:
FROM: J. ARON & COMPANY LLC
INVOICE NUMBER: 109793098-0
DATE: 06 NOV 2025

INVOICE / SETTLEMENT STATEMENT FOR USD PAYMENT ON 25 NOV 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.0.0.0-22-1-1		Your Ref ID : N/A AMA FEE		Trade Date : 19 MAR 2025		(54,637.50)	
Total Sales							(54,637.50)

THEREFORE, WE PAY TO YOU USD 54,637.50.
Payment Date 25 NOV 2025

We will pay to the following standing instruction:

YOUR PAYMENT INSTRUCTION:

BANK: CAPITAL ONE, NA
[Redacted Bank Information]

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]



Sales Invoice

Invoice #: 1199615
Delivery Period: Oct-25
Invoice Date: 11-Nov-2025
Due Date: 25-Nov-2025

Invoice Summary

Description	Amount		Quantity (MMBTU)
Sales	\$597,848.25	USD	208,300
Entergy New Orleans, Inc will remit the following amount :		\$597,848.25	208,300



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

Invoice: **985327**
Counterparty: **Entergy New Orleans, Inc.**
Date: **Nov 11, 2025**
Period: **Oct 01, 2025 - Oct 31, 2025**
Amount: **\$1,283,369.88 USD**
Due Date: **Nov 25, 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	\$(33,095.00)	USD
	Sell	\$ 1,316,464.88	USD
GAS Subtotal		\$ 1,283,369.88	USD
TOTAL		\$ 1,283,369.88	USD

Details

Pipeline	Deal #	Trade Dt	Point	Term	Index	Volume	UoM	Price	Amount Due	Currency
Buy										
null										
						10/01/25 - 10/31/25	0	MMBTU	\$0.0000	\$(157.50) USD
						null	0			\$(157.50) USD
						Buy Subtotal	0			\$(157.50) USD

Sales Invoice



Remit To: Regency Intrastate Gas LP P O Box 204317 Dallas, TX 75320-4317 Bank: Wells Fargo Bank 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 Contact: Gas Accounting (Payments) Telephone: Email: EntergyGasSettlements@entergy.com	Contract Party: Entergy New Orleans Invoice Number: GS202510125633 Invoice Date: 11/17/2025 Delivery Period: October 2025 SAP Vendor: SAP Customer: 1000393752 Due Date: 11/25/2025 Payment Method: WIR Short Name: Entergy New Orleans
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<u>Pipeline</u>	<u>Prod Period</u>	<u>Description</u>	<u>Tier</u>	<u>Contract</u>	<u>Deal #</u>	<u>Meter</u>	<u>MMBTU</u>	<u>Rate</u>	<u>Amount Due</u>
RIGS	10/2025	PRODUCT		7015	419649	14888 TRANSUNION INTERSTATE PL	12,200	\$3.020	\$36,844.00
RIGS	10/2025	PRODUCT		7015	420100	14888 TRANSUNION INTERSTATE PL	10,000	\$3.185	\$31,850.00
RIGS	10/2025	PRODUCT		7015	420695	14888 TRANSUNION INTERSTATE PL	43,500	\$3.015	\$131,152.50
RIGS	10/2025	PRODUCT		7015	421289	14888 TRANSUNION INTERSTATE PL	5,000	\$3.150	\$15,750.00
RIGS	10/2025	PRODUCT		7015	421502	14888 TRANSUNION INTERSTATE PL	10,000	\$3.090	\$30,900.00
Total RIGS							80,700		\$246,496.50

TOTALS	80,700 MMBtu	\$246,496.50
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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

October 2025 Statement Of Account

FINAL

Invoice Date: 11/14/2025

Invoice Identifier: G102025252779

Invoice Identifier	Accounting Period	Invoice Date	Original Invoice Amount	Amount Due
G102025252779	10/2025	11/14/2025	\$45,561.77	\$45,561.77
Total Amount:			\$45,561.77	\$45,561.77

The receivable amounts stated above include transportation and storage charges as of 11/14/2025.
These balances do not include any prepayments received, outstanding take or pay balances, or other receivables not related to transportation or storage.



Southwest Energy, L.P.
1400 Post Oak Blvd
Suite 1050
Houston, TX 77056
Phone : 713 235-7514 Fax : 713 235-7529

INVOICE
Net NAESB

Entergy New Orleans, Inc.

Invoices and Payments

10055 Grogan's Mill Rd.,

Suite 300

The Woodlands, TX 77380

Phone: 281 297-3563 Fax: 281 297-3735

Contract Number :	E00227
Statement Number :	2510-00082-01
Production Month :	10/25
Statement Date :	11/07/2025
Due Date :	11/25/2025

Fin Mth	Prod Mth	Pipeline	Point Number	Adjustment Description	Confirm ID	Ticket No.	Day Range	Daily Volume	Total Volume	Price	Amount
10/25											
Sales to Entergy New Orleans, Inc.											
Pipeline: Tenn											
420917 : Panda											
10/25	10/25	Tenn	420917 : Panda		660161	18291-52	18-20	3	3,000	9,000	2.210000 19,890.00
Total For: 420917 : Panda									9,000	19,890.00	
Total For Pipeline: Tenn									9,000	19,890.00	
Total - Sales to Entergy New Orleans, Inc.									9,000	19,890.00	
Net Receivable for 10/25										19,890.00	
Net Receivable Due from Entergy New Orleans, Inc.										\$19,890.00	

Please note that effective immediately Southwest Energy has relocated its Houston office.

Please make note of the new address as follows: 1400 Post Oak Blvd Suite 1050 Houston, TX 77056. All phone numbers and email addresses remain unchanged.

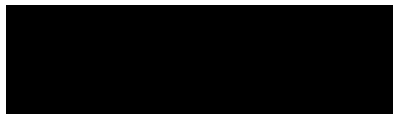
Funds due on or before Due Date

Remit To Check Information

Southwest Energy, L.P.
Michelle Delarca
1400 Post Oak Blvd, Suite 1050
Houston, TX 77056

Wire Transfer Information

Bank Name : Bank of Oklahoma



ACH Information

Bank Name :

Bank Number :

Acct Number :

Bank City/State :

Further Instructions :

TENASKA[®] MARKETING VENTURES

To: ENTERGY NEW ORLEANS, LLC 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	From: TENASKA MARKETING VENTURES 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	Invoice #: 202510-0325 Delivery Period: OCT 2025 Invoice Date: 11/11/2025 Due Date: 11/25/2025 Total Due: \$79,652.00 \$US
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Description	Quantity (MMBTU)	Amount (\$US)
Sale	29,450	\$83,131.00
Transport		(\$3,479.00)
Current Month Subtotal:	29,450	\$79,652.00
Total Due TENASKA MARKETING VENTURES	29,450	\$79,652.00

TENASKA MARKETING VENTURES Payment Instructions:

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

ACCOUNT NAME - TENASKA MARKETING VENTURES



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: lbute1@entergy.com

Contract Number:	NAESB
Invoice Number:	66586 66586A
Invoice Version:	0
Production Month:	10/25
Invoice Date:	11/12/2025
Due Date:	11/25/2025

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								
10/2025	26016 : BBT Trans-Union Claiborne Parish	552692	18-20	3	2,500/D	7,500	2.3635	17,726.25
10/2025	26016 : BBT Trans-Union Claiborne Parish	552692	21	1	2,500/D	2,500	2.8720	7,180.00
10/2025	26016 : BBT Trans-Union Claiborne Parish	552692	22	1	2,500/D	2,500	3.0633	7,658.25
10/2025	26016 : BBT Trans-Union Claiborne Parish	552692	23	1	2,500/D	2,500	3.2696	8,174.00
Total For Gas: 26016 : BBT Trans-Union Claiborne Parish						15,000		40,738.50
Charges & Fees for Meter: 26016 : BBT Trans-Union Claiborne Parish								
10/2025	AMA Transportation Fee	552692	1-31	31	(77,500)/D	(77,500)	0.0361	(2,797.75)
Total For Charges & Fees: 26016 : BBT Trans-Union Claiborne Parish								(2,797.75)
Total For Meter: 26016 : BBT Trans-Union Claiborne Parish						15,000		37,940.75
Total for Pipeline: Gulf South Pipeline						15,000		37,940.75
Total - Entergy New Orleans, LLC						15,000		37,940.75
Grand Total - Net Receivable Due From Entergy New Orleans, LLC						15,000		37,940.75

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

ACH Information

Bank Name: JPMorgan Chase Bank, NA



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

October 2025 Invoice Summary

FINAL

Invoice Date: 11/14/2025

Invoice Identifier: TUI10202523295

Service Requestor Contract Number	TOS	Prior Period Receipts in DTH	Prior Period Deliveries in DTH	Net Prior Period Activity in DTH	Prior Period Charges	Current Month Rec in DTH	Current Month Del in DTH	Current Month Activity in DTH	Current Month Charges	Invoice Amount
FTS-TUI-0003	FTS	0	0	0	\$0.00	1,393,536	1,435,880	(42,344)	\$112,541.81	\$112,541.81
IMB-TUI-0003	IMB	0	0	0	\$138,819.83	0	0	0	\$0.00	\$138,819.83
Total		0	0	0	\$138,819.83	1,393,536	1,435,880	(42,344)	\$112,541.81	\$251,361.64

Net Due Date 11/24/2025

\$251,361.64

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 .



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@LIGHTHOUSESEV.COM.

WELLS FARGO COMMODITIES, LLC.



Pay Ref. No. 106260637 / 223220075
DATED: November 14, 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 11/25/2025

USD \$415,795.00

PURCHASES

Ref #	Pipeline	Location	Period Start	Period End	Period Volume	UOM	Price	Amount
13904567	FEE						\$	\$(15,500.00)

Total: USD \$(15,500.00)

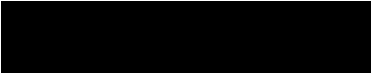
SALES

Ref #	Pipeline	Location	Period Start	Period End	Period Volume	UOM	Price	Amount
13904567	Gulf South Pipeline	BBT Trans-Union Claiborne Parish	10/01/2025	10/31/2025	150,000	MMBTU	\$2.8753	\$431,295.00

Total: USD \$431,295.00

Payment Instructions:

Wells Fargo Bank, NA.



Thank you for transacting with Wells Fargo.

ACTUALSBilled in
Service Period**Nov-25**
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	1,447,553.22	1
Energy	KWH	B3	43,584,100	\$	B2	1,210,031.36	
			2				
One Time Bill Credit - State Tax Adj				\$		78,229.75	
Total				\$		2,735,814.33	

ESTIMATES

Billed in	Nov-25
Service Period	Nov-25

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

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

Capacity	KW		121,600	\$	B1	1,399,244.24	1
Energy	KWH	B3	37,165,776	\$	B2	1,173,481.60	
			2				
Total				\$		2,572,725.84	

Actual

Billed In Month of: **Nov-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	\$	1,577,184.75	
Energy	KWH:	27,986,710.00	\$	296,933.38	
Decommissioning			\$	-	1 \$ 1,577,184.75 Capacity

Subtotal \$ 1,874,118.13

GG1 Ret Sh (nuclear) portion:

Capacity	21,060	\$	-	
Energy	0.00	\$	-	
				\$ 296,933.38 Energy

Subtotal \$ -

One Time Bill Credit - State Tax Adj \$ (583,894.13)

Total		\$	1,290,224.00	2 27,986,710.00 KWH
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EstimateBilled In Month of: **Nov-25**
Service Period: **Nov-25**Entergy New Orleans, LLC
In Account with Entergy Arkansas, LLC**MSS-4 Sale of Capacity and Energy
by Entergy Arkansas, LLC to Entergy New Orleans, LLC**To bill the Energy and Capacity associated with the Resource Plan Sales
for Service month of **Nov-25*****Excluding GG1 Ret Sh (nuclear) portion:***

Capacity	KW:	92,892	\$	1,395,910.67	
Energy	KWH:	34,533,892.00	\$	425,797.31	
Decommissioning			\$	-	1 \$ 1,395,910.67 Capacity

Subtotal	\$	1,821,707.98
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GG1 Ret Sh (nuclear) portion:

Capacity	21,060	\$	-	
Energy	0.00	\$	-	
				\$ 425,797.31 Energy

Subtotal	\$	-
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Total	\$	1,821,707.98	2 34,533,892.00 KWH
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ACTUALSBilled in
Service Period**Nov-25**
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			\$	1,332,014.73	1
Capacity (WF3 Decomm)			\$	20,732.07	
Energy	KWH	40,798,324	\$	976,453.48	
Ninemile 6 Capacity			\$	73,246.19	
Ninemile 6 Energy	KWH	2,205,355	\$	61,227.57	
One Time Bill Credit - State Tax Adj			\$	(317,896.98)	
Total			\$	2,145,777.06	
					B1 + B3 + T1

ESTIMATESBilled in
Service Period**Nov-25**
Nov-25**Entergy Louisiana, LLC Sale of Algiers Slice of System to Entergy New Orleans, LLC**

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

Capacity			\$	1,279,887.19	1
Capacity (WF3 Decomm)			\$	20,732.07	
Energy	KWH	34,047,727	\$	875,120.74	
Ninemile 6 Capacity			\$	70,801.76	
Ninemile 6 Energy	KWH	1,880,588	\$	59,378.16	
Total			\$	2,305,919.92	
					B1 + B3 + T1

ACTUALS

Billed In Month of: Nov-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	3,267,685.64	1
Energy	KWH:	66,978,826	2	\$	B1	425,735.05
		B4				
One Time Bill Credit - State Tax Adj					(\$1,019,273.60)	
Total			\$	B3	2,674,147.09	

ESTIMATES

Billed In Month of: Nov-25

Service Period: Nov-25

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

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

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

Capacity	KW:	97,200		\$	B2	3,146,560.11	1
Energy	KWH:	51,439,098	2	\$	B1	340,213.76	
		B4					
Total				\$	B3	3,486,773.87	

INVOICE

SYSTEM ENERGY RESOURCES, INC

TO: ENTERGY NEW ORLEANS, LLC

To bill Entergy New Orleans, LLC for service for:

November-25

Cost of Service Operations	\$ 41,152,460.40
Sales Agreement Billing	19.43%
DEMAND CHARGE	<u>\$ 7,995,923.06</u>
Grand Gulf Fuel Cost	\$ 5,500,331.78
Sales Agreement Billing	19.43%
FUEL CHARGE	<u>\$ 1,068,714.46</u>
TOTAL	<u>\$ 9,064,637.52</u>

Company	Net Gen	To Area	UPP	Inadvertent	Firm Sales	Sales	Unacct
ACADIA 2	3,068,832		0	0	0		0
ARK.NU 1	8,827,472		0	0	0		0
ARK.NU 1/Aux	(72)		0	0	0		0
ARK.NU 2	19,991,430		0	0	0		0
G.GULF 1N	174,980,589		0	0	0		0
L.GPSY 2	1,338		0	0	0		0
L.GPSY 2/Aux	(5,272)		0	0	0		0
L.GPSY 3/Aux	(30,669)		0	0	0		0
NINEMI 4	2,311,662		0	0	0		0
NINEMI 4/Aux	(17,683)		0	0	0		0
NINEMI 5	3,909,163		0	0	0		0
NINEMI 5/Aux	(7,610)		0	0	0		0
NINEMI 6	39,046,364		0	0	0		0
NINEMI 6/Aux	(14,063)		0	0	0		0
NO POWER STATION	15,735,829		0	0	0		0
NO POWER STATION/Aux	(230,381)		0	0	0		0
PERVIL 1	1,882,316		0	0	0		0
PERVIL 2	20,613		0	0	0		0
PERVIL 2/Aux	(16,180)		0	0	0		0
RVRBND 1	53,332,058		0	0	0		0
RVRBND 1/Aux	(25,855)		0	0	0		0
STERLN 7/Aux	(2,427)		0	0	0		0
UNION 1	235,827,262		0	0	0		0
UNION 1/Aux	(34,481)		0	0	0		0
WATERF 2	372,600		0	0	0		0
WATERF 2/Aux	(17,749)		0	0	0		0
WATERF 3	15,083,724		0	0	0		2
WATERF 4/Aux	(360)		0	0	0		0
INDEPN 1	4,432,686		0	0	0		0
WH.BLF 1/Aux	(55,522)		0	0	0		0
WH.BLF 2	1,915,026		0	0	0		2
WH.BLF 2/Aux	(32,532)		0	0	0		0
Un-accounted In	18		0	0	0		0
CANTELLI ALMONASTER SOLAR/QF - CANTELLI	34,582		0	0	0		0
ENMP MISO DA PURCH	9,136,428		0	0	0		0
ENMP MISO RT PURCH	22,451,967		0	0	0		0
ENO Paterson Solar/QF - ENO Paterson Solar	87,385		0	0	0		0
IRIS - 50 MW CAP CHG	1,798,455		0	0	0		0
IRIS Delivered	5,395,044		0	0	0		0
MICHOUD GLOBAL SOLAR/QF - MICHOUD GLOBAL SOLAR	40,591		0	0	0		0
MURRAY HYDRO	409,430		0	0	0		0
NOS SOLAR/QF - NOS SOLAR	843,843		0	0	0		0
OCCIDENTAL POWER SERVICES/BASE CAPACITY	4,106,880		0	0	0		0
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL	344,448		0	0	0		0
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION	11,040		0	0	0		0
QF DWYER SOLAR/QF - DWYER SOLAR	3,325		0	0	0		0
QF TCI FRANCE SOLAR/QF - TCI FRANCE SOLAR	95,128		0	0	0		0
RTA CARROLLTON SOLAR/QF - RTA CARROLLTON SOLAR	13,950		0	0	0		0
STJAMES - 50 MW CAP CHG	851,536		0	0	0		0
STJAMES Delivered	2,554,264		0	0	0		0
TCI ALVAR ST SOLAR/QF - TCI ALVAR ST SOLAR	36,288		0	0	0		0
UNO SOLAR/QF - UNO SOLAR	70,171		0	0	0		0
Totals	628,532,881	371,833,580	0	0	0	256,699,297	4

Generating Unit	NO
ACADIA 2 - UPP from LA	3,068,832
ARK.NU 1 - UPP from AR	8,827,472
ARK.NU 2 - UPP from AR	19,991,430
INDEPN 1 - UPP from AR	4,432,686
L.GPSY 2 - UPP from LA	1,338
MURRAY HYDRO - UPP from LA	409,430
NINEMI 4 - UPP from LA	2,311,662
NINEMI 5 - UPP from LA	3,909,163
NINEMI 6 - UPP from LA	39,046,364
OCCIDENTAL POWER	4,106,880
OCCIDENTAL POWER	344,448
OCCIDENTAL POWER	11,040
PERVIL 1 - UPP from LA	1,882,316
PERVIL 2 - UPP from LA	20,613
RVRBND 1 - UPP from LA	53,332,057
WATERF 2 - UPP from LA	372,600
WATERF 3 - UPP from LA	15,083,724
WH.BLF 2 - UPP from AR	1,915,026
Totals	159,067,081

Company / Type	KWH	Mills per KWH	Charge
ENMP MISO DA SALE	246,580,800	30.659406	7,560,020.93
ENMP MISO RT SALE	10,118,497	33.215290	336,088.81
Totals	256,699,297	30.760153	7,896,109.74

Source	NO
Owned Capability	
ACADIA	6.441
INDEPENDENCE	7.133
LITTLE GYPSY	16.560
ENO PATERSON SOLAR	1.000
WHITE BLUFF	19.848
NO SOLAR STATION	20.000
NO POWER STATION	129.700
PERRYVILLE	3.350
WATERFORD	28.056
UNION	514.000
ANO	50.491
NINEMILE PT.	145.719
Subtotal Owned Capability	942.298
Purchased Capacity	
GRAND GULF #1(RET/RP)	30.621
RIVERBEND 30	101.242
GRAND GULF #1	213.405
ST JAMES	20.000
MURRAY HYDRO	2.096
OCCIDENTAL-OXYTAFT	9.200
IRIS	50.000
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	3,068,832	0.00	0.00
ARK.NU 1 - UPP from AR Desig. Energy	0	8,827,472	0.00	0.00
ARK.NU 2 - UPP from AR Desig. Energy	0	19,991,430	0.00	0.00
INDEPN 1 - UPP from AR Desig. Energy	0	4,432,686	0.00	0.00
L.GPSY 2 - UPP from LA Desig. Energy	0	1,338	0.00	0.00
MURRAY HYDRO - UPP from LA Desig. Energy	0	409,430	0.00	0.00
NINEMI 4 - UPP from LA Desig. Energy	0	2,311,662	0.00	0.00
NINEMI 5 - UPP from LA Desig. Energy	0	3,909,163	0.00	0.00
NINEMI 6 - UPP from LA Desig. Energy	0	39,046,364	0.00	0.00
OCCIDENTAL POWER SERVICES/BASE CAPACITY - UPP from Desig.	0	4,106,880	0.00	0.00
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL OPTION - Desig.	0	344,448	0.00	0.00
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION - Desig.	0	11,040	0.00	0.00
PERVIL 1 - UPP from LA Desig. Energy	0	1,882,316	0.00	0.00
PERVIL 2 - UPP from LA Desig. Energy	0	20,613	0.00	0.00
RVRBND 1 - UPP from LA Desig. Energy	0	53,332,057	0.00	0.00
WATERF 2 - UPP from LA Desig. Energy	0	372,600	0.00	0.00
WATERF 3 - UPP from LA Desig. Energy	0	15,083,724	0.00	0.00
WH.BLF 2 - UPP from AR Desig. Energy	0	1,915,026	0.00	0.00
Rev - UPP Purchases - KWH	0	(15,186,959)	0.00	0.00
Subtotal Purchases and Sales - Associated Companies	0	143,880,122	0.00	0.00

	Sales(KWH)	Purchases(KWH)	Revenue(\$)	Expense(\$)
Non-Associated Companies - Purchases				
IRIS - 50 MW CAP CHG	0	1,798,455	0.00	86,057.82
IRIS Delivered RE Energy	0	5,395,044	0.00	258,158.21
STJAMES - 50 MW CAP CHG	0	851,536	0.00	39,885.96
STJAMES Delivered RE Energy	0	2,554,264	0.00	119,641.72
ENMP - PRA SUMMER 25 LOLE ADJUSTMENT (Aug)	0	0	0.00	1,085,840.25
IRIS - 50 MW - CAP CHG ADJUSTMENT	0	0	0.00	15,518.72
IRIS - 50 MW - CAP CHG ADJUSTMENT KWH	0	310,958	0.00	0.00
IRIS - ENERGY ADJUSTMENT	0	0	0.00	46,571.40
IRIS - ENERGY ADJUSTMENT KWH	0	933,196	0.00	0.00
Rev - JAP Eng Expenses ENOI	0	0	0.00	(2,171,680.49)
Rev 202507 Purchases Iris CAP CHG	0	0	0.00	(1.83)
Rev 202507 Purchases Iris CAP CHG KWH	0	(98)	0.00	0.00
Rev 202507 Purchases Iris RE ADJ CHG	0	0	0.00	50.81
Rev 202507 Purchases Iris RE ENG ADJ KWH	0	919	0.00	0.00
Rev 202507 Purchases Iris Scheduled ENG CHG	0	0	0.00	(56.29)
Rev 202507 Purchases Iris Scheduled ENG CHG KWH	0	(1,212)	0.00	0.00
STJAMES - 20 MW - CAP CHG ADJUSTMENT	0	0	0.00	7,467.41
STJAMES - 20 MW - CAP CHG ADJUSTMENT KWH	0	153,594	0.00	0.00
STJAMES - ENERGY ADJUSTMENT	0	0	0.00	22,418.37
STJAMES - ENERGY ADJUSTMENT KWH	0	461,127	0.00	0.00
Subtotal Non-Associated Companies - Purchases	0	12,457,783	0.00	(490,127.94)

	Sales(KWH)	Purchases(KWH)	Revenue(\$)	Expense(\$)
Non-Associated Companies - MISO				
ENMP MISO DA Purchases	0	9,136,428	0.00	404,486.80
ENMP MISO DA Sales	246,580,800	0	7,560,020.93	0.00
ENMP MISO RT Purchases	0	22,451,967	0.00	654,604.82
ENMP MISO RT Sales	10,118,497	0	336,088.81	0.00
MISO Admin	0	0	0.00	84,700.29
MISO Admin Sched 24	0	0	0.00	11,247.42
MISO Ancillaries	0	0	51,639.40	0.00
MISO Congestion	0	0	585,636.22	0.00
MISO Congestion_ARR	0	0	0.00	5,168.24
MISO Losses	0	0	0.00	61,674.18
MISO Other Charges	0	0	70.34	0.00
MISO Resource Adequacy Auction Revenue	0	0	467,878.20	0.00
MISO Uplift	0	0	0.00	114,480.76
Rev 202207 MISO Ancillaries	0	0	0.00	16.55
Rev 202207 MISO Congestion	0	0	808.36	0.00
Rev 202207 MISO Losses	0	0	2.68	0.00
Rev 202207 MISO Other Charges	0	0	0.00	952.49
Rev 202207 MISO Uplift	0	0	(112.97)	0.00
Rev 202208 MISO Ancillaries	0	0	(0.69)	0.00
Rev 202208 MISO Losses	0	0	0.00	0.46

	Sales(KWH)	Purchases(KWH)	Revenue(\$)	Expense(\$)
Rev 202208 MISO Other Charges	0	0	0.00	(0.01)
Rev 202208 MISO Uplift	0	0	3.37	0.00
Rev 202209 MISO Ancillaries	0	0	0.00	0.01
Rev 202209 MISO Other Charges	0	0	0.00	(0.01)
Rev 202209 MISO Uplift	0	0	0.00	1.81
Rev 202507 MISO Admin Sched 24	0	0	0.00	2,231.32
Rev 202507 MISO Ancillaries	0	0	(232.23)	0.00
Rev 202507 MISO Congestion	0	0	0.00	2.26
Rev 202507 MISO Losses	0	0	0.00	623.48
Rev 202507 MISO Other Admin	0	0	0.00	1.98
Rev 202507 MISO Other Charges	0	0	0.00	(0.12)
Rev 202507 MISO Purchases	0	0	0.00	(6,017.01)
Rev 202507 MISO Purchases KWH	0	(208,002)	0.00	0.00
Rev 202507 MISO Rsrce Adqcy Auc	0	0	0.00	1,091,553.06
Rev 202507 MISO Sales	0	0	4,312.64	0.00
Rev 202507 MISO Sales KWH	160,718	0	0.00	0.00
Rev 202507 MISO Uplift	0	0	(16,200.76)	0.00
Rev 202510 MISO Admin Sched 24	0	0	392.01	0.00
Rev 202510 MISO Ancillaries	0	0	0.00	(397.37)
Rev 202510 MISO Congestion	0	0	4,973.34	0.00
Rev 202510 MISO Congestion AAR	0	0	0.00	(7.24)
Rev 202510 MISO Losses	0	0	(6,316.54)	0.00
Rev 202510 MISO Other Admin	0	0	0.00	(2,200.79)
Rev 202510 MISO Other Charges	0	0	0.00	(448,969.06)
Rev 202510 MISO Purchases	0	0	0.00	204,198.76
Rev 202510 MISO Purchases KWH	0	4,916,164	0.00	0.00
Rev 202510 MISO Sales	0	0	(460,474.21)	0.00
Rev 202510 MISO Sales KWH	(18,399,934)	0	0.00	0.00
Rev 202510 MISO Uplift	0	0	(2,616.37)	0.00
Subtotal Non-Associated Companies - MISO	238,460,081	36,296,557	8,525,872.53	2,178,353.08
Non-MISO Subtotals	0	156,337,905	0.00	(490,127.94)
MISO Subtotals	238,460,081	36,296,557	8,525,872.53	2,178,353.08
Totals	238,460,081	192,634,462	8,525,872.53	1,688,225.14
NO Payable to Entergy New Orleans, Inc. from Non-MISO				490,127.94
NO Payable to Entergy New Orleans, Inc. from MISO				6,347,519.45
NO Payable to Entergy New Orleans, Inc.				6,837,647.39



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

January 2, 2026

Via Electronic Transmittal

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

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

Dear Clerk:

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

- | | |
|------------------------------------|--------------|
| 1. Customers on Rate Schedule LM-9 | \$5.3616/MCF |
| 2. All other customers | \$7.1340/MCF |

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

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "C-R. Tournillon".

Carrie R. Tournillon

CRT/
Enclosures



Delta UtilitiesSM

PURCHASED GAS ADJUSTMENT

DELTA NEW ORLEANS GAS COMPANY, LLC

201 Saint Charles Avenue, Suite 3000

New Orleans, LA, 70170

(833) 335-8299

FILED WITH:

COUNCIL OF THE CITY OF NEW ORLEANS

COMPANY CONTACT:

STACEY BORGSTADT

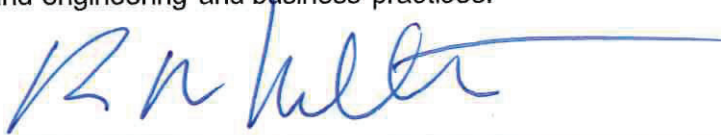
Director, Rates and Regulatory

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

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



Vice President, Gas Supply
Delta Utilities

SWORN TO AND SUBSCRIBED

Before me this 29th day of December 2025



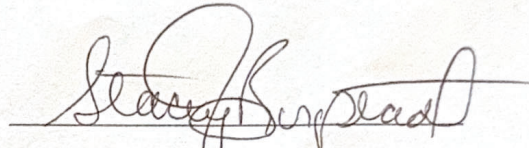
Notary Public or Official

GENA TALLUTO CURSAIN
Notary Public
La. Bar Roll No. 23326
Notary ID No. 56036
Commission expires at death.

AFFIDAVIT

STATE OF LOUISIANA
PARISH OF ORLEANS

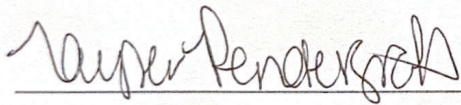
BEFORE ME, the undersigned authority personally came and appeared, Stacey R. Borgstadt, who after being duly sworn, deposed that she is the person responsible for the preparation of the Purchase Gas Adjustment and all the information and calculations contained herein are, to the best of her knowledge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


Stacey R. Borgstadt

Director, Rates and Regulatory
Delta Utilities

SWORN TO AND SUBSCRIBED

Before me this 29th day of December 2025


Notary Public or Official



DELTA NEW ORLEANS COMPANY, LLC
PURCHASED GAS ADJUSTMENT RATE FORMULA

Data Based on Operations Month of
Applied to Bill in the Month of

November-25
January-26

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
PURCHASED GAS RATES FOR BILLING MONTH				
1	Commodity Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	Attachment A: P5, L9	\$5.0469	/MCF
2	Gas Rate for Rate Schedule LM in Billing Month	Attachment A: P5, L19	\$5.2314	/MCF
SECTION 2				
DEMAND CHARGE RATE FOR BILLING MONTH				
3	Demand Charge Rate for All Rate Schedules Excluding Rate Schedule LM Sales	Attachment A: P5, L11	\$1.4556	/MCF
SECTION 3				
(OVER) / UNDER SURCHARGE RATES FOR BILLING MONTH				
4	(Over) / Under Surcharge Rate for All Rate Schedules Excluding Rate Schedule LM Sales	Attachment A: P2, L9	\$0.6315	/MCF
5	(Over) / Under Surcharge Rate for Rate Schedule LM Sales	Attachment A: P3, L9	\$0.1302	/MCF
SECTION 4				
PURCHASED GAS ADJUSTMENT RATES FOR BILLING MONTH				
6	Purchased Gas Rate for All Rate Schedules Excluding Rate Schedule LM	L1 + L3 + L4	\$7.1340	/MCF
7	Purchased Gas Rate for Rate Schedule LM	L2 + L5	\$5.3616	/MCF

DELTA NEW ORLEANS COMPANY, LLC
SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY

Data Based on Operations Month of
Applied to Bill in the Month of

November-25
January-26

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
INTEREST FOR (OVER)/UNDER BALANCE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM				
1	Beginning-of-Month (Over)/Under Balance from Operations Month		<u>\$2,528,343.52</u>	
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	<u>\$4,081,313.60</u>	
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	<u>\$19,278.17</u>	
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	<u>\$4,100,591.76</u>	
SECTION 2				
SURCHARGE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM				
5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	<u>6,493,720</u>	MCF
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L8		<u>\$3,049,836.37</u>
7	Operations Month PGA Revenues	WP5		<u>\$1,496,866.29</u>
8	(Over) / Under for Operations Month	L6 - L7	<u>\$1,552,970.08</u>	
9	(Over) / Under Surcharge Rate for All Sales in Billing Month Excluding Rate Schedule LM Sales	L4 / L5		<u>\$0.6315</u> \$/MCF

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

7.00%

DELTA NEW ORLEANS COMPANY, LLC

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

Data Based on Operations Month of
Applied to Bill in the Month of

November-25
January-26

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
INTEREST FOR (OVER)/UNDER BALANCE FOR RATE SCHEDULE LM				
1	Beginning-of-Month (Over)/Under Balance from Operations Month		<u>(\$122,846.54)</u>	
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	<u>\$135,490.10</u>	
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	<u>\$36.88</u>	
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	<u>\$135,526.98</u>	
SECTION 2				
SURCHARGE FOR RATE SCHEDULE LM				
5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	<u>1,040,757</u> MCF	
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L16		<u>\$505,853.01</u>
7	Collections from Sales in Operations Month	WP5		<u>\$247,516.36</u>
8	(Over) / Under for Operations Month	L6 - L7	<u>\$258,336.65</u>	
9	(Over) / Under Surcharge Rate for Rate Schedule LM Sales in Billing Month	L4 / L5		<u>\$0.1302 \$/MCF</u>

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

7.00%

DELTA NEW ORLEANS COMPANY, LLC
ACTUAL COSTS FOR OPERATION MONTH

Data Based on Operations Month of
Applied to Bill in the Month of

November-25
January-26

LINE NO	DESCRIPTION	REFERENCE	
SECTION 1			
EXCLUDING RATE SCHEDULE LM ⁽¹⁾			
1	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	\$1,881,120.03
2	Hedging Results in Operations Month	(WP2 L6)	\$0.00
3	Storage Withdrawals in Operations Month	(WP2 L7)	\$38,149.72
4	Prior Period Adjustments	(WP2 L4)	(\$1,886.59)
5	Demand Charges for Gas Purchases in Operations Month (97.544% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	\$1,132,990.09
6	Credits Per Resolution R-92-111	(WP2 L9)	(\$536.89)
7	Other Costs Includable in the PGA	(WP2 L10)	\$0.00
8	Cost of Gas for Purchased Gas Adjustment	L1 + L2 + L3 + L4 + L5 + L6 + L7	\$3,049,836.37
SECTION 2			
COSTS FOR RATE SCHEDULE LM ⁽¹⁾			
9	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	\$468,429.73
10	Hedging Results in Operations Month	(WP2 L6)	\$0.00
11	Storage Withdrawals in Operations Month	(WP2 L7)	\$9,499.91
12	Prior Period Adjustments	(WP2 L4)	(\$469.79)
13	Demand Charges for Gas Purchases in Operations Month (2.456% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	\$28,526.86
14	Credits Per Resolution R-92-111 and Resolution R-98-721	(WP2 L9)	(\$133.69)
15	Other Costs Authorized for Inclusion in the PGA	(WP2 L10)	\$0.00
16	Cost of Gas for Purchased Gas Adjustment	L9 + L10 + L11 + L12 + L13 + L14 + L15	\$505,853.01

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

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

Data Based on Operations Month of
Applied to Bill in the Month of

November-25
January-26

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1				
		PURCHASES		
1	MCF Purchases In Billing Month	(WP4)(g)	<u>1,431,244</u>	MCF
SECTION 2				
	ESTIMATED SALES AND COSTS FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM ⁽¹⁾			
2	MCF Sales in Billing Month	(WP1 L1)	<u>1,211,968</u>	MCF
3	Sales for 12 Months Ending with Operations Month	(WP2 L1)	<u>6,493,720</u>	MCF
4	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	<u>\$5,054,339.16</u>	
5	Hedging Results in Billing Month	(WP1 L3)	<u>\$0.00</u>	
6	Storage Withdrawals in Billing Month	(WP1 L4)	<u>\$1,062,343.82</u>	
7	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)+(WP1 L7)	<u>\$0.00</u>	
8	Cost of Commodity Gas for Purchased Gas Adjustment in Billing Month	L4 + L5 + L6 + L7	<u>\$6,116,682.98</u>	
9	Commodity Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L8 / L2		<u>\$5.0469</u> \$/MCF
10	Demand Charges for Gas Purchases for 12 months ending with Operations Month (97.544% of Demand Charges per Resolution R-00-650)	(WP3.1 L14)	<u>\$9,452,402.84</u>	
11	Demand Charge Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L10 / L3		<u>\$1.4556</u> \$/MCF
SECTION 3				
	ESTIMATED SALES AND COSTS FOR RATE SCHEDULE LM ⁽¹⁾			
12	MCF Sales in Billing Month	(WP1 L1)	<u>158,511</u>	MCF
13	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	<u>\$661,040.86</u>	
14	Hedging Results in Billing Month	(WP1 L3)	<u>\$0.00</u>	
15	Storage Withdrawals in Billing Month	(WP1 L4)	<u>\$138,940.55</u>	
16	Demand Charges for Gas Purchases in Billing Month (2.456% of Demand Charges per Resolution R-00-650)	(WP1 L5)	<u>\$29,250.98</u>	
17	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)	<u>\$0.00</u>	
18	Cost of Gas for Purchased Gas Adjustment in Billing Month	L13 + L14 + L15 + L16 + L17	<u>\$829,232.39</u>	
19	Gas Rate for Rate Schedule LM in Billing Month	L18 / L12		<u>\$5.2314</u> \$/MCF

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

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

January-26

	TOTAL ESTIMATED MCF SALES	CUSTOMERS EXCL. LM	% OF TOTAL	LM CUSTOMERS	% OF TOTAL
1. EST. MCF SALES (From WP4(f) and WP4.1 Avg)	1,370,479	1,211,968	88.434%	158,511	11.566%
2. EST. COMMODITY PURCHASES	TOTAL ESTIMATED GAS COSTS	ALLOCATED TO CUSTOMERS EXCL. LM		ALLOCATED TO LM CUSTOMERS	
APACHE (From WP3)	\$0.00	\$0.00		\$0.00	
ATMOS/BRIDGELINE (From WP3)	624,588.00	\$552,348.15		\$72,239.85	
GSPL NNS TRANSPORTATION (From WP3)	19,374.00	\$17,133.20		\$2,240.80	
TRANSLA (From WP3)	0.00	\$0.00		\$0.00	
CES via GSPL NNS (From WP3)	5,071,418.02	\$4,484,857.81		\$586,560.21	
TOTAL EST. COMMODITY PURCHASES	\$5,715,380.02	\$5,054,339.16	88.434%	\$661,040.86	11.566%
3. ESTIMATED HEDGING RESULTS (From WP3.2)	\$0.00	\$0.00	88.434%	\$0.00	11.566%
4. ESTIMATED STORAGE WITHDRAWALS (From WP3)	\$1,201,284.37	\$1,062,343.82	88.434%	\$138,940.55	11.566%
5. EST. GAS FIXED CHARGES (See Note Below)					
BRIDGELINE GAS DEMAND (STORAGE) (From WP3)	\$137,000.75	\$133,636.01		\$3,364.74	
TEXLA (From WP3)	0.00	0.00		0.00	
SPOTLIGHT (From WP3)	0.00	0.00		0.00	
DTE (From WP3)	0.00	0.00		0.00	
GSPL NNS DEMAND (From WP3)	1,054,000.00	1,028,113.76		25,886.24	
CALLS (From WP3)	0.00	0.00		0.00	
GSPL RESERVATION FEE (From WP3)	0.00	0.00		0.00	
WGR RESERVATION FEE (From WP3)	0.00	0.00		0.00	
TOTAL EST. GAS FIXED CHARGES	\$1,191,000.75	\$1,161,749.77	97.544%	\$29,250.98	2.456%
6. CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		\$0.00	88.434%	\$0.00	11.566%
7 CREDITS FOR PRIOR PERIOD ADJUSTMENTS		\$0.00	88.434%	\$0.00	11.566%
TOTAL EST. COST OF GAS FOR PGA (L2 + L3 + L4 + L5 + L6)	\$8,107,665.14	\$7,278,432.75		\$829,232.39	

Note:

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

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

November-25

	TOTAL ACTUAL MCF SALES	CUSTOMERS EXCL. LM	% OF TOTAL	LM CUSTOMERS	% OF TOTAL
1. 12 MONTHS MCF SALES (From WP5 L13)	7,534,478	6,493,720	86.187%	1,040,757	13.813%
2. CURRENT MONTH MCF SALES (From WP5 L12)	341,754	273,617	80.063%	68,136	19.937%
	TOTAL ACTUAL MCF PURCHASES	TOTAL ACTUALS	ALLOCATED TO CUSTOMERS	ALLOCATED TO LM	
3. COMMODITY COST OF GAS PURCHASES					
SW ENERGY	0	\$0.00	\$0.00	\$0.00	
ATMOS	223,139	\$862,389.97	\$690,455.28	\$171,934.69	
SYMMETRY	243,307	\$958,972.41	\$767,782.08	\$191,190.33	
BP	0	\$0.00	\$0.00	\$0.00	
BBT-SIGCO	5,756	\$26,850.70	\$21,497.48	\$5,353.22	
CNG	0	\$0.00	\$0.00	\$0.00	
TEXLA	0	\$0.00	\$0.00	\$0.00	
DTE	234,438	\$883,816.74	\$707,610.20	\$176,206.54	
RevLNG	0	\$0.00	\$0.00	\$0.00	
ENOI POWER Imbalance	0	\$0.00	\$0.00	\$0.00	
NJ	(104,218)	(\$382,480.06)	(306,225.01)	(\$76,255.05)	
SUBTOTAL	602,422	\$2,349,549.76	\$1,881,120.03	\$468,429.73	19.937%
4. PRIOR PERIOD ADJUSTMENTS					
ATMOS	0	\$0.00	\$0.00	\$0.00	
GSPL	0	(\$11.04)	(\$8.84)	(\$2.20)	
SYMMETRY	(767)	(\$2,345.34)	(\$1,877.75)	(\$467.59)	
CENTERPOINT	0	\$0.00	\$0.00	\$0.00	
All Over/Under Corrections - Non-LM impact	0	\$0.00	\$0.00	\$0.00	0.000%
All Over/Under Corrections - LM impact	0	\$0.00	\$0.00	\$0.00	100.000%
Nov. Loss Factor Correction - Non-LM impact	0	\$0.00	\$0.00	\$0.00	0.000%
Nov. Loss Factor Correction - LM impact	0	\$0.00	\$0.00	\$0.00	100.000%
TOTAL PRIOR PERIOD ADJUSTMENTS	(767)	(\$2,356.38)	(\$1,886.59)	(\$469.79)	19.937%
5. TOTAL COMMODITY COST OF GAS (L3 + L4)	601,655	\$2,347,193.38	\$1,879,233.44	\$467,959.94	
6. HEDGING RESULTS (From WP2.1)		\$0.00	0.00	0.00	19.937%
7. GAS STORAGE (From WP2.2 Resale and WP7)	11,513	\$47,649.63	38,149.72	9,499.91	19.937%
8. GAS FIXED CHARGES					
BRIDGELINE/ENLINK GAS DEMAND		\$137,000.75	\$133,636.01	\$3,364.74	
BRIDGELINE GAS DEMAND-Prior Period Adj		\$0.00	\$0.00	\$0.00	
CENTERPOINT - PRIOR PERIOD ADJ		\$0.00	\$0.00	\$0.00	
DRW		\$0.00	0.00	0.00	
SPOTLIGHT		\$0.00	0.00	0.00	
GSPL / CENTERPOINT Reservation Fee		\$1,024,516.20	999,354.08	25,162.12	
DTE		\$0.00	0.00	0.00	
TOTAL GAS FIXED CHARGES		\$1,161,516.95	\$1,132,990.09	\$28,526.86	2.456%
9. CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		(\$670.58)	(\$536.89)	(\$133.69)	19.937%
10. OTHER COSTS INCLUDABLE (From WP6 L1)		\$0.00	\$0.00	\$0.00	19.937%
11. TOTAL COST OF GAS FOR PGA (L5 + L6 + L7 + L8 + L9 + L10)		\$3,555,689.38	\$3,049,836.37	\$505,853.01	

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

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

DELTA NEW ORLEANS COMPANY, LLC
GAS/OIL INVOICES

CURRENT MONTH INVOICES LAG

<u>SUPPLIER</u>	<u>AMOUNT</u>	<u>REASON</u>
	\$0.00	

PRIOR MONTH INVOICES RECEIVED

<u>SUPPLIER</u>	<u>AMOUNT</u>	<u>REASON</u>
	\$0.00	

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

Nov	INJECTION		\$0.0000	\$0.00	\$0.00	\$0.00
Nov	FUEL RETENTION (@ 1.8%)		\$0.0000	\$0.00	\$0.00	\$0.00
Oct	CARRYING COSTS		\$0.0000	\$27,130.64	\$0.00	\$27,130.64
Dec	WITHDRAWAL	STORAGE	(95,376)	\$7,6456	(\$729,206.75)	\$0.00
Dec	INJECTION		\$0.0000	\$0.00	\$0.00	\$0.00
Dec	FUEL RETENTION (@ 1.8%)		\$0.0000	\$0.00	\$0.00	\$0.00
Nov	CARRYING COSTS		\$0.0000	\$30,544.20	\$0.00	\$30,544.20
2022 Running Balance			584,030	\$4,582,432.73		\$4,582,432.73
2022 Total Activity			(89,862)	\$2,556,276.54		\$2,556,276.54

2023	Jan	WITHDRAWAL	STORAGE	(93,455)	\$7,6973	(\$719,351.17)	\$0.00	(\$719,351.17)
	Jan	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Jan	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Dec	CARRYING COSTS			\$0.0000	\$30,627.39	\$0.00	\$30,627.39
	Feb	WITHDRAWAL		(219,072)	\$7,7588	(\$1,699,735.83)	\$0.00	(\$1,699,735.83)
	Feb	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Feb	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Jan	CARRYING COSTS			\$0.0000	\$26,291.81	\$0.00	\$26,291.81
	Mar	WITHDRAWAL		(271,384)	\$7,8531	(\$2,131,205.69)	\$0.00	(\$2,131,205.69)
	Mar	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Mar	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Feb	CARRYING COSTS			\$0.0000	\$19,540.37	\$0.00	\$19,540.37
	Apr	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Apr	INJECTION		226,830	\$2,2880	\$518,995.10	\$0.00	\$518,995.10
	Apr	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Mar	CARRYING COSTS			\$0.0000	\$7,553.67	\$0.00	\$7,553.67
	May	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	May	INJECTION		233,962	\$0.0000	\$546,665.42	\$0.00	\$546,665.42
	May	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Apr	CARRYING COSTS			\$0.0000	\$2,269.95	\$0.00	\$2,269.95
	Jun	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Jun	INJECTION		211,858	\$2,3406	\$495,865.10	\$0.00	\$495,865.10
	Jun	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	May	CARRYING COSTS			\$0.0000	\$6,037.86	\$0.00	\$6,037.86
	Jul	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Jul	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Jul	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Jun	CARRYING COSTS			\$0.0000	\$9,650.12	\$0.00	\$9,650.12
	Aug	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Aug	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Aug	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Jul	CARRYING COSTS			\$0.0000	\$11,754.30	\$0.00	\$11,754.30
	Sep	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Sep	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Sep	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Aug	CARRYING COSTS			\$0.0000	\$11,830.10	\$0.00	\$11,830.10
	Oct	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Oct	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Oct	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Sep	CARRYING COSTS			\$0.0000	\$11,913.63	\$0.00	\$11,913.63
	Nov	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Nov	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Nov	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Oct	CARRYING COSTS			\$0.0000	\$11,997.72	\$0.00	\$11,997.72
	Dec	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Dec	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Dec	FUEL RETENTION (@ 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Nov	CARRYING COSTS			\$0.0000	\$12,082.41	\$0.00	\$12,082.41
2023 Running Balance				672,769		\$1,755,214.99		\$1,755,214.99
2023 Total Activity				88,739		(\$2,827,217.74)		

2024	Jan	WITHDRAWAL	STORAGE	(278,254)	\$2,5351	(\$705,401.72)	\$0.00	(\$705,401.72)
	Jan	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Jan	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Dec	CARRYING COSTS			\$0.0000	\$12,167.69	\$0.00	\$12,167.69
	Feb	WITHDRAWAL		(168,414)	\$2,5653	(\$432,032.43)	\$0.00	(\$432,032.43)
	Feb	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Feb	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Jan	CARRYING COSTS			\$0.0000	\$9,755.28	\$0.00	\$9,755.28
	Mar	WITHDRAWAL		(220,311)	\$2,5653	(\$574,394.84)	\$0.00	(\$574,394.84)
	Mar	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
	Mar	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Feb	CARRYING COSTS			\$0.0000	\$5,804.51	\$0.00	\$5,804.51
	Apr	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Apr	INJECTION		225,750	\$1,8167	\$410,123.43	\$0.00	\$410,123.43
	Apr	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Mar	CARRYING COSTS			\$0.0000	\$2,295.19	\$0.00	\$2,295.19
	May	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	May	INJECTION		237,553	\$2,0949	\$497,643.28	\$0.00	\$497,643.28
	May	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	Apr	CARRYING COSTS			\$0.0000	\$1,742.08	\$0.00	\$1,742.08
	Jun	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Jun	INJECTION		229,887	\$2,7019	\$621,134.67	\$0.00	\$621,134.67
	Jun	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
	May	CARRYING COSTS			\$0.0000	\$4,971.39	\$0.00	\$4,971.39
	Jul	WITHDRAWAL			\$0.0000	\$0.00	\$0.00	\$0.00
	Jul	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00

Jul	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Jun	CARRYING COSTS		\$0.0000		\$8,957.50	\$0.00	\$8,957.50
Aug	WITHDRAWAL		\$0.0000		\$0.00	\$0.00	\$0.00
Aug	INJECTION		\$0.0000		\$0.00	\$0.00	\$0.00
Aug	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Jul	CARRYING COSTS		\$0.0000		\$11,206.69	\$0.00	\$11,206.69
Sep	WITHDRAWAL	(5,545)	\$0.0000		(\$12,545.56)	\$0.00	(\$12,545.56)
Sep	INJECTION		\$0.0000		\$0.00	\$0.00	\$0.00
Sep	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Aug	CARRYING COSTS		\$0.0000		\$11,278.10	\$0.00	\$11,278.10
Oct	WITHDRAWAL		\$0.0000		\$0.00	\$0.00	\$0.00
Oct	INJECTION		\$0.0000		\$0.00	\$0.00	\$0.00
Oct	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Sep	CARRYING COSTS		\$0.0000		\$10,647.81	\$0.00	\$10,647.81
Nov	WITHDRAWAL		\$0.0000		\$0.00	\$0.00	\$0.00
Nov	INJECTION		\$0.0000		\$0.00	\$0.00	\$0.00
Nov	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Oct	CARRYING COSTS		\$0.0000		\$10,679.08	\$0.00	\$10,679.08
Dec	WITHDRAWAL	(55,000)	\$0.0000		(\$127,000.50)	\$0.00	(\$127,000.50)
Dec	INJECTION		\$0.0000		\$0.00	\$0.00	\$0.00
Dec	FUEL RETENTION (at 1.8%)		\$0.0000		\$0.00	\$0.00	\$0.00
Nov	CARRYING COSTS		\$0.0000		\$10,414.23	\$0.00	\$10,414.23
2024 Running Balance			638,435		\$1,532,660.87		\$1,532,660.87
2024 Total Activity			(34,334)		(\$222,554.12)		
2025							
Jan	WITHDRAWAL	STORAGE	(377,000)	\$2,3252	(\$876,600.40)	\$0.00	(\$876,600.40)
Jan	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Jan	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Dec	CARRYING COSTS			\$0.0000	\$9,747.33	\$0.00	\$9,747.33
Feb	WITHDRAWAL	STORAGE	(126,000)	\$2,4052	(\$303,055.20)	\$0.00	(\$303,055.20)
Feb	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Feb	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Jan	CARRYING COSTS			\$0.0000	\$6,674.08	\$0.00	\$6,674.08
Mar	WITHDRAWAL	STORAGE	(123,812)	\$2,3684	(\$293,236.34)	\$0.00	(\$293,236.34)
Mar	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Mar	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Feb	CARRYING COSTS			\$0.0000	\$3,136.12	\$0.00	\$3,136.12
Apr	WITHDRAWAL	STORAGE		\$0.0000	\$0.00	\$0.00	\$0.00
Apr	INJECTION		225,000	\$4,1905	\$942,853.47	\$0.00	\$942,853.47
Apr	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Mar	CARRYING COSTS			\$0.0000	\$1,400.51	\$0.00	\$1,400.51
May	WITHDRAWAL	STORAGE		\$0.0000	\$0.00	\$0.00	\$0.00
May	INJECTION		232,500	\$4,1905	\$846,963.40	\$0.00	\$846,963.40
May	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Apr	CARRYING COSTS			\$0.0000	\$3,444.74	\$0.00	\$3,444.74
Jun	WITHDRAWAL	STORAGE		\$0.0000	\$0.00	\$0.00	\$0.00
Jun	INJECTION		224,480	\$3,5962	\$807,278.06	\$0.00	\$807,278.06
Jun	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
May	CARRYING COSTS			\$0.0000	\$9,053.06	\$0.00	\$9,053.06
Jul	WITHDRAWAL	STORAGE	(9)	\$3,9274	(\$35.35)	\$0.00	(\$35.35)
Jul	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Jul	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Jun	CARRYING COSTS			\$0.0000	\$14,262.54	\$0.00	\$0.00
Aug	WITHDRAWAL	STORAGE	0	\$3,9274	\$0.00	\$0.00	\$0.00
Aug	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Aug	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Jul	CARRYING COSTS			\$0.0000	\$16,858.96	\$0.00	\$16,858.96
Sep	WITHDRAWAL	STORAGE	(7,221)	\$3,9649	(\$28,630.60)	\$0.00	(\$28,630.60)
Sep	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Sep	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Aug	CARRYING COSTS			\$0.0000	\$16,390.90	\$0.00	\$16,390.90
Oct	WITHDRAWAL	STORAGE	0	\$3,9274	\$0.00	\$0.00	\$0.00
Oct	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Oct	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Sep	CARRYING COSTS			\$0.0000	\$16,404.85	\$0.00	\$16,404.85
Nov	WITHDRAWAL	STORAGE	(11,827)	\$3,9274	(\$46,449.63)	\$0.00	(\$46,449.63)
Nov	INJECTION			\$0.0000	\$0.00	\$0.00	\$0.00
Nov	FUEL RETENTION (at 1.8%)			\$0.0000	\$0.00	\$0.00	\$0.00
Oct	CARRYING COSTS			\$0.0000	\$0.00	\$0.00	\$0.00
2025 Running Balance			674,546		\$2,679,121.37		\$2,664,858.83
2025 Total Activity			47,938		\$1,192,910.13		

674,546	\$2,694,972.69	WP 7 Ending Balance
0	\$15,851.32	Difference
	\$15,851.32	Total of monthly carrying charge (see WP 7)
		Adjustment to Feb. balance
0	(\$0.00)	\$ Variance
0.00	(0.00)	% Variance

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

						NYMEX Settlement	\$	4.687
DATE:	November 25, 2025							Based upon Nymex November 2025 settlement as of November 25, 2025
TO:	Mrs. Stacey Borgstadt							
FROM:	Beau Tichenor							\$4.83
The following are estimated total volumes and prices (@14.73 psia) of natural gas to be received from various sources in the resale system for the month of December 2025.								
		VOLUME		PRICE				
PRODUCERS		(mmBtu)	(MCF)	\$/mmBtu	\$(/MCF)			AMOUNTS
APACHE			0		\$ -			\$ -
ATMOS/BRIDGELINE		124,000	120,272	\$5.04	\$ 5.1931			\$ 624,588.00
STORAGE		310,000	300,679	\$ 3.9274	\$ 3.9952			\$ 1,201,284.37
STORAGE DEMAND		60,000		\$ 0.2000				\$ 137,000.75
				*				
CALLS								
		0	0	\$0.000	\$ -			\$ -
		0	0	\$0.000	\$ -			\$ -
		0	0	\$ -	\$ -			\$ -
SES via GSPL NNS			1,010,294		\$ 5.0197			\$ 5,071,418.02
								\$ -
GSPL NNS DEMAND		85,000		\$ 12.4000				\$ 1,054,000.00
GSPL NNS TRANSPORTATION				\$ 0.0186	\$ 0.019177			\$ 19,374.00
TOTAL			1,431,244		\$ 5.6648			\$ 8,107,665.14
Note: Fields highlighted in yellow are edit fields.								

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

Line No.	Oper. Mth.	BRIDGELINE/ENLINK GAS DEMAND (STORAGE)	ATMOS / GSPL / CENTERPOINT (PRIOR PD ADJ)	ATMOS / GSPL/ SPOTLIGHT	TEXLA	GSPL / CENTERPOINT RESERVATION FEES	CALL OPTION RESERVATION FEES	TOTAL
1	Dec-24	137,000.00	0.00	0.00	0.00	1,057,977.33	0.00	1,194,977.33
2	Jan-25	137,000.00	0.00	0.00	0.00	1,060,514.89	0.00	1,197,514.89
3	Feb-25	137,000.00	0.00	0.00	0.00	955,207.26	0.00	1,092,207.26
4	Mar-25	137,000.00	0.00	0.00	0.00	1,058,726.71	0.00	1,195,726.71
5	Apr-25	137,000.00	0.00	0.00	0.00	512,269.78	0.00	649,269.78
6	May-25	137,000.00	0.00	0.00	0.00	371,070.70	0.00	508,070.70
7	Jun-25	137,000.00	0.00	0.00	0.00	359,905.30	0.00	496,905.30
8	Jul-25	137,001.47	0.00	0.00	0.00	376,247.00	0.00	513,248.47
9	Aug-25	137,000.75	0.00	0.00	0.00	376,014.19	0.00	513,014.94
10	Sep-25	137,000.75	0.00	0.00	0.00	363,979.73	0.00	500,980.48
11	Oct-25	137,000.75	0.00	0.00	0.00	529,976.52	0.00	666,977.27
12	Nov-25	137,000.75	0.00	0.00	0.00	1,024,505.16	0.00	1,161,505.91
13	12 MONTH TOTAL	1,507,003.72	0.00	0.00	0.00	7,021,889.41	0.00	9,690,399.04

14 97.544% OF TOTAL FOR NON-LM CUSTOMERS PER RESOLUTION R-00-650

\$9,452,402.84

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

Quantity Hedged	-
Contract Price	-
Estimated Settlement Price *	4.6870
Estimated Gain/(Loss) (\$)	-

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

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

HENRY HUB NATURAL GAS FUTURES - SETTLEMENTS

TRADE DATE Monday, 29 Dec 2025

Last Updated 29 Dec 2025 11:55:00 PM CT

ESTIMATED VOLUME TOTALS					PRIOR DAY OPEN INTEREST TOTALS			
446,187					1,538,210			
MONTH	OPEN	HIGH	LOW	LAST	CHANGE	SETTLE	EST. VOLUME	PRIOR DAY OI
JAN 26	4.45000	4.72100	4.35100	4.66300A	+.32100	4.68700	7,082	4,827

4.68700

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

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

DELTA NEW ORLEANS COMPANY, LLC							
RATE SCHEDULE LM-FIVE YEAR ROLLING AVERAGE USAGE (MCFs)							
PERIOD	5 YR ROLLING						
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>AVERAGE</u>
		107,764	127,842	159,767	171,965	225,219	158,511
		139,663	159,777	85,586	109,664	91,589	117,256
		110,931	282,208	83,420	128,030	70,112	134,940
		232,705	130,454	495,452	66,282	76,305	200,240
		155,908	153,385	148,799	136,164	50,691	128,989
		129,634	144,816	116,794	62,588	104,342	111,635
		146,719	139,227	133,912	161,247	52,546	126,730
		167,973	158,058	59,474	117,689	0	100,639
		190,562	163,514	133,871	113,077	226,252	165,455
		141,429	160,753	84,313	102,542	44,186	106,645
		153,511	111,142	563	79,970	68,136	82,664
	139,063	153,598	132,258	92,133	31,323		109,675

DELTA NEW ORLEANS COMPANY, LLC
MCF SALES FOR 12 MONTHS ENDED
MCF @ Sales Pressure Base

November-25

Line No.	Oper. Mth.	(a) Residential	(b) Public Auth. Incl. LM & NJ	(c) Public Auth. LM	(d) Commercial	(e) Industrial Incl. NJ	(f) NJ Industrial	(g) NJ Public Auth.	(h) Interdept.	(i) Total Sales for PGA Excl. LM and NJ (a+b-c+d+e-f-g+h)
1	Dec-24	375,571	107,298	31,323	229,691	89,597	66,141	23,721	25	680,997
2	Jan-25	725,761	337,562	225,219	304,604	94,441	62,573	30,478	48	1,144,146
3	Feb-25	675,601	213,924	91,589	325,341	111,241	80,031	28,916	31	1,125,601
4	Mar-25	388,019	163,572	70,112	266,763	94,883	67,288	21,604	32	754,265
5	Apr-25	196,723	156,613	76,305	238,434	96,919	69,720	21,536	15	521,143
6	May-25	145,794	116,039	50,691	220,067	118,309	95,192	16,599	0	437,727
7	Jun-25	117,283	174,434	104,342	182,173	82,140	60,668	22,159	0	368,861
8	Jul-25(1)	117,976	103,902	52,546	166,935	84,528	67,810	18,130	0	334,855
9	Aug-25	100,912	19,682	56	77,717	97,527	78,221	15,207	0	202,354
10	Sep-25	109,482	319,358	226,252	169,574	103,388	87,459	18,911	0	369,180
11	Oct-25	110,582	83,227	44,186	135,401	96,021	80,283	19,787	0	280,974
12	Nov-25	131,239	95,612	68,136	130,393	88,728	84,330	19,888	0	273,617
13	Total 12 Mths.	3,194,944	1,891,221	1,040,757	2,447,092	1,157,721	899,716	256,936	151	6,493,720

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

PGA REVENUE

Line No.	Oper. Mth.	(a) Residential	(b) Public Auth. Incl. LM & NJ	(c) Public Auth. LM	(d) Commercial	(e) Industrial Incl. NJ	(f) NJ Industrial	(g) NJ Public Auth.	(h) Interdept.	(i) Total Revenue for PGA Excl. LM and NJ (a+b-c+d+e-f-g)
1	Dec-24	1,810,115	423,867	112,743	1,047,445	278,322	165,269	59,273	0	3,222,464
2	Jan-25	3,926,652	1,419,829	866,136	1,595,985	399,790	227,365	110,744	0	6,138,011
3	Feb-25	3,790,236	1,002,963	277,152	1,783,725	470,910	295,797	106,874	0	6,368,011
4	Mar-25	2,357,653	828,557	316,424	1,565,206	419,876	252,198	80,972	0	4,521,697
5	Apr-25	1,130,223	771,695	340,512	1,371,570	442,269	285,995	88,341	0	3,000,908
6	May-25	681,688	530,943	329,242	1,090,681	503,467	395,396	69,300	0	2,012,840
7	Jun-25	608,160	639,510	45,036	906,239	293,903	182,560	74,287	0	2,145,928
8	Jul-25	611,880	460,006 *	498,644	854,598	314,022	227,331	60,780	0	1,453,751
9	Aug-25	487,090	72,991	206	373,951	358,570	263,621	51,249	0	977,526
10	Sep-25	513,954	1,270,116	845,358	805,506	342,102	267,377	70,289	0	1,748,654
11	Oct-25	569,395	317,088	146,805	684,061	378,271	297,211	73,252	0	1,431,548
12	Nov-25	719,802	354,507	247,516	689,371	323,292	277,213	65,377	0	1,496,866

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

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

1. OTHER COSTS INCLUDABLE	Amount \$
	\$0.00
Total to WP2 L10	<u><u>\$0.00</u></u>
2. CREDITS PER RESOLUTION R-92-111	
Transportation of Gas to ENOI Power Plants (See WP2.2)	(\$670.58)
Total from WP1 L6 and WP2 L9	<u><u>(\$670.58)</u></u>

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

During the month ended	November-25	DELTA NEW ORLEANS GAS COMPANY, LLC injected	0 MMBtu's
and withdrew	11,827	MMBtu's of gas from the storage facility. There are	\$1,200.00 in charges
for storage withdrawals included in gas costs for the		November-25	operating month.
As of	November-25	674,546 MMBtu's remain in storage.	

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

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

<u>INJECTIONS</u>			
	<u>MMBtu</u>	<u>NET COST</u>	<u>COST/MMBTU</u>
DRW ENERGY	0	\$0.00	\$0.0000
	0	\$0.00	
			\$0.0000
TOTAL	0	\$0.00	
LESS COMPRESSION LOSSES 1.8%		\$0.00	
SUBTOTAL	0	\$0.00	
TRANSPORTATION FEE	-	\$0.00	
SUBTOTAL SUPPLIERS	0	\$0.00	
October-25 CARRYING CHARGES	-	\$15,851.32	
TOTAL	0	\$15,851.32	
CARRYING COSTS FOR OPERATING MONTH OF			
	October-25		=
BEGINNING BALANCE +	ENDING BALANCE X	PRIME RATE	
2		12 MONTHS	
\$2,709,166.15 +	\$2,725,571.00 X	7.00%	
2		12	\$15,851.32
<u>WITHDRAWALS</u>			
	<u>MMBtu</u>	<u>COST</u>	<u>RATE</u>
WITHDRAWAL	11,827	\$46,449.63	\$3.9274
WITHDRAWAL (PRIOR PERIOD ADJ)	0	\$0.00	\$0.0000
TRANSPORTATION CHARGE	0	\$1,200.00	\$0.0000
REDELIVERY OVERRUN CHARGE	0	\$0.00	\$0.0000
TOTAL	11,827	\$47,649.63	\$4.0289
WITHDRAWAL MMBtu	11,827		
mmbtu/cf	1,027		
MCF @ 14.73 psia	11,513		
<u>BALANCE</u>			
	<u>MMBtu</u>	<u>COST</u>	<u>RATE</u>
BEGINNING BALANCE	686,373	\$2,725,571.00	\$3.9710
Nov-25 INJECTIONS	0	\$15,851.32	-
Nov-25 WITHDRAWAL	11,827	\$46,449.63	-
ENDING BALANCE	674,546	\$2,694,972.69	\$3.9952

**SUPPORTING DOCUMENTATION FOR
DELTA NEW ORLEANS GAS COMPANY
PGA**



Remittance Address: BBT SIGCO Intrastate, LLC
910 Louisiana Street
Suite 2400
Houston, TX 77002
USA

DELTA NEW ORLEANS GAS COMPANY, LLC
General Correspondence
201 St. Charles Ave, Suite 3000
New Orleans, LA 70170
USA

Contract Holder: DELTA NEW ORLEANS GAS COMPANY, LLC
Account Number: 21475

November 2025 Invoice Summary

FINAL

Invoice Date: 12/19/2025

Invoice Identifier: CHAL11202518291

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
SMET86	SAL	0	0	0	\$0.00	0	0	0	\$26,850.70	\$26,850.70
Total		0	0	0	\$0.00	0	0	0	\$26,850.70	\$26,850.70

Net Due Date 12/29/2025 \$26,850.70





Remittance Address: BBT SIGCO Intrastate, LLC
910 Louisiana Street
Suite 2400
Houston, TX 77002
USA

Contract Holder: DELTA NEW ORLEANS GAS COMPANY, LLC
Account Number: 21475

Invoice Detail - November 2025
FINAL
Invoice Date: 12/19/2025
Invoice Identifier: CHAL 11202518291

TOS: SAL
Service Requester Contract: SMET86

Line No.	Charge Description	Rec / Del	Location Number	Property Name	Package ID	Up/Dn ID	Up/Dn K#	Beg Tran End Tran Dates	Adj Type	Fuel %	Fuel DTH	Sched Nom. DTH	Billed MCF @14.73	Billed DTH	Rate	Invoice Amount
TRANSPORTATION																
OTHER																
1	GAS SALE	-						11/01/2025 - 11/01/2025		0.00%	0	0	0	6,048	\$4.4396	\$26,850.70
														6,048		\$26,850.70
Total OTHER																\$26,850.70
Total TRANSPORTATION																\$26,850.70
Total charges for Contract SMET86																\$26,850.70

For all accounting questions, please contact JUDITH MUMA at (346) 241-3609 or jmuma@lighthouseserv.com.
For all volume questions, please contact the Gas Scheduling line at (346) 241-3999 or GASSCHEDULING@LIGHTHOUSESESV.COM.



INVOICE

Payment by Wire Transfer To:

Atmos Energy Louisiana Industrial Gas, LLC

ABA# for ACH:

ABA# for Wire:

Account #:

Ref No:

3073914303

Mail All Other Remittance To:

Atmos Energy Louisiana Industrial Gas, LLC

Customer:Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170**Primary Atmos Representative:**Cliff Wilson
cliff.wilson@atmosenergy.com
601-503-5664**Secondary Atmos Representative:**Charles Stiebing, III
charles.stiebing@atmosenergy.com
504-677-3756**Customer Contacts:**Gas Supply
gassupply@deltautilities.com**Customer Contacts:**Beau Tichenor
beau.tichenor@deltautilities.com**Account Summary:**Customer: 3073914303
Contract: 4004601
Invoice: AELIG-0022518
Invoice Date: 16-Dec-2025
Due Date: 26-Dec-2025
Total Amount Due: \$938.90

Production Date	Delivery Location	Delivery Location Name
-----------------	-------------------	------------------------

Nov-25 607322 AELIG-Delta Utilities NOPSI Algiers

Line Item	Description	MCF	MMBTU/Count	Rate	Net Amount
1	Utility L&U	1.958	2.000*	4.58000	\$9.16
2	Natural Gas Sales	198.000	203.000*	4.58000	\$929.74
SUBTOTAL FOR LOCATION: 607322		199.958	205.000		\$938.90
TOTAL FOR PROD DATE: Nov-2025		199.958	205.000		\$938.90

*** Billed Quantity**

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

Total Charges	\$938.90
Previous Balance	\$0.00
Total Amount Due	\$938.90



vi Ru : Ddhr/g q: /oyl DPN yot B
Atmos Energy Louisiana Industrial Gas, LLC

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NEVI NDL

HI dAmW ap: yf : u ad DS: /ot B
Atmos Energy Louisiana Industrial Gas, LLC

[REDACTED]
[REDACTED]

OnPat u : yB
Delta Utilities
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170

v yu l yR/mau t P/f : Wj: P: Dal aow B
Cliff Wilson
cliff.wilson@atmosenergy.com
601-503-5664

r : St D* l yR/mau t P/f : Wj: P: Dal aow B
Charles Stiebing, III
charles.stiebing@atmosenergy.com
504-677-3756

OnPat u : yOt Dal SaPB
Gas Supply
gassupply@deltautilities.com

OnPat u : yOt Dal SaPB
Beau Tichenor
beau.tichenor@deltautilities.com

mSSt nDar nu u l yRB
Customer: 3074386570
Contract: 4004600
Invoice: AELIG-0022527
Invoice Date: 16-Dec-2025
en: /el a B 1db: Sd T 3
ot d Amu t nDaen: B \$938.0 12 /

v y t * nSat D/el a	e: Aw yR/Ct Sl at D	e: Aw yR/Ct Sl at D/El u :
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Nov-25 8000219404 AELIG-Delta Utilities NOPSI City Gate

Cd: /M u e: PSy/Vat D

1 Natural Gas Sales

r si ol omC/- l f /Cl OmoM EB 9TTT 60FTF

ol omC/- l f /vfl e/e moLE Et wd T 3

HO-	HHi os 5Dt nDa	f l a	E: dmu t nDa
222,024.000	228,881.000*	3.74835	\$857,926.22
222,024.000	228,881.000		\$857,926.22
222,024.000	228,881.000		\$857,926.22

ot d AOpl y7: P \$857,926.22

vy: wd nPi l ADS: \$0.00

ot d Amu t nDaen: \$857,926.22

Qi dA*/k nl DazR

Mi vi f omEoBmau t P/LD: y7R/e l Lr /El o/Spl D7: /hl Dx d7/dm yu l at D/b apt na: , a DPow: /Wj: yDt adNSI at D/hr/I PP7D: * /
mau t P/LD: y7R/y: Wj: P: Dal aow P2MI DR* dSy: W DSc P/I y: /Dt aS: * ./WA l P: /St Dal Sa l PP7D: * /mau t P/LD: y7R/y: Wj: P: Dal aow /
qu u : * d a AR/h: M y: /Pnhu dPdt D/t NI DR/W Ru : Dalot /Wj: w: /l ** ad DI Aayl DPl Sat D/P: SnycaR/h: M y: /Pnhu cad7/l /
W Ru : Da/Rt n/Ppt nA /w ydR/ap: /dwt s: /mi m#/M ymOH./mi m#/M yg q: ./l D* /i l Dx/f t naD7/Enu h: ydM yu l at D/I 7l dPa
Rt ny/y: St y* P/I D* & yWj: wd nP/dwt s: P2



vi Ru : Da2hR2g q: 2byl DPN y2t B
Atmos Energy Louisi. n. Inf ustri. I G. s, LLC

[REDACTED]
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Atmos Energy Louisi. n. Inf ustri. I G. s, LLC

[REDACTED]
[REDACTED]

OnPat u : yB
Helt. Dtilities
20UStwCh. rles Avenue, Suite 5000
Ne/ Prle. ns, LA 70U70

v yu l y2mau t P2f : Vy: P: Dal aov. B
Cliff Wilson
cliffw ilson@. tmosenergywcom
60U-605-6664

r : St D* l y2mau t P2f : Vy: P: Dal aov. B
Ch. rles Stiebing, III
ch. rlesstiebing@. tmosenergywcom
604-677-5766

OnPat u : y2t Dal SaPB
G. s Supply
g. ssupply@f elt. utilitieswcom

OnPat u : y2t Dal SaPB
de. u Tichenor
be. uwichenor@f elt. utilitieswcom

mSSt nDa2 nu u l yRB
Customer: 5074586558
Contr. ct: 4004611
Invoice: AELIG-0022625
Invoice H. te: U6-Hec-2026
en: 2 l a B . 5-e: S. T. 8
ot d Amu t nDa2 n: B \$93. 0 182

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Nov-26 100052 AELIG-Helt. Dtilities NP S* Wd

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ol omC2f l f 2f l e 2 moLE Et w. T. 8

HOF	HHi os 60t nDa	f l a	E: amu t nDa
1U7v000	146v000&	5w5000	\$5,624v06
1U7v000	146v000		\$5,624v06
1U7v000	146v000		\$5,624v06

Cl oA* 2k nl DaaR

Mi vi f omEoBmau t P2LD: y7R2 l Lr 2El o2Spl D7: 2hl Dxd072DM yu l at D2b apt na2 , a DPov: 2/y2t adNSI at D2hR2 PP2D: * 2
mau t P2LD: y7R2; Vy: P: Dal aov. P 2M DR2 cPSy: W DSc P2 y: 2Dt aS: * 3WA l P: 2St Dal Sa2 PP2D: * 2mau t P2LD: y7R2; Vy: P: Dal aov. 2
qu u : * d a A2h: M y: 2Pnhu cPPt D2 M DR2W Ru : Da2t 2/y2t w2 : 2 ** ca2 DI A2y l DPl Sat D2P: Snyca2h: M y: 2Pnhu ca2D7 2
W Ru : Da2Rt n2Ppt nA 2w y2R2p: 2Dwt cS: 2ni m#2M y2mOH3ni m#2M y2g q: 3l D* 2 l Dxd t naD72Enu h: y2DM yu l at D2 7l cDPa2
Rt ny2g: St y* P2 D* 6 y2/y: wd nP2Dwt cS: P

ot d A2Pl y7: P	\$5,624v06
vy: wd nP2 l A DS:	\$0v00
ot d Amu t nDa2 n:	\$5,624v06

Bridgeline Holdings, L.P.
,
Phone: (214) 721-9358

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

Statement Date 12/15/2025
Statement #: 1215202500007
Statement due Date: 12/25/2025
Contract #: TRN00605
Customer #: 4102
Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00605

Total Receipt Quantity:	15,000
Total Delivery Quantity:	11,827
Current Month Imbalance:	3,173
Net Prior Month Adjustments:	0
Current CashOut Quantity:	0
Prior Month Accumulated Imbalance:	62,709
Accumulated Imbalance:	65,882

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

Please Wire Transactions To:
[Redacted]
[Redacted]
[Redacted]

Please Send Correspondence To:
[Redacted]

Bridgeline Holdings, L.P.
Shipper Pool Detail

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

Run Date: 12/15/2025
Statement #: 1215202500007-0
Invoice #: C2512S0493

Receipts

Meter		Volumes (Monthly)**			FL&U	Into Pool	Fee	Value	Charge Type	Charge Basis
Number	Name	MCF	Mmbtu	BTU		Mmbtu				
850142	BRIDGELINE STORAGE WD	15,000.0	15,000	1.0000		15,000	\$0.0000	\$0.00	Base Rate	MMBTU
		15,000.0	15,000	1.0000	0	15,000		\$0.00		

Deliveries

Meter		Volumes (Monthly)**			FL&U	Out of Pool	Fee	Value	Charge Type	Charge Basis
Number	Name	MCF	Mmbtu	BTU		Pool				
840063	NOPSI ST. CLAUDE	11,587.3	11,827	1.0207		11,827	\$0.0000	\$0.00	Base Rate	MMBTU
		11,587.3	11,827	1.0207	0	11,827		\$0.00		

Balance 3,173

Production Month: 11/2025

Other Charges

Other Charge Description

RESERVATION FEE		\$41,100.75
	Total Other Charges	\$41,100.75
	Total for 11/2025	\$41,100.75
	Total Amount Due	\$41,100.75

Bridgeline Holdings, L.P.
,
Phone: (214) 721-9358

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

Statement Date
12/15/2025

Statement #: 1215202500014

Statement due Date: 12/25/2025

Contract #: TRN00629

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00629

Total Receipt Quantity:	0
Total Delivery Quantity:	15,000
Current Month Imbalance:	-15,000
Net Prior Month Adjustments:	0
Current CashOut Quantity:	0
Prior Month Accumulated Imbalance:	677,779
Accumulated Imbalance:	662,779

RESERVATION FEE	\$95,900.00
Storage Withdrawl	\$1,200.00
	\$97,100.00
Total Net Prior Month Adjustments:	\$0.00
Total Cashouts:	\$0.00
Invoice Total Amount:	\$97,100.00

Please Wire Transactions To:
[Redacted]
[Redacted]
[Redacted]

Please Remit Check To:
[Redacted]
[Redacted]

Please Send Correspondence To:
[Redacted]

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year Nov-2025
Shipper 4102 - Delta New Orleans Gas Company, LLC
Contract TRN00629
Shipper Pool ENTERGY NO TRN00629 STORAGE POOL

Run Date: 12/15/2025
Statement #: 1215202500014-0
Invoice #: C2512S0494

Deliveries

Meter		Volumes (Monthly)**			FL&U	Out of Pool	Fee	Value	Charge Type	Charge Basis
Number	Name	MCF	Mmbtu	BTU						
850142-D	BRIDGELINE STORAGE WD DEL	15,000.0	15,000	1.0000		15,000	\$0.0800	\$1,200.00	Storage Withdrawl	MMBTU
		15,000.0	15,000	1.0000	0	15,000		\$1,200.00		
Balance						-15,000				

Production Month: 11/2025

Other Charges

Other Charge Description

RESERVATION FEE		\$95,900.00
	Total Other Charges	\$95,900.00
	Total for 11/2025	\$95,900.00
	Total Amount Due	\$95,900.00

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

SELLER:

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

Accountant:

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

BUYER:

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

Invoice Attention List:

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

Remit To:

Symmetry Energy Solutions, LLC

Payment by Wire Transfer to:

[REDACTED]

**Sales Invoice**

Invoice #: 2107046
Invoice Date: 12/11/25
Due Date: 12/26/25
Amount Due: \$948,004.66
Account #:
Svc. Addr:
Cust. Ref.:
PO #:
Buyer: DELTA NEW ORLEANS GAS
COMPANY, LLC-541894

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price (\$/MMBtu)	Volume (MMBtu)	Amount (\$)
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CURRENT DELIVERY PERIOD - NOV-25**Gas Sales**

29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	3.3500	120,000	\$402,000.00
29655452	Overtake	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	4.0987	132,465	\$542,939.67
Total for Gas Sales:								252,465	\$944,939.67

Transport Fuel

29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	3.3800	907	\$3,064.99
Total for Transport Fuel:								907	\$3,064.99

Total for Current Delivery Period: \$948,004.66

TOTAL AMOUNT DUE: \$948,004.66

Electronic (Wire/ACH/mySES) payment preferred.

Please include your invoice number or customer ID with all payments to ensure timely posting to customer account.

Payment remittance information can be emailed to ar@symmetryenergy.com

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

SELLER:

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

Accountant:

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

BUYER:

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

Invoice Attention List:

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

Remit To:

Symmetry Energy Solutions, LLC

Payment by Wire Transfer to:

[REDACTED]

**Sales Invoice**

Invoice #: 2107683
Invoice Date: 12/12/25
Due Date: 01/26/26
Amount Due: \$8,622.41
Account #:
Svc. Addr:
Cust. Ref.:
PO #:
Buyer: DELTA NEW ORLEANS GAS
COMPANY, LLC-541894

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price (\$/MMBtu)	Volume (MMBtu)	Amount (\$)
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PRIOR PERIOD ADJUSTMENTS**Delivery Period: NOV-25****Original Invoice #2107046****Gas Sales**

29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	3.3800	120,000	\$405,600.00	Rebill
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Nov-25	26 30	4.2150	50,000	\$210,750.00	Rebill
29655452	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	3.3500	(120,000)	\$(402,000.00)	Reverse
29655452	Overtake	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	4.0987	82,465	\$338,002.64	Rebill
29655452	Overtake	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	4.0987	(132,465)	\$(542,939.67)	Reverse
Total for Gas Sales:								0	\$9,412.97	

Transport Fuel

29655452	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Nov-25	1 30	4.1150	378	\$1,554.79	Rebill
Total for Transport Fuel:								378	\$1,554.79	

Other

Total for Other:	\$0.00
Total for Invoice #2107046:	\$10,967.76
Total for Nov-25 Delivery Period:	\$10,967.76

Electronic (Wire/ACH/mySES) payment preferred.

Please include your invoice number or customer ID with all payments to ensure timely posting to customer account.

Payment remittance information can be emailed to ar@symmetryenergy.com

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price (\$/MMBtu)	Volume (MMBtu)	Amount (\$)
Delivery Period: JUL-25									
Original Invoice #2052074									
Gas Sales									
29655452	Undertake	Sell	Gulf South	NOPSI Aggregate	Jul-25	1 31	2.9501	(6,631)	\$(19,562.29) Rebill
29655452	Undertake	Sell	Gulf South	NOPSI Aggregate	Jul-25	1 31	2.9501	5,836	\$17,216.94 Reverse
Total for Gas Sales:								(795)	\$(2,345.35)
Total for Invoice #2052074:								(795)	\$(2,345.35)
Total for Jul-25 Delivery Period:									\$(2,345.35)
Total for Prior Period Adjustments:									\$8,622.41
TOTAL AMOUNT DUE:									\$8,622.41

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

Invoice Summary

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

Invoice Identifier: 13440 Service Requester/Name: 119375230 Delta New Orleans Gas Company, LLC Billable Party (Payer)/Name: 119375230 Delta New Orleans Gas Company, LLC

Invoice Date: 12/09/2025 Net Due Date: 12/19/2025 Supporting Document Indicator: OTHR Contact Name/Phone: Sameer Zaheer (832) 343-0367

INVOICE TOTAL AMOUNT		SVC REQ K OR ACCT ID TOTAL AMOUNT	SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT		
\$1,024,505.16		\$1,024,505.16	\$0.00		
SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT	
59571	NNS	\$1,024,516.20	-\$11.04	\$1,024,505.16	
Svc Req K or Acct ID Total Amount				\$1,024,505.16	
Invoice Total Amount				\$1,024,505.16	

Transportation Invoice

Payee/Name: 078444247 Gulf South Pipeline Company, LLC Accounting Period: November 2025 Invoice Status Code: Final
Svc Req K or Acct ID: 59571 Rate Sch or Acct: NNS Service Code: NN

SVC REQ K OR ACCT ID TOTAL AMOUNT

\$1,024,505.16

LINE NO	BEG TRAN DATE	REC LOC/NAME	REC ZN	TT	CHRG IND	CHARGE TYPE	MISC NOTES (CHRG TYPE DESC)	QUANTITY	CHRG TYPE RATE	ACCT ADJ AMOUNT DUE	MTHD	REPL REL CD	LOC IND
1	11/01/2025												
	11/30/2025	9921 NOPSI Aggregate	SYS	129	D	RSV	NNS Resv	2,550,000	0.400000	\$1,020,000.00			XXPDXXZD
2	11/01/2025	11463 Pooling Area #3	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	77,386	0.001500	\$116.08			PRPDZRZD
3	11/01/2025	11463 Pooling Area #3	SYS	01	R	CMP	Electric Power Cost	95,238	0.004300	\$409.50			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
4	11/01/2025	11463 Pooling Area #3	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	COT	Commodity	77,386	0.012500	\$967.35			PRPDZRZD
5	11/01/2025	11463 Pooling Area #3	SYS	126	R	ETX	Supp Rec	94,524	0.000000	\$0.00			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
6	11/01/2025	11467 Pooling Area #7	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	72	0.001500	\$0.11			PRPDZRZD
7	11/01/2025	11467 Pooling Area #7	SYS	01	R	CMP	Electric Power Cost	211	0.004300	\$0.90			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
8	11/01/2025	11467 Pooling Area #7	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	COT	Commodity	72	0.012500	\$0.90			PRPDZRZD
9	11/01/2025	11467 Pooling Area #7	SYS	126	R	ETX	Supp Rec	210	0.000000	\$0.00			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
10	11/01/2025	21705 Chacahoula (From Tex..	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	11,365	0.001500	\$17.05			PRPDZRZD
11	11/01/2025	21705 Chacahoula (From Tex..	SYS	01	R	CMP	Electric Power Cost	21,000	0.004300	\$90.30			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
12	11/01/2025	21705 Chacahoula (From Tex..	SYS										
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	COT	Commodity	11,365	0.012500	\$142.07			PRPDZRZD

	BEG TRAN DATE	REC LOC/NAME	REC ZN		CHRG	CHARGE	MISC NOTES		CHRG TYPE		ACCT ADJ	REPL	
LINE NO	END TRAN DATE	DEL LOC/NAME	DEL ZN	TT	IND	TYPE	(CHRG TYPE DESC)	QUANTITY	RATE	AMOUNT DUE	MTHD	REL CD	LOC IND
13	11/01/2025	21705 Chacahoula (From Tex...	SYS	126	R	ETX	Supp Rec	20,842	0.000000	\$0.00			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
14	11/01/2025	22116 Pooling Area #16 - Exp...	SYS										PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	163,642	0.001500	\$245.49			
15	11/01/2025	22116 Pooling Area #16 - Exp...	SYS	01	R	CMP	Electric Power Cost	111,840	0.004300	\$480.90			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
16	11/01/2025	22116 Pooling Area #16 - Exp...	SYS										PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS	01	D	COT	Commodity	163,642	0.012500	\$2,045.55			
17	11/01/2025	22116 Pooling Area #16 - Exp...	SYS	126	R	ETX	Supp Rec	111,000	0.000000	\$0.00			PRPDZRZD
	11/30/2025	9921 NOPSI Aggregate	SYS										
Current Month Total Amount										\$1,024,516.20			
18	07/01/2025	11463 Pooling Area #3	SYS										PRPDZRZD
	07/31/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	(531)	0.001400	-\$0.74			
					D	COT	Commodity	(531)	0.012500	-\$6.63			
19	07/01/2025	22116 Pooling Area #16 - Exp...	SYS										PRPDZRZD
	07/31/2025	9921 NOPSI Aggregate	SYS	01	D	ACA	ACA	(264)	0.001400	-\$0.38			
					D	COT	Commodity	(264)	0.012500	-\$3.29			
Prior Month Total Amount										-\$11.04			
Svc Req K or Acct ID Total Amount										\$1,024,505.16			
Invoice Total Amount										\$1,024,505.16			

Imbalance Summary Statement

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

Statement Date: 12/09/2025 Contact Name/Phone: Sameer Zaheer (832) 343-0367

SVC REQ K	RATE SCH	PRODUCTION	BEGINNING	CURRENT MONTH	IMB QTY (DUE TSP)	TRADE	ADJUSTMENT	CICO	ENDING	IN-KIND
OR ACCT ID	OR ACCT	PERIOD	IMBALANCE QUANTITY	IMBALANCE QUANTITY	OR DUE SVC REQ	QUANTITY	QUANTITY	QUANTITY	IMBALANCE QUANTITY	QUANTITY
5748	IMB-NNS	10/2025	20,994	0	20,994	(20,994)	0	0	0	0

Storage Summary Statement

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

Statement Date: 12/09/2025 Contact Name/Phone: Sameer Zaheer (832) 343-0367

		MAXIMUM	BEGINNING	STORAGE	STORAGE	STORAGE	TRADE	ADJUSTMENT	ENDING
SVC REQ K	RATE SCHEDULE	STORAGE CAPACITY	STORAGE BALANCE	INJECTION QUANTITY	WITHDRAWAL QUANTITY	TRANSFER QUANTITY	QUANTITY	QUANTITY	STORAGE BALANCE
59571	NNS	850,000	845,397	226,576	251,670	20,000	0	0	840,303



Delta Utilities™

DELTA NEW ORLEANS GAS COMPANY, LLC

Date: December 11, 2025

Attn: SCHOTT, BRAD

Email: BSCHOTT@ENTERGY.COM

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

ENTERGY NEW ORLEANS, LLC
2107 RESEARCH FOREST DRIVE
SUITE 600

THE WOODLANDS, TX 77380

Production Month: November 2025

Invoice #: 1008

Due Date: December 25, 2025

Account: 10213

TSP	Meter No.	Meter Name	Type of Charge	Deal No.	Date	Volume (MMBTU)	Price	Amount
Delta New Orleans		NOPS Power Plant	TR	39		134,117	0.00500	\$ 670.58
						134,117		670.58

134,117 Total Due: 670.58

WIRE REMITTANCE



GASSUPPLY@DELTAUTILITIES.COM



Invoice Number: 3242763
Invoice Date: 11-Dec-2025
Due Date: 26-Dec-2025
Billing Period: Nov-25

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

Bill To:
Delta New Orleans Gas Company, LLC
DELTANOGAS - BU
201 St. Charles Avenue, Suite 3000
New Orleans, LA 70170
Phone:
Fax:
Email:
accounting@deltautilities.com;gassupply@delta
utilities.com
Customer ID:1077250

Remit To:
DTE Energy Trading, Inc.



Purchase / Sale	Quantity	CCY	Settlement Amount
Purchases	0.00	US\$	\$0.000000
Sales	240,826.00 240,822.00	US\$	\$883,831.42 0000
240,826.00 DTE Energy Trading, Inc. is due to RECEIVE the following net amount:			\$883,831.42

\$883,816.74

Invoice Number: 3242763

Pipeline	Agmt	Deal	Trade X Ref	Start Date	End Date	Meter Point	Description	Quantity	UOM	Price	CCY	Total
Buy/Sell: Sell Pipeline: BRIDGELINE Deal #: 11026266												
BRIDGELINE	38317	11026266	GTW- TermTrade- 43389	11/01/2025	11/30/2025	NOPSI St Claude - 840063	Gas Sales Commodity	240,826.00	MMBtu	3.670000	US\$	\$883,831.42
Subtotal Deal:								240,826.00				\$883,831.42
Subtotal Pipeline:								240,826.00				\$883,831.42
								240,822.00				
											Invoice Total:	\$883,831.42
												\$883,816.74

DELTA NEW ORLEANS COMPANY, LLC											
MCF SALES FOR 12 MONTHS ENDED										November-25	
MCF @ Sales Pressure Base											
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Line No.	Oper. Mth.	Residential	Public Auth. Incl. LM & NJ	Public Auth. LM	Commercial	Industrial Incl. NJ	NJ Industrial	NJ Public Auth.	Interdept.	Total Sales for PGA Excl. LM and NJ (a+b-c+d+e-f-g+h)	
1	Dec-24	375,571	107,298	31,323	229,691	89,597	66,141	23,721	25	680,997	
2	Jan-25	725,761	337,562	225,219	304,604	94,441	62,573	30,478	48	1,144,146	
3	Feb-25	675,601	213,924	91,589	325,341	111,241	80,031	28,916	31	1,125,601	
4	Mar-25	388,019	163,572	70,112	266,763	94,883	67,288	21,604	32	754,265	
5	Apr-25	196,723	156,613	76,305	238,434	96,919	69,720	21,536	15	521,143	
6	May-25	145,794	116,039	50,691	220,067	118,309	95,192	16,599	0	437,727	
7	Jun-25	117,283	174,434	104,342	182,173	82,140	60,668	22,159	0	368,861	
8	Jul-25(1)	117,976	103,902	52,546	166,935	84,528	67,810	18,130	0	334,855	
9	Aug-25	100,912	19,682	56	77,717	97,527	78,221	15,207	0	202,354	
10	Sep-25	109,482	319,358	226,252	169,574	103,388	87,459	18,911	0	369,180	
11	Oct-25	110,582	83,227	44,186	135,401	96,021	80,283	19,787	0	280,974	
12	Nov-25	131,239	95,612	68,136	130,393	88,728	84,330	19,888	0	273,617	
13	Total 12 Mths.	3,194,944	1,891,221	1,040,757	2,447,092	1,157,721	899,716	256,936	151	6,493,720	
NOTE: November 2025 data is understated due to CCS usage high/low triggers activating which required manual bill reviews.											
The Billing department reviewed the accts in December; therefore, the expectation is December's usage will be higher than usual.											

NJ Purchases

104,218

Gulf South	0	\$0.00	\$0.00
DTE BRIDGELINE	104,218	\$3.67	\$382,480.06
ATMOS CG 15 and CG13	0	\$0.00	\$0.00
NJ GAS COST	104,218	\$3.67	\$382,480.06

Base Load

IF HH		\$ 3.38	NOPSI - St. Claude - 840063											
DTE Adder		\$ 0.29												
DATE	GDD HH		Base	Actual	Swing	Actual	Over	Under	Base Cost	Swing Cost	Over Cost	Under Cost	Total	WACOG
Base Load														
11/1/2025	\$ 3.580		8,000	7,912					\$ 29,038.32		\$ -	\$ -	\$ 29,038.32	
11/2/2025	\$ 3.580		8,000	8,000					\$ 29,361.80		\$ -	\$ -	\$ 29,361.80	
11/3/2025	\$ 3.580		8,000	8,000					\$ 29,359.01		\$ -	\$ -	\$ 29,359.01	
11/4/2025	\$ 3.370		8,000	8,000					\$ 29,359.52		\$ -	\$ -	\$ 29,359.52	
11/5/2025	\$ 3.340		8,000	8,000					\$ 29,359.12		\$ -	\$ -	\$ 29,359.12	
11/6/2025	\$ 3.510		8,000	7,999					\$ 29,357.39		\$ -	\$ -	\$ 29,357.39	
11/7/2025	\$ 3.625		8,000	7,998					\$ 29,353.50		\$ -	\$ -	\$ 29,353.50	
11/8/2025	\$ 3.755		8,000	7,999					\$ 29,354.94		\$ -	\$ -	\$ 29,354.94	
11/9/2025	\$ 3.755		8,000	8,000					\$ 29,359.74		\$ -	\$ -	\$ 29,359.74	
11/10/2025	\$ 3.755		8,000	8,000					\$ 29,358.64		\$ -	\$ -	\$ 29,358.64	
11/11/2025	\$ 3.785		8,000	8,000					\$ 29,361.14		\$ -	\$ -	\$ 29,361.14	
11/12/2025	\$ 3.785		8,000	8,942					\$ 32,818.31		\$ -	\$ -	\$ 32,818.31	
11/13/2025	\$ 3.600		8,000	7,999					\$ 29,357.80		\$ -	\$ -	\$ 29,357.80	
11/14/2025	\$ 3.580		8,000	7,999					\$ 29,355.01		\$ -	\$ -	\$ 29,355.01	
11/15/2025	\$ 3.490		8,000	7,999					\$ 29,356.48		\$ -	\$ -	\$ 29,356.48	
11/16/2025	\$ 3.490		8,000	7,999					\$ 29,356.62		\$ -	\$ -	\$ 29,356.62	
11/17/2025	\$ 3.490		8,000	7,992					\$ 29,331.48		\$ -	\$ -	\$ 29,331.48	
11/18/2025	\$ 3.695		8,000	8,000					\$ 29,358.79		\$ -	\$ -	\$ 29,358.79	
11/19/2025	\$ 3.720		8,000	8,000					\$ 29,358.39		\$ -	\$ -	\$ 29,358.39	
11/20/2025	\$ 3.930		8,000	7,998					\$ 29,352.40		\$ -	\$ -	\$ 29,352.40	
11/21/2025	\$ 3.975		8,000	7,999					\$ 29,355.89	\$ -	\$ -	\$ -	\$ 29,355.89	
11/22/2025	\$ 4.145		8,000	7,999					\$ 29,356.92	\$ -	\$ -	\$ -	\$ 29,356.92	
11/23/2025	\$ 4.145		8,000	7,999					\$ 29,355.30	\$ -	\$ -	\$ -	\$ 29,355.30	
11/24/2025	\$ 4.145		8,000	7,993					\$ 29,334.68	\$ -	\$ -	\$ -	\$ 29,334.68	
11/25/2025	\$ 4.115		8,000	7,999					\$ 29,355.05	\$ -	\$ -	\$ -	\$ 29,355.05	
11/26/2025	\$ 4.115		8,000	8,002					\$ 29,367.01	\$ -	\$ -	\$ -	\$ 29,367.01	
11/27/2025	\$ 4.115		8,000	8,002					\$ 29,366.20	\$ -	\$ -	\$ -	\$ 29,366.20	
11/28/2025	\$ 4.115		8,000	8,000					\$ 29,360.51	\$ -	\$ -	\$ -	\$ 29,360.51	
11/29/2025	\$ 4.115		8,000	7,999					\$ 29,357.14	\$ -	\$ -	\$ -	\$ 29,357.14	
11/30/2025	\$ 4.115		8,000	7,994					\$ 29,336.99	\$ -	\$ -	\$ -	\$ 29,336.99	
Rounding				0.719					\$ 2.64					
			240,000	240,822	-	-	-	-	\$ 883,816.74	\$ -	\$ -	\$ -	\$ 883,816.74	\$ 3.67

TOWN OF CARROLLTON WATCH
“Keeping watch on historic Carrollton”
2822 LEPAGE ST.
NEW ORLEANS, LOUISIANA 70119

VIA EMAIL

Dec. 15, 2025

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

Re: Appeal of the HDLC’s decision of approval for roof demolition of 7801–7803 Zimpel

To the Clerk of Council:

I am appealing the decision of approval by the N.O. HDLC of Dec. 3, 2025, for the application by developer Ravi Doddamani to camelback the contributing-rated, one-story, two-family residential building at 7801–7803 Zimpel through a roof demolition of over 50% (specifically, 55.9%).¹ As required, the HDLC’s decision letter is attached to this email (as “Decision”).

My appeal is addressed to the City Council in its capacity to exercise broad discretionary powers over HDLC demolition decisions.

Basis of the appeal

The HDLC describes the demolition of historic resources within the local Historic Districts as a “drastic action.”² And yet the camel-backing of smaller historic houses has unfortunately become routine; and applications for roof demolitions are regularly approved by the HDLC.

In this respect it might seem inequitable to refuse the new owners the right to camelback the modest shotgun at 7801–7803 Zimpel. In addition, it is also a drastic action to intervene in the use and enjoyment of private property.

And yet it is well known that Mr. Doddamani’s usual development practice (from 2014 to the present day) is to convert historic houses (or to build new construction) for exclusive use as transient housing marketed to university students (D2Ds) in the University Area, Uptown, and Broadmoor neighborhoods.³

Co-incidentally, a zoning violation may already be detected on the renovation plans.⁴ Three (3) full bathrooms are proposed—two (2) full bathrooms on the first floor (with an abundance of double fixtures) and the third (3) full bathroom on the second floor. This is a clear conflict with the amended University Area Overlay’s prohibition on more than 2.5 bathrooms for investment properties:

Any increase in bathrooms where the total number is more than two full and one half (2.5) per dwelling unit shall be prohibited in this overlay, as determined by the Department of Safety and Permits. ([CZO Art. 18.30.B.4](#))

Administrative history

Other considerations concerning the development of 7801 Zimpel are as follows.

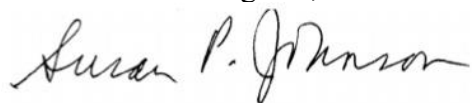
- The property was purchased in an off-market sale on 11/10/25 from the succession of Gertrude Gillin in a cash sale for \$145,000, which is less than half the assessed fair value—in 2024, 2025, and 2026 (uncertified)—of 7801–7803 Zimpel, i.e., \$315,000. (See Exh. 6.)
- On 11/12/25, an application was filed for the interior demolition of the property; and Permit #25-31717-DEMI issued on 11/17/25. (See Exh. 8.) On information and belief, no demolition has occurred to date; and a dumpster is currently (12/15/25) parked on Burdette Street without a permit.
- The primary façade demolition had been part of the [original 12/3/25 Agenda](#) for 7801 Zimpel.⁵ Yet it was withdrawn before the 12/3/25 hearing. Explaining the reason for the withdrawal, Plans Examiner Dennis Murphy stated in the HDLC results letter of 12/4/25 that “the extent of the proposed partial façade demolition was miscalculated.” The letter informs the owners of the need to return to the HDLC on 1/7/25 if the proposal cannot be revised to exclude additional historic fabric. (No response has been registered to date.) Although Mr. Murphy attributes the demolition miscalculation to a “Staff error,” it’s my opinion that the developer or his contractor misrepresented the facade in a line drawing submitted to the HDLC for review.⁶

Conclusion

Despite the recent efforts of Tulane University to regulate the density of the student population in the University Area, developers continue to purchase and convert local properties, transforming the historic character of the neighborhood and removing long-term options from the housing market. In addition, as I attempt to prove in my ongoing BZA appeals of D2D renovation work permits, DSP continues to issue all D2D work permits to dorm developers without modification.

In the best interest of the neighborhood, which is already saturated with private student dorms, I respectfully request that the City Council exercise its discretion and overturn the decision of approval by the HDLC in re 7801–7803 Zimpel (roof demolition).

Thanks and best regards,



Susan Johnson
Principal, Town of Carrollton Watch, LLC
2822 Lepage Street
New Orleans, La. 70119
sjohnson@townofcarrolltonwatch.org

Attachments

CMM 1__Results Letter (“Decision—7801 Zimpel”)
Exh. 1, CofA Permit #JMHYE6, 7801 Zimpel
Exh. 2, Entity Registrations: ESN Property, LLC, New Reaavi, LLC; 7801–03 Zimpel, LP
Exh. 3, Doddamani’s ads as addressed to students—example of 1315 Fern

Exh. 4, Doddamani's STR licenses, 2016–2018
Exh. 5, 7801 Zimpel—proposed plan showing 3 full bathrooms (violation)
Exh. 6, Assessor's profiles, 7801 Zimpel—2024, 2025, and 2026 (uncertified)
Exh. 7, Email to Dennis Murphy about primary facade (12/3/25), 7801 Zimpel
Exh. 8, Interior demolition print summary, Permit #25-31717-DEMI, 7801 Zimpel

cc: Councilmember Joseph I. Giarrusso, III
Claire Byun, District A Land Use Director
Adam Swensek, Executive Counsel
Dennis Murphy, HDLC
Eleanor Burke, HDLC
Bryan Block, HDLC

-
- ¹ CofA Permit #JMHYE6; see Exh. 1. The property is owned by Ravi Doddamani and Vidya Doddamani, dba ESN Property, LLC; and Ravi Kumar, dba New Reaavi, LLC; in partnership as 7801–03 Zimpel, LP. See Exh. 2.
- ² <https://nola.gov/nola/media/HDLC/Guidelines/12-New-Construction-Additions-Demo.pdf>, p. 12–23.
- ³ Mr. and Mrs. Doddamani own rentals at 1525–1527 Hillary; 1315–1317 Fern; 4323–4325 Loyola; 3117–3119 Nashville; 3129–3131 Nashville; 5533–5535 S. Tonti; 1108 Lowerline; and 7417–7419 Zimpel (new construction)—in addition to 7801–7803 Zimpel. Mr. Doddamani also manages the properties. Source: <https://townofcarrolltonwatch.org/wordpress/historic-houses-lost-to-development-for-student-housing/> N.B. 1525 Hillary is a two-story addition built by the Doddamanis in 2018 under [Permit #17-40788-RNVS](#) and advertised as “new construction”; seven years later there is [no Certificate of Occupancy](#) for this building; and yet a Healthy Homes Certificate was issued as [License #25HOME-25818](#) on 9/30/2025.) For an example of an ad (1315 Fern) addressed to students, see Exh. 3. Other Uptown properties—not listed here—were previously registered with CNO as STRs; see Exh. 4.
- ⁴ This is attached as Exh. 5. Note as well that a plumbing riser diagram has not yet been supplied for this permit. The number and composition of bathrooms represented on the designer's plans should be compared to this diagram when it becomes available. It was observed and entered onto the public record on 12/8/25 that in two permits recently approved by Safety and Permits (for 7301–7303 Burthe and 237 Lowerline), the number of fixtures indicated in the plumbing riser diagrams exceeds the number represented on the drawing set. Both properties are located in the University Area Overlay. However, per Chief Zoning Official Dan Macnamara, examination of the plumbing riser diagram does not belong to the scope of DSP's Zoning Review process.
- ⁵ “7801 Zimpel St: Ravi Doddamani, applicant; Gertrude Gillin, owner; Demolition of more than 50% of the roof structure and more than 25% of the primary facade at a Contributing rated, one-story, two-family residential building as part of a renovation and construction of a new camelback addition” (emphasis added).
- ⁶ I wrote to Mr. Murphy on the evening of 12/3/25 to complain about the misrepresentation. (See Exh. 7.) I had also objected to the withdrawal of the application in spoken remarks at the HDLC hearing of 12/3/25.

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

Thursday, December 4, 2025

Ravi Doddamani
1017 Fern St
New Orleans, LA 70118

DECISION
7801 Zimpel

Re: 7801 Zimpel St
Reference Code: JMHYE6

Dear Ravi Doddamani:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work:
Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.

At that time the Commission voted to:

Approve the application for partial roof demolition. Please submit one set of stamped, final detailed drawings. Following review, we will contact you regarding any errors, omissions, or changes. All drawings should be submitted to HDLC Staff via email. Once approved, these drawings will then be transmitted internally to Safety & Permits for their review and permitting. As such, it is important that the final drawings are sufficient for review by both Departments. Keep in mind that only the amount of demolition indicated in the HDLC approved drawings is authorized. Please contact me directly should existing conditions necessitate review of additional demolition or re-framing work. Demolishing additional square footage without the proper approvals can result in costly delays and fines.

Please note that, due to a Staff error, the extent of the proposed partial façade demolition was miscalculated and was not included in this Commission request. Because this portion of the work does require Commission approval, you will need to either revise the proposal to retain more of the historic building materials at the front elevation, or the application will need to return for additional Commission review and approval at the next available meeting on Wednesday, January 7th, 2025. Please contact HDLC Staff at your earliest convenience to discuss potential alternative façade revisions and the next steps in the HDLC review process.

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7051
WWW.NOLA.GOV



Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or Dennis.Murphy@nola.gov.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'DM' inside a circle, followed by a period.

Dennis Murphy
Principal Plan Reviewer

Approved__BB__ Bryan Block, Director

Gertrude Gillin
7801 Zimple St
New Orleans, LA 70118

EXHIBIT 1

Your reference code is **JMHYE6**

Application Summary

Type: HDLC COA
Location: 7801 Zimpel St
Property Owner: Gertrude Gillin
Description: Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.
Created By: mdaniels

Details

Name	Value
Is Landmark	No
Parcel Tax Bill Numbers	716110201
Addresses	7801 Zimpel St
Lot Number	1
Block Number	131

Status Information

Name	Complete	Date
Permit Case Created	Yes	11/17/2025
Completeness Review	Yes	11/17/2025
HDLC Signs and postcards	Yes	11/25/2025
HDLC NO Hearing	Yes	12/3/2025
Data Note	Yes	12/4/2025

Fees

Type	Amount	Paid
------	--------	------

Reviews

Division	Status	Reviewer
	()	

Review Comments

Division	Status	Comment
----------	--------	---------

Inspections

Type	Date	Status
------	------	--------

Inspection Correction Items

Contractors

Name	License
------	---------



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Name	Type	City	Status
ESN PROPERTY, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: ESN PROPERTY, LLC
Charter Number: 42472804K
Registration Date: 12/8/2016

Domicile Address

1017 FERN STREET
NEW ORLEANS, LA 70118

Mailing Address

1017 FERN STREET
NEW ORLEANS, LA 70118

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 12/8/2016
Last Report Filed: 11/10/2025
Type: Limited Liability Company

Registered Agent(s)

Agent: RAVI DODDAMANI
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118
Appointment Date: 12/8/2016

Officer(s)

Additional Officers: No

Officer: RAVI DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Officer: VIDYA DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File

No Amendments on file

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Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:

10390615

Incorporation Date / Formation Date:

11/4/2025
(mm/dd/yyyy)

Entity Name:

NEW REAAVI LLC

Entity Kind:

Limited Liability Company

Entity Type:

General

Residency:

Domestic

State:

DELAWARE

REGISTERED AGENT INFORMATION

Name:

CORPORATION SERVICE COMPANY

Address:

251 LITTLE FALLS DRIVE

City:

WILMINGTON

County:

New Castle

State:

DE

Postal Code:

19808

Phone:

302-636-5401

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

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Louisiana

SECRETARY OF STATE

NANCY LANDRY



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Print Detailed Record

Name	Type	City	Status
7801-03 ZIMPEL LP	Partnership	NEW ORLEANS	Active

Previous Names

Business: 7801-03 ZIMPEL LP

Charter Number: 46733534J

Registration Date: 11/5/2025

Domicile Address

1017 FERN
NEW ORLEANS, LA 70118

Mailing Address

1017 FERN
NEW ORLEANS, LA 70118

Status

Status: Active

Registered: 11/5/2025

Last Report Filed: N/A

Type: Partnership

Officer(s)

Additional Officers: No

Officer: NEW REAAVI LLC

Title: Limited Partner

Address 1: 2880 TEWKSBURY DRIVE

City, State, Zip: TROY, MI 48098

Officer: ESN PROPERTY LLC

Title: General Partner

Address 1: 1017 FERN ST.

City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File

No Amendments on file

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Remove border

1315 Fern St

New Orleans, LA 70118

3 beds: \$2,700

Neutral Ground Coffeehouse

C&L Restaurant

Jacques-Imo's

's Restaurant

he Camellia Grill

rown's Tavern

Turchin Stadium

Yu Stadium

PJ's Coffee

Tulane University

Ursuline Academy

McMaster Au

Loyola University New Orleans

Leonidas

EAST CARROLLTON

UPTOWN/CARROLLTON

FOURTEENTH WARD

BLACK PEARL

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by bike

About 1315 Fern St

Hello Grad Students, This is a very nicely renovated, 3 bedroom, 2 bath townhouse located at the corner of Fern Street and Jeannette. It's really lovely :). The bedrooms are spacious with ample lighting and closet space. Bathrooms are comfy. Living room is large and comfortable. Modest kitchen with great working appliances. Central Heat & AC heats and cools the entire place very quickly. Outside of the amenities, this place is in a very safe and quiet neighborhood. Quick walk to Tulane and Loyola Universities...not to mention all the restaurants and bars on Carrollton (near River Road and Oak Street)...Lebanon Cafe, China Orchid, Baskin Robbins, Thai Mint...also...close to all the places on Maple Street...Starbucks & PJ's, Italian, Bakeries, etc. Please call me if your interested. My suggestion is to see this place before you sign anywhere else :). Also, very good chance you can move in before July 1st. Regards.

Apartment amenities

Property amenities

Unit amenities

Building Application Fee: 0

Building Deposit Fee Maximum: 2700

Building Deposit Fee Minimum: 2700

Double Pane Windows

Wired

EXHIBIT 3

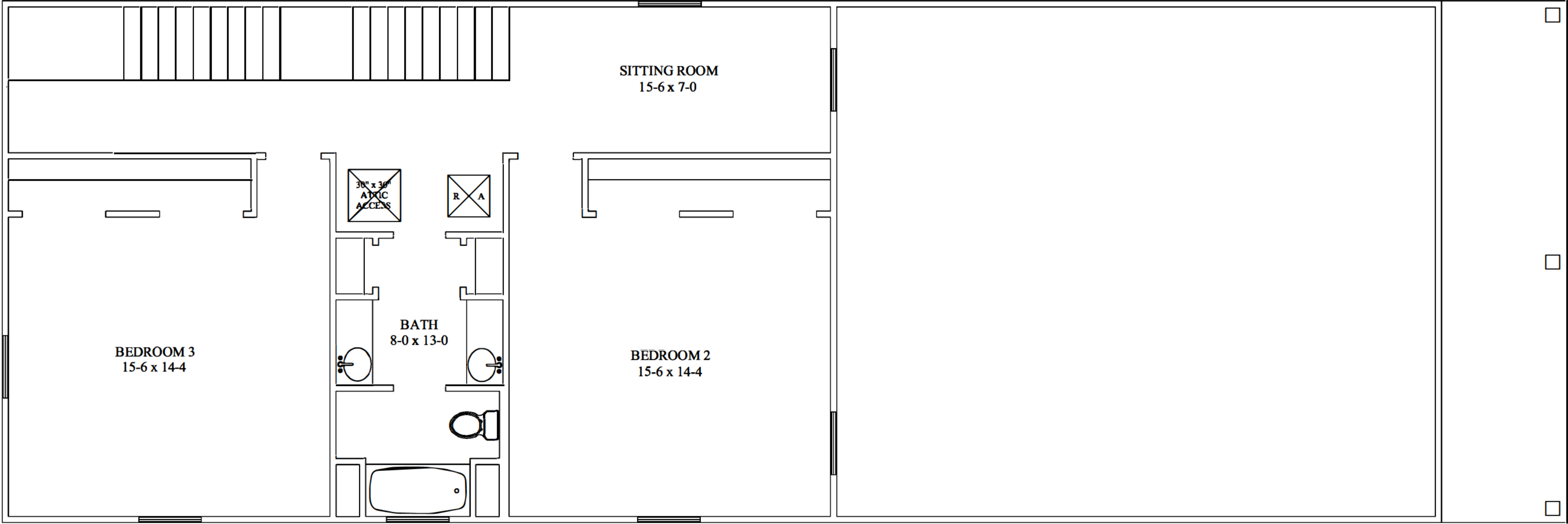
513

EXHIBIT 4

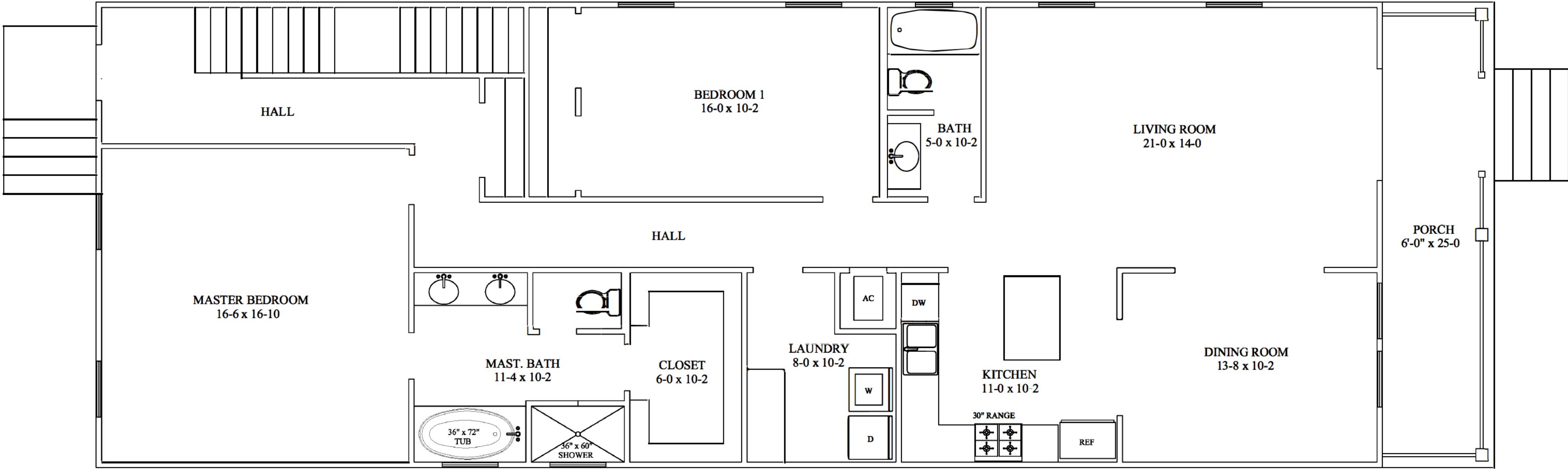
Permit Number	Address	Current Status	Expiration Date	Guest Occupancy Limit	Operator Name	Application Date	Issue Date	Reference Code
17STR-11770	1917 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	VY1ZLJ
	4213 Dryades ST	Denied				6/1/17		WF3XHJ
17STR-03701	1131 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	M8UG2W
	1915 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		JYPY61
17STR-11764	4213 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	YYWYYG
	4215 Dryades ST	Denied				6/1/17		MJUQ8R
17STR-11768	4215 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	14HWRE
	1131 Fourth St	Denied			Ravi Doddamani	3/1/18		ELV6UY
	1129 Fourth St	Expired	3/11/19		Ravi Doddamani	3/1/18		WRGQ6Y
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		VTKVA6
17STR-11769	1915 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	CVXTT3
17STR-03644	1129 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	DT56DY
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/1/17		XLHSFX
17STR-03701	1131 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	8VPX5H
	1915 General Taylor ST	Denied				6/1/17		DYCPBW
17STR-03644	1129 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	4STM3G
	4213 Dryades St	Denied		8	Ravi Doddamani	6/7/18		J8WYVS
	4215 Dryades St	Denied		8	Ravi Doddamani	6/7/18		RBKAX2

Source: <https://nola.gov/next/short-term-rental-administration/topics/registry-of-short-term-rentals/>

EXHIBIT
5



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

New Orleans Custom Home Design
New Orleans, Louisiana
(504) 717-6534
nocustomhome@gmail.com

RESIDENCE RENOVATION AND ADDITION
7801 ZIMPLE STREET
NEW ORLEANS, LOUISIANA

00/00/25

EXHIBIT 6

Summary

Parcel ID	7801-ZIMPLEST
Tax Bill Number	716110201
Municipal District	7
Location Address	7801 ZIMPLE ST
Property Class	R - RESIDENTIAL
Special Tax District	7-MAPL
Subdivision Name	
Zoning District	Show Viewer (41137574)
Land Area (sq ft)	3600
Building Area (sq ft)	1775
Revised Bldg Area (sq ft)	0
Square	131
Book	01
Lot/Folio	1/104
Line	021
Legal Description	1. SQ 131 LOT 1 ZIMPLE & 2. BURDETTE 30 X 120 3. 7801-03 ZIMPLE
Assessment Area	EAST CARROLLTON Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

7801-03 ZIMPEL LP
1017 FERN STREET
NEW ORLEANS LA 70118

Notices

[2024 Tax Roll Suppl \(PDF\)](#)
[2025 Assessment Notice \(PDF\)](#)

Supplemental Tax Rolls Notice filed for this property.

Calendar Year	Quarter	Applicable Tax Year	Tax Bill Number	Parcel ID	Owner Name	Type/Property
2024	1	2024	716110201	7801-ZIMPLEST	EST OF MS. GERTRUDE GILLIN	REAL

Quick Links

[Estimate Taxes](#)
[Tax Information](#)
[Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$108,000	\$108,000	\$108,000
+ Building Value	\$207,000	\$207,000	\$207,000
= Total Value	\$315,000	\$315,000	\$315,000
Assessed Land Value	\$10,800	\$10,800	\$1,520
+ Assessed Building Value	\$20,700	\$20,700	\$5,980
= Total Assessed Value	\$31,500	\$31,500	\$7,500
- Total Exemption Value	\$0	\$0	(\$7,500)
= Taxable Assessment	\$31,500	\$31,500	\$0
Special Assessment Treatment			
Age Freeze			Age Freeze Approved
Assessment Change			
Tax Contract			

Orleans Parish, LA

Change Orders

Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2024	7/11/2024	Other - Reason: RESCIND 2024 HOMESTEAD EXEMPTION -and- REMOVE S.A.L. VALUES - OWNER / APPLICANT IS DECEASED. OWNER / ESTATE NOTIFIED BY MAIL. STR.1ST.QTR.2024.	\$10,800	\$20,700	\$31,500	\$0	\$31,500

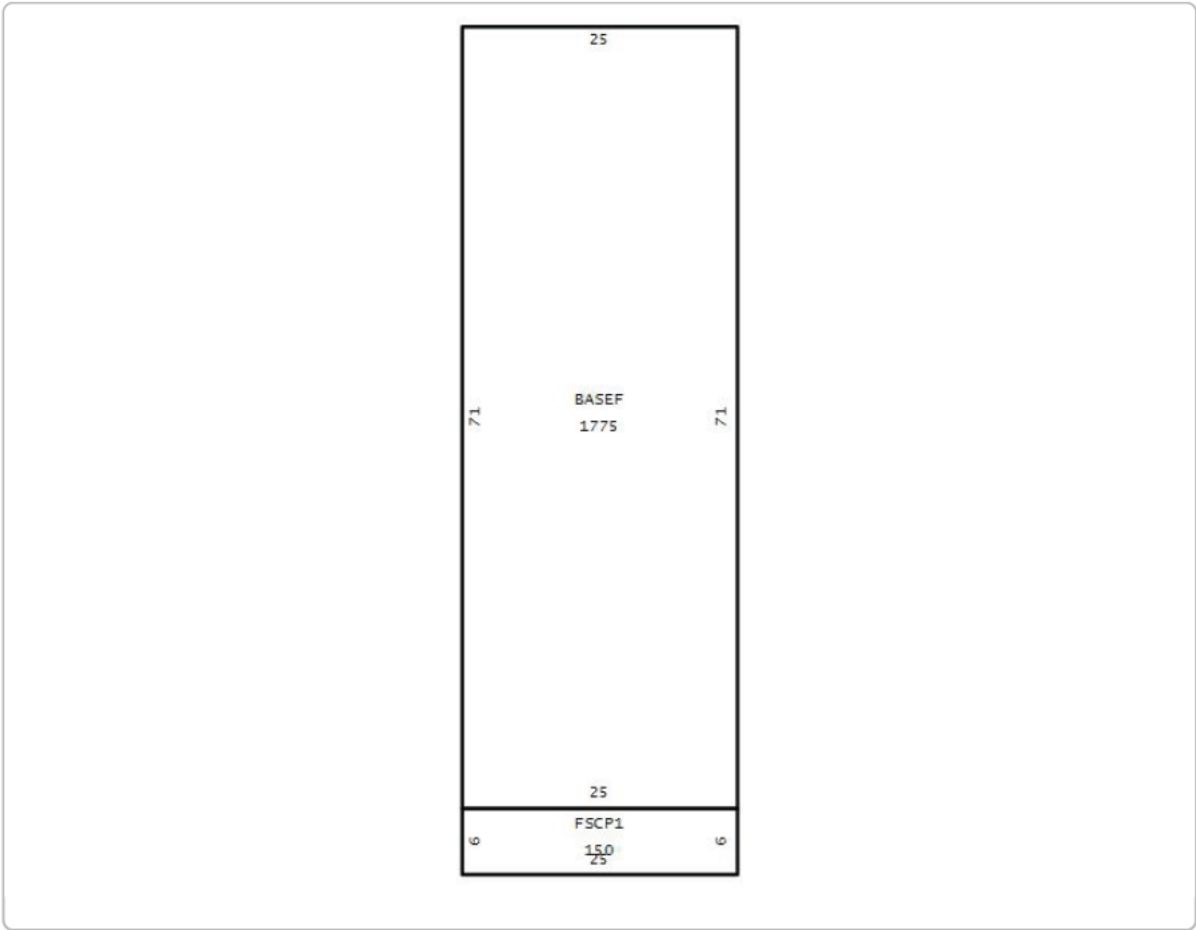
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
7/1/2009	\$0	HOLMES WILLIAM	GILLIN GERTRUDE	200926833	437033
4/20/1950	\$7,810			00000000	00000000

Photos



Sketches



No data available for the following modules: Exemptions, .

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 12/15/2025, 1:37:26 AM](#)

Contact Us



Outlook

Photos and demolition calculations—7801 Zimpel at Burdette—developed by Ravi Doddamani

From Susan P. Johnson [REDACTED]
Date Wed 12/3/2025 11:01 PM
To Dennis P. Murphy <dennis.murphy@nola.gov>
Cc Sjohnson <sjohnson@townofcarrolltonwatch.org>

6 attachments (3 MB)

HDLC Reviewed__Existing & Proposed Facade Elevations__14.2 facade.pdf; 7801-Zimpel-primary facade demo calculations—Howell.pdf; IMG_8689001.jpg; IMG_8690001002 detail.jpeg; IMG_8690001002.jpg; 7801 Zimpel.jpeg;

Dennis:

Attached are:

- Photos of the primary facade.
- Contractor's page with HDLC calculations. Notes:
 1. The existing door on the left is historic and is misrepresented in the contractor's line drawing as being identical to the other existing door.
 2. The existing windows are misrepresented by the contractor as double-hung instead of fixed (?).
- Calculations by [REDACTED]

I'll be attending the City Council meeting tomorrow and can be available to meet in the afternoon.

Thanks for your time.

Susan Johnson

Your reference code is **F3KQ18**



Application Summary

Type:	Interior Demolition
Location:	7801 Zimpel St
Property Owner:	Esn Property LLC
Description:	Interior demolition including finished materials, fixtures and equipment. No exterior or structural work will be included in this scope of work. NO USE OR OCCUPANCY. RENOVATION REQUIRES SEPARATE PERMIT. Failure to secure the proper permits or proceed with work outside the scope of this permit will subject the property to additional fees, fines, adjudication and penalties. Call for inspection at (504)658-7200 or email: inspections@nola.gov to request a final inspection with the permit number.
Created By:	publicwebcrm

Status Information

Name	Complete	Date
Application Submitted	Yes	11/12/2025
Application Review	Yes	11/14/2025
Plan Review	Yes	11/17/2025
Permit Approved	Yes	11/17/2025
Permit Issued	Yes	11/17/2025

Fees

Type	Amount	Paid
Building	\$85.00	Yes
Building Plan Review	\$60.00	Yes

Reviews

Division	Status	Reviewer
Permit Intake	Complete (11/14/2025)	Jessica C Dumas
Plan Review	Complete (11/17/2025)	Katherine Whitney Stone

Review Comments

Division	Status	Comment
Permit Intake	Resolved	Please submit photos of the current layout of the interior of the structure.
Permit Intake	Resolved	Please provide a current floor plan of the entire structure with each room labeled.

Inspections

Type	Date	Status
Residential Final C/C Inspection	Unscheduled	Unscheduled
Residential Final C/C Documents	Unscheduled	Unscheduled

Inspection Correction Items

Contractors

Name	License
Esn Property LLC	

Details

Name	Value
Rebuilding	Yes
Plans for New Structure	No
Accessory Structure Only	No
Will any structural elements be removed?	No
Commercial Short Term Rental	No
Will a dumpster be placed in the street?	No
Will any portion of the sidewalk be repaired?	No
Will a driveway be installed?	No
Foundation Type	Pier
Number of Floors	1
Total Area Affected(ft²)	500
Existing Building Area (ft²)	1500
Construction Value	5000
Number of New Gas Meters	0
Number of Existing Gas Meters	1
Number of new Electrical Meters	0
Number of Existing Electrical Meters	1
Total Number of Units	1
Addresses	7801 Zimpel St
Bed Rooms in New Units	1.00
Sale or Rent	N/A
Price of Proposed Units	500.00
Number of Proposed New Units	0
Current Rental Price	500.00
Current Number of Units	1
Number of Bed Rooms per Dwelling	1 Bedroom
Is this work related to Super Bowl 2025 activities?	No

LATOYA CANTRELL, MAYOR
CITY OF NEW ORLEANS

December 29, 2025

Ms. Lora W. Johnson
Clerk of Council
New Orleans City Council
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

RE: DISAPPROVAL OF ORDINANCE CALENDAR NUMBERS 35,324

Madame Clerk,

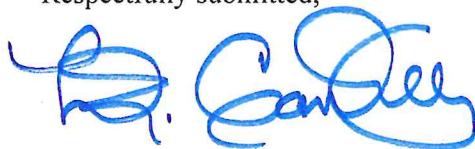
Pursuant to Section 3-113 of the New Orleans Home Rule Charter, I, LaToya Cantrell, Mayor of New Orleans, do hereby disapprove of and veto Ordinance Calendar Number 35,324 as passed by the New Orleans City Council.

As Mayor, I am responsible for ensuring the sound and reasonable management of the City's finances. The ordinance's temporary prohibition on spending is overbroad. Not only does the prohibition apply to "new sources of revenue", but the ordinance's language, by plain meaning, freezes all spending.

"That, beginning on the date this ordinance becomes effective and continuing until January 12, 2026, no city department nor division, including but not limited to the Department of Finance, Bureau of Revenue, or the Chief Administrative Office, shall spend any current funds held by the City. ..." (Emphasis added). This language essentially enacts a freeze on the City's finances. It goes further than the ordinance's title by prohibiting spending "any current funds held by the City". This prohibition would apply not only to ordinary transactions but also to spending in response to an emergency.

Accordingly, for the fiscal health of the City and the ongoing operations and potential emergency operations of our City, I hereby veto Ordinance Calendar No. 35,324.

Respectfully submitted,



LaToya Cantrell
Mayor, City of New Orleans





CITY OF NEW ORLEANS

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

CITY CIVIL SERVICE COMMISSION

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

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

January 5, 2026

Lora Johnson, Clerk of Council
Room 1E09, City Hall
New Orleans, LA 70112

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

Dear Ms. Johnson:

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

Please let us know if further information is needed.

Thank you,

A handwritten signature in black ink, appearing to read "Amy Trepagnier".

Amy Trepagnier
Personnel Director

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

"An Equal Opportunity Employer"

Employee Name	Req. Title	Department	Position Co Start Date
SMITH, OSHIN	Police Officer (Reinstatement)	CI Police Department	12/28/2025
McGowan, Bryant	POLICE RECRUIT (CLASS CODE 7	Police Department	12/16/2025
Harris, Orin	POLICE RECRUIT (CLASS CODE 7	Police Department	12/15/2025
Jackson, Kelsey	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Wargo, Clayton	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Nguyen-Cloud, Alexis	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Egyanna, Miller	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Riley, Javontae	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Lee, Randy	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Reado, Sinsonte	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Taylor Parson, Letitia	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Creel, Jason	POLICE OFFICER (LATERAL) (CLA	Police Department	12/14/2025
shelton, janyll	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Montgomery, Blake	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Legnon, Alex	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
William, Rulx	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Powell, Trent	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Miller, Trinity	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Bardeguez, Ben	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Banks, Michael	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Bradshaw, Maliah	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Lysiak, Sean	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Weber, Bianca	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Clark, Tyrus	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Stemley, Coreyian	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Barnaby, Roshawn	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Humble, Sydricker	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Silas, Cardell	POLICE RECRUIT (CLASS CODE 7	Police Department	12/14/2025
Bradshaw, Maliah	Police Aide	Police Department	12/7/2025
Bardeguez, Ben	Police Aide	Police Department	12/7/2025

Department Name	Job Number	Job Description	Applications Received
Police Department	11227/7109	POLICE RECRUIT (CLASS CODE 7109)	179
Police Department	10589/1116	POLICE TECHNICIAN, TRAINEE (CLASS CODE 1116)	34
Police Department	11395/5281	CRIME SCENE INVESTIGATION SPECIALIST (CLASS CODE 5281)	25
Police Department	11276/7142	POLICE TECHNICIAN (ENTRANCE) (CLASS CODE 7142)	24
Police Department	11422/5265	CODIS SUPPORT (CLASS CODE 5265)	15
Police Department	11413/5266	LATENT PRINT EXAMINER (CLASS CODE 5266)	14
Police Department	11226/7110ENT	POLICE OFFICER (LATERAL) (CLASS CODE 7110)	8
Police Department	11319/7152	POLICE INVESTIGATIVE SUPERVISOR (CLASS CODE 7152)	7
Police Department	11394/5283	CRIME SCENE INVESTIGATION LEAD SPECIALIST (CLASS CODE 5283)	4
Police Department	11400/7110REIN	POLICE OFFICER (REINSTATEMENT - FORMER NOPD) (CLASS CODE 7110)	4
Police Department	11271/5282	CRIME SCENE INVESTIGATION SENIOR SPECIALIST (CLASS CODE 5282)	2
Police Department	11321/7144	SENIOR POLICE TECHNICIAN (CLASS CODE 7144)	2
Police Department	11410/5263	CODIS ADMINISTRATOR (CLASS CODE 5263)	2
Police Department	11411/5264	CODIS SPECIALIST (CLASS CODE 5264)	2
Police Department	PROVISIONAL/7105	POLICE AIDE (CLASS CODE 7105)	2
Police Department	10837/7148PRO	POLICE TECHNICAL SPECIALIST (SENIOR) (CLASS CODE 7148)	1
Police Department	11396/5284	CRIME SCENE INVESTIGATION SUPERVISOR (CLASS CODE 5284)	1
Police Department	11414/5267	LATENT PRINT EXAMINER, SENIOR (CLASS CODE 5267)	1
Police Department	9186/7110	POLICE OFFICER (PROMOTIONAL) (CLASS CODE 7110)	1

Home Agency	Department ID - Job Dta	Empl ID	Last Name	First Name	Job Code - Job Dta
270	2702750	009347	Palmer	Kimberlyn	C0027
270	2702760	014161	Moss	Marquise	C0061
270	2702740	026059	Cole	Jainiqua	C0061
270	2702760	026765	Higgins	Debra	C0061
270	2702740	033168	Alphonse	Jada	C0061
270	2702760	015356	Anderson	Rochelle	C0070
270	2702750	022437	Learson	Arnette	C0070
270	2702740	003759	Lewis	Wanda	C0074
270	2702780	019606	Stokes	Roshawn	C0074
270	2702705	026489	Walker	Diane	C0074
270	2702760	006954	May	Marilyn	C0132
270	2702702	029298	Washington	Ebone	C0132
270	2702750	027572	Hill	Jamar	C0135
270	2702740	019207	McLellan	Margaret	C0163
270	2702740	029651	Theard	Eric	C0163
270	2702740	032889	Easterling	Michael	C0163
270	2702720	033167	Reynoso Ortiz	Oliver	C0163
270	2702740	033038	North	Barret	C0165
270	2702740	006709	McCaskell	Paul	C0177
270	2702740	009989	Watzke	Kenneth	C0177
270	2702740	026351	Loton	Jason	C0177
270	2702740	006338	Lea	Chris	C0178
270	2702750	019201	Burkhalter	Erica	C0238
270	2702760	006657	Barbaro	Karen	C0246
270	2702738	029454	Hubert	Michelle	C0264
270	2702720	000180	Edwards	Cynthia	C0294
270	2702760	026624	Thomas	Rachelle	C0295
270	2702760	031311	McGee	Megan	C0295
270	2702740	022388	Gremillion	Rayshawn	C0361
270	2702740	029648	Perkins	Craishan	C0361
270	2702760	030199	Lewis	Tiesha	C0361
270	2702740	032521	Hughes	Tyler	C0361
270	2702750	032600	Lyles	Raven	C0361

270	2702740	033482	Darby	Rasonna	C0361
270	2702750	038996	Reed	Ariyana	C0361
270	2702750	002742	Adams	Dawnella	C0362
270	2702740	025813	Morgan	Josiah	C0362
270	2702720	022401	Bordenave	Gwendolyn	C0363
270	2702760	007891	Vappie-Aydin	Rhonda	C0364
270	2702750	011695	Howard	Deidre	C0364
270	2702750	026547	Jolly	Derrick	C0364
270	2702750	026954	Bennett	Brianne	C0364
270	2702705	033466	Bercy	Myra	C0364
270	2702750	008479	Deruise	Diane	C0365
270	2702711	006322	Sandifer	Gail	C0402
270	2702750	003749	Williams	Shannon	C0405
270	2702750	002920	Manego	Cyril	C0410
270	2702750	005950	Vu	Cuong	C0410
270	2702750	021070	Terry	Clifford	C0410
270	2702750	006348	Henderson	Desiree'	C0492
270	2702740	019614	Meyers	Robin	C1116
270	2702760	028608	Ceazer	Manisha	C1116
270	2702740	033114	Addison	Georgnell	C1116
270	2702740	033195	Ferdinand	Darlene	C1116
270	2702740	033333	Breaux	Asia	C1116
270	2702740	033405	Dunn	Erika	C1116
270	2702720	033552	Plaisance	Sarita	C1116
270	2702705	033568	Sparks	Dorothy	C1116
270	2702705	033569	Bishop	Kendyl	C1116
270	2702705	033570	Ancar	Barbara	C1116
270	2702750	038664	Best	Shiela	C1116
270	2702750	038941	Anthony	Darlene	C1116
270	2702740	006347	Parker	Peter	C1510
270	2702740	009352	Carter	Floyd	C1510
270	2702740	040041	Jones	Kevin	C1510
270	2702740	015196	Garaudy	Paul	C1740
270	2702740	008683	Logan	Eddie	C1741

270	2702740	033459	Castine	Derrick	C1741
270	2702740	013118	Tenner	Charlie	C1936
270	2702740	009657	Kinney	Don	C1960
270	2702740	006289	Burns Sr	Kevin	C2320
270	2702760	030182	Rogers	Jeniece	C5250
270	2702760	032788	Martin	Destiny	C5250
270	2702760	033289	Daniels	Ariel	C5250
270	2702760	033373	Guerrero	Alicia	C5250
270	2702760	038965	Roa	Gretchen	C5250
270	2702760	040661	Johnson	Laneya	C5250
270	2702760	040685	Bryan	Grace	C5250
270	2702760	026125	Gordon	Kiana	C5251
270	2702760	032197	Nguyen	Thuy-Linh	C5251
270	2702760	007180	Leary	Kenneth	C5252
270	2702760	009262	Santemore	Tanesha	C5252
270	2702760	009382	Hall	Corey	C5252
270	2702760	014394	He'Bert	Courtney	C5252
270	2702760	033360	Kelley	Shamika	C5253
270	2702760	010416	Hoang	John	C5254
270	2702760	035401	Magee	Matthew	C5255
270	2702760	037487	Ansburg	Claire	C5255
270	2702760	037519	Fortier	Justin	C5255
270	2702760	037662	Tillman	Daija	C5255
270	2702760	038555	Robinson	Jaila	C5255
270	2702760	038975	Clawson	Rachel	C5256
270	2702760	038976	Homer	Ryan	C5256
270	2702760	037541	Levy	Erin	C5257
270	2702760	037544	Pennington	Amanda	C5257
270	2702760	029989	Lubecki	Robyn	C5258
270	2702760	033795	Symonds	Mary	C5258
270	2702760	037542	Porter	Holly	C5259
270	2702760	040011	Dragna	Heather	C5260
270	2702760	038717	Hiatt	Mark	C5261
270	2702746	041225	Layrisson	Kortnie	C5262

270	2702760	016254	Mc Elrath	Sean	C5273
270	2702760	026957	Martin	Shelita	C5280
270	2702760	032848	Austin	Taylor	C5280
270	2702760	033099	Lucas	David	C5280
270	2702760	033124	Lewis	Chelsea	C5280
270	2702760	033125	Nolan	Gina	C5280
270	2702760	035325	Gaghan	Kelley	C5280
270	2702760	038982	Rogers	Laine	C5280
270	2702760	040658	Schuelke	Lillia	C5280
270	2702760	040667	Schonbachler	Zachary	C5280
270	2702760	032411	Ward	John	C5281
270	2702760	032416	Encalade	Da'shan	C5281
270	2702760	032533	Bendick	Kimberly	C5281
270	2702760	032037	Crum	Cheyenne	C5282
270	2702760	006445	Bissant-Cooper	Aven	C5284
270	2702760	008826	Carson	Tarez	C5284
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270	2702760	015188	Smith	Stuart	C7111
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270	2702734	017520	Love	Charles	C7111

270	2702746	017536	Sykes Smith	Tanisha	C7111
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270	2702720	033484	Bowers	Tanvea	U6150
270	2702720	033549	Lamb	Lonnal	U6150

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F	INFORMATION TECH MANAGER
F	PERSONNEL DIVISION CHIEF
F	Admin Support Supervisor
F	Executive Secretary
F	Social Worker, LMSW/LCSW
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F	WELDER
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F	DNA Technical Leader
F	Forensic Quality Assur Mngr
F	CRIME LAB DEPUTY DIRECTOR
F	Latent Print Supervisor

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Outlook

FW: Emailing: Permit 25-36276-DEMO (DEMO-COMM) Documents

From Clerk of Council <clerkofcouncil@nola.gov>**Date** Mon 1/5/2026 2:24 PM**To** Naomi R. Mark <nmark@nola.gov>; Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise M. Russ <dmruss@nola.gov> 1 attachment (16 MB)

Permit 25-36276-DEMO (DEMO-COMM) Documents.zip;

-----Original Message-----

From: Cynthia Davis <ccross@nola.gov>**Sent:** Tuesday, December 16, 2025 2:11 PM**To:** Clerk of Council <clerkofcouncil@nola.gov>**Cc:** Adam J. Swensek <adam.swensek@nola.gov>; Anita B. Curran <abcurran@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Aisha R. Collier <arcollier@nola.gov>; Permit Info <permitinfo@nola.gov>**Subject:** Emailing: Permit 25-36276-DEMO (DEMO-COMM) Documents

The Department of Safety & Permits has received all the required documents which are submitted in the attached zip file. Therefore, I'm requesting that this property be placed on the next available City Council's agenda. Also, email me a copy of the City Council Electronic Signed Motion. If you have additional questions, feel free to contact me.

Your message is ready to be sent with the following file or link attachments:

Permit 25-36276-DEMO (DEMO-COMM) Documents

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Construction/Development
Related Permit



Date _____
Tracking Number _____

BUILDING PERMIT APPLICATION

MASTER APPLICATION

Property Address: 2119 Louisiana ave Apt./Ste. Number: _____

Type of Building:

☐ Residential (Single Family)	☐ Residential (Two Family)	☐ Residential (Half of Party Wall Double)	☐ Residential (Accessory Use)
☐ Commercial (Multi-Family)	☐ Commercial (Business Use)	☒ Commercial (Mixed Use)	☐ Commercial (Accessory Use)

APPLICANT INFORMATION

Applicant Identity: ☒ Owner ☐ Lessee ☒ Contractor ☐ Architect ☐ Engineer
Mark all that apply ☐ Other

Name Henry Robinson III

Address 4213 government st ste b City Baton Rouge State LA Zip 70806

Phone 504 232 8827 Email Hr3construction@gmail.com

SCOPE OF WORK/PROPOSAL

Description of proposed work (Please include thorough details or provide attachments.)

Demolished the building on site and haul away the construction debris

Will the exterior of the building be altered in any way?	☐ Yes ☒ No	Will a driveway be installed?	☐ Yes ☒ No
Was this structure built before 1978? If yes, Supp G "Lead Based Paint Removal Form" is required.	☐ Yes ☒ No	Will any portion of the sidewalk be repaired? If yes, Supp L "Sidewalk Repair Form" is required.	☐ Yes ☒ No
Is the impervious surface area on the site where work will be performed > 5,000 sq ft?	☐ Yes ☒ No		
Is the total area of the site where you will be working > 1 acre?	☐ Yes ☒ No	Will a dumpster be placed in the street? If yes, Supp J "Dumpster/Construction Zone Form" is required.	☐ Yes ☒ No
Will this project have a total square footage of more the 40,000sf?	☐ Yes ☒ No		
Will any electrical work be done under this scope of work?	☐ Yes ☒ No		
Will any A/C or gas line work be done under this scope of work?	☐ Yes ☒ No		
Will signage be affected (altered, added, changed)? If yes, Supplement H "Sign Permit Application" is required.	☐ Yes ☒ No		
Is this application for a Federal Housing Unit?	☐ Yes ☒ No		

Estimate cost/value of proposed work \$ _____ *Attach quote, contract, or other documentation of estimate.

Area of existing structure _____ ft² Area affected _____ ft² New Area added _____ ft² Number of Floors _____

Foundation Type: ☒ Slab ☐ Pier Sprinklers: ☐ Yes ☒ No Building Condition: ☐ Good ☒ Average ☐ N/A

Existing Use _____ Proposed Use _____

BUILDING INFORMATION

ICC Construction Type:
☒ Not Applicable
☐ Site Built
☐ Modular
☐ Manufactured

	Number of Existing Meters	Number of New Meters
Electrical Meters		
Gas Meters		



Construction/Development
Related Permit



Date _____
Tracking Number _____

BUILDING PERMIT APPLICATION

MASTER APPLICATION

RESIDENTIAL BUILDING INFORMATION (Single Family and Two Family) NOT APPLICABLE ☒

Dwelling Area _____ ft² Garage Area _____ ft² Number of Bedrooms _____ Number of Bathrooms _____ Central A/C and Heat? ☐ Yes ☐ No

MULTIFAMILY AND COMMERCIAL BUILDING INFORMATION NOT APPLICABLE ☒

Total Number of Residential Units _____ Efficiency Units _____ 1 Bedroom _____ 2 Bedroom _____ 3+ Bedrooms _____

Number of Elevators _____ Number of A/C Units _____ Number of Boilers _____ Number of Escalators _____

OWNER INFORMATION ☐ SAME AS APPLICANT

Name Henry Robinson III Company Robinson property investors

Address 4213 government st Ste b City Baton Rouge State La Zip 70806

Phone 504 232 8827 Email Hr3construction@gmail.com

CONTRACTOR INFORMATION ☐ SAME AS APPLICANT

Name Henry Robinson III Company Hr3 Productions LLC

Address 503 hancock st City Gretna State La Zip 70053

Phone 504 232 8827 Email Hr3construction@gmail.com State Lic. # 78717 Exp 2028

ARCHITECT INFORMATION ☐ SAME AS APPLICANT

Name _____ Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____ License Number _____

ENGINEER INFORMATION ☐ SAME AS APPLICANT

Name _____ Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____ License Number _____

FEES

- Permit Fee: \$60 + (\$5 per \$1000 of work to be performed)
- Plan review Fee: (\$1 per \$1000 of work to be performed)
- VCC/HDLC Surcharge: (50% of total fee, calculated using the above)

ACKNOWLEDGMENTS

I certify that the above information is true and correct to the best of my knowledge. I understand that the City of New Orleans is authorized to suspend or revoke a permit or license issued under the provisions of its Municipal Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of New Orleans Municipal Code, the Comprehensive Zoning Ordinance, the International Construction Code or International Fire Code as adopted by the City of New Orleans. Fines and penalties for misrepresentation of material facts will be assessed in accordance with City of New Orleans ordinances and State of Louisiana Revised Statutes. I understand that any change in the scope or cost of the work must be reported to the Department of Safety and Permits and additional permits may be required.

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature IL V TI Date _____



Construction/Development
Related Permit



Date 11-14-25

Tracking Number _____

DEMOLITION REQUEST APPLICATION

SUPPLEMENT A

APPLICANT INFORMATION

Property Address: 2119 Louisiana ave

Applicant Identity: ☒ Owner ☐ Lessee ☒ Contractor ☐ Architect

Mark all that apply ☐ Other _____

Applicant Name Henry Robinson III

Applicant Contact Number 504 232 8827

Applicant Email: Hr3construction@gmail.com

Why do you wish to demolish the existing structure?

To build a new building

Cost of Demolition: \$ 10,000

Yes ☒ No ☐ Do you plan to rebuild on the site? If yes, what do you plan to build? A new building similar to the existing structure

How long will the lot remain vacant? N/a

Yes ☒ No ☐ Is there a redevelopment plan for the lot?

Yes ☒ No ☐ Does the proposed structure meet zoning requirements? If you are uncertain, please check here. ☐

Yes ☐ No ☒ Is this property in the Neighborhood Conservation District?

Yes ☐ No ☒ Is this property in a Historical District?

Yes ☐ No ☒ Is this property in the Vieux Carre (French Quarter)?

What is your plan for maintaining the lot in the period between demolition and redevelopment?

Install a fence to keep out trespassers and hire a landscaper

If lot is to be left vacant, what type of fence is proposed? _____

What is your plan for keeping lot free of trash and weeds? Hire a landscaping company

(If additional space is needed, please attach additional sheets.)

REQUIRED ATTACHMENTS (FOR DEMOLITION REQUESTS THAT REQUIRE A NEIGHBORHOOD CONSERVATION DISTRICT COMMITTEE HEARING ONLY)

Not Applicable ☒

- Completed permit application checklist, including a building permit application, valuation of work, and the number of residential units to be demolished
- Four color photographs of the structure to be demolished (front, rear, left, and right sides) labeled with the municipal address of the property and the view shown.
- Copy of Sanborn Map, with subject property indicated.
- Recorded Act of Sale (if the property has recently changed ownership).
- Damage Assessment from the Department of Safety and Permits.
- Future plans (if available) including site plans and exterior elevations.
- Completed Demolition Request—Letter of Intent form

Additional Requirements _____

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature HR3

Date 11-14-25

OFFICE OF BUSINESS AND EXTERNAL SERVICES
DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE T. JACKSON
DIRECTOR

December 3, 2025

Lora W. Johnson
Clerk of Council
New Orleans City Council

Joe Threat
Chief Administrative Officer
City of New Orleans

RE: Proposed Rules for Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits

In compliance with City of New Orleans Code Section 2-1000, City of New Orleans Department of Safety and Permits submit the following information concerning the adoption of the proposed rules.

- 1) Proposed Regulations Governing Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits.
- 2) Legal notice of public hearing published in The Times-Picayune | The New Orleans Advocate newspaper.
- 3) Summary of the public hearing held concerning Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits: Meeting held November 7, 2025, at 10:00AM, there were five public comments made.

The following comments were made, and questions were asked:

- ABO were issued by Revenue in the past moved to DSP to make it easier but have made it more difficult.
- Question: How would having the State first make sense?
- Does not feel that anyone would qualify?
- Reason was to make it easier, but this does not feel welcoming.

1340 POYDRAS STREET 8TH FLOOR NEW ORLEANS, LOUISIANA 70112
PHONE 504-658-7200



- Question: Why does this apply to just new business?
- Idea was to make it easier; this is baby steps towards that goal but does not make it easier.
- Does not have any issues with this, feels the department is helpful and very patient with her when she has questions.
- Does not find it difficult at all and feels it is similar to what is done in Jefferson Parish.

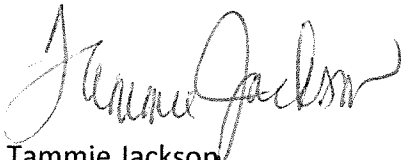
See video link;

https://nolagov-my.sharepoint.com/:v:/g/personal/lfperkins_cityofno_com/EQDCpd-h33BKkfJ33TamswcBsWCcr2VGHdDS5tJAc5v5fw

4) Resolution regarding the Implementation of Issuance of Temporary Alcoholic Beverage Outlet Permits.

A copy of the final draft of the regulations is attached. Please have this docketed to be received at the next council meeting. If you have any questions or need additional information, please Jenny Alber at Jenny.alber@nola.gov.

Sincerely,



Tammie Jackson
Director
Department of Safety and Permits

CC:

Austin P. Wilty, Deputy Chief Administrative Officer, Business and External Services, apwilty@nola.gov





Campaign No.	163957
Today's Date	21 Oct 2025
P.O. Number	NOCP 8714
Sales Rep	Josh Crowley

bill-to

CITY OF NEW ORLEANS CLK COUNCIL OFC
 1300 Perdido St
 ROOM 1E09
 New Orleans, LA 70112-2125
 Tel: 504 658-1085
 Account No: 100299

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 Account No: 100299

campaign summary

Description	NOCP 8714
Start Date	10/24/2025
End Date	10/24/2025

cost summary

Campaign Amount	\$11.51
Estimated Tax	\$0.00
Pre-payment Amount	##PREPAY_AMOUNT#
Total	\$11.51

Pre-Payment Details

Pre-Payment Amount	Pre-Payment Date	Pre-Payment Card No.
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No Pre-Payments on this order

advertisement

Line No.	Product	Description	Issue / Run Date	Size	Amount
540559	The Times Picayune	Legal City .33	10/24/2025	1	11.51

PUBLIC NOTICE

- - -

Public Notice

Under the authority of Sec.2-1000 of the code of the City of New Orleans, the Department of Safety and Permits shall present the proposed rules and regulations for the implementation of the

Line No.	Product	Description	Issue / Run Date	Size		Amount
		implementation of the Temporary Alcoholic Beverage Permit (established by Ord. Cal #34,873) at a public meeting which they will be available for viewing and submitting public comment in person on November 7, 2025, beginning at 10 AM in the City Council Chambers, 1300 Perdido Street, New Orleans, LA 70112. This is a public meeting, and public comments are invited and encouraged. Publication Date: Friday, October 24, 2025 NOCP 8713 163957-oct 13-1t \$11.51				
540560	The Times Picayune Online	Legal Online Zero	10/24/2025	1		0.00

PUBLIC NOTICE

- - -

Public Notice

Under the authority of Sec.2-1000 of the code of the City of New Orleans, the Department of Safety and Permits shall present the proposed rules and regulations for the implementation of the Temporary Alcoholic Beverage Permit (established by Ord. Cal #34,873) at a public meeting which they will be available for viewing and submitting public

Line No.	Product	Description	Issue / Run Date	Size		Amount
		comment in person on November 7, 2025, beginning at 10 AM in the City Council Chambers, 1300 Perdido Street, New Orleans, LA 70112. This is a public meeting, and public comments are invited and encouraged.				
		Publication Date: Friday, October 24, 2025 NOCP 8713				
		163957-oct 13-1t \$11.51				

COPY OF ADVERTISEMENT

November 7, 2025

Department of Safety and Permits

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

I: Authority

Pursuant to Section 2-1000 of the City Code and City Council Ordinance 34,873 MCS approved on March 27, 2025, the Department Safety and Permits of the City of New Orleans proposes the following rules and regulations relative to the implementation of the Issuance of Temporary Alcoholic Beverage Outlet Permits including but not limited to regulations on eligibility, processes, and issuance.

II: Applicability

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

III: Eligibility Requirements

To be eligible for a Temporary Alcoholic Beverage Outlet Permit the following must be submitted:

1. The department is in receipt of a complete application for the alcoholic beverage permit and corresponding occupational license, or mayoralty permit for live entertainment, if applicable. A completed application must include the following:

- a) state alcoholic beverage permit;
- b) state health permit;
- c) background check(s) for all listed business owners, which may be satisfied by submitting the Department of Safety and Permits ABO Short Form Application;
- d) state fire marshal approval;
- e) Letter from the City Council member for the district in which the subject property is located, stating their approval for the issuance of the temporary alcoholic beverage outlet permit or no objection; and
- f) Payment for the annual permit.

2. This application is limited to applications from new businesses.

3. The use specified in the alcoholic beverage outlet permit application is a permitted use, valid conditional use, or valid legal non-conforming use within the zoning district of the subject property. Zoning verification shall be submitted for final determination of zoning approval.

4. There are no open health, safety, or building violations on the property for which the temporary alcoholic beverage permit will be issued or an affidavit that details abatement of violations and includes a Hold Harmless for the City of New Orleans.

5. The property has been issued and currently has a certificate of occupancy or temporary certificate of occupancy issued by the City of New Orleans.

6. An application for a manager's license for the establishment must be submitted with the completed application or, in lieu of the application, the applicant may submit an affidavit stating that the business will not engage in the sale of alcohol beverages until a properly licensed manager has been identified.

7. There are no outstanding fines, fees, and/or taxes owed to the city.

8. The location for which the application is being made has not been issued a prior temporary alcoholic beverage permit in the past 365 days.

V: Approval Process

The approval process to receive a Temporary Alcoholic Beverage Outlet Permit is as follows:

1. Submit completed application – per the instructions in section IV (1).
2. The Department has four (4) days to review the application and if all application requirements are met, the department will send the recommendation to the Department of Revenue to issue an Occupational License.
3. All fees are paid via the One Stop App.
4. The Temporary Alcoholic Beverage Outlet Permit shall not be issued until the Temporary Occupational License is issued through the city's centralized LAMA database.
5. The Temporary Alcoholic Beverage Outlet Permit and Temporary Occupational License when all eligibility requirements are met will be issued within 10 business days.

RESOLUTION

NO. R-25-XXX

CITY HALL: _____

BY: COUNCILMEMBER _____ (BY REQUEST)

SECONDED BY:

WHEREAS, a public meeting was held on Friday, November 7, 2025, to fully inform the public and allow for public comment on the drafted regulations governing implementation of issuance of temporary alcoholic beverage outlet permits; and

WHEREAS, the draft was made available to the public at the Department of Safety & Permits office and the main branch of the New Orleans Public Library; and

WHEREAS, the Council of the City of New Orleans recognizes the importance of providing the citizens of New Orleans with this valuable information to aid in the permitting process; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that in accordance with Section 2-1000 of the Code of the City of New Orleans, regulations governing implementation of issuance of temporary alcoholic beverage outlet permits are ratified and approved.

BE IT FURTHER RESOLVED, that pursuant to Section 4-107(3)(c) of the Home Rule Charter, a summary of the Rules, Policies, & Procedures and notice of its availability to the public shall be published once in the official journal.

BE IT FURTHER RESOLVED, that in accordance with Section 4-107(3)(d) of the Home Rule Charter, the Rules, Policies, & Procedures shall become effective and shall become legally

enforceable at 12:01 a.m. on the twenty-second day beginning on the day following adoption of this resolution.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE RESOLUTION WAS ADOPTED.



Councilmember
JOSEPH I. GIARRUSSO III
 New Orleans City Council

January 5, 2026

Honorable Lora W. Johnson, LMMC, MMC
 Clerk of Council
 New Orleans City Council
 1300 Perdido Street
 New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to Section 4-106(4) of the Home Rule Charter, City Code Section 2-477, and City Council Rule 56, I hereby provide written notice of Mayor-Elect Moreno's approval of the following appointments and positions in accordance with Section 4-302(2) of the Home Rule Charter:

- Dr. Jennifer Avegno – Director of Human Services
- Charline Gipson – City Attorney

The appointments will commence on an interim basis on January 12, 2026, and the permanent appointment will commence immediately upon City Council confirmation of the appointment.

In order to facilitate Council confirmation of the above appointments, I have attached to this letter notarized appointment questionnaires and CVs for each appointee. Pursuant to Council Rule 56, we anticipate a "Section 4-106 Confirmation Hearing" agenda item will be included on the agenda of the next meeting of the Governmental Affairs Committee. The aforementioned appointees and I plan to attend the Committee meeting to answer germane questions from Councilmembers.

Additionally, I am providing written notice of Mayor-Elect Moreno's approval of the following appointment and position:

- Chief Michael Harrison – Deputy Mayor of Public Safety

This appointment does not require Council confirmation and is being transmitted for informational purposes. Chief Harrison will also attend the Governmental Affairs committee meeting and make himself available to answer germane questions from Councilmembers if needed.

I look forward to working with your office and the Council to expeditiously confirm the appointments, and I stand ready to assist further as needed.

Sincerely,

Joseph I. Giarrusso III
 Councilmember, District A
 Incoming CAO for Mayor-Elect Helena Moreno



EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

STATE OF LOUISIANA

PARISH OF: Orleans

Nominees for the appointments to head any executive branch department/office/unit/agency established under Article IV of the Home Rule Charter must complete this form and submit it and a current resume or curriculum vitae to the City Council Research Office to be considered for appointment.

Please answer ALL questions and submit the notarized original document; copies will not be accepted.

References: Home Rule Charter sections and ; and

Executive branch department to which nominated: Health & Human Services

Job title to which nominated: Deputy Mayor, Health & Human Services

Name of nominee: Jennifer Avegno MD

Domicile address (street name and zip code only):	729 Milan Street	70115
	Street Name	Zip Code

Do you claim a homestead exemption at this address? ☒ Yes: ☐ No:

Month and year of birth: October 1972

Are you registered to vote in Orleans Parish? Yes: No:

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Education: List institutions, dates attended, degree(s) received, and date(s) granted:

University of Notre Dame, BA 1993

Tulane University, MA 1995

LSU School of Medicine, MD 2001

Employment: List all employment during the past two years, including name of employer, location, job title(s), job description(s) and dates of employment:

City of New Orleans - Director, Health Department

Van Meter & Associates - medical practice group

Government Experience: List any experience in or association with federal, state, or local governments, including paid and unpaid employment, advisory, honorary, volunteer, or other service or positions (answer "see resume" if this information is included in your resume/curriculum vitae):

Director, New Orleans Health Department 2018- present

Emergency Physician, Veterans Affairs Hospital New Orleans, 2013-15

Do you, any member of your immediate family, or your employer have any interest in any matter that is presently, or that you have reason to believe may come before the department, office, unit, or agency to which you are nominated? If yes, please explain:

no

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

During the last five years have you, any member of your immediate family, or your employer engaged in any lobbying, or other business activities that fall under the regulation of the department, office, unit, or agency to which you are nominated? If yes, please explain:

no

Do you, any member of your immediate family, or your employer have a contract with, or have any financial interest in any contract or transaction with the department, office, unit, or agency to which you are nominated, or any other department, board, commission, or agency of the City of New Orleans, the Sewerage and Water Board of New Orleans, or the City Council? If yes, please explain:

no

Do you hold an elected office? If yes, please identify the office and your title:

no

Are you currently a candidate for any elective office? If yes, please identify the office:

no

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you previously held public office? If yes, please identify the office and dates held:

no

Do you serve on any government board, commission, committee or authority? If yes, please identify the board, commission, committee or public body, the nature of its authority, and amounts of any compensation received, if any. (Note: prohibits any board/commission member from public employment compensated by the City of New Orleans.)

New Orleans East Hospital board - 2018-present, Vice-Chair

Orleans Parish Communication District board - 2018-present, current Chair

Both are required as Health Department Director

Memberships: List all memberships, including offices, held in professional, fraternal, scholarly, civic, charitable, or other organizations

n/a

Do you agree to adhere to the provisions of the Code of Ethics for the City of New Orleans (Chapter 2, Article VII, Division 3 of the Code of the City of New Orleans), a copy of which is available at

?

Yes:

No:

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you ever been convicted, pled guilty, or pled nolo contendere to any local, state, or federal crime other than a traffic violation? If yes, please explain:

no

Have you ever received a final judgment for any violation of City of New Orleans or Louisiana ethics laws, professional license regulations, or a final judgment for administrative adjudication proceedings, other than for parking violations? If yes, please explain:

no

Do you, any member of your immediate family, or your employer have any financial interest in any claim or pending lawsuit against the City of New Orleans, or any of its boards, commissions or public bodies? If yes, please explain:

no

Are you delinquent in the payment of any taxes, fees, fines (other than traffic or parking violations), or judgments to the City of New Orleans? If yes, please explain:

no

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Are you willing to appear before City Council or a Council committee to answer questions from councilmembers, in accordance with Council Rule 56? Yes No

You are permitted to make a brief statement at the beginning of the City Council/Council committee hearing; any and all statements made during the hearing are governed by

NOTE:

- Prior to your appointment you are under a continuing obligation to inform the City Council Governmental Affairs Committee, or its successor, should any of the information submitted in this questionnaire or the attached resume/curriculum vitae change for any reason; and
- Material misrepresentation of any information provided in this questionnaire or the attached resume/curriculum vitae shall constitute cause for dismissal from the position appointed in accordance with

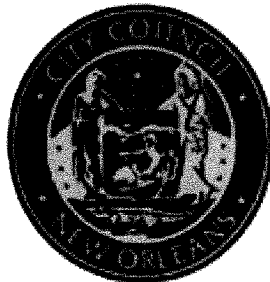
Sworn to and subscribed before the undersigned Notary this 29th day of December, 2025



Nominee Signature



Notary Public
Name: JOSEPH I. GUNAWARDITTE
Commission Expires: UPON DEATH
Bar No: 27476



**EXECUTIVE BRANCH
APPOINTMENT QUESTIONNAIRE**

Nominee Contact Information

Nominee Name: Jennifer Avegno MD

Mailing Address: 729 Milan Street New Orleans LA 70115

Domicile Address: 729 Milan Street New Orleans LA 70115

Email Address: javegn@gmail.com

Employer Name and Address: City of New Orleans
1300 Perdido Street New Orleans 70112

Preferred Telephone Number: 504-301-5058

CURRICULUM VITAE

JENNIFER L. AVEGNO, MD

Home Address: 729 Milan Street New Orleans, LA 70115

(504) 301-5058 (personal)

javegn@gmail.edu

EDUCATION

- 2022 *Loyola University New Orleans*
Honorary Doctorate of Letters

- 2001-2005 *Louisiana State University School of Medicine* New Orleans LA
Emergency Medicine Residency Program

- 1997-2001 *Louisiana State University School of Medicine* New Orleans LA
Doctor of Medicine

- 1993-1995 *Tulane University* New Orleans LA
Master of Arts, Sociology

- 1989-1993 *University of Notre Dame* South Bend IN
Bachelor of Arts, Sociology

PROFESSIONAL EXPERIENCE

- 2025 Public Health Incident Commander, New Orleans Terror Attack

- 2020-2023 Incident Commander, City of New Orleans COVID Pandemic Response

- 2018-present Director, New Orleans Health Department

- 2017-2020 Director, Division of Community Health Relations & Engagement, LSU
Emergency Medicine

- 2016-present Associate Professor of Public Health, LSUHSC – New Orleans

- 2016-present Clinical Associate Professor of Medicine, LSUHSC – New Orleans

- 2009-2015 Clinical Assistant Professor of Medicine, LSUHSC – New Orleans

Jennifer L. Avegno, MD

2008-2018	Medical Director, UMCNO Sexual Assault Forensic Program
2008-2018	Emergency Medicine Clerkship Director, Tulane University School of Medicine
2007-2018	Associate Residency Program Director, LSUHSC – New Orleans Emergency Medicine
2006-2007	Assistant Residency Program Director, LSUHSC – New Orleans Emergency Medicine
2005-present	Assistant Professor, Tulane School of Medicine
2001-2005	Resident, Section of Emergency Medicine, LSUHSC New Orleans
1996-1997	Research Associate, LSUHSC Department of Pathology, Section of Epidemiology Research Assistant, LSUHSC Department of Neuroscience
1994-1995	Managing Editor, <i>Social Science Research</i>
1993-1995	Research Assistant, Department of Sociology, Tulane University

ACADEMIC AND PROFESSIONAL SERVICE

National

2025	SAMHSA Technical Expert Panel on Homelessness, Addiction & Mental Illness
2023-current	Public Health Committee, American College of Emergency Physicians
2021-2023	National Association of County and City Health Organizations Conference Committee
2019-2020	MIT SOLVE Healthy Cities Leadership Group
2017-2020	Social Emergency Medicine Advisory Committee, American College of Emergency Physicians
2016-2018	Council of Residency Directors (Emergency Medicine) Student Advising Task Force
2011	Medical Education Research Certificate (Delegate)
2011-2013	National Executive Board Member, Clerkship Directors in Emergency Medicine
2009-2018	Instructor, the Difficult Airway Course

State/Regional

2019-current	State of Louisiana Perinatal Quality Committee Advisory Task Force
2018-current	State of Louisiana Maternal Mortality Review Committee

Local/Institutional

2017-2020	Propeller/REI Health Equity Task Force
2017-2020	Faculty Advisor, TU/UMC Hospital Homeless Liaison Program
2017-current	LSU Faculty Advisor, Students for a National Health Program
2016-2018	LSUHSC Clinical Promotions Committee
2015-2019	Faculty Advisor, New Orleans Street Medicine

Jennifer L. Avegno, MD

2014-2022	LSUHSC Community & Minority Outreach Committee
2014-2018	LSU Emergency Medicine Clinical Competency Committee
2014-2019	Faculty Advisor, NOLA Hotspotters
2013-2020	Ceasefire/Cure Violence New Orleans Medical Liaison
2012-current	LSU Emergency Medicine Diversity Committee
2012-2018	Health Guardians Emergency Department Physician Liaison
2011-2013	LSUHSC Faculty Assembly Delegate
2008-2013	LSUHSC Curriculum Oversight Committee
2009-2010	LSUHSC Faculty Development Committee
2006-2009	LSUHSC Faculty Evaluation Committee
2006-2009	LSUHSC Quality Assurance Committee
2005-2017	Medical Student Science & Practice of Medicine/Clinical Science Investigation Faculty Instructor, LSU School of Medicine
2005-2018	LSU Emergency Medicine Residency Airway Lab Instructor
2004-2005	Chief Resident and Emergency Department Scheduler, Charity Hospital
2002-2006	ATLS instructor
2001-2015	Medical Student Procedure Lab Instructor

ACLS, ATLS, and PALS certification

HONORS

2025	American College of Emergency Physicians Public Health Trailblazer Award
2021-2024	Biz New Orleans Magazine New Orleans 500 (annual honor)
2022-2023	Milbank Emerging Leaders Program Fellowship
2022	Pi Alpha Alpha Honor Society for Public Affairs & Administration
2022	Queen, Krewe du Vieux Carnival Parade
2022	Women in STEM Award, American Heart Association
2021	Medical Association of Southeast Louisiana Public Health Leadership Award
2021	Role Model, Young Leadership Council
2021	Alumna of the Year, LSU School of Medicine
2020	Delta Omega Honor Society in Public Health
2020	Urban League of Louisiana Person of the Year

Jennifer L. Avegno, MD

2020	Girl Scouts Louisiana Southeast Outstanding Woman of the Year
2020	Essence Festival Essential Hero Amazing Grace Award
2020	New Orleans Magazine Top Doctor
2019	Alumna of the Year, St. Mary's Dominican High School
2019	LSU School of Medicine Faculty Community Service Award
2018	CityBusiness New Orleans Healthcare Hero Award
2017	Invited Participant, ACEP Inventing Social Emergency Medicine Consensus Conference Sponsored by Robert Wood Johnson Foundation
2016	New Orleans Regional Leadership Institute Regional Leadership Award
2013	Emergency Medicine Attending of the Year Tulane Medical School Owl Club
2013	Visiting Professor Spring 2013 Harvard Department of Emergency Medicine
2012	Faculty of the Year LSU Emergency Medicine Residency Program
2012	Excellence in Teaching Award LSU School of Medicine Aesculapian Society
2012	Emergency Medicine Attending of the Year Tulane Medical School Owl Club
2011	Emergency Medicine Attending of the Year Tulane Medical School Owl Club
2010	Excellence in Teaching Award LSU School of Medicine Aesculapian Society
2009	New Orleans "Forty Under Forty" <i>Gambit Magazine</i> Young Professional Award
2008	Excellence in Teaching Award

Jennifer L. Avegno, MD

	LSU Emergency Medicine Residency Program
2006	Clinical Faculty of the Year Award LSU Emergency Medicine Residency Program
2005	Ochsner Foundation Resident Award
2005	LSU Emergency Department Resident Research Award
2003	LA ACEP Resident Research Award
2003	LSU Research Day, Second Place (Oral Presentations)
2002	Intern of the Year Award, LSUHSC – New Orleans
2001	Critical Care Award, LSUHSC – New Orleans
2001	Maimonides Ethics Award, LSUHSC – New Orleans
2000	Alpha Omega Alpha Medical Honor Society
1994-95	LEQSF/Board of Regents Fellowship

GRANTS AWARDED AND ADMINISTERED

2024	African American Mayors' Association Nutrition Access, Affordability & Education Grant \$125,000 (New Orleans Health Department)
2024	Packard Foundation \$300,000 (New Orleans Health Department)
2024	Blue Cross Blue Shield Foundation \$100,000 (New Orleans Health Department)
2023	Department of Justice Congressionally Directed Spending Grant for Community Violence Interruption \$963,000 (New Orleans Health Department)
2023	Department of Justice Byrne/JAG Funding Grant for Violence Intervention \$170,000 (New Orleans Health Department)
2023	Department of Justice 2023 BJA FY 23 Community Based Violence Intervention and Prevention Initiative Grant \$2,000,000 (New Orleans Health Department)
2022	CDC Public Health Infrastructure Grant \$9,209,860 (New Orleans Health Department)
2022	SAMHSA Congressionally Directed Spending Grant for Mobile Crisis Intervention Unit \$350,000 (New Orleans Health Department)
2021	Department of Justice 2021 BJA FY 21 Comprehensive Opioid, Stimulant, and Substance Abuse Site-based Program \$900,000 (New Orleans Health Department)
2021	Department of Justice OVW Fiscal Year 2021 Grants to Prevent and Respond to Domestic Violence, Dating Violence, Sexual Assault, and Stalking Against Children and Youth Program \$500,000 (New Orleans Health Department)

Jennifer L. Avegno, MD

2021	Office of Minority Health/US Health & Human Services Agency, \$3,900,000 (New Orleans Health Department)
2020	Everytown for Gun Safety Grant to Cure Violence New Orleans, \$100,000 (New Orleans Health Department)
2019	Department of Justice Comprehensive Opioid Site-Based Program Grant, \$735,270 (New Orleans Health Department)
2018-present	Recurring federal grants for New Orleans Health Department direct programmatic activities: \$20M-\$40M annually
2018	Junior League New Orleans Community Assistance Fund Grant to UMC Forensics Program, \$10,000
2018	Louisiana Emergency Response Network Grant for Stop the Bleed, \$6,000
2017	Spirit of Charity Foundation Stop the Bleed Grant, \$14,490
2014	AAMC Hotspotting Medical Education Grant, \$700 + \$1400 matching funds
2008-2018	Annual Recurring Educational Grant from Tulane University, \$25,000
2006	Storz Airway Supplies Program Grant (value \$22,000)
2006	Louisiana State Medical Society Relief Grant, \$17,500
2006	Gulf Coast Healthcare Leadership Grant submitted to Robert Wood Johnson Foundation
2004	Career Development Grant submitted to Emergency Medicine Foundation

COMMUNITY SERVICE AND EXTRACURRICULAR ACTIVITIES

2025-present	Celia Scott Weatherhead/Tulane School of Public Health Community Advisory Board
2024-25	Public Health Committee Co-Chair, Super Bowl LIX
2024-present	Board Chair, Orleans Parish Communications District
2022-present	Mentor, Young Leadership Council
2022-present	Mentor, Loyola Women's Leadership Academy
2022-present	Board Member, The Blood Center of Southeast Louisiana
2018-present	Board Member, 504HealthNet
2018-present	Board Member, Louisiana Public Health Institute
2018-2024	Board Member, Orleans Parish Communications District
2018-present	Board Member and Vice-Chair, New Orleans East Hospital
2017-present	Racial Equity Institute Campaign for Equity Health Cluster member/leader
2017	Griot Wall Project, Board Member
2017-2020	Posse Foundation Writing Coach/Advisor
2016	New Orleans Regional Leadership Institute Program Graduate
2014-2017	Low-Barrier Outdoor Shelter Community Working Group Member
2014-2017	NOPD Crisis Intervention Planning Committee Member
2014-2020	Advisory Board Member, Dominican Peace Center
2012-2018	Education Committee and Executive Board Member, St. George's Episcopal School
2009-2013	Board Member, The Red Thread Promise
2008-2018	Volunteer Physician, St. Joseph's Rebuild Center Clinic
2006-2008	Alumnae Board Member, St. Mary's Dominican High School

Jennifer L. Avegno, MD

- 2000-2001 Assistant Instructor, First-Year Introduction to Clinical Medicine Small Group Sessions
and Medical Ethics Course Small Group Student Facilitator
- 1999-2000 LSUHSC Student Government Association Vice-President

SELECTED LECTURES & PANEL DISCUSSIONS

- 2024 The Ties That Bind: Establishing Genuine, Sustainable Partnerships With Community Leaders And Organizations. NACCHO PREP National Conference, Cleveland OH.
- Addressing Homelessness through Health and Public-Private Partnerships. Bureau of Governmental Research Briefing, New Orleans, LA.
- 2023 Effective Decision-Making and Leading in Balance. Loyola Women's Leadership Academy, New Orleans LA.
- Grand Rounds. LSUHSC New Orleans OB/GYN Department. New Orleans, LA
- Violence as a Public Health Crisis. Medical Association of Southeast Louisiana, New Orleans LA.
- 2022 State and Local Emergency Preparedness and Public Health Panel
Committee on Progress Towards Human Health and Community Resilience in the Gulf of Mexico Region
National Academies of Science, Engineering & Medicine
- Short & Long-Term Impact of COVID-19 on Health Disparities: How New Orleans Fought COVID on its Own Terms
Cobb Institute Health Disparities Symposium
- 2021 Leadership in Crisis
Women's Leadership Academy – Loyola New Orleans
- 2021 Wonder Women of LSU Health
Panel Moderator
- 2021 Communication Strategies for Vaccine Confidence Panel
CDC National Forum on COVID-19 (virtual)
- 2020 Building Trust & Confidence in Reopening Schools Panel
Reopening America's K-12 Schools – A Conversation with Leaders in Education and Public Health (virtual)
- COVID Vaccine Dissemination

Jennifer L. Avegno, MD

ResCon International Summit (virtual)

Paying the Price: Inside EM's Fight to End COVID 19's Health Disparities Panel
American College of Emergency Physicians (virtual Annual Conference)

COVID-19 Response & Crisis Communications
American Society of Civil Engineers, LA Annual Meeting (Virtual)

Women's Leadership Forum
Junior League of New Orleans (virtual)

Diagnostics & Testing Panel
Disease Prevention & Control Summit – America (virtual)

- | | |
|------|--|
| 2019 | <p>The State of Health in New Orleans
Bryan Bell Metropolitan Leadership Forum. New Orleans, LA</p> <p>Women's Equality Forum: Healthcare Panel
New Orleans Regional Leadership Council. New Orleans, LA</p> <p>"Social Determinants of Health" Panel
MedCity INVEST Population Health Summit. New Orleans, LA</p> |
| 2018 | <p>"Stop the Bleed NOLA: Healthcare & Community Engagement in the Response to Mortality from Trauma" Louisiana Public Health Association Annual Conference. New Orleans, LA.</p> <p>Students for a National Health Plan National Conference Panel. New Orleans, LA.</p> |
| 2017 | <p>"Forensics: A Case Study in Healthcare Services Delivery." UNO
College of Business Master's in Healthcare Management Program.</p> |
| 2017 | <p>"Forensics: The Public Health Approach." LSU School of Public Health.</p> |
| 2014 | <p>Grand Rounds: "Designing an Emergency Medicine Curriculum." University of Texas-Austin Department of Emergency Medicine.</p> |
| 2013 | <p>"Violence Prevention in the Emergency Department." Harvard University
Department of Emergency Medicine.</p> |
| 2013 | <p>"Violence Intervention in the Emergency Department." LSU Department of Medicine
Grand Rounds.</p> |

RESEARCH ARTICLES AND PUBLISHED ABSTRACTS

- Broome JM, Nordham KD, Piehl M, Tatum D, Caputo S, Belding C, De Maio VJ, Taghavi S, Jackson Weaver O, Harris C, McGrew P, Smith A, Nichols E, Dransfield T, Rayburn D, Marino M, **Avegno J**, Duchesne J. Faster Refill in an Urban EMS System Saves Lives: A Prospective Preliminary Evaluation of a Prehospital Advanced Resuscitative Care Bundle. *J Trauma Acute Care Surg* 2024 Jan; 96(5): 702-7.
- Avegno J**, Bornstein K, Vaughn J. Prioritizing local context and expertise in a global pandemic: the New Orleans response to COVID-19. In *Inoculating Cities*: Editor(s): Rebecca Katz, Matthew Boyce, Academic Press, 2024, pages 193-207.
- Hayes C; Hand J; Rieza H; Soelaeman R; Scott C; Swanson M; Cholli P; Eilers B; Llewellyn A; Mendoza L; Neel A; Simonson S; McClure J; Hebert-Magee S; **Avegno J**; McDonald R; Kocer I; Sokol T. Systemwide Preparedness Strategies for Preventing Mpox Transmission at a Multi-day Festival, Louisiana 2022. Submitted to publication for CDC MMWR April 10, 2023.
- St. Romain M; **Avegno J**; Tiao J; Vaughn J; McInturff M; Melendez-Salgado A; Bloemer N; Grant A; Lim S; Burgess R. Impact of a Large Gathering on COVID-19 Transmission in a Community With Multiple Broad Mitigation Measures - New Orleans, Louisiana, October 18, 2021 - November 11, 2021. *Annals of Emergency Medicine* 80(4): S81-82, October 2022.
- Hernandez J, Karletsos D, **Avegno J** and Reed C. Is Covid-19 community level testing effective in reaching at-risk populations? Evidence from spatial analysis of New Orleans patient data at walk up sites. *BMC Public Health*. 2021 April; 21:632.
- Anderson E and **Avegno J**. Education and Employment. In Alter H et al, eds: *Social Emergency Medicine: Principles and Practice*. 1st ed. Springer International Publishing, 2021.
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Murphy M and **Avegno J**. Laryngeal Mask Airways. In Walls & Murphy, eds: *Manual of Emergency Airway Management*. 5th ed. Philadelphia, PA. Wolters Klower, 2016.

Avegno J and Carlisle M. Evaluating the patient with right upper quadrant pain. *Emerg Med Clin N Am*. 2016 May;34(2):211-28.

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Murphy M and **Avegno J**. "Laryngeal Mask Airways." In: Walls & Murphy, eds. *Manual of Emergency Airway Management*. 4th ed. Philadelphia, PA. Wolters Klower, 2012.

Ronan-Bentle S, **Avegno J**, Hegarty CB, Manthey DE. "Dealing with the Difficult Student in Emergency Medicine." *Int J Emerg Med* 2011. 4:39.

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Avegno J, Mills T, Mills L. "Sexual Assault Victims in the Emergency Department: Multi-Year Analysis by Demographic, Temporal, and Event Characteristics." *Journal of Emergency Medicine* 2009. 37(3):328-34.

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Mills T, **Avegno J**, Haydel M. "Screening for Male Victims of Intimate Partner Violence: Prevalence Rates and Accuracy of Two Short Questionnaires." *Journal of Emergency Medicine* 2006. 31(4): 447-52.

Avegno J, Tilton AH, Lacassie Y. "A Provisional New Autosomal Recessive Syndrome Due to Amazing Consanguinity." *American Journal of Medical Genetics* 2001. 102(4):324-6.

Avegno, J. "There's No Place Like Home: Residential Satisfaction in Public Housing." Unpublished Master's Thesis, 1995.

CONFERENCE PRESENTATIONS AND ABSTRACTS

Avegno J, Pinkerton J, Dubuclet R, Vaughn J. Meeting the Community Where They Are: Impact of a Public Health-Led Safe Storage Education and Distribution Campaign. American Public Health Association Annual Meeting, Washington DC, 2025.

Jacobs A, Khoury H, Gulum T, Christie R, McNeary K, du Passage J, Gelis C, Saia J, Bridges-Curry H, Taylor K, Munir H, **Avegno J**, Freehill N. Evaluating the Impact of Misoprostol Reclassification on Outpatient Access and Equity in Louisiana. *Submitted to: Society for Family Planning national Conference, Pittsburgh PA 2025.*

Eichorn L, Vaughn J, **Avegno J**. Home For Good: A Public Health Focused Direct-To-Housing Encampment Decommissioning Initiative in New Orleans Alleviates Local Burden on Emergency Services. World Association for Disaster and Emergency Medicine Conference, Tokyo, April 2025.

Woodbridge A, **Avegno J**, Smith A. Bicycle Lane Expansion: A Means to Shrinking or Expanding Bicyclists' Injuries? American Academy of Emergency Medicine annual meeting, Miami FL 2025.

Eichorn L, Vaughn J, **Avegno J**. Home For Good: A Public Health Focused Direct-To-Housing Encampment Decommissioning Initiative in New Orleans Alleviates Local Burden on Emergency Services. American Academy of Emergency Medicine annual meeting, Miami FL 2025.

Broome JM, Nordham K, Tatum D, Piehl M, De Maio VJ, Taghavi S, Jackson-Weaver O, Harris C, Smith A, Nichols E, Dransfield T, Rayburn D, Marino M, **Avegno J**, Duchesne J. Faster Refill In An Urban EMS System Saves Lives: A Prehospital Prospective Preliminary Evaluation. American Academy for the Surgery of Trauma 2023 annual meeting, Anaheim CA, December 2023.

Lacourrege K, **Avegno J**, Sherwood B. Identifying and Characterizing Super-Utilizers of the UMC Behavioral Health Emergency Room. American Public Health Association Annual Meeting and Expo, Denver CO, October 2021.

Smith A, **Avegno J**, Slaughter K, Nguyen V, Zeoli T, Tagerman D, Friedman J, McGrew P, Schroll R, Duchesne J. A Five-Year Study of Gunshot Injury Patterns at a Level One Trauma Center. American College of Surgeons Clinical Congress, San Antonio TX, October 2019.

Gill F, Green G, Divaragan A, Nix L, Kwan C, Kanter J, **Avegno J**, Jones C. Implementing an Interdisciplinary, Student-Run Consult Service for Patients Experiencing Homelessness: The Critical Role of Community Partnerships. VITAL2019: America's Essential Hospitals Conference, Miami FL, June 2019.

Jennifer L. Avegno, MD

- Bollman EB, Hammack A, DeWulf A, **Avegno J**. Recidivism Among Young Gunshot Victims: Analysis of Early Outcomes from Ceasefire New Orleans. American College of Emergency Physicians Scientific Assembly, San Diego CA, October 2018.
- Zhang C, **Avegno J**, Oral E, Boisvert M, Haber D, Niculescu A. Risk Assessment Scoring of Emergency Department Frequent Utilizing Patients for Identification and Early Intervention. American College of Emergency Physicians Scientific Assembly, San Diego CA, October 2018.
- Kwan WC, Campbell B, Appley M, Huo S, Zhang C, Jones C, **Avegno J**, Bradley A. Changing the Curriculum: Medical Resident and Student-Run Homeless Referral Services and Care Linkage Model. International Street Medicine Society Meeting, Rotterdam, the Netherlands, October 2018.
- Avegno J** and Schroll R. Stop the Bleed NOLA: Twin Missions of Education and Service. VITAL2018: America's Essential Hospitals National Conference, San Francisco CA, June 2018.
- Powell J, Moreno L, Juakali E, Pasternack J, **Avegno J**, Kata V. A Survey Investigation of the Impact of Insurance Requirements on the Influx of Patients in an Urban Emergency Department. Society for Academic Emergency Medicine Academic Assembly, Orlando FL, May 2017.
- Avegno J**, Sudhir A, Druck J, Jackson J. High-Risk Advising: 560 Panel. Council of Residency Directors Academic Assembly, Fort Lauderdale LA, April 2017.
- Avegno J**, Kanter J, Rigamer E. Health Guardians: A Multidisciplinary, Novel Partnership Between Emergency Providers and Community Agencies to Care for High-Utilizing Patients. Community-Campus Partnerships for Health International Conference, New Orleans, LA, May 2016.
- King K, Sudhir A, **Avegno J**, Druck J, Ayala S. Advising Students in Special Circumstances. Council of Residency Directors Academic Assembly, Nashville TN, March 2016.
- Sudhir A, **Avegno J**. Medical Student Advising in Special Situations. Council of Residency Directors Academic Assembly, Phoenix AZ, March 2015.
- Lofaso D, DiCarlo R, English R, **Avegno J**. Integration of Simulation Training Throughout Undergraduate Medical Education. Society for Simulation in Healthcare Conference, New Orleans, LA, January 2015.
- Moreno-Walton L, D'Andrea S, McFarlin A, **Avegno J**. The Impact of Hurricane Katrina on Penetrating Trauma in New Orleans. INDUS-EM 2014: Indo-US Emergency Medicine Summit. Lucknow, India, October 2014.
- McVey E, **Avegno J**, Sarlati S, O'Neal M, Johnson K, Duchesne J. Operation Ceasefire – New Orleans: An Infectious Disease Model for Addressing Community Recidivism from Penetrating Trauma. Eastern Association for the Surgery of Trauma Scientific Assembly, Naples FL, Jan 17, 2014.

Jennifer L. Avegno, MD

Pitre C (presenter), Palmer M, Turner J, Pfennig C, **Avegno J**, Jones J, Hobgood C. Are emergency medicine clerkship objectives congruent with Milestones expectations? Society for Academic Emergency Medicine Great Plains Regional Meeting, Springfield, IL. Sept 28, 2013.

Avegno J, Moreno-Walton L, Engle J, Roberts L, Myers L. Evaluation of a Difficult Airway Educational Intervention on Resident Intubation Performance. Presented at EuSEM, September 2012 and ACEP, October 2012, Denver CO.

Moreno-Walton L, D'Andrea S, McFarlin A, Plyer A, **Avegno J**. The Impact of Hurricane Katrina on Penetrating Trauma (PT) in New Orleans. Pan Pacific Emergency Medicine Congress, Seoul, Korea; October 2012.

Avegno J, Espinal I, Myers L, Lee B, Moreno-Walton L. The Effect of Hurricane Katrina on Violence Against Women in Orleans Parish. Presented at EuSEM, September 2012 and ACEP, October 2012, Denver CO.

Avegno J, Leuthauser A, Martinez J, Marinelli M, Osgood G, Satonik R, Ander D. Medical Student Education in Emergency Medicine: do students meet the national standards for clinical encounters of selected core conditions? Presented at MERC at CORD scholar program, Council of Residency Directors Academic Assembly, April 2012, Atlanta GA.

Williamson A, Landry M, Fujita M, **Avegno J**, Dennar P. "The X Factor in Transitional Care: What is Needed for Patients to Establish Their Medical Home." Society of General Internal Medicine Conference, February 2012, New Orleans LA.

Avegno J, English R, Detiege P. "Critical Concepts: A Unique Approach to Undergraduate Education in the Care of the Acutely Ill Patient." Council of Residency Directors Academic Assembly, April 2012, Atlanta, GA and Southern Regional Meeting, February 2012, New Orleans LA.

Avegno J. "Navigating Your Third Year Towards a Future in Emergency Medicine." Society of Academic Emergency Medicine Student Symposium, June 2011, Boston MA.

Avegno J, Hegarty C, Ronan-Bentle S. "Recognizing, Counseling & Remediating the Difficult Student." Council of Residency Directors (CORD) Emergency Medicine Annual Meeting, March 2010. *Selected as a "Best of CDEM" presentation.*

Avegno J, Moreno-Walton L, Murphy-Lavoie H. "Medical Students' Perceptions of an Emergency Medicine Clerkship: An Analysis of Self-Assessment Surveys." CORD Annual Meeting, March 2010 and European Society of Emergency Medicine Annual Congress, October 2010.

Larose M and **Avegno J**. "It's Not All in Your Head - A Case of New- Onset Seizures." LSU Research Day, January 2010.

Jennifer L. Avegno, MD

Edler R, Sibley D, Duffy T, **Avegno J**, Dunbar L. "Undergraduate Medical Education as Affected by Hurricane Katrina." ACEP Annual Meeting, October 2008.

DeWulf A, Mills LD, Levitan R, Afonso N, Macht M, **Avegno, J.** Mills T. "Prevalence of Posttraumatic Stress Disorder Following Hurricane Katrina." SAEM Annual Meeting, May 2007.

Afonso N, Mills LD, DeWulf A, Levitan R, Macht M, **Avegno J**, Mills TJ. "Patient Perceptions of the Interim Healthcare System After Hurricane Katrina." SAEM Annual Meeting, May 2007.

Levitan R, Mills LD, DeWulf A, Afonso N, Macht M, **Avegno J**, Mills TJ. "Healthcare Satisfaction and PTSD Following a Major Natural Disaster." Tulane Research Days, March 2007.

Avegno J, Zickerman E, Herbert K, Tatford S, Moises J. "A Novel Civilian-Military Partnership in Emergency Medical Services During a Prolonged Disaster: Patient Characteristics, Resource Utilization, and Future Recommendations." ACEP National Meeting, October 2006.

Mills LD, Mills TJ, **Avegno J**, D'Souza B. "Novel Medicine and Law Collaborative Teaching Course." European Society of Emergency Medicine Congress, September 2005.

Avegno J, Mills TJ, Mills L, Haydel M. "Characteristics of Sexual Assault Victims Presenting to the Emergency Department: Analysis by Race, Age, Timing of Event and Relationship to Perpetrator." ACEP National Meeting, October 2004 and LSU Research Day, January 2004.

Harrison N, Mills T, **Avegno J**, Harrison S. "Validation of Screening Tools for Detection of Male Victims of Intimate Partner Violence in the Emergency Department." ACEP National Meeting, October 2004 and SAEM Southeastern Meeting, March 2004.

Mills T, **Avegno J**, Mills L, Haydel M. "Screening for Male Victims of Intimate Partner Violence: Prevalence Rates and Accuracy of Two Short Questionnaires." ACEP National Meeting, October 2003 and LSU Research Day, January 2003.

Avegno J. "Resident Satisfaction in Public Housing." Southern Sociological Society meeting, April 1995.

Avegno J. "The Feminization of Poverty." Midwest Student Sociology Society meeting, April 1992.

MEDIA APPEARANCES

CNN, BBC, 60 Minutes, Time, New York Times, Washington Post, Wall Street Journal, Financial Times, Bloomberg News, NPR, numerous local and regional media outlets

PROFESSIONAL CERTIFICATIONS

Jennifer L. Avegno, MD

American Board of Emergency Medicine
Board Certification in Emergency Medicine
Louisiana State Medical License #25601

PROFESSIONAL ORGANIZATIONS

American College of Emergency Physicians
American Public Health Association
National Association of City and County Health Officials

LECTURES AND PRESENTATIONS

"Violence as a Public Health Crisis"
"How Physicians Can Lead at Bedside & in the Community"
"Social Emergency Medicine"
"Developing an Emergency Medicine Student Clerkship and Curriculum"
"The High-Tech Airway: What Do I Need and When?"
"Violence Intervention in the ED"
"Cooling the Code: Therapeutic Hypothermia in the ED"
"Neuropathies and Neuromuscular Disorders in the ED"
"Neck Injuries"
"Burn Injuries"
"Basic Pediatric Airway Management"
"Vascular Catastrophes"
"Renal and Genitourinary Infections"
"Ear, Nose & Throat Infections"
"The Difficult Patient Interaction"

REFERENCES

Karen DeSalvo, MD MPH
Chief Health Officer, Google
Professor, Dell School of Medicine

Joseph Kanter, MD
CEO, Association of State and Territorial Health Officials

Chris Koller
President, Milbank Memorial Fund



EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

STATE OF LOUISIANA

PARISH OF: Orleans

Nominees for the appointments to head any executive branch department/office/unit/agency established under Article IV of the Home Rule Charter must complete this form and submit it and a current resume or curriculum vitae to the City Council Research Office to be considered for appointment.

Please answer **ALL** questions and **submit the notarized original document**; copies will not be accepted.

References: Home Rule Charter sections 2-476 and 4-106; and City Council Rule 56.

Executive branch department to which nominated: Department of Law

Job title to which nominated: City Attorney

Name of nominee: Charline K. Gipson, Esq.

Domicile address (street name and zip code only): Louis XIV 70124
Street Name Zip Code

Do you claim a homestead exemption at this address? Yes: ☒ No: ☐

Month and year of birth: July 1976

Are you registered to vote in Orleans Parish? Yes: ☒ No: ☐

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Education: List institutions, dates attended, degree(s) received, and date(s) granted:

Cornell University, 1996-2000, B.S. Communications '00

Cornell Law School, 2000-2003, J.D. '03

Employment: List all employment during the past two years, including name of employer, location, job title(s), job description(s) and dates of employment:

2/2023-1/2026: Of Counsel, Baker Donelson Bearman Caldwell & Berkowitz, PC

201 St. Charles Ave, Suite 3600, New Orleans LA 70170

- General Corporate Law, M&A, Commercial Transactions, Litigation Strategy

- Outside General Counsel Services, Regulatory Compliance, Governance

Government Experience: List any experience in or association with federal, state, or local governments, including paid and unpaid employment, advisory, honorary, volunteer, or other service or positions (answer "see resume" if this information is included in your resume/curriculum vitae):

See resume.

Do you, any member of your immediate family, or your employer have any interest in any matter that is presently, or that you have reason to believe may come before the department, office, unit, or agency to which you are nominated? If yes, please explain:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

During the last five years have you, any member of your immediate family, or your employer engaged in any lobbying, or other business activities that fall under the regulation of the department, office, unit, or agency to which you are nominated? If yes, please explain:

No.

Do you, any member of your immediate family, or your employer have a contract with, or have any financial interest in any contract or transaction with the department, office, unit, or agency to which you are nominated, or any other department, board, commission, or agency of the City of New Orleans, the Sewerage and Water Board of New Orleans, or the City Council? If yes, please explain:

No.

Do you hold an elected office? If yes, please identify the office and your title:

No.

Are you currently a candidate for any elective office? If yes, please identify the office:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you previously held public office? If yes, please identify the office and dates held:

No.

Do you serve on any government board, commission, committee or authority? If yes, please identify the board, commission, committee or public body, the nature of its authority, and amounts of any compensation received, if any. (Note: Home Rule Charter sec. 9-106 prohibits any board/commission member from public employment compensated by the City of New Orleans.)

No.

Memberships: List all memberships, including offices, held in professional, fraternal, scholarly, civic, charitable, or other organizations

Louisiana State Bar Association

National Bar Association

American Bar Association

Do you agree to adhere to the provisions of the Code of Ethics for the City of New Orleans (Chapter 2, Article VII, Division 3 of the Code of the City of New Orleans), a copy of which is available at https://library.municode.com/la/new_orleans/codes/code_of_ordinances?nodeId=PTIICO_CH2A_D_ARTVIIET?

Yes: ☒ No: ☐

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Have you ever been convicted, pled guilty, or pled nolo contendere to any local, state, or federal crime other than a traffic violation? If yes, please explain:

No.

Have you ever received a final judgment for any violation of City of New Orleans or Louisiana ethics laws, professional license regulations, or a final judgment for administrative adjudication proceedings, other than for parking violations? If yes, please explain:

No.

Do you, any member of your immediate family, or your employer have any financial interest in any claim or pending lawsuit against the City of New Orleans, or any of its boards, commissions or public bodies? If yes, please explain:

No.

Are you delinquent in the payment of any taxes, fees, fines (other than traffic or parking violations), or judgments to the City of New Orleans? If yes, please explain:

No.

EXECUTIVE BRANCH APPOINTMENT QUESTIONNAIRE

Are you willing to appear before City Council or a Council committee to answer questions from councilmembers, in accordance with Council Rule 56? Yes ☒ No

You are permitted to make a brief statement at the beginning of the City Council/Council committee hearing; any and all statements made during the hearing are governed by Council Rule 49 (Candor to Council).

NOTE:

- Prior to your appointment you are under a continuing obligation to inform the City Council Governmental Affairs Committee, or its successor, should any of the information submitted in this questionnaire or the attached resume/curriculum vitae change for any reason; and
- Material misrepresentation of any information provided in this questionnaire or the attached resume/curriculum vitae shall constitute cause for dismissal from the position appointed in accordance with section 4-106 of the Home Rule Charter.

Sworn to and subscribed before the undersigned Notary this second day of January, 2026



Nominee Signature



Notary Public

Name: Peyton Lacoste

Commission Expires: at death

PEYTON H. LACOSTE

Notary Public

LA Bar # 40621 / Notary ID # 19913

State of Louisiana

My Commission is issued for Life



**EXECUTIVE BRANCH
APPOINTMENT QUESTIONNAIRE**

Nominee Contact Information

Nominee Name: Charline K. Gipson
Mailing Address: 7047 Louis XIV Street, New Orleans LA 70124
Domicile Address: 7047 Louis XIV Street, New Orleans LA 70124
Email Address: charlinekgipson@gmail.com
Employer Name and Address: ^{up to 1/5/2026} Baker Donelson Bearman Caldwell & Berkowitz, PC
201 St. Charles Ave., Suite 3600 New Orleans LA 70170
Preferred Telephone Number: 917-362-3758

CHARLINE K. GIPSON

charlinekgipson@gmail.com • (917) 362-3758 • www.linkedin.com/in/charline-k-gipson

RESOURCEFUL LEGAL STRATEGY | BUSINESS & REGULATORY COUNSEL | COMPLIANCE & RISK MANAGEMENT

Seasoned legal advisor with 20+ years of experience guiding senior executives, boards of directors, and mission-driven organizations through complex legal and regulatory landscapes. Known for strong business acumen, excellent judgment and delivering strategic, measured counsel that balances legal integrity with fiscal responsibility. Track record for success in stakeholder management, fostering collaborative relationships across departments and optimizing limited resources. Provides measured and reliable advice with exceptional verbal and written communication. Committed to transparency, equity and community-centered governance.

PROFESSIONAL EXPERIENCE

BAKER, DONELSON, BEARMAN, CALDWELL, & BERKOWITZ, PC, *New Orleans, LA (February 2023 – Present)*
Of Counsel, Corporate Group

- Provide pragmatic, high-quality legal services to clients navigating regulatory compliance, corporate governance, contract management and complex commercial transactions. Lead deal teams and coordinate associate support.
- Champion policy development and procedural clarity to reduce client risk and improve operational efficiency.
- Manage a wide array of corporate transactions in various industries, including organizational restructuring, finance, real estate development, people management, settlement and negotiation strategy, procurement and vendor relations.
- Mentor junior attorneys and promote inclusive leadership through CEO Advisory Council and cultural ambassador roles.

DAVILLIER LAW GROUP, LLC, *New Orleans, LA (February 2008 – January 2023)* Equity
Partner & Co-Founder, Outside General Counsel

- Co-founded business boutique in 2008; elevated to equity law partner in 2013 and grew firm to multistate practice.
- Served as primary regulatory counsel and contracts attorney for Louisiana reproductive health clinics.
- Analyzed legal issues, proposed solutions, and collaborated on strategic paths forward to accomplish client objectives.
- Negotiated and drafted a broad range of sophisticated agreements and MOUs; chaired transaction closings.
- Assessed and resolved contract disputes; oversaw outside counsel to manage litigation budget and workflow.
- Provided corporate governance advice; made recommendations concerning fiduciary duties and reporting obligations.
- Developed crisis management strategies for high profile matters, balancing legal risk with public trust.

PHELPS DUNBAR, LLP, *New Orleans, LA (October 2005 – February 2008)*
Associate Lawyer, Business Group

- Advised clients on entity formation issues, finance and economic development initiatives.
- Drafted and negotiated agreements supporting community rebuilding and infrastructure development post Hurricane Katrina, engaging with federal and state agencies to secure resources and navigate regulatory hurdles.
- Participated in firm diversity efforts and local civic initiatives.

U.S. DISTRICT COURT, EASTERN DISTRICT OF LOUISIANA, *New Orleans, LA (Sept. 2004 – Sept. 2005)* 1-year
Contract Federal Law Clerk, The Honorable Judge Ivan L.R. Lemelle

- Researched legal issues and drafted bench memoranda; made recommendations as to court rulings and prepared written orders.
- Prepared for and participated in pre-trial and settlement conferences, jury and bench trials, rearraignments, sentencings, revocation hearings and other civil and criminal proceedings.
- Supervised law student externs and contributed to efficient court operations.

PROSKAUER ROSE LLP, New York, NY (August 2003 – September 2004) Associate Attorney, Corporate Department

- Worked on various corporate transactions, including a \$1billion energy bankruptcy restructuring, form S-1 registration of a tech IPO and several acquisitions on both the buy and sell side; securities and public company representation.
- Provided corporate governance services; assisted clients with various compliance issues and required filings. Summer Associate in 2001 and 2002. Fulltime offer of employment extended after first year summer.

EDUCATION

CORNELL LAW SCHOOL, *Doctor of Law*, May 2003; Concentration in Business Law and Regulation

Honors & Activities: Editor, Legal Information Institute-NY Bulletin
CALI Excellence for the Future Award in Wrongful Convictions
Dean's List
Fasken Martineau DuMoulin LLP 2001 First Year International Moot Court
Cornell Law School First Year Moot Court

Judicial Externship: *Honorable John Rowley, Tompkins County Court, Ithaca, NY*

- Researched issues of law and drafted memos for criminal, family and drug matters.

L'UNIVERSITÉ PARIS I-PANTHÉON SORBONNE, Law School *Semester Exchange*, Paris, France

CORNELL UNIVERSITY, *Bachelor of Science*, Communication Major, January 2000

Honors & Activities: Dean's List • Cornell Tradition Fellow • Communication Arts Award
Cornell Speech & Debate Team • NY State Champion
Delta Sigma Rho-Tau Kappa Alpha Honor Society Inductee Editor-In-Chief,
Ethos Yearbook

Research & Policy Intern: *Justice Research & Statistics Association (JRSA)*, Washington, DC

- Identified trends in criminal justice data and conducted preliminary legal research.
- Summarized criminal justice publications and verified accuracy of reports to US Congress.

AWARDS MEMBERSHIPS & COMMUNITY INVOLVEMENT

State Law Licenses: New York (2004) and Louisiana (2009)

Past/Present Board Service: Ms. Foundation for Women, Chair
Women's Foundation of the South, Advisory Board
Alliance Française de la Nouvelle Orleans
Communities in Schools Gulf South; Louisiana SPCA

Leadership Training: Justice Revius O. Ortique Leadership Institute
Young Leaders Council
Bryan Bell Metropolitan Leadership Forum (CBNO/MAC)

Professional Memberships: Louisiana State Bar Association
National Bar Association
American Bar Association
New Orleans Bar Association

Awards & Interests: *The Best Lawyers in America*® 2025, 2026 for Corporate Law
New Orleans *CityBusiness* 2024 Leadership in Law Honoree
8 x Marathoner • Youth Sports & Mentorship • Performing Arts



TO: JP Morrell, Councilmember At-Large
FROM: Ariane Robinson, Deputy Director, Municipal Yacht Harbor
DATE: December 29, 2025
RE: Communication Pursuant to Sec. 2-87
2022-2024 MYHMC Board Member Attendance Reports

Dear Members of the City Council and Clerk of Council,

Pursuant to City Code Section 2-87, please accept the attached attendance records for the Board of Directors of the Municipal Yacht Harbor Management Corporation.

Composition: The direction and administration of Municipal Yacht Harbor Management Corporation shall be vested in the Board of Directors (the “Directors”), which shall consist of nine (9) members selected in the manner provided: nine persons appointed by the Sole Stockholder with the approval of the Council of the City of New Orleans.

Enclosed with this correspondence are the attendance reports covering calendar years 2022, 2023, and 2024, submitted in response to your request and in advance of the close of business deadline of January 2, 2026. These records reflect attendance for the period of January 1 through December 31 for each respective year.

Additionally, attendance records for calendar year 2025 will be transmitted separately in accordance with Section 2-87, no later than February 2, 2026.

Should you require any additional information or clarification, please do not hesitate to contact me. Thank you for your attention to this matter.

Respectfully submitted,

Ariane Robinson
Deputy Director, MYHMC

New Orleans Municipal Yacht Harbor Management Corporation
401 North Roadway Street
New Orleans, LA 70124

Municipal Yacht Harbor Management Corporation
2022 BOARD MEMBER ATTENDANCE REPORT

Board Member	11-Jan	8-Feb	8-Mar	23-Mar	12-Apr	18-Apr	10-May	14-June	18-July	9-Aug	13-Sept	11-Oct	8-Nov	13-Dec
Addison, Jessica			P	A	P	P	P	N	A	P	P	A	N	A
Amacker, Keith	P	P	P	P	P	P	A	N	A	P	A	P	N	A
Criddle, Monya			P	P	P	P	P	N	P	P	P	P	N	P
Forbes, Thomas	P	P	E											
Graves, Ashlyn	P	P	E											
Halpern, David	P	P	E											
Hammond, Christopher			P	P	P	A	P	N	P	A	P	P	N	P
Heck, Mark			P	P	P	P	P	N	P	P	P	P	N	P
McConnell, Timothy	P	A	P	P	P	P	P	N	P	P	P	A	N	P
Rodgers, Howard	P	P	P	P	E									
Shaheer, Jameel. L					P	P	P	N	R					
Tircuit, Akeisha			P	A	P	P	P	N	P	A	P	P	N	P
Uddo, Connie	P	P	E											
Watkins, Roger			P	A	P	A	P	N	P	P	A	P	N	P
Wheeler, Joseph												A	N	P

P – Present
 A – Absent
 R – Resigned
 E – Expiration of Term
 C – Meeting Cancelled-No Quorum
 N – No Meeting Held
 *- Excused Absence Due to Illness

Municipal Yacht Harbor Management Corporation
2023 BOARD MEMBER ATTENDANCE REPORT

Board Member	10-Jan	14-Feb	14-Mar	11-Apr	9-May	13-June	11-July	8-Aug	12-Sept	10-Oct	14-Nov	12-Dec
Addison, Jessica	P	A	P	N	P	P	P	P	P	P	P	A
Amacker, Keith	P	P	P	N	P	P	P	P	P	P	P	P
Criddle, Monya	P	A	P	N	P	P	P	P	P	A	A	P
Hammond, Christopher	P	P	A	N	P	P	P	P	P	P	P	P
Heck, Mark	P	A	P	N	P	P	P	P	A	P	A	P
McConnell, Timothy	P	P	P	N	P	P	P	P	P	P	P	P
Tircuit, Akeisha	A	P	P	N	P	P	A	P	P	A	P	P
Watkins, Roger	P	P	P	N	P	P	P	P	P	A	P	P
Wheeler, Joseph	A	A	A	R								

P – Present
A – Absent
R – Resigned
E – Expiration of Term
C – Meeting Cancelled-No Quorum
N – No Meeting Held
*- Excused Absence Due to Illness

Municipal Yacht Harbor Management Corporation
2024 BOARD MEMBER ATTENDANCE REPORT

Board Member	9- Jan	20- Feb	12- Mar	9- Apr	14- May	11- June	9- July	13- Aug	10- Sept	8- Oct	12- Nov	10- Dec
Addison, Jessica	A	R										
Amacker, Keith	E											
Banks, Ryan		P	P	A	P	A	P	A	C	P	C	P
Criddle, Monya	P	P	P	P	P	P	A	P	C	P	C	P
Hammond, Christopher	P	P	A	P	P	P	P	P	C	P	C	A
Heck, Mark	P	P	P	P	P	P	P	P	C	P	C	P
McConnell, Timothy	P	P	P	P	P	P	P	P	C	P	C	P
Tircuit, Akeisha	P	P	A	P	P	P	P	P	C	P	C	P
Washington, Wendy		P	P	P	P	P	P	P	C	P	C	P
Watkins, Roger	P	P	P	P	P	P	P	P	C	P	C	P

P – Present
A – Absent
R – Resigned
E – Expiration of Term
C – Meeting Cancelled-No Quorum
N – No Meeting Held
*- Excused Absence Due to Illness



CITY OF NEW ORLEANS
NEW ORLEANS BUILDING CORPORATION

December 29, 2025

Lora W. Johnson
Clerk of Council
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

Valerie Bouldin
Boards and Commissions
Office of Mayor LaToya Cantrell
1300 Perdido Street, Room 2E04
New Orleans, LA 70112

Dear Ms. Johnson and Ms. Bouldin:

Attached is the New Orleans Building Corporation Board Attendance Report for 2022.

If you have any questions or require additional information, please feel free to contact me at 504-658-0922 or Maronta.Johnson@nola.gov.

Sincerely,

A handwritten signature in blue ink that reads "Maronta Johnson". The signature is fluid and cursive, with the first name "Maronta" being more prominent.

Maronta Johnson
Executive Assistant

Attachment (1)

**NEW ORLEANS BUILDING CORPORATION
ATTENDANCE RECORD FOR YEAR 2022**

Member Name	25-Jan-22	10-May-22	1-Sep-22	1-Nov-22
Tracie Boutte, Chairman	Present	Present	Present	Present
Joseph Bruno, Sr Vice Chairman	Present	Present	Present	Absent
Evelyn Pugh, Secretary	Present	Present	Present	Present
Emily Arata, Treasurer	Present	Present	Present	Present
David Rubenstein	Present	Present	Present	Present
Romualdo Gonzalez, Sr.	Present	Absent	Present	Absent
Robert Becnel	Absent	Present	Present	Absent
Ayame Dinkler	Present	Absent	Absent	Present
John Pourciau	N/A	N/A	Present	Present
Helena Moreno, Councilmember At-Large	Absent	Absent	Absent	Absent
Fredie King, Councilmember, Distric "C"	Present	Absent	Absent	Absent
Vacancy				



CITY OF NEW ORLEANS
NEW ORLEANS BUILDING CORPORATION

December 29, 2025

Lora W. Johnson
Clerk of Council
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

Valerie Bouldin
Boards and Commissions
Office of Mayor LaToya Cantrell
1300 Perdido Street, Room 2E04
New Orleans, LA 70112

Dear Ms. Johnson and Ms. Bouldin:

Attached is the New Orleans Building Corporation Board Attendance Report for 2025.

If you have any questions or require additional information, please feel free to contact me at 504-658-0922 or Maronta.Johnson@nola.gov.

Sincerely,

A handwritten signature in blue ink that reads "Maronta Johnson".

Maronta Johnson
Executive Assistant

Attachment (1)

**NEW ORLEANS BUILDING CORPORATION
ATTENDANCE RECORD FOR YEAR 2025**

Member Name	25-Mar-25	24-Jun-25	9-Sep-25	3-Nov-25	9-Dec-25
Tracie Boutte, Chairman	Present	Present	Present	Present	Present
Joseph Bruno, Sr Vice Chairman	Present	Present	Present	Present	Absent
Evelyn Pugh, Secretary	Present	Present	Present	Present	Present
Emily Arata, Treasurer	Absent	Present	Present	Present	Present
David Rubenstein	Present	Present	Absent	Absent	Present
John Pourciau	Present	Present	Present	Present	Present
Mary Petingill	Present	Present	Present	Present	Present
Brian Bourgeois	Not on the Board	Not on the Board	Not on the Board	Present	Absent
Vacant					
Jean Paul Morrell, Councilmember At-Large	Absent	Absent	Absent	Present	Absent
Oliver Thomas, Councilmember, District "E"	Present	Absent	Present	Present	Absent



Audubon Commission

6500 Magazine St., New Orleans, LA 70118

To: Clerk of Council
1300 Perdido Street, 1E09
New Orleans, LA 70112

Valerie Bouldin
Office of the Mayor
1300 Perdido Street, 2E04
New Orleans, LA 70112

From: Audubon Commission – Via Email

Date: December 23, 2025

RE: Audubon Commission 2025 Attendance Record

In accordance with Section 2-87 of the municipal code which requires that “every city board shall submit an annual report to the city council and the office of the mayor containing the attendance records for every person serving as a member of the respective board on the date of submission”, attached is the attendance record for the Audubon Commission for 2025.

Sincerely,

Tabitha Dorner
Executive Assistant to the Chief Executive Officer
Audubon Nature Institute
tdorner@auduboninstitute.org
504-212-5350

Audubon Commission Attendance 2025					
	29-Jan	2-Apr	21-May	24-Sep	12-Nov
Aaron Miller	N	N	N	Y	N
Alexander Kelso	N	Y	N	N	N
Andrew Meaders					Y
Ashley Francis	Y	N	Y	N	Y
Catherine Morrell	N	N	N		
Coleman Ridley	N	N	N		
Dolfinette Martin	N	N	N		
Emily Vuxton	Y	Y	N	Y	Y
Emily Wolff	Y	Y	N	Y	N
Field Ogden	Y	Y	Y	Y	Y
Frances G. Fayard	N	Y	N	N	Y
Gayle Benson	N	Y	N	N	N
J. Kelly Duncan	Y	Y	Y	Y	Y
Jarred Jupiter	Y	Y	Y	Y	Y
Jermaine Smith	Y	Y	Y	Y	Y
Joe Connelly	Y	Y	Y	Y	N
Leila Eames	N	N	Y	Y	N
Ludovico Feoli	Y	Y	Y	N	N
Minh Thanh Nguyen	N	N	Y	Y	Y
Peter Wenstrup	N	Y	Y	Y	Y
Storey Charbonnet	Y	Y	N	N	N
Victor Jones	Y	N	N	Y	Y
Wilmer Jacobs	Y	Y	Y	Y	Y
Xavier Angel	Y	Y	Y	Y	Y

Memo

Date: December 29, 2025

To: New Orleans City Council

From: Tammy Hanson

Subject: Communication Pursuant to Sec. 2-87

Member,

I have attached the attendance record for the NOPL Board of Director 2023, 2024, and 2025 meetings, pursuant to Section 2-87 of the City's Municipal Code.

If you have any question, please contact me at (504) 596-2600 or thanson@nolalibrary.org.

Thank you,

Tammy S. Hanson
NOPL Executive Secretary

2023 NOPL Board Member Attendance Record

Member		Vonda Rice	Raquel Dufauchard	Phala Mire	Andrea Neighbours	Alexis Ferrouillet	Kathleen Coverick	Dana Henry	Justin Ross-Hillard
January		P	NP	NP	P	NP	P	P	P
March		NP	NP	NP	P	NP	P	P	P
May		NP	NP	NP	P	P	P	P	NP
July		P	NP	NP	PL	PL	P	P	NP
September		NP	P	NP	P	PL	P	P	NP
November		P	NP	NP	PL	NP	P	P	+
%P		50%	16.66%	0%	100%	50%	100%	100%	33.33%

Abbreviations Legend

1. P = Present
2. PL = Joined meeting late
3. PZ = Joined meeting via ZOOM (not counted in quorum)
4. NP = Not Present
5. C = Meeting Cancelled (lack of pertinent topics)
6. NQ = No Quorum
7. NQ – P = No Quorum/Present
8. NQ – NP = No Quorum/Not Present
9. + = Member Resigned
10. * = Member Appointed
11. %P = Attendance Calculation Formula (# P / 6 Meetings X 100)

2024 NOPL Board Member Attendance Record

Member	Clarice Kirkland	Vonda Rice	Raquel Dufauchard	Phala Mire	Andrea Neighbours	Alexis Ferrouillet	Kathleen Coverick	Dana Henry	Monique Robinson	Joel Ross
January	--	C	C	C	C	C	C	C	--	--
March	--	P	P	NP	P	P	P	P	--	--
May	--	NP	NP	NP+	P	P	PL	P	--	--
July	--	NP+	+	--	C	C	C	C	--	--
September	*P	--	--	--	P	P	P	P	--	--
November	P	--	--	--	P	P	P	P	*NP	*P
%P	100%	--	--	--	100%	100%	100%	100%	0%	100%

Abbreviations Legend

1. P = Present
2. PL = Joined meeting late
3. NP = Not Present
4. C = Meeting Cancelled (lack of pertinent topics)
5. NQ = No Quorum
6. NQ – P = No Quorum/Present
7. NQ – NP = No Quorum/Not Present
8. + = Member Resigned
9. * = Member Appointed
10. %P = Attendance Calculation Formula (# P / 6 Meetings X 100)

2025 NOPL Board Member Attendance Record

Member	Clarice Kirkland	Andrea Neighbours	Alexis Ferrouillet	Kathleen Coverick	Dana Henry	Monique Robinson	Joel Ross
February	A	P	A	A	P	P	P
March	P	P	P	A	P	P	P
May	A	P\$	A	A	P	P	P
July	P		P	A	P	P	A
September	P		P	P	P	AR	AR
November	P		P	P	A	P	P
%P	67%	100%	67%	33%	83%	83%	67%

Abbreviations Legend

1. P = Present
2. PL = Joined meeting late
3. A = Absent
4. AR=Joined meeting via Zoom (not part of quorum)
5. C = Meeting Cancelled (lack of pertinent topics)
6. NQ = No Quorum
7. NQ – P = No Quorum/Present
8. NQ – NP = No Quorum/Not Present
9. + = Member Resigned
10. * = Member Appointed
11. \$ = Member's term is up
12. %P = Attendance Calculation Formula (# P / 6 Meetings X 100)



TO: JP Morrell, Councilmember At-Large
FROM: Bryan Whited, Executive Director, Municipal Yacht Harbor
DATE: December 30, 2025
RE: Communication Pursuant to Sec. 2-87
2025 MYHMC Board Member Attendance Reports

Dear Members of the City Council and Clerk of Council,

Pursuant to City Code Section 2-87, please accept the attached attendance records for the Board of Directors of the Municipal Yacht Harbor Management Corporation.

Composition: The direction and administration of Municipal Yacht Harbor Management Corporation shall be vested in the Board of Directors (the “Directors”), which shall consist of nine (9) members selected in the manner provided: nine persons appointed by the Sole Stockholder with the approval of the Council of the City of New Orleans.

Enclosed with this correspondence is the attendance report covering calendar year 2025, submitted in accordance with Section 2-87 to be submitted no later than February 2, 2026.

Should you require any additional information or clarification, please do not hesitate to contact me. Thank you for your attention to this matter.

Respectfully submitted,

Bryan Whited
Executive Director, MYHMC

New Orleans Municipal Yacht Harbor Management Corporation
401 North Roadway Street
New Orleans, LA 70124

Municipal Yacht Harbor Management Corporation
2025 BOARD MEMBER ATTENDANCE REPORT

Board Member	14-Jan 2025	11-Feb 2025	11-Mar 2025	8-Apr 2025	13-May 2025	10-Jun 2025	8-Jul 2025	12-Aug 2025	9-Sep 2025	14-Oct 2025	11-Nov 2025	9-Dec 2025
Banks, Ryan	P	P	P	P	P	N	A	A	N	P	N	P
Criddle, Monya	P	E										
Cutrer, Lydia							P	P	N	P	N	P
Hammond, Christopher	P	P	P	P	P	N	P	P	N	P	N	P
Heck, Mark	P	A	P	P	P	N	P	P	N	P	N	P
McConnell, Timothy	P	P	P	P	E							
Tircuit, Akeisha	P	P	P	P	P	N	P	P	N	P	N	P
Washington, Wendy	P	P	P	P	A	N	P	P	N	P	N	P
Watkins, Roger	P	P	P	P	P	N	P	A	N	A	N	P

P – Present

A – Absent

R – Resigned

E – Expiration of Term

C – Meeting Cancelled – No Quorum

N – No Meeting Held

BOARD OF TRUSTEES
- OF THE -
FIREFIGHTERS' PENSION AND RELIEF FUND
FOR THE CITY OF NEW ORLEANS
5710 General Haig Street
New Orleans, LA 70124
504-366-8102
504-366-8103 fax
noffpf.com

Lora W. Johnson, LMMC, MMC
Clerk of Council
1300 Perdido Street
Rm. 1E09
New Orleans, LA 70112

Dear Ms. Johnson:

In accordance with City Code Section 2-87, which stipulates that "every city board shall submit an annual report to the city council and the office of the mayor containing the attendance records for every person serving as a member of the respective board on the date of submission." Further, "the report shall be submitted no later than February 1 of each calendar year, and shall cover the period of January 1 through December 31, inclusive, immediately preceding the date of submission", I have attached a report of Board Member Attendance for the members of the New Orleans Firefighters' Pension and Relief Fund for the calendar years ended 2022, 2023, 2024, and 2025.

If you should have any questions or need any additional information, please do not hesitate to contact me.

Best regards,


Paul C. Mitchell, Jr.
Director

**New Orleans Firefighters Board Attendance Reports
for the years 2022 2023 2024 & 2025**

Board Members	Attendance Record by Year			
	2022	2023	2024	2025
Elected Members				
Martin Gaal	12 of 12	12 of 12	10 of 10	12 of 12
Thomas Meagher	12 of 12	12 of 12	10 of 10	12 of 12
Stephen Roy	11 of 12	11 of 12	10 of 10	12 of 12
Brandon Krsak	12 of 12	11 of 12	10 of 10	7 of 12
Appointed Members				
Roman Nelson	12 of 12	11 of 12	10 of 10	12 of 12
Alcide Tervalon	11 of 12	9 of 12	8 of 10	11 of 12
Norman White**	8 of 12	9 of 12	4 of 4	NA
Romy Samuel*	NA	NA	3 of 4	5 of 12

* appointment effective September 2024

** resigned April 2024

**New Orleans Firefighters Board Attendance Reports
for the years 2022 2023 2024 & 2025**

Board Members	Attendance Record by Year			
	2022	2023	2024	2025
Elected Members				
Martin Gaal	12 of 12	12 of 12	10 of 10	12 of 12
Thomas Meagher	12 of 12	12 of 12	10 of 10	12 of 12
Stephen Roy	11 of 12	11 of 12	10 of 10	12 of 12
Brandon Krsak	12 of 12	11 of 12	10 of 10	7 of 12
Appointed Members				
Roman Nelson	12 of 12	11 of 12	10 of 10	12 of 12
Alcide Tervalon	11 of 12	9 of 12	8 of 10	11 of 12
Norman White**	8 of 12	9 of 12	4 of 4	NA
Romy Samuel*	NA	NA	3 of 4	5 of 12

* appointment effective September 2024

** resigned April 2024

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Friday, January 02, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1410 Jackson Ave.

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's vote to grant approval of an ARC appeal on a designated landmark building, allowing the construction of the elevator shaft in the proposed location, with the proviso that the height is lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review would be required.

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

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211
WWW.NOLA.GOV





Background

- **The historic or architectural significance of the building or structure as designated by its “rating”:** Significant
- **The importance of the building or structure to the tout ensemble of the area:** The late architect and historian Sam Wilson said of this house, “It’s one of the most important houses in the Garden District and one of the best examples of Reynolds’ work. And what’s unusual about it is that what you’ve got there now is pretty much just the way it was.” (New Orleans Times-Picayune, 10/6/90).
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** This building was built in 1856 for Henry Sullivan Buckner; it was designed by Lewis E. Reynolds. The building was nominated as a local landmark in 1984 and was designated in 1998. More information can be found at the original Landmark Designation Report at: https://edit.nola.gov/nola/media/HDLC/Designation%20Certificates/1410jackson-report_001.pdf
- **Proposal:** The applicant proposed the reconstruction of a historic cupola on the existing widow’s walk and installation of an exterior elevator shaft.



Existing Perspective



Proposed Perspective

Previous ARC & Commission Recommendations & Actions:

12/5/25: The Commission voted to grant approval of an ARC appeal on a designated landmark building, allowing the construction of the elevator shaft in the proposed location, with the proviso that the height be lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review would be required.

Additional information and photos may be found in the staff report:

https://sites.google.com/view/no-cmm-120325/old-work-applications/1410-jackson-ave?read_current=1

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252

DEPARTMENT OF FINANCE
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROMY S. SAMUEL
DIRECTOR OF FINANCE

December 30, 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 January 2026 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 November 30, 2025

Prepared for January 2026 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 November 30, 2025
Prepared for January 2026 Meeting

City of New Orleans Revenue Collections
For the Period Ending November 30, 2025 (As Of December 29, 2025)

Source	2024	% of Budget	2025	% of Budget
1A - Property Tax	170,622,813	90%	181,845,660	101%
1A-1 - Real/Current Property - Current	60,260,568	86%	66,128,416	98%
1A-2 - Prior Year Property	211,941	8%	174,258	24%
1A-3 - Police/Fire Dedicated Mills	89,951,195	94%	93,849,514	102%
1A-4 - Nord Dedicated 1.5 Mills	8,462,978	93%	8,833,917	102%
1A-5 - Parkway Dedicated 1.5 Mills	7,857,055	94%	8,226,198	102%
1A-6 - Streets Dedicated 1.9 Mills	13,376	0%	8,514	0%
1A-7 - Interest and Penalties	3,865,700	121%	4,624,842	132%
1B - Other Taxes	255,216,809	77%	267,711,944	80%
1B-1 - Sales Tax	201,377,054	78%	211,630,973	82%
1B-2 - Motor Vehicle Tax	12,853,655	73%	13,093,130	79%
1B-3 - Hotel and Motel Tax	19,933,238	73%	20,684,111	62%
1B-4 - Beer Wine and Liquor Tax	274,603	112%	342,317	96%
1B-5 - Parking Tax	4,441,371	90%	4,232,176	85%
1B-6 - Document Transaction Tax	2,272,812	46%	3,468,633	122%
1B-7 - Chain Store Tax	144,203	87%	159,552	102%
1B-8 - Off Track Betting/Racing Tax	569,936	475%	714,115	92%
1B-9 - Utility Tax	12,253,473	77%	12,278,878	77%
1B-10 - Fairground Slot Machine 4% Tax	1,096,466	77%	1,108,060	78%
2 - Licenses and Permits	67,919,896	92%	72,752,145	100%
2-1 - Alcoholic Beverage	1,039,665	94%	1,185,176	100%
2-2 - Cable Tv Franchise	2,364,987	50%	2,033,241	87%
2-3 - Entergy Franchise	30,931,888	99%	30,873,394	90%
2-4 - Telephone Franchise	-	0%	-	0%
2-6 - Miscellaneous Franchise	1,278,640	76%	1,091,074	76%
2-7 - Occupational Licenses	11,309,644	94%	11,619,861	104%
2-8 - Safety Electrical Mechanical	1,615,338	96%	1,605,473	100%
2-9 - Taxi Tourguide Licenses	5,989,606	103%	5,819,450	104%
2-10 - Building Permits	4,598,940	81%	6,193,846	89%
2-11 - Motor Vehicle Permits	1,031,197	63%	1,117,308	76%
2-12 - Streets and Curbs	488,331	99%	589,927	129%
2-13 - Mayoralty Permits	423,661	101%	495,506	125%
2-14 - Other	6,848,000	92%	10,127,891	167%



City of New Orleans Revenue Collections
For the Period Ending November 30, 2025 (As Of December 29, 2025)

Source	2024	% of Budget	2025	% of Budget
3 - Intergovernmental	29,425,675	90%	28,060,174	144%
3-1 - State Aid - Video Poker	1,857,656	90%	1,937,983	115%
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	2,102,396	106%	691,408	41%
3-5 - State Aid Other	2,120,244	1388%	5,308,546	NA
3-6 - Parish Transportation Fund	3,384,656	99%	5,895,145	138%
3-7 - Harrah's Rent	13,297,247	95%	14,227,092	121%
3-8 - GOMESA Oil Payments	-	0%	-	0%
3-9 - Federal Aid	-	0%	-	0%
4 - Service Charges	92,404,361	100%	87,007,154	85%
4-1 - General Government	23,043,604	96%	22,312,323	95%
4-2 - Public Safety	28,095,228	150%	23,862,504	77%
4-3 - Streets Parking Meters	4,355,027	70%	3,638,342	63%
4-4 - Streets Other	1,519,263	131%	1,826,218	105%
4-5 - Sanitation	33,896,576	88%	33,098,302	89%
4-6 - Parks And Parkway	3,975	80%	2,200	53%
4-7 - State Aid Other	27,920	0%	26,112	76%
4-8 - Indirect Costs	1,462,768	42%	2,241,152	74%
4-9 - Other	-	0%	-	0%
5 - Fines and Forfeits	17,774,409	77%	9,701,661	106%
5-1 - Traffic and Municipal Court	1,082,640	93%	1,597,335	168%
5-2 - Red Signal Light and Camera Enforcement	11,916,956	69%	3,518,019	105%
5-3 - Parking Ticket Collectons	4,646,768	100%	4,525,083	95%
5-4 - Impound and Abandoned Vehicles	72,961	88%	105,247	150%
6 - Miscellaneous	34,618,221	169%	35,227,939	127%
6-1 - Interest - Operating and Capital	26,439,907	264%	14,542,771	97%
6-2 - Rents and Royalties	1,545,688	122%	1,689,873	104%
6-3 - Contributions and Other	746,578	22%	1,043,154	34%
6-5 - Miscellaneous Reimbursement	5,886,048	103%	17,952,140	224%
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	668,030,365	88%	682,306,677	92%





Budget Committee Meeting:

2. Personnel Spending Forecast

City of New Orleans
Reports for Period Ending November 30, 2025
Prepared for January 2026 Meeting

2025 Personal Services Spending Projection

General Fund

For Period Ending 11/30/25 (As of December 18, 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	\$9,418,386	\$10,431,051	\$7,168	\$10,438,219	(\$470,666)	(\$7,168)	(\$477,834)	-4.80%
210 Mayor's Office	\$18,188,848	\$243,080	\$17,091,766	\$18,670,717	\$290,082	\$18,960,798	(\$481,869)	(\$290,082)	(\$771,950)	-4.24%
220 Chief Administrative Office	\$15,014,765	\$261,139	\$14,261,253	\$15,509,143	\$267,432	\$15,776,575	(\$494,378)	(\$267,432)	(\$761,810)	-5.07%
230 Law Department	\$5,612,228	\$1,470	\$5,358,101	\$5,846,446	\$1,470	\$5,847,915	(\$234,218)	(\$1,470)	(\$235,687)	-4.20%
240 Code Enforcement	0	0	\$338,278	\$53,383	\$0	\$53,383	(\$53,383)	\$0	(\$53,383)	
250 Fire Department	\$129,576,689	\$7,364,882	\$136,656,950	\$141,274,981	\$8,870,367	\$150,145,348	(\$11,698,292)	(\$8,870,367)	(\$20,568,659)	-15.87%
260 Safety and Permits	\$5,494,396	\$5,465	\$5,945,229	\$6,182,709	\$5,730	\$6,188,439	(\$688,313)	(\$5,730)	(\$694,043)	-12.63%
270 Police Department	\$136,658,869	\$23,460,963	\$159,875,314	\$146,228,459	\$26,445,525	\$172,673,985	(\$9,569,590)	(\$26,445,525)	(\$36,015,116)	-26.35%
300 Sanitation Department	\$4,815,732	\$798,787	\$5,094,912	\$4,763,416	\$896,302	\$5,659,717	\$52,316	(\$896,302)	(\$843,985)	-17.53%
360-A Health Department (excluding EMS)	\$3,410,384	\$16,390	\$3,144,588	\$3,465,449	\$25,038	\$3,490,486	(\$55,065)	(\$25,038)	(\$80,102)	-2.35%
360-B Emergency Medical Services (EMS)	\$11,722,314	\$3,804,595	\$13,746,829	\$11,106,029	\$4,351,154	\$15,457,183	\$616,285	(\$4,351,154)	(\$3,734,869)	-31.86%
380 Juvenile Justice Intervention Center	\$4,196,111	\$1,097,010	\$5,248,896	\$4,614,151	\$1,293,042	\$5,907,193	(\$418,040)	(\$1,293,042)	(\$1,711,082)	-40.78%
400 Finance Department	\$9,820,023	\$124,074	\$9,425,195	\$10,304,586	\$139,295	\$10,443,881	(\$484,563)	(\$139,295)	(\$623,858)	-6.35%
450 Property Management	\$6,037,912	\$470,667	\$5,982,826	\$6,147,173	\$547,935	\$6,695,108	(\$109,261)	(\$547,935)	(\$657,196)	-10.88%
480 Civil Service	\$2,518,421	\$518	\$2,420,145	\$2,690,967	\$518	\$2,691,485	(\$172,546)	(\$518)	(\$173,064)	-6.87%
500 Public Works	\$9,396,723	\$1,788,567	\$12,047,662	\$11,454,132	\$2,060,354	\$13,514,486	(\$2,057,409)	(\$2,060,354)	(\$4,117,763)	-43.82%
620 Parks and Parkways	\$8,484,927	\$681,746	\$9,105,185	\$9,278,377	\$747,460	\$10,025,837	(\$793,450)	(\$747,460)	(\$1,540,910)	-18.16%
700 Miscellaneous	\$5,380,040	\$3,791	\$5,102,739	\$5,393,758	\$3,805	\$5,397,563	(\$1,718)	(\$3,805)	(\$1,723)	-0.33%
700-B NORDC	\$15,368,537	\$648,674	\$13,331,714	\$14,295,099	\$722,667	\$15,017,766	\$1,073,438	(\$722,667)	\$350,771	2.28%
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	\$40,777,355	\$433,353,218	\$427,710,026	\$46,675,343	\$474,385,369	(\$25,972,722)	(\$46,675,343)	(\$72,648,065)	-18.08%
Unattached Boards & Commissions										
640 Historic District Landmark Commission (HDLIC)	\$1,147,635	\$0	\$1,240,625	\$1,391,094	\$0	\$1,391,094	(\$243,459)	\$0	(\$243,459)	-21.21%
650 Vieux Carre Commission (VCC)	\$696,521	\$0	\$472,284	\$535,642	\$0	\$535,642	\$160,879	\$0	\$160,879	23.10%
670 City Planning Commission (CPC)	\$2,161,307	\$243	\$2,143,153	\$2,369,539	\$243	\$2,369,782	(\$208,232)	(\$243)	(\$208,475)	-9.65%
685 Mosquito Control Board	\$2,788,596	\$93,335	\$2,601,352	\$2,742,405	\$105,519	\$2,847,924	\$46,191	(\$105,519)	(\$59,328)	-2.13%
710 Office of the Inspector General (OIG)	\$3,573,542	\$551	\$2,924,231	\$3,262,148	\$765	\$3,262,912	\$311,394	(\$765)	\$310,630	8.69%
720 Ethics Review Board	\$191,241	\$0	\$178,235	\$198,191	\$0	\$198,191	(\$6,950)	\$0	(\$6,950)	-3.63%
730 Office of Independent Police Monitor	\$905,785	\$829	\$734,759	\$824,524	\$1,198	\$825,722	\$81,261	(\$1,198)	\$80,063	8.84%
Subtotal	\$11,464,627	\$94,958	\$10,294,638	\$11,323,541	\$107,724	\$11,431,266	\$141,086	(\$107,724)	\$33,361	0.29%
Judicial & Parochial										
820 Coroner	\$3,442,567	\$770,043	\$2,941,268	\$2,432,681	\$809,839	\$3,242,519	\$1,009,886	(\$809,839)	\$200,048	5.81%
830 Juvenile Court	\$2,199,179	\$384	\$2,004,410	\$2,226,483	\$384	\$2,226,867	(\$27,304)	(\$384)	(\$27,688)	-1.26%
835 Municipal and Traffic Court	\$6,188,770	\$6,592	\$5,473,336	\$6,098,906	\$8,619	\$6,107,525	\$89,864	(\$8,619)	\$81,245	1.31%
860 Clerk of Criminal District Court	\$4,518,778	\$11,355	\$4,854,908	\$5,419,979	\$14,761	\$5,434,739	(\$901,201)	(\$14,761)	(\$915,961)	-20.27%
880 Judicial Retirement	\$364,000	\$0	\$294,842	\$371,898	\$0	\$371,898	(\$7,898)	\$0	(\$7,898)	-2.17%
Subtotal	\$16,713,294	\$788,375	\$15,568,764	\$16,549,946	\$833,603	\$17,383,549	\$163,348	(\$833,603)	(\$670,255)	-4.01%
Citywide Total	\$429,915,225	\$41,660,687	\$459,216,620	\$455,583,513	\$47,616,670	\$503,200,183	(\$25,668,288)	(\$47,616,670)	(\$73,284,958)	-17.05%

Notes:

- Payroll data as of December 18, 2025. Latest Admin pay period ends November 22, 2025. Latest Police/Fire pay period ends November 29, 2025.

- Projections remain stable and consistently within 1% of prior months' estimates. The current projection is 0.11% 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 error correction in the General Ledger, which may result in a projection of \$0 despite current expenditures being shown.

Dept	Variance \$	Variance %	Summary Explanations (Template With Actual Numbers)	Additional Notes from Department
220 - Chief Administrative Officer	\$ (761,810.61)	-5.07%	The projected year-end variance of -5.07%, equal to -\$761,810.61, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$933,926.37, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$261,139.38. Year-to-date Merit Pay expenses total \$23,000.00, and Terminal Leave expenditures total \$117,676.01, both contributing to overall spending levels.	
250 - Fire Department	\$ (20,568,659.30)	-15.87%	The projected year-end variance of -15.87%, equal to -\$20,568,659.30, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$6,823,566.84, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$7,364,882.47. Year-to-date Merit Pay expenses total \$252,000.00, and Terminal Leave expenditures total \$654,389.50, both contributing to overall spending levels. The department is currently operating with 668.99 filled General Fund positions compared to 643.00 positions budgeted, which contributes to higher salary and related benefit costs.	The NOFO incurred \$1,835,586 in additional unbudgeted pension contribution costs during the current fiscal year as a result of an agreement between the NOFO Pension Board and the City. Additionally, the department did not receive an adopted overtime allocation but remained responsible for the maintenance and operation of all NOFO 24-hour facilities, vehicles, and EMS support. Variance 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	\$ (694,042.90)	-12.63%	The projected year-end variance of -12.63%, equal to -\$694,042.90, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$778,176.85, 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 \$5,333.50, both contributing to overall spending levels. The department is currently operating with 69.70 filled General Fund positions compared to 65.80 positions budgeted, which contributes to higher salary and related benefit costs.	
270 - Police	\$ (36,015,115.59)	-26.35%	The projected year-end variance of -26.35%, equal to -\$36,015,115.59, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$12,022,599.48, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$23,860,962.61. Year-to-date Merit Pay expenses total \$1,632,230.00, and Terminal Leave expenditures total \$1,476,251.26, both contributing to overall spending levels.	
300 - Sanitation	\$ (843,985.15)	-17.53%	The projected year-end variance of -17.53%, equal to -\$843,985.15, 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 \$798,786.52. 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 Mandi Grow clean-up operations contributing ~72% of overtime costs.
360-B - EMS	\$ (3,734,809.01)	-31.80%	The projected year-end variance of -31.80%, equal to -\$3,734,809.01, 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 \$3,804,595.12. Year-to-date Merit Pay expenses total \$140,500.00, and Terminal Leave expenditures total \$83,766.11, both contributing to overall spending levels.	
380 - Human Services	\$ (1,711,081.88)	-40.78%	The projected year-end variance of -40.78%, equal to -\$1,711,081.88, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$197,860.88, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$1,097,009.91. Year-to-date Merit Pay expenses total \$44,000.00, and Terminal Leave expenditures total \$8,798.48, both contributing to overall spending levels. The department is currently operating with 58.00 filled General Fund positions compared to 57.00 positions budgeted, which contributes to higher salary and related benefit costs.	
400 - Finance	\$ (623,857.80)	-6.35%	The projected year-end variance of -6.35%, equal to -\$623,857.80, 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 \$124,073.57. Year-to-date Merit Pay expenses total \$175,000.00, and Terminal Leave expenditures total \$256,757.58, both contributing to overall spending levels. The department is currently operating with 108.92 filled General Fund positions compared to 104.80 positions budgeted, which contributes to higher salary and related benefit costs.	To provide further context, 93% of the variance is overtime, merit pay, and terminal leave. These categories were not budgeted for 2025 in department 400.
450 - Property Management	\$ (657,195.98)	-10.88%	The projected year-end variance of -10.88%, equal to -\$657,195.98, 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 \$470,667.27. Year-to-date Merit Pay expenses total \$98,000.00, and Terminal Leave expenditures total \$50,525.89, both contributing to overall spending levels.	
480 - Civil Service	\$ (173,063.90)	-6.87%	The projected year-end variance of -6.87%, equal to -\$173,063.90, reflects differences in personnel-related spending relative to the adopted General Fund budget. Year-to-date Merit Pay expenses total \$34,000.00, and Terminal Leave expenditures total \$8,574.07, both contributing to overall spending levels.	
500 - Public Works	\$ (4,117,762.97)	-43.82%	The projected year-end variance of -43.82%, equal to -\$4,117,762.97, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$1,370,775.08, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$1,788,566.64. Year-to-date Merit Pay expenses total \$181,000.00, and Terminal Leave expenditures total \$27,293.96, both contributing to overall spending levels. The department is currently operating with 142.89 filled General Fund positions compared to 122.50 positions budgeted, which contributes to higher salary and related benefit costs.	
620 - Parks and Parkways Commission	\$ (1,540,909.98)	-18.16%	The projected year-end variance of -18.16%, equal to -\$1,540,909.98, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$540,079.83, which affects associated benefit obligations such as pension, Medicare, Social Security taxes, workers' compensation, and unemployment insurance. Overtime is a factor in the variance, with year-to-date overtime totaling \$681,746.19. Year-to-date Merit Pay expenses total \$194,200.00, and Terminal Leave expenditures total \$11,762.59, both contributing to overall spending levels. The department is currently operating with 123.11 filled General Fund positions compared to 122.50 positions budgeted, which contributes to higher salary and related benefit costs.	The Department of Parks and Parkways uses coverage overtime - planned overtime to fill ongoing staff shortages - to ensure needs, facilities maintenance, golf course staffing, and downtown park coverage needs. There have not been substantial changes to our approach to overtime in recent years.
640 - HDLC	\$ (243,458.69)	-21.21%	The projected year-end variance of -21.21%, equal to -\$243,458.69, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$180,726.75, 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 \$3,916.50, both contributing to overall spending levels.	For the past several years, Upol Spec (UO291-026303); Benie Bolognino (D 26303), who serves as VCC Deputy Director, has been incorrectly included within HDLC's annual budget. We believe this is the result of the allotment of unclassified positions. The loaded salary in the proposed 2025 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	\$ 160,879.14	23.10%	The projected year-end variance of 23.10%, equal to \$160,879.14, reflects differences in personnel-related spending relative to the adopted General Fund budget. Year-to-date Merit Pay expenses total \$10,000.00, and Terminal Leave expenditures total \$0.00, both contributing to overall spending levels.	Please refer to the explanation above under HDLC.
670 - City Planning Commission	\$ (208,475.22)	-9.65%	The projected year-end variance of -9.65%, equal to -\$208,475.22, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$162,891.23, 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 \$1,822.42, both contributing to overall spending levels.	

710 - Office of the Inspector General	\$	310,629.73	8.69%	The projected year-end variance of 8.69%, equal to \$310,629.73, reflects differences in personnel-related spending relative to the adopted General Fund budget. Year-to-date Merit Pay expenses total \$26,000.00, and Terminal Leave expenditures total \$58,487.09, both contributing to overall spending levels.
730 - Office of Independent Police Monitor	\$	80,000.00	8.84%	The projected year-end variance of 8.84%, equal to \$80,000.00, reflects differences in personnel-related spending relative to the adopted General Fund budget. Year-to-date Merit Pay expenses total \$5,000.00, and Terminal Leave expenditures total \$0.00, both contributing to overall spending levels.
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	\$	200,047.59	5.81%	The projected year-end variance of 5.81%, equal to \$200,047.59, 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 \$770,043.37. Year-to-date Merit Pay expenses total \$0.00, and Terminal Leave expenditures total \$12,529.90, both contributing to overall spending levels.
860 - Clerk of Criminal District Court	\$	(915,861.05)	-20.27%	The projected year-end variance of -20.27%, equal to -\$915,861.05, reflects differences in personnel-related spending relative to the adopted General Fund budget. Salary expenditures are projected to exceed budget by \$717,951.61, which affects accrued 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 \$23,794.64, both contributing to overall spending levels.
Note: Negative variance indicates deficit and over budget.				



Budget Committee Meeting:

3. Operating Expenses

City of New Orleans
Reports for Period Ending November 30, 2025
Prepared for January 2026 Meeting

November 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	\$2,975,437	\$820,809	\$115	\$3,796,361	63.2%	\$2,215,153	36.8%
210 Office of the Mayor	\$17,780,381	\$9,917,613	\$1,651,519	\$35,279	\$11,604,411	65.3%	\$6,175,970	34.7%
220 Chief Administrative Office	\$49,510,630	\$41,577,867	\$4,288,962	\$2	\$45,866,831	92.6%	\$3,643,799	7.4%
230 Law Department	\$4,623,518	\$3,252,731	\$233,200	\$180,000	\$3,665,931	79.3%	\$957,587	20.7%
240 Department of Code Enforcement	\$0	\$34,763	\$0	\$0	\$34,763	N/A	(\$34,763)	N/A
250 Fire Department	\$2,959,923	\$1,823,038	\$242,087	\$12,568	\$2,077,694	70.2%	\$882,229	29.8%
260 Safety and Permits	\$62,315	\$47,404	\$2,704	\$1,200	\$51,308	82.3%	\$11,007	17.7%
270 Police	\$12,759,910	\$9,532,634	\$463,137	\$124,539	\$10,120,310	79.3%	\$2,639,600	20.7%
300 Sanitation	\$66,426,991	\$57,195,179	\$7,332,976	\$53,349	\$64,581,504	97.2%	\$1,845,487	2.8%
360 Health Department	\$8,280,234	\$5,232,445	\$1,626,238	\$215,868	\$7,074,551	85.4%	\$1,205,683	14.6%
380 Human Services	\$2,999,909	\$2,400,540	\$339,835	\$2	\$2,740,376	91.3%	\$259,533	8.7%
400 Finance	\$11,862,188	\$9,256,493	\$1,946,223	\$1	\$11,202,717	94.4%	\$659,471	5.6%
450 Property Management	\$10,694,299	\$9,612,931	\$779,937	\$8	\$10,392,876	97.2%	\$301,423	2.8%
480 Civil Service	\$735,377	\$544,791	\$59,463	\$25,000	\$629,255	85.6%	\$106,122	14.4%
500 Public Works	\$18,821,897	\$13,395,024	\$2,787,767	\$0	\$16,182,791	86.0%	\$2,639,106	14.0%
620 Parks and Parkways	\$3,031,493	\$2,591,005	\$169,396	\$0	\$2,760,401	91.1%	\$271,092	8.9%
640 Historic District Landmarks Comm.	\$35,281	\$31,062	\$4,199	\$0	\$35,261	99.9%	\$20	0.1%
650 Vieux Carre Commission	\$17,500	\$14,147	\$1,669	\$0	\$15,816	90.4%	\$1,684	9.6%
655 Alcoholic Beverage Control Board	\$0	\$0	\$0	\$0	\$0	N/A	\$0	N/A
670 City Planning Commission	\$61,400	\$36,295	\$2,323	\$2,946	\$41,564	67.7%	\$19,836	32.3%
685 Mosquito Control Board	\$387,325	\$354,639	\$26,649	\$0	\$381,287	98.4%	\$6,038	1.6%
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	\$38,969,038	\$2,432,802	\$253,996	\$41,655,836	93.7%	\$2,779,443	6.3%
710 Office of the Inspector General	\$915,094	\$448,173	\$65,190	\$3,600	\$516,963	56.5%	\$398,131	43.5%
720 Ethics Review Board	\$113,852	\$6,603	\$0	\$0	\$6,603	5.8%	\$107,249	94.2%
730 Independent Police Monitor	\$400,000	\$250,572	\$9,337	\$0	\$259,909	65.0%	\$140,091	35.0%
750 Office of Community Development	\$2,312,500	\$607,224	\$500,660	\$0	\$1,107,884	47.9%	\$1,204,616	52.1%
772 Workforce Investment	\$850,000	\$510,875	\$0	\$0	\$510,875	60.1%	\$339,125	39.9%
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	\$791,782	\$147,189	\$0	\$938,971	96.3%	\$35,580	3.7%
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



November 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
834 Civil Court	\$0	\$0	\$0	\$0	\$0	N/A	\$0	N/A
835 Municipal and Traffic Court	\$948,470	\$948,470	\$0	\$0	\$948,470	100.0%	\$0	0.0%
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	\$59,163,049	\$172,508	\$0	\$59,335,556	91.8%	\$5,307,429	8.2%
860 Clerk of Criminal District Court	\$263,352	\$169,945	\$48,522	\$4,475	\$222,942	84.7%	\$40,410	15.3%
870 Registrar of Voters	\$481,811	\$295,804	\$170,676	\$0	\$466,480	96.8%	\$15,331	3.2%
900 New Orleans Aviation Board	\$0	\$0	\$0	\$0	\$0	N/A	\$0	N/A
Subtotal	\$354,810,905	\$293,264,218	\$26,325,977	\$912,949	\$320,503,144	90.3%	\$34,307,761	9.7%
Other Adjustments	0	-	-	-	-	-	-	-
Total	\$354,810,905	\$293,264,218	\$26,325,977	\$912,949	\$320,503,144	90.3%	\$34,307,761	9.7%

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.
- Journal entry completed in Code Enforcement to charge transactions to Fund 5110.



Dept	Variance \$	Variance %	Summary Explanation (Template With Actual Numbers)	Additional Notes from Department
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.





Budget Committee Meeting:

4. Staffing Report

City of New Orleans
Reports for Period Ending November 30, 2025
Prepared for January 2026 Meeting

2025 Staffing Report

All funds

as of 11/30/2025

AGENCY	2025 Budgeted	Current FTE	Vacancies	Vacancy Rate (%)	Positions Filled (%)
200 - City Council	92	80	11	12%	88%
210 - Office of the Mayor	309	279	29	9%	91%
220 - Chief Administrative Office	180	165	14	8%	92%
230 - Law Department	63	53	10	16%	84%
240 - Department of Code Enforcement	66	55	11	17%	83%
250 - Fire Department	643	669	-26	-4%	104%
260 - Safety and Permits	130	113	17	13%	87%
270 - Police	1320	1271	48	4%	96%
300 - Sanitation	75	65	10	13%	87%
360-A - Health	120	116	4	3%	97%
360-B - EMS	129	138	-10	-7%	107%
380 - Human Services	57	58	-1	-2%	102%
400 - Finance	111	110	1	1%	99%
450 - Property Management	71	71	0	1%	99%
480 - Civil Service	26	24	2	9%	91%
500 - Public Works	167	152	14	8%	92%
620 - Parks and Parkways Commission	137	128	9	6%	94%
630 - Library	203	198	6	3%	97%
640 - HDLC	12	12	0	0%	100%
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	74	36	33%	67%
700-B - NORDC	237	203	34	14%	86%
710 - Office of the Inspector General	26	24	2	6%	94%
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	37	5	12%	88%
772 - Workforce Investment	4	3	1	19%	81%
781 - Economic Development	2	1	1	33%	67%



2025 Staffing Report

All funds

as of 11/30/2025

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	28	1	3%	97%
835 - Municipal and Traffic Court	100	88	12	12%	88%
860 - Clerk of Criminal District Court	77	76	0	0%	100%
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	224	61	22%	78%
TOTAL	4994	4664	330	7%	93%





Budget Committee Meeting: 5. FTE Report

City of New Orleans
Reports for Period Ending November 30, 2025
Prepared for January 2026 Meeting

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
200 - City Council	91.7	80.41	\$10,570,045	11.3	\$1,396,322
1000 - General Fund	91.7	80.41	\$10,570,045	11.3	\$1,396,322
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	\$210,288	0 \$-	
C0264 - Executive Secretary	1	\$-		1	\$65,075
C0265 - AST COUNCIL RESEARCH OFFICER	1	\$-		1	\$100,552
C0267 - Deputy 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	\$117,762	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	\$484,005	0 \$-	
C0365 - MANAGEMENT DEV SUPERVISOR I	1	1	\$112,536	0 \$-	
C0520 - Broadcast and Production Coord	1	1	\$98,330	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 \$-	
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 \$-	
C0521 - BROADCAST AND PRODUCTION MANAGER	1	\$-		1	\$115,117



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
210 - Office of the Mayor	308.5	279.22	\$31,320,638	29.3	\$3,224,097
1000 - General Fund	158.8	167.36	\$17,939,896	-8.6	(\$794,583)
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	\$110,019	-1	(\$110,019)
C6034 - SOCIAL SERVICES WORKER SENIOR	1	3	\$240,132	-2	(\$160,088)
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	\$1,531,932	0.3	\$24,723
U0167 - URBAN POLICY SPECIALIST 5	29.8	31.8	\$4,866,902	-2.1	(\$313,747)
U0278 - DEP EXEC ASST FOR HOUSING	1	1	\$132,022	0	\$-
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	\$3,617,921	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	\$-



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U3007 - Director of Homeland Security	2	2	\$468,033	0	\$-
U6099 - OCJC Policy Advisor	1	1	\$123,255	0	\$-
U6110 - Economic Development 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	\$1,373,438	-4	(\$507,600)
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	\$83,605	0.1	\$4,400
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	\$10,262,596	21.1	\$2,725,708
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	\$811,386	4	\$540,924
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	\$2,393,530	3	\$326,390
U6538 - Document Supp Specialis III	8	5	\$637,860	3	\$382,716
U6539 - Capital Budget Director	1	1	\$184,962	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	\$166,449	0	\$-
U6548 - Data Manager	1		\$-	1	\$215,243
U6549 - UPS IV (Reimb/Rev Accounts)	1		\$-	1	\$198,504



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$575,397	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	\$144,776	0 \$-	
U6580 - Project Scheduler	4	3	\$424,214	1	\$141,405
U6582 - Economic 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)
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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		\$-	2	\$164,128
C8115 - EMER MGT SERVICES COORDINATOR	1		\$-	1	\$94,045
U0166 - URBAN POLICY SPECIALIST 3	1		\$-	1	\$70,084
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	\$-
5118 - New Orleans Film	1		\$-	1	\$102,832
U0954 - MANAGEMENT SERVICES SPECIALIST	1		\$-	1	\$102,832
220 - Chief Administrative Office	179.5	165.35	\$16,225,191	14.1	\$1,309,819
1000 - General Fund	160.4	152.56	\$14,811,406	7.8	\$763,161
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	\$2,382,040	2	\$238,204
C0178 - INFORMATION TECH MANAGER	1	1	\$148,168	0	\$-
C0179 - INFORMATION TECH DIRECTOR	2	1	\$170,386	1	\$170,386

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0180 - INFORMATION TECH SUPV	5	3	\$431,248	2	\$287,499
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	\$846,603	1	\$76,964
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	\$88,005
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	2	\$116,365	3	\$174,547
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
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	4	\$416,000	0	\$-
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	\$213,095	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	\$1,242,614	1.8	\$223,320
C0364 - MANAGEMENT DEV SPECIALIST II	1	1	\$89,969	0	\$-
C0510 - ASST CHIEF ADMIN OFFICER		0.22	\$41,173	-0.2	(\$41,173)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C3414 - Infrastructure Project Mgr, In	1	1	\$89,969	0	\$-
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)
C3415 - Infrastructure Proj Mgr I	2	1	\$102,832	1	\$102,832
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
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	52.98	\$6,273,512	10.4	\$981,534
1000 - General Fund	49	44.98	\$5,223,909	4	\$311,295
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	9	\$545,145	1	\$60,572
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$4,311,818	11.1	\$649,261
4110 - Housing and Urban Development		2.1	\$146,975	-2.1	(\$146,975)
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	\$3,579,715	13.2	\$887,351
C0027 - Admin Sup Sup IV	1	1	\$81,506	0	\$-
C0061 - OFFICE WORKER	13	7.6	\$380,609	5.4	\$270,433
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	\$173,452	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 SUPERVISOR	5	5	\$552,471	0	\$-
C7017 - PARALEGAL		0.3	\$24,720	-0.3	(\$24,720)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$69,171,228	-26	(\$2,139,695)
1000 - General Fund	643	668.99	\$69,171,228	-26	(\$2,139,695)
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	\$146,461	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	15	\$2,132,762	1	\$142,184
C7209 - FIRE RECRUIT	18	4	\$304,754	14	\$1,066,638
C7210 - FIREFIGHTER 1	239	284	\$24,123,585	-45	(\$3,822,399)
C7215 - FIRE APPARATUS OPERATOR	151	147	\$15,258,619	4	\$415,201
C7221 - FIRE CAPTAIN	148	147	\$17,744,920	1	\$120,714
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	113	\$9,450,194	17	\$894,960
1000 - General Fund	65.4	69.7	\$6,200,068	-4.4	(\$625,307)
C0061 - OFFICE WORKER	6.3	6	\$293,294	0.3	\$14,665
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	1	\$57,442	2	\$114,884
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 SUPERVISOR		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 SUPERVISOR	1	1	\$116,581	0	\$-
C2600 - HOUSING REHAB CONSTRUCTION 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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C4252 - Chief Zoning Official	0.7	0.65	\$118,821	0	\$-
C4253 - ZONING PLAN REVIEWER	1	2	\$176,011	-1	(\$88,006)
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	\$-
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	43.3	\$3,250,126	20.4	\$1,412,704
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	17	\$1,152,932	11	\$746,015
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0065 - DIRECTOR OF SAFETY & PERMITS	0.4	0.35	\$78,205	0	\$-
U0121 - SECRETARY SAFETY & PERMITS	0.4		\$-	0.4	\$54,037
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	1271.38	\$112,375,627	48.1	\$3,712,264
1000 - General Fund	1318.5	1271.38	\$112,375,627	47.1	\$3,612,948
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	\$188,143	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	\$177,060	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	\$715,297	2	\$110,046
C1510 - LABORER	2	3	\$174,547	-1	(\$58,182)
C1740 - CARPENTER	1	1	\$69,541	0	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$519,369	-3	(\$222,587)
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	\$222,555	-2	(\$222,555)
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	\$570,287	-1	(\$63,365)
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	\$1,217,414	1	\$81,161
C6042 - SOCIAL SERVICES WORKER	4	4	\$307,384	0	\$-
C6058 - SOCIAL SERVICES SUPERVISOR	2	2	\$212,732	0	\$-
C7105 - POLICE AIDE		7	\$393,930	-7	(\$393,930)
C7109 - POLICE RECRUIT	79	45	\$2,927,151	34	\$2,211,625
C7110 - POLICE OFFICER	143.9	166.88	\$12,349,870	-22.9	(\$1,697,663)
C7111 - POLICE SERGEANT	178	166	\$17,467,391	12	\$1,262,703
C7112 - POLICE LIEUTENANT	44	38	\$4,476,729	6	\$706,852
C7113 - POLICE CAPTAIN	19	20	\$2,895,809	-1	(\$144,790)
C7122 - POLICE MAJOR	1	3	\$469,757	-2	(\$313,171)
C7125 - Public Relations Analyst	1	1	\$69,342	0	\$-
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	\$45,253,648	9	\$797,859
C7135 - Police Academy Instructor	2	2	\$182,251	0	\$-



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$898,917	2	\$119,856
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	\$618,922	0.8	\$75,213
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	\$-
C5262 - Latent Print Supervisor		1	\$119,110	-1	(\$119,110)
5128 - French Quarter Development District	1	\$-		1	\$99,316
C7112 - POLICE LIEUTENANT	1	\$-		1	\$99,316
300 - Sanitation	75	65	\$4,244,189	10	\$573,333
1000 - General Fund	75	65	\$4,244,189	10	\$573,333
C0070 - OFFICE SUPPORT SPECIALIST	1	1	\$55,140	0	\$-
C0132 - OFFICE ASSISTANT	1	\$-		1	\$49,861

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	26	\$1,477,214	6	\$340,896
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	3	\$170,662	1	\$56,887
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	116.05	\$10,994,968	4.1	\$502,208
1000 - General Fund	32.5	32.83	\$3,485,213	-0.3	(\$65,265)
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	12	\$1,113,766	-1	(\$92,814)
C5503 - HEALTH PROJ&PLAN MANAGER	6	5.84	\$626,571	0.2	\$17,166
C5504 - HEALTH PROJ&PLAN ADMINISTRATOR	1	1	\$116,431	0 \$-	
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	69.76	\$6,471,115	6	\$663,708
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	3.44	\$151,060	0	(\$439)
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	\$254,704	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	\$-
C5132 - PUBLIC HEALTH NURSE 3	0.5	1	\$94,046	-0.5	(\$47,023)
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	14	\$1,324,798	-3	(\$283,885)
C5503 - HEALTH PROJ&PLAN MANAGER	6	6.16	\$664,989	-0.2	(\$17,272)
C5510 - HEALTH PROJ&PLAN SR ANALYST	8	7	\$549,988	1	\$78,570
C5513 - Health Proj & Plan Sen Admin	2.6	1.45	\$197,232	1.2	\$156,425
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)



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	8.6	\$683,248	-1.2	(\$105,645)
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	2	\$135,053	0	\$-
C5510 - HEALTH PROJ&PLAN SR ANALYST	1	2	\$157,872	-1	(\$78,936)
C5513 - Health Proj & Plan Sen Admin	0.4	0.6	\$80,129	-0.2	(\$26,710)
4421 - Consumer Product Safety Commission		0.86	\$38,695	-0.9	(\$38,695)
C0360 - MANAGEMENT DEVELOPMENT ASST		0.86	\$38,695	-0.9	(\$38,695)
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	138.38	\$12,084,248	-9.6	(\$417,228)
1000 - General Fund	128.8	138.38	\$12,084,248	-9.6	(\$417,228)
C0070 - OFFICE SUPPORT SPECIALIST	1	\$-		1	\$51,894
C0145 - SR OFFICE SUPPORT SPECIALIST		1	\$58,637	-1	(\$58,637)
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	40.88	\$2,862,972	-2.4	(\$166,680)
C5171 - EMERGENCY MED TECH PARAMEDIC	52	44	\$4,037,796	8	\$734,145
C5175 - EMT, ADVANCED	5.3	8.75	\$676,880	-3.5	(\$270,752)
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		12	\$674,272	-12	(\$674,272)
C6034 - SOCIAL SERVICES WORKER SENIOR	1	1	\$80,622	0	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U3005 - Medical Director	1	1	\$406,457	0	\$-
U3006 - Chief of EMS	1	1	\$202,604	0	\$-
380 - Human Services	57	58	\$4,136,709	-1	(\$25,355)
1000 - General Fund	57	58	\$4,136,709	-1	(\$25,355)
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	\$289,816	-1	(\$57,963)
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	\$286,442	0	\$-
C6028 - Juvenile Detention Counselor I	6	4	\$248,360	2	\$124,180
C6029 - Juvenile Detention Counselor II	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	\$-
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	109.92	\$10,242,840	1.1	\$67,812
1000 - General Fund	104.8	108.92	\$10,154,834	-4.2	(\$331,916)
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0316 - Purchasing Supervisor		1	\$117,762	-1	(\$117,762)
C0361 - MANAGEMENT DEV ANALYT I	11	12	\$828,834	-1	(\$69,069)
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	2	\$164,799	-1	(\$82,400)
C0426 - AUDITOR	1	2.95	\$259,665	-2	(\$171,643)
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	4	\$279,058	0	\$-
C0441 - Revenue Field Agent, Lead	3	3	\$274,021	0	\$-
C0443 - Revenue Field Supervisor	2	1	\$111,270	1	\$111,270
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	8	\$908,294	-1.2	(\$136,244)
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

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	\$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	70.7	\$5,935,755	0.4	\$16,978
1000 - General Fund	71.1	70.7	\$5,935,755	0.4	\$16,978
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
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)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C7050 - REAL ESTATE ADMINISTRATOR	1		\$-	1	\$98,329
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	23.92	\$2,382,338	2.5	\$179,713
1000 - General Fund	26.4	23.92	\$2,382,338	2.5	\$179,713
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
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)
C4212 - PERSONNEL ADMINISTRATOR, ASST.	2	2	\$212,732	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	152.49	\$11,340,814	14	\$951,584
1000 - General Fund	122.5	142.49	\$10,701,860	-20	(\$1,433,747)
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	\$86,090	-1	(\$86,090)
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	\$372,399	-1	(\$74,480)
C2045 - TRAFFIC SIGN TECH		3	\$173,022	-3	(\$173,022)
C2046 - TRAFFIC SIGN SUPV		1	\$65,765	-1	(\$65,765)
C2050 - Traffic Signal Technician	1	2	\$130,552	-1	(\$65,276)



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$-
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	13	\$731,070	-4	(\$224,945)
C7164 - PARKING ENF FIELD SUPV	7	11	\$813,944	-4	(\$295,980)
C7165 - Parking Enf Section Supv	4	3	\$237,242	1	\$79,081
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$-
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	128.24	\$9,118,555	8.8	\$439,487
1000 - General Fund	122.5	123.11	\$8,829,439	-0.6	(\$122,674)
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	40	\$2,446,813	7	\$428,192
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		1	\$63,659	-1	(\$63,659)
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	\$728,368	-3	(\$312,158)
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	\$289,116	9.4	\$562,161
C0061 - OFFICE WORKER	6.6	2.13	\$84,783	4.4	\$175,934
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	197.54	\$15,415,842	5.5	\$196,275
1190 - Library	203.1	197.54	\$15,415,842	5.5	\$196,275
C0027 - Admin Sup Sup IV		0.49	\$30,394	-0.5	(\$30,394)
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)
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$71,796	-1	(\$71,796)
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	20	\$1,182,281	3	\$177,342
C6521 - LIBRARY ASSOCIATE 2	42.3	44.29	\$3,011,011	-2	(\$135,968)
C6522 - LIBRARY ASSOCIATE 3	14	13	\$961,686	1	\$73,976
C6523 - LIBRARY ASSOCIATE 4	2	2	\$160,502	0	\$-
C6530 - LIBRARIAN 1	5	4	\$287,936	1	\$71,984
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	\$-
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	\$242,839	0	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
640 - HDLC	12	12	\$1,173,031	0	(\$41,534)
1000 - General Fund	12	12	\$1,173,031	0	(\$41,534)
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	\$88,981
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
670 - City Planning Commission	26	18	\$1,946,060	8	\$753,677
1000 - General Fund	20.7	15.35	\$1,665,989	5.4	\$502,810
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

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$-
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 CONTROL 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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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 CONTROL 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	73.7	\$9,317,227	36.3	\$4,747,610
1000 - General Fund	18.8	17.7	\$2,665,433	1.1	\$148,517
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	47	\$5,846,750	33.3	\$4,361,477
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	\$2,613,308

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U6524 - GIS Specialist	2	1	\$136,657	1	\$136,657
U6527 - Senior Project Manager	3	3	\$441,645	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	9	\$1,049,327	2	\$233,184
U6546 - Senior Project Manager Gl	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	203.2	\$13,300,650	33.7	\$1,785,673
1000 - General Fund	236.9	203.2	\$13,300,650	33.7	\$1,785,673
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	\$2,395,795	5.5	\$323,359
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 \$-	

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C6110 - RECREATION LIFEGUARD I	49.5	18.76	\$1,045,256	30.7	\$1,712,749
C6111 - RECREATION LIFEGUARD II	8.1	18.38	\$1,099,969	-10.3	(\$618,209)
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	18.43	\$1,006,693	2.5	\$136,556
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	18.01	\$992,709	4.5	\$248,039
C6159 - RECREATION CENTER ASSISTANT II	5	5	\$300,040	0	\$-
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	24.4	\$3,322,574	1.5	(\$65,381)
1000 - General Fund	25.9	24.4	\$3,322,574	1.5	(\$65,381)
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
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0722 - INSP & EVAL III (IG)	3	4	\$471,648	-1	(\$117,912)
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	\$78,888	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)
C0702 - FORENSIC AUDITOR III (IG)		1	\$117,762	-1	(\$117,762)
720 - Ethics Review Board	1.5	1.5	\$197,340	0	(\$9,824)
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	\$887,721	-1	(\$98,000)
1000 - General Fund	6.5	7.49	\$887,721	-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	36.95	\$3,635,988	5.1	\$401,153
4110 - Housing and Urban Development	7	30.55	\$3,036,283	-23.6	(\$2,371,510)
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	2.9	\$203,500	-1.9	(\$133,328)
C0362 - MANAGEMENT DEV ANALYST II		2.9	\$220,654	-2.9	(\$220,654)
C0364 - MANAGEMENT DEV SPECIALIST II		1.9	\$197,807	-1.9	(\$197,807)
C0365 - MANAGEMENT DEV SUPERVISOR I	3	1.95	\$217,147	1.1	\$116,925



AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
C0367 - MANAGEMENT DEVELOPMENT ADMIN		2.9	\$360,908	-2.9	(\$360,908)
C0410 - ACCOUNTANT III		0.95	\$91,353	-1	(\$91,353)
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	\$117,092	-1	(\$117,092)
U0313 - MANAGER, CONSOLIDATED PLANNING		0.5	\$61,627	-0.5	(\$61,627)
U0929 - DEPUTY DIRECTOR OF RECOVERY		1.8	\$372,790	-1.8	(\$372,790)
U0963 - ADMINISTRATIVE SUPPORT SPEC		0.95	\$105,706	-1	(\$105,706)
U0964 - PROGRAM COORD RESTITUTION	2		\$-	2	\$168,444
U0986 - HOUSING PROGRAM MANAGER		0.95	\$126,870	-1	(\$126,870)
U6500 - UPS IV (DCDBG Project Manager)		0.5	\$52,584	-0.5	(\$52,584)
4150 - Federal Treasury Department	35	6.4	\$599,705	28.6	\$2,772,663
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	0.1	\$7,213	4.9	\$353,413
C0362 - MANAGEMENT DEV ANALYST II	3	1.15	\$87,395	1.9	\$140,592
C0364 - MANAGEMENT DEV SPECIALIST II	4	1.1	\$104,456	2.9	\$275,385
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	0.05	\$4,808	2	\$187,514
C0422 - ACCOUNTANT II	1	0.1	\$9,208	0.9	\$82,875
C0426 - AUDITOR		0.05	\$4,400	-0.1	(\$4,400)
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	\$6,163	-0.1	(\$6,163)
U0313 - MANAGER, CONSOLIDATED PLANNING	1	0.5	\$61,627	0.5	\$61,627
U0929 - DEPUTY DIRECTOR OF RECOVERY	2	0.2	\$46,431	1.8	\$417,883
U0963 - ADMINISTRATIVE SUPPORT SPEC	1	0.05	\$5,563	1	\$105,706
U0964 - PROGRAM COORD RESTITUTION		1	\$86,090	-1	(\$86,090)
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)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$4,400	-0.1	(\$4,400)
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
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 - EQUIPMENT OPERATOR I	5	4.64	\$249,384	0.4	\$19,349
Z0012 - CORONER	1	1	\$134,900	0 \$-	
830 - Juvenile Court	29	28	\$2,172,977	1	\$78,680
1000 - General Fund	29	28	\$2,172,977	1	\$78,680
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)

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
U0967 - COURT CLERK I	1	1	\$49,862	0	\$-
U0968 - COURT CLERK II	2	1	\$48,882	1	\$48,882
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	\$-
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	87.83	\$7,784,615	11.9	\$958,105
1000 - General Fund	99.7	87.83	\$7,784,615	11.9	\$958,105
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	\$94,046	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 - ADMINISTRATIVE SUPPOT 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	5	\$315,052	1	\$63,010
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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
860 - Clerk of Criminal District Court	76.5	76.46	\$5,381,042	0	(\$23,342)
1000 - General Fund	76.5	76.46	\$5,381,042	0	(\$23,342)
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	\$770,054	-0.5	(\$51,337)
U0963 - ADMINSTRATIVE SUPPPORT SPEC	5	6	\$420,670	-1	(\$70,112)
U0967 - COURT CLERK I	29.5	28.49	\$1,601,881	1	\$56,226
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	10.49	\$588,763	0.5	\$27,502
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	\$149,895	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	224.1	\$22,107,668	61.4	\$6,242,954
7000 - Airport	285.5	224.1	\$22,107,668	61.4	\$6,242,954
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	\$162,609	-1	(\$162,609)
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	\$-
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	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	\$481,792	2.3	\$128,288
C8024 - AIRPORT ADMIN SPECIALIST I	8	7	\$424,247	1	\$60,607
C8026 - AIRPORT ADMIN SPECIALIST II	4.7	2.7	\$169,329	2	\$125,429
C8028 - AIRPORT ADMIN SPECIALIST III	5	7	\$477,635	-2	(\$136,467)
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 SUPVSR	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	\$303,640	-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	14	\$1,192,556	9	\$766,643
C8312 - AIRPORT SENIOR SERVICES AGENT	12	11	\$1,043,172	1	\$94,834
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	15.44	\$1,989,628	5.6	\$716,472
C8322 - AIRPORT OPERATIONS ANALYST	1	1	\$164,517	0	\$-
C8326 - AIRPORT SENIOR SERV MANAGER	2	2	\$347,116	0	\$-

AGENCY, FUND, POSITION	BUDGETED FTE (ADOPTED)	FILLED FTE	FILLED FTE COST (ANNUAL)	VACANT FTE	VACANT FTE COST (ANNUAL)
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	5	\$1,274,439	1	\$254,888
U6060 - Secretary of Aviation	1		\$-	1	\$174,422
U6090 - Business Manager of Aviation	1		\$-	1	\$129,015
Grand Total	4994	4663.99	\$428,414,307	330	\$28,720,120





Budget Committee Meeting:

6. Statement of Revenue and Expenditures by Fund

City of New Orleans
Reports for Period Ending November 30, 2025
Prepared for January 2026 Meeting

Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending November 30, 2025 (prepared 12/22/2025)		Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance November 30, 2025 prepared 12/22/2025 (Unaudited)
Fund				
1000 - General Fund	\$	681,695,896.42	\$ (791,824,674.47)	\$ (42,899,222.02)
1101 - Payroll Clearing	\$	-	\$ -	\$ (3,640,339.43)
1128 - Hospitalization Employee Outside Agencies	\$	-	\$ 25.00	\$ 116.69
1129 - Hospitalization Employer	\$	-	\$ -	\$ -
1130 - Unemployment Insurance	\$	-	\$ -	\$ (9,160.00)
1131 - Life Insurance	\$	-	\$ -	\$ -
1132 - Workmen's Compensation	\$	-	\$ -	\$ 123,652.21
1140 - British Petroleum	\$	-	\$ -	\$ (0.00)
1143 - Joe Bartholomew Golf Course	\$	774,970.91	\$ (1,079,797.51)	\$ 1,776,369.28
1144 - New Orleans Recreation	\$	284,812.17	\$ (1,183,345.92)	\$ (193,015.76)
1145 - Office of Police Secondary Employment	\$	13,555,469.42	\$ (15,239,268.13)	\$ (2,222,950.67)
1150 - On Behalf Payments	\$	-	\$ -	\$ (1,999,088.52)
1152 - New Orleans Building Corporation	\$	602,252.57	\$ (528,082.84)	\$ 582,303.48
1155 - Termite Control	\$	483,928.75	\$ (716,486.94)	\$ 948,242.88
1160 - Special Events	\$	-	\$ -	\$ -
1162 - Traffic Court	\$	-	\$ -	\$ -
1164 - Demolition	\$	-	\$ -	\$ 609.88
1166 - Judcl Acct-Mun Ct Rev Fd	\$	-	\$ -	\$ (295.67)
1168 - Donations Place De France	\$	-	\$ -	\$ 4,534.99
1170 - New Orleans Special Events	\$	-	\$ -	\$ 226.68
1172 - New Orleans War On Drugs	\$	-	\$ -	\$ 7,983.36
1174 - National League of Cities	\$	-	\$ -	\$ 5,851.01
1176 - Municipal Endowment	\$	-	\$ -	\$ 5,322.22
1180 - Sanitation Recycling	\$	2,924.50	\$ -	\$ 55,178.02
1181 - Parks & Parkway Millage	\$	-	\$ -	\$ -

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Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending November 30, 2025 (prepared 12/22/2025)				Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance November 30, 2025 prepared 12/22/2025 (Unaudited)
Fund						
1182 - Reserve Fund	\$	-	\$	-	\$	135,033,690.00
1183 - Priority Multi-Year Projects	\$	-	\$	(18,016,208.49)	\$	(37,123,718.15)
1184 - State ACT Funding	\$	1,320,000.00	\$	(563,660.77)	\$	781,727.08
1185 - City of New Orleans Employee Emergency Payroll Fund	\$	-	\$	-	\$	-
1190 - Library	\$	22,591,806.68	\$	(21,449,377.21)	\$	19,850,012.38
2000 - Capital Projects	\$	170,658,498.90	\$	(337,074,345.89)	\$	(42,823,404.78)
4110 - Housing and Urban Development	\$	29,533,713.01	\$	(17,642,145.69)	\$	(9,881,242.60)
4115 - FEMA Federal Emergency Management Agency	\$	6,079,288.17	\$	(16,785,554.46)	\$	(55,115,240.85)
4120 - Urban Development Action Gt.	\$	-	\$	-	\$	4,319,746.83
4122 - Federal Communication Commission	\$	-	\$	-	\$	-
4130 - Department of Labor	\$	3,340,326.63	\$	(4,114,951.64)	\$	(1,139,126.73)
4131 - Department of Defense	\$	-	\$	-	\$	24,999.06
4132 - Environmental Protection Agency	\$	19,035.00	\$	(1,153,416.00)	\$	(1,049,284.73)
4133 - National Endowment For Arts	\$	-	\$	-	\$	-
4136 - Federal Department of Homeland Security	\$	1,423,915.70	\$	(1,385,784.57)	\$	(622,697.36)
4137 - Federal Transportation Authority	\$	-	\$	-	\$	-
4139 - Federal Highway Administration	\$	-	\$	-	\$	-
4140 - Federal Department of Energy	\$	46,250.00	\$	(70,062.50)	\$	46,811.03
4141 - Federal American Recovery	\$	-	\$	-	\$	-
4142 - Federal Justice Administration	\$	-	\$	-	\$	148,547.58
4143 - Federal Department of Agriculture	\$	65,160.79	\$	(63,236.84)	\$	979,521.80
4144 - Federal Department of Commerce	\$	-	\$	-	\$	-
4145 - Federal Department of Health and Human Services	\$	19,294,264.19	\$	(18,631,174.37)	\$	(2,012,508.12)
4146 - Federal Department of Interior	\$	-	\$	-	\$	1,009.57
4147 - Federal Department of Justice	\$	12,702,426.96	\$	(3,194,598.63)	\$	348,854.88

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Statement of Revenue & Expenditures by FUND (Actuals) For the Period Ending November 30, 2025 (prepared 12/22/2025)		Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance November 30, 2025 prepared 12/22/2025 (Unaudited)
Fund				
4148 - Federal Department of Labor	\$	-	\$ -	\$ -
4149 - Federal Department of Transportation	\$	366,562.65	\$ (391,059.60)	\$ (125,182.41)
4150 - Federal Treasury Department	\$	88,019,436.16	\$ (51,819,916.55)	\$ 36,199,519.61
4401 - Louisiana Office of Community Development	\$	70,292.47	\$ (87,014.45)	\$ 2,611,158.18
4402 - Louisiana Department of Agriculture and Forestry	\$	-	\$ -	\$ 108,774.44
4403 - Louisiana Department of Education	\$	-	\$ -	\$ 5,222.96
4404 - Louisiana Department of Administration	\$	5,055,860.73	\$ (4,977,747.02)	\$ 78,113.92
4405 - Louisiana Department of Health and Human Services	\$	576,126.74	\$ (591,321.64)	\$ 128,798.31
4406 - Louisiana Department of Economic Development	\$	-	\$ -	\$ 19,040.41
4408 - Louisiana Highway Safety Commission	\$	98,943.55	\$ (83,219.33)	\$ 42,641.45
4409 - Louisiana Department of Culture Recreation and Tourism	\$	-	\$ -	\$ 2,088.55
4411 - Louisiana Commission On Law Enforcement	\$	69,642.00	\$ (73,206.30)	\$ (8,550.17)
4412 - Louisiana Military Department	\$	117,237.18	\$ (165,632.03)	\$ (203,185.99)
4413 - Louisiana Department of Public Safety	\$	-	\$ -	\$ (425.92)
4414 - Louisiana Department of Social Services	\$	-	\$ -	\$ 193,314.23
4415 - State Department of Natural Resource	\$	-	\$ -	\$ 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	\$ (143,065.41)	\$ (133,278.53)
4900 - Private Grants	\$	463,500.00	\$ (37,287.70)	\$ 1,402,081.24
5101 - Adopt-A-Pothole	\$	-	\$ -	\$ 0.37
5102 - American Can Project	\$	-	\$ -	\$ -



Statement of Revenue & Expenditures by FUND (Actuals)		Revenue	Expenditures	Ending Balance November 30, 2025
For the Period Ending November 30, 2025 (prepared 12/22/2025)		2025	2025	prepared 12/22/2025
Fund		Actuals	Actuals	(Unaudited)
5103 - Asset Seizure	\$	376,700.55	\$ (415,764.50)	\$ 1,682,593.18
5104 - Capital Improvemt and Infrastructure	\$	15,221.34	\$ (28,280.70)	\$ (312,237.47)
5105 - Coroners Operational	\$	4,180.55	\$ (72,000.00)	\$ 76,916.66
5106 - Delgado Albania Revolving	\$	292,948.83	\$ -	\$ 1,669,310.74
5107 - Environmental Disaster Mitigation	\$	(1,100,000.00)	\$ -	\$ 0.11
5108 - Environmental Improvement	\$	615,929.50	\$ (671,443.28)	\$ 781,475.52
5109 - French Quarter Improvement	\$	-	\$ (40,746.22)	\$ 54,813.75
5110 - Housing and Environmental Improvement	\$	3,192,532.86	\$ (5,707,077.19)	\$ (6,401,437.12)
5112 - Indigent Defender	\$	394,375.00	\$ (429,330.00)	\$ 12,196.70
5114 - Mayoral Fellows Program	\$	-	\$ 376,620.50	\$ 126,605.70
5115 - Mayor's Office of Tourism and Arts	\$	156,000.00	\$ (121,067.58)	\$ 76,144.07
5116 - Miscellaneous Donations	\$	15,225.00	\$ (26,662.45)	\$ 487,976.40
5117 - Music and Entertainment	\$	155,647.68	\$ (293,000.00)	\$ 75,757.41
5118 - New Orleans Film	\$	153,278.05	\$ (135,032.37)	\$ 127,196.51
5119 - NOPD Crime Prevention	\$	-	\$ -	\$ 937.48
5120 - New Orleans Recreation Foundation	\$	50,313.04	\$ -	\$ 214,199.44
5121 - Neighborhood Housing Improvement	\$	80,324.20	\$ (139,238.53)	\$ 1,011,961.13
5122 - New Orleans Economic Development	\$	7,698.71	\$ (148,602.18)	\$ 72,430.30
5123 - Plant A Tree Campaign	\$	155,792.97	\$ (26,974.54)	\$ 747,338.70
5124 - Sex Offender Proprietary	\$	50,890.70	\$ (26,498.21)	\$ 199,760.74
5125 - Sidewalk Paving and Repair	\$	-	\$ -	\$ -
5126 - Utilities	\$	-	\$ -	\$ 331,992.75
5127 - Road Paving and Restoration	\$	-	\$ -	\$ 423,399.15
5128 - French Quarter Development District	\$	3,281,103.26	\$ (3,203,427.17)	\$ 3,653,880.02
5129 - Ad Valorem Property Tax Enforcement	\$	1,096,668.62	\$ (2,282,987.84)	\$ 2,323,934.71

Statement of Revenue & Expenditures by FUND (Actuals)		Revenue	Expenditures	Ending Balance November 30, 2025
For the Period Ending November 30, 2025 (prepared 12/22/2025)		2025	2025	prepared 12/22/2025
Fund		Actuals	Actuals	(Unaudited)
5132 - Traffic Court 250	\$	-	\$ -	\$ -
5133 - Crime Stoppers	\$	-	\$ -	\$ -
5134 - Traffic Court 57	\$	-	\$ -	\$ -
5135 - Integrated Green Infrastructure Projects	\$	27,236.00	\$ (227,925.75)	\$ 2,541,102.71
5137 - Entergy Penalty Settlement	\$	-	\$ -	\$ 5,000,000.00
5138 - Gallier Hall Maintenance	\$	459,557.13	\$ (545,754.37)	\$ 763,800.62
5139 - Judgement Fund	\$	2,000,000.00	\$ (1,134,823.01)	\$ 1,137,686.21
5140 - Infrastructure Maintenance Fund	\$	18,610,124.82	\$ (17,595,094.21)	\$ 759,131.63
5141 - Interim Short Term Rental Fund	\$	5,753,102.20	\$ (5,491,593.78)	\$ 11,713,947.07
5142 - City Cemetery Maintenance & Repair Fund	\$	11,051.00	\$ (42,656.62)	\$ 246,506.15
5144 - Cultural Center Area 3	\$	-	\$ -	\$ -
5146 - City Council SWBNO Substation Support Fund	\$	-	\$ -	\$ -
5147 - City Council Utility Support Fund	\$	-	\$ -	\$ (559,573.65)
5148 - Victim's Bill of Rights Fund	\$	-	\$ (119,915.47)	\$ 10,860.07
5149 - New Orleans Recreation and Culture Fund	\$	-	\$ -	\$ (14,000,000.00)
5150 - Early Childhood Education	\$	22,646,293.44	\$ (20,896,670.64)	\$ 1,170,407.95
5151 - Gordon Plaza Environmental Equity Relocation Assistance Fund	\$	-	\$ -	\$ -
5152 - Renter Anti-Displacement Fund	\$	58,550.00	\$ -	\$ 63,350.00
5153 - LA Opioid Abatement Task Force Fund	\$	2,525,985.10	\$ (387,749.70)	\$ 6,988,127.67
5154 - Affordable and Workforce Housing Fund	\$	-	\$ -	\$ -
5155 - New Orleans Housing Trust Fund	\$	-	\$ (2,627,416.79)	\$ 17,719,297.03
5156 - Public Educational and Government Access Support Fund	\$	480,392.82	\$ (32,799.06)	\$ 447,593.76
5301 - Helen Adler Levy Memorial Room Trust	\$	-	\$ -	\$ 42.52
5302 - Mrs. Otto Joachim Trust	\$	-	\$ -	\$ 24.60
5303 - Isaac Delgado Memorial Trust	\$	3,986.74	\$ -	\$ 122,167.79



Statement of Revenue & Expenditures by FUND (Actuals)			
For the Period Ending November 30, 2025 (prepared 12/22/2025)			
Fund	Revenue 2025 Actuals	Expenditures 2025 Actuals	Ending Balance November 30, 2025 prepared 12/22/2025 (Unaudited)
5305 - Lafayette Cemetery Number One Trust	\$ 39.81	\$ -	\$ 1,222.28
5306 - Mahalia Zimmerman Trust	\$ 19.93	\$ -	\$ 609.44
5307 - Sickles Legacy Trust	\$ -	\$ -	\$ -
5309 - Plygo - Community Service Commission Trust	\$ -	\$ -	\$ 1,023.10
5312 - Ed Benjamin Trust	\$ 263.91	\$ (4,338.21)	\$ 1,851.83
5313 - Captain Neville Levy	\$ -	\$ -	\$ 0.14
5401 - Helen Adler Levy Library Trust Proceeds	\$ -	\$ -	\$ -
5402 - Ms. Otto Joachim Trust Proceeds	\$ -	\$ -	\$ 0.83
5403 - Isaac Delgado Memorial Trust Proceeds	\$ 8,636.92	\$ -	\$ 598,549.16
5405 - Lafayette Cemetery Number One Trust Proceeds	\$ 97.41	\$ -	\$ 21,711.82
5406 - Mahalia Zimmerman Trust Proceeds	\$ -	\$ -	\$ 348.35
5407 - Sickles Legacy Trust Proceeds	\$ -	\$ -	\$ -
5410 - New Orleans Recreation Development Commission Trust	\$ -	\$ (3,545.00)	\$ 48,383.99
5411 - Ella West Freeman Foundation	\$ 169.88	\$ -	\$ 9,225.07
5412 - John McDonough Trust Proceeds	\$ 315.22	\$ (7,211.00)	\$ 870.78
5413 - Kiwanis Club Sprinkler System Proceeds	\$ -	\$ -	\$ 10.41
5414 - LaHache Music Trust Proceeds	\$ -	\$ -	\$ 2.89
5415 - Simon Hershheim Trust Proceeds	\$ 850.00	\$ -	\$ 4,757.24
5416 - Vieux Carre Residential Exp Trust	\$ -	\$ -	\$ 1,244.86
5417 - Wisner Land Trust Proceed	\$ 7,818,622.54	\$ (2,300,000.00)	\$ 9,333,272.42
5418 - Public Library Donations Trust	\$ 162,928.57	\$ (248,677.24)	\$ 274,463.85
5419 - Simon V. Sickles Legacy Fund	\$ 10,454.93	\$ (31,519.43)	\$ 129,863.24
6133 - Parking Management Fund	\$ -	\$ -	\$ 1,802,224.70
6203 - City No Contract Claim Account	\$ -	\$ -	\$ -
6204 - Occup Privilege Tax	\$ -	\$ -	\$ -

Statement of Revenue & Expenditures by FUND (Actuals)		Revenue	Expenditures	Ending Balance November 30, 2025
For the Period Ending November 30, 2025 (prepared 12/22/2025)		2025	2025	prepared 12/22/2025
Fund		Actuals	Actuals	(Unaudited)
6205 - Orleans Parish School Board	\$	-	\$ -	\$ -
6207 - Property Tax Clearing	\$	230,608.96	\$ -	\$ 877,962.25
6209 - Rta Sales Tax Distribution	\$	-	\$ -	\$ -
6210 - New Orleans & Company - STR Fund	\$	-	\$ -	\$ -
6212 - Crime Lab Proprietary Fund	\$	20,112.00	\$ (2,107.40)	\$ 27,200.35
6215 - French Market Corporation	\$	3,534,777.37	\$ (2,450,012.48)	\$ 4,746,367.74
6244 - Magnolia Economic Development	\$	-	\$ -	\$ (97,208.10)
6245 - New Orleans Museum of Art Payroll	\$	86,780.44	\$ (101,916.56)	\$ 63,450.63
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
6403 - Documentary Trans Fee	\$	-	\$ -	\$ -
6416 - Personal Property Taxes	\$	-	\$ -	\$ 8,999,007.63
6420 - Sales Taxes	\$	-	\$ -	\$ 3,764,534.00
6499 - Miscellaneous Escrow	\$	-	\$ -	\$ 12,209,910.30
6900 - CNO Debt Service Fund	\$	-	\$ -	\$ 28,348,731.33
8888 - Enterprise Zone Fund	\$	-	\$ -	\$ -
2025 Unaudited General Fund Consolidated Net Deficit as 11.30.2025 (expenses = use of Fund Balance)			\$	(128,423,638.87)
2024 Audited General Fund Consolidated Balance			\$	205,649,000.00
2025 Unaudited General Fund Consolidated Balance as 11.30.2025			\$	77,225,361.13

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, 2019, 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 statutory 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 Department 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 for 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 work 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 closing 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)**



LATOYA CANTRELL
MAYOR

OFFICE OF CRIMINAL JUSTICE COORDINATION
CITY OF NEW ORLEANS



TENISHA STEVENS
COMMISSIONER

December 30, 2025

Lora Johnson
Clerk of Council
1300 Perdido Street
New Orleans, LA 70119

Dear Clerk Johnson,

I hope this letter finds you well. In accordance with City Code Section 2-87, please find attached the attendance records for the Sanford "Sandy" Krasnoff Criminal Justice Council for 2022, 2023, 2024, and 2025.

Sincerely,

A handwritten signature in blue ink that reads "Tenisha Stevens".

Tenisha Stevens
Criminal Justice Commissioner

Cc: JP Morrell, Council President



SKNOCJC Attendance - 2022								
	Last Name	Role	February 23rd	April 27th	June 29th	August 24th	October 26th	December 15th
Derwyn	Bunton	Chief Public Defender	Present	Present	Designee Present	Present	Not a Member	Not a Member
Lakeasha	Cooley	Regional Manager	Absent	Absent	Absent	Not a Member	Not a Member	Not a Member
Ranord	Darensburg	Chief Judge - Juvenile Court	Absent	Designee Present	Designee Present	Absent	Absent	Absent
Paul	Sens	Judge selected by MTC En Banc	Absent	Designee Present	Designee Present	Designee Present	Absent	Absent
Shaun	Ferguson	Superintendent of Police	Designee Present	Present	Absent	Present	Designee Present	Designee Present
Leslie	Harris	District B Councilmember	Present	Designee Present	Designee Present	Designee Present	Designee Present	Absent
Jennifer	Greer	District Administrator	Present	Designee Present	Present	Designee Present	Present	Absent
Marlin	Gusman	Sheriff	Designee Present	Present	Not a Member	Not a Member	Not a Member	Not a Member
Susan	Hutson	Sheriff	Not a Member	Not a Member	Designee Present	Designee Present	Designee Present	Absent
Robin	Pittman	CDC Judge Selected by the Judges En Banc	Present	Designee Present	Absent	Absent	Designee Present	Absent
Donesia	Turner	City Attorney	Present	Absent	Absent	Absent	Absent	Absent
Dwight	McKenna	Coroner	Designee Present	Designee Present	Absent	Designee Present	Designee Present	Designee Present
Gilbert	Montaño	Chief Administrative Officer	Present	Designee Present	Designee Present	Absent	Designee Present	Designee Present
Helena	Moreno	Councilmember-At-Large	Designee Present	Absent	Designee Present	Designee Present	Designee Present	Absent
Arthur	Morrell	Clerk of Court	Absent	Absent	Not a Member	Not a Member	Not a Member	Not a Member
Darren	Lombard	Clerk of Court	Not a Member	Not a Member	Absent	Absent	Absent	Absent
Oliver	Thomas	District Council Members selected by Council	Present	Absent	Designee Present	Designee Present	Designee Present	Absent
Sierra	Thompson	Interim Chief Public Defender	Not a Member	Not a Member	Not a Member	Not a Member	Designee Present	Designee Present
Tenisha	Stevens	Criminal Justice Commissioner	Present	Present	Present	Present	Present	Present
Nikita	White	Regional Manager	Not a Member	Not a Member	Not a Member	Present	Absent	Absent
Jason	Williams	District Attorney	Designee Present	Present	Present	Present	Designee Present	Designee Present
Emily	Wolff	Director	Present	Present	Absent	Absent	Absent	Absent
Thelma	French	President/ CEO	Not Yet Approved	Present	Absent	Present	Absent	Present
Melanie	Talia	Chief Executive Officer	Not Yet Approved	Present	Absent	Absent	Present	Present
Troy	Rhodes	Citizen Representative - Reentry	Not Yet Approved	Present	Present	Present	Present	Present
Nicole	Jolly	Citizen Representative - Equity	Not Yet Approved	Absent	Absent	Absent	Absent	Absent
Margaret	Washington	Citizen Representative - Victims/ Survivors	Not Yet Approved	Present	Present	Present	Present	Absent
Ernest	Johnson	Citizen Representative - Youth Advocacy	Not Yet Approved	Absent	Absent	Absent	Absent	Absent
Rochelle	Dunham	Citizen Representative - Mental Health	Not Yet Approved	Designee Present	Designee Present	Absent	Absent	Absent
			14	18	14	15	15	

SKNOCJC Attendance 2023						
Last Name	Role	January 25th	April 19th	June 28th	August 23rd	October 25th
Ranord	Chief Judge - Juvenile Court	Present	Present	Absent	Absent	Absent
Danny	Chief Public Defender	Not a member	Not a member	Present	Present	Present
Sierra	Chief Public Defender	Present	Present	Not a member	Not a member	Not a member
Tobie	District Administrator	Not a member	Not a member	Present	Designee Present	Absent
Jennifer	District Administrator	Present	Present	Not a member	Not a member	Not a member
Leslie	District B Councilmember	Designee Present	Designee Present	Designee Present	Designee Present	Designee Present
Susan	Sheriff	Designee Present	Designee Present	Designee Present	Designee Present	Designee Present
Asya	Director	Designee Present	Designee Present	Designee Present	Designee Present	Designee Present
Darren	Clerk of Court	Absent	Absent	Designee Present	Absent	Absent
Dwight	Coroner	Designee Present	Absent	Designee Present	Designee Present	Designee Present
Gilbert	Chief Administrative Officer	Designee Present	Designee Present	Designee Present	Designee Present	Absent
Helena	Councilmember-At-Large	Designee Present	Designee Present	Designee Present	Designee Present	Present
Robert	CDC Judge Selected by the Judges En Banc	Present	Present	Designee Present	Designee Present	Designee Present
Robert	Administrative Judge	Not a member	Not a member	Designee Present	Present	Designee Present
Paul	Administrative Judge	Absent	Present	Not a member	Not a member	Not a member
Tenisha	Criminal Justice Commissioner	Present	Present	Present	Present	Present
Oliver	District Council Members selected by Council	Designee Present	Designee Present	Designee Present	Designee Present	Absent
Donesia	City Attorney	Present	Present	Absent	Absent	Present
Nikita	Regional Manager	Present	Present	Present	Present	Absent
Jason	District Attorney	Designee Present	Designee Present	Present	Present	Designee Present
Anne	Superintendent of Police	Not a member	Not a member	Not a member	Not a member	Present
Michelle	Superintendent of Police	Present	Present	Absent	Present	Designee Present
Thelma	President/ CEO	Not a member	Present	Absent	Absent	Present
Elizabeth	Chief Executive Officer	Not a member	Present	Present	Present	Absent
Troy	Citizen Representative - Reentry	Not a member	Absent	Absent	Absent	Absent
Gregory	Citizen Representative - Equity	Not a member	Absent	Absent	Absent	Absent
Margaret	Citizen Representative - Victims/ Survivors	Not a member	Present	Present	Present	Absent
Melissa	Citizen Representative - Youth Advocacy	Not a member	Present	Present	Present	Present
Rochelle	Citizen Representative - Mental Health	Not a member	Absent	Designee Present	Designee Present	Absent
		16	20	19	19	15

SKNOCIC Attendance - 2024						
First Name	Last Name	Role	June 12th	August 21st.	November 14th	December 18th
Candice	Bates Anderson	Chief Judge - Juvenile Court	Present	Designee Present	Designee Present	Absent
Danny	Engelberg	Chief Public Defender	Designee Present	Designee Present	Designee Present	Present
Tobie	Lamy	District Administrator	Designee Present	Absent	Absent	Designee Present
Lesli	Harris	District B Councilmember	Present	Absent	Absent	Absent
Susan	Hutson	Sheriff	Absent	Designee Present	Designee Present	Absent
Asya	Howlette	Director	Present	Designee Present	Designee Present	Present
Darren	Lombard	Clerk of Court	Absent	Absent	Absent	Absent
Dwight	McKenna	Coroner	Designee Present	Designee Present	Designee Present	Absent
Gilbert	Montaño	Chief Administrative Officer	Designee Present	Designee Present	Designee Present	Designee Present
Helena	Moreno	Councilmember-At-Large	Present	Designee Present	Designee Present	Designee Present
Tracey	Flemings-Davillier	CDC Judge Selected by the Judges En Banc	Designee Present	Present	Present	Designee Present
Robert	Jones	Administrative Judge	Present	Designee Present	Designee Present	Designee Present
Tenisha	Stevens	Criminal Justice Commissioner	Absent	Present	Present	Present
Oliver	Thomas	District Council Members selected by Council	Designee Present	Designee Present	Designee Present	Designee Present
Donesia	Turner	City Attorney	Absent	Absent	Absent	Absent
Nikita	White	Regional Manager	Present	Absent	Absent	Absent
Jason	Williams	District Attorney	Designee Present	Present	Present	Designee Present
Anne	Kirkpatrick	Superintendent of Police	Present	Designee Present	Designee Present	Designee Present
Thelma	French	President/ CEO	Present	Present	Present	Present
Elizabeth	Boh	Chief Executive Officer	Present	Absent	Absent	Present
Troy	Glover	Citizen Representative - Reentry	Present	Absent	Absent	Present
Raynard	Sanders	Citizen Representative - Equity	Present	Absent	Absent	Absent
Margaret	Washington	Citizen Representative - Victims/ Survivors	Present	Absent	Absent	Present
Melissa	Sawyer	Citizen Representative - Youth Advocacy	Present	Present	Present	Absent
Ron	McClain	Citizen Representative - Mental Health	Present	Absent	Absent	Absent
			21	15	15	14

SKNOCJC Attendance 2025						
First Name	Last Name	Role	January 24th	March 26th	July 16th	September 17th
Candice	Bates Anderson	Chief Judge - Juvenile Court	Designee Present	Present	Absent	Designee Present
Danny	Engelberg	Chief Public Defender	Present	Present	Present	Designee Present
Tobie	Lamy	District Administrator	Absent	Absent	Absent	Present
Lesli	Harris	District B Councilmember	Absent	Absent	Absent	Absent
Susan	Hutson	Sheriff	Absent	Designee Present	Present	Designee Present
Asya	Howlette	Director	Designee Present	Designee Present	Present	Designee Present
Darren	Lombard	Clerk of Court	Absent	Present	Absent	Present
Dwight	McKenna	Coroner	Designee Present	Present	Absent	Absent
Gilbert	Montaño	Chief Administrative Officer	Absent	Designee Present	Designee Present	Absent
Helena	Moreno	Councilmember-At-Large	Absent	Designee Present	Absent	Not a Member
Tracey	Flemings-Davillier	CDC Judge Selected by the Judges En Banc	Present	Designee Present	Absent	Absent
Robert	Jones	Administrative Judge	Absent	Present	Present	Designee Present
Tenisha	Stevens	Criminal Justice Commissioner	Present	Present	Present	Designee Present
Oliver	Thomas	District Council Members selected by Council	Absent	Designee Present	Absent	Designee Present
Donesia	Turner	City Attorney	Present	Absent	Absent	Present
Nikita	White	Regional Manager	Present	Absent	Present	Absent
Jason	Williams	District Attorney	Present	Designee Present	Designee Present	Absent
Anne	Kirkpatrick	Superintendent of Police	Absent	Designee Present	Designee Present	Designee Present
Joseph	Threat	Chief Administrative Officer	Not a Member	Not a Member	Designee Present	Absent
Thelma	French	President/ CEO	Present	Present	Not a Member	Designee Present
Elizabeth	Boh	Chief Executive Officer	Absent	Present	Present	Present
Raynard	Sanders	Citizen Representative - Equity	Present	Present	Absent	Absent
Margaret	Washington	Citizen Representative - Victims/ Survivors	Absent	Present	Absent	Absent
Ron	McClain	Citizen Representative - Mental Health	Present	Absent	Present	Designee Present
			12	18	12	13
						11

INTER-OFFICE MEMORANDUM

Date: 1/2/26

To: Lora W. Johnson, Clerk of Council

From: Angela Gilbert Sarker, Alcoholic Beverage Control Board Clerk 

RE: 2025 Alcoholic Beverage Control Board Attendance Record

Attached are the 2025 Alcoholic Beverage Control Board attendance records, pursuant to Ordinance Calendar Number 28,133 (24132 MCS).

If you have any questions, you may contact Angela Sarker at (504) 658-1085 or agsarker@nola.gov.

Thank you,


Angela Gilbert Sarker

**Alcoholic Beverage Control Board
Attendance Record
Sales Tax Hearings- 2025**

<u>Hearing Date</u>	<u>Hearing Officer</u>	<u>Explanation</u>
January 17, 2025	Manning	The 1/17/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Vice Chair, Lisa Manning conducted the hearing.
February 21, 2025	Quinn	The 2/21/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. ABCB Hearing Officer, Frank Quinn, conducted the hearing.
March 21, 2025	Ponds	The 3/21/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Mollie Ponds sat in as Sales Tax Hearing Officer.
April 21, 2025	Ponds	The 4/21/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Mollie Ponds, sat in as Sales Tax Hearing Officer.
May 21, 2025	Ponds	The 5/21/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. ABCB Hearing Officer, Mollie Ponds, conducted the hearing.
June 23, 2025	Ponds	The 6/23/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer, Mollie Ponds conducted the hearing.
July 28, 2025	Ponds	The 7/28/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer, Mollie Ponds sat in as Sales Tax Hearing Officer.
August 15, 2025	Ponds	The 8/15/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer, Mollie Ponds conducted the hearing.
September 10, 2025	Ponds	The 9/10/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer Mollie Ponds conducted the hearing.
October 22, 2025	Ponds	The 10/22/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer, Mollie Pond conducted the hearing.
November 17, 2025 Chamber was reserved for Budget Hearings	N/A	Hearings were cancelled due to the November Budget Hearings.
December 22, 2025	Ponds	The 12/22/25 Alcoholic Beverage Control Board Sales Tax Hearing was held. Hearing Officer, Mollie Pond conducted the hearing.

**Alcoholic Beverage Control Board
Attendance Record
Nuisance Hearings- 2024**

<u>Hearing Date</u>	<u>Board Members Present</u>	<u>Board Members Absent</u>	<u>Explanation</u>
January 17, 2025	Williams, Exposé, Nash and Ponds	Manning, Lewis and Quinn	The 1/17/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were four (4) members present, and three (3) members were absent. Present were Williams, Exposé, Nash and Ponds. Absent were Manning, Lewis and Quinn. Manning appeared after the roll was called.
February 21, 2025	Williams Exposé Lewis Ponds Quinn	Manning and Nash	The 2/21/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were five (5) members present, and two (2) members were absent. Present were Williams, Exposé, Lewis, Ponds, and Quinn. Absent were Manning and Nash.
March 21, 2025	Williams, Lewis, Nash, and Ponds	Exposé and Quinn, Manning- (Resigned)	The 3/19/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were four (4) members present. Two (2) members were absent and one (1) member resigned. Present were Williams, Lewis, Nash and Ponds. Absent were Exposé and Quinn. Manning resigned.
April 21, 2025	Williams, and Ponds	Lewis, Exposé, Nash, and Quinn Manning- resigned	The 4/21/25 Alcoholic Beverage Control Board Nuisance Hearing lacked quorum status and was continued to the hearing of 5/21/25. There were two (2) members present, four (4) members were absent and one (1) member resigned. Present were Williams and Ponds. Absent were Lewis, Exposé, Nash, and Quinn and Manning resigned.
May 21, 2025	Ponds, Exposé, Galle, Nash and Quinn	Williams and Lewis	The 5/21/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were five (5) members present, and two (2) members were absent. Present were Ponds, Exposé, Galle, Nash and Quinn. Absent were Williams and Lewis.
June 23, 2025	Williams, Ponds, Exposé and Galle.	Lewis, Nash and Quinn.	The 6/23/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were four (4) members present, and three (3) members were absent. Present were Williams, Ponds, Exposé, and -

			Galle. Absent were Lewis, Nash and Quinn.
July 28, 2025	Williams, Ponds, Galle and Quinn	Exposé, Lewis and Nash	The 7/28/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were four (4) members present, and three (3) members were absent. Present were Williams, Ponds, Galle, and Quinn. Absent were Exposé, Lewis and Nash.
August 15, 2025	Williams, Nash and Galle	Ponds, Exposé, Lewis and Quinn	The 8/15/25 Alcoholic Beverage Control Board Nuisance Hearing lacked a quorum. Accordingly, the hearing was continued to the hearing date of September 10, 2025. There were three (3) members present, and four (4) members were absent. Present were Williams, Nash and Galle. Absent were Ponds, Exposé, Lewis, and Quinn.
September 10, 2025	Williams, Ponds, Exposé, Galle and Quinn	Lewis and Nash	The 9/10/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were five (5) members present, and two (2) members were absent. Present were Williams, Ponds, Exposé, Galle, and Quinn. Absent were, Lewis, and Nash.
October 22, 2025	Willias, Ponds, Lewis, Nash, Galle and Quinn	Exposé	The 10/22/25 ABCB Nuisance Hearing was held. There were six (6) members present, one (1) member was absent. Board members present were Williams, Ponds, Lewis, Nash, Galle and Quinn. Absent was Exposé.
November Chamber is reserved for Budget Hearings			The City Council Chamber is only reserved for Budget Hearings during the month of November.
December 22, 2025	Williams, Ponds, Lewis and Quinn	Exposé, Nash and Galle	The 12/22/25 Alcoholic Beverage Control Board Nuisance Hearing was held. There were four (4) members present, and three (3) member were absent. Members present were Williams, Ponds, Lewis, and Quinn. Absent were Exposé, Nash and Galle.

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

January 2, 2026

Honorable President and Members
New Orleans City Council
City Hall - Civic Center
1300 Perdido Street
New Orleans, La. 70112

Re: Transmittal of City Planning Commission Reports

The City Planning Commission, at its meeting of December 9, 2025, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
Zoning Docket 062/25 City Council Motion No. M- 25-534	Amendment to the text of Article 20, Section 20.3.SSS Dwelling, Small Multi-Family Affordable of the Comprehensive Zoning Ordinance to codify the eligibility of for-sale affordable developments as part of this use; to allow small multi-family affordable developments to be occupied by multiple owners on one lot of record; to set affordability requirements for for-sale dwelling, small multi-family affordable uses; to amend Article 26 to ensure the definition Dwelling, Small Multi-Family Affordable is consistent with the foregoing; and to	Not applicable	Modified Approval	All	60 days from receipt

	amend any other sections of the CZO required to accomplish these changes, including but not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards.				
Zoning Docket 063/25 Danny M. Nassar	Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District	2037 North Broad Street	Approval subject to one (1) proviso	D	60 days from receipt
Zoning Docket 064/25 Jane Place Neighborhood Sustainability Initiative, Inc.	Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District	323-343 Jane Alley	Approval	B	60 days from receipt
Zoning Docket 065/25 Rami Enterprise 2020, LLC	Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District	2701 Washington Avenue	Approval subject to three (3) provisos	B	60 days from receipt
Zoning Docket 066/25 Dat Dogs Enterprises, LLC	Conditional use to permit a standard restaurant over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District	5030 Freret Steet and 2239 Soniat Street	Approval subject to three (3) provisos	B	60 days from receipt

Respectfully,

A handwritten signature in blue ink, appearing to read "R.D. Rivers", with a stylized flourish above the name.

Robert D. Rivers

RDR/skk/rb



January 2, 2026

Council President Morrell,

Attached for your review is the Board of Commissioners attendance log for Finance New Orleans for the period covering 2022 through 2025. The log is organized by calendar year and reflects attendance by meeting date. All information has been compiled from official meeting records.

Please feel free to contact Stacey Roberts (srenee@financenola.org) should you require any additional information or clarification.

Respectfully,

Damon Burns

2022

MEMBERS	Jan. 24	Feb. 24	Mar. 28	Apr 30 NO MTG	May 23	Jun. 25 NO MTG	Jul. 25	Aug. 31	Sept. 26	Strategic Planning / Retreat Oct. 19	Nov. 16 NO QUORUM	Nov. 22	Total
Stephen Smith	0	1	0		0		1	0	0	0	0	0	
Gizelle Johnson-Banks	0	1	1		1		1	1	1	1	0	1	
G. Wade Wootan	1	0	1		0		1	1	1	0	0	1	
Charles Brown	0	0	0		0		0	0	0	0	1 John Milazzo	1 John Milazzo	
Edgar Chase IV	1	1	1		1		1	1	1	1	0	1	
Andreanecia Morris	1	1	1		1		1	1	1	1	1	1	
Hunter Thomas	1	1	1		1		1	1	0	1	1	1	
Total Attendance	4	5	5	0	4	0	6	5	4	4	3	6	
Quorum											3	6	

Note :

1 = present

0 = absent

2023



FINANCE

NEW ORLEANS

MEMBERS	Jan. 30	Feb. 27	Mar. 20	Apr 17	May 15	Jun. 22	Jul. 24	Aug. 21	Sept. 25	Strategic Planning / Retreat Oct. 16	Nov. 20	Dec. 18	Total
Edgar Chase, IV	1	1	1	1	1	0	1	0	1	1	1	1	10
Gizelle Johnson-Banks	0	1	1	0	1	0	1	0	1	1	1	0	7
John Milazzo	1	1	0	1	0	1	0	1	1	1	1	1	9
Andreanecia Morris	1	1	1	1	1	1	1	1	1	1	1	1	12
Stephen Smith	0	0	1	1	0	1	0	1	1	1	1	1	8
Hunter Thomas	1	0	1	0	1	0	1	0	0	1	1	0	6
G. Wade Wootan	1	0	0	0	0	1	0	1	0	1	0	0	4
Total Attendance	5	4	5	4	4	4	4	4	5	7	6	4	
Quorum									5	7	6	4	

Note :

1 = present

0 = absent

2024



FINANCE

NEW ORLEANS

MEMBERS	Jan. 22	Feb. 20	Mar. 18	Apr 15	May 20	Jun. 17	Jul. 27	Aug. 19	Sept. 16 MTG CXLD	Strategic Planning / Retreat Oct. 21	Nov. 18 NO MTG	Dec. 16	Total
Edgar Chase, IV	1	0	1	1	1	1	1	1	0	1	0	1	9
Gizelle Johnson-Banks	1	1	1	1	1	0	0	0	0	1	0	1	7
John Milazzo	1	1	1	1	1	1	1	1	0	1	0	1	10
Andreanecia Morris	1	0	1	0	1	1	1	1	0	1	0	1	8
Stephen Smith	0	1	0	1	0	1	0	1	0	0	0	0	4
Hunter Thomas	0	1	0	0	0	1	1	1	0	1	0	0	5
G. Wade Wootan	1	0	0	0	0	0	0	1	0	1	0	0	3
Total Attendance	5	4	4	4	4	5	4	6	0	6	0	4	
Quorum									0	6	0	4	

Note :

1 = present

0 = absent

2025



FINANCE

NEW ORLEANS

MEMBERS	Jan. 13	Feb. 17	Mar. 17	Apr 14	May 19	Jun. 23	Jul. 21	Aug. 26 Sp. Mtg	Sept. 15	Strategic Planning / Retreat Oct. 20	Nov. 17	Dec. 17	Total
Edgar Chase, IV	1	1	1	1	0	1	0	1	1	1	1	0	9
Gizelle Johnson-Banks	1	1	0	0	1	0	1	0	0	0	1	0	5
John Milazzo	1	1	1	1	1	1	1	1	1	1	1	1	12
Andreanecia Morris	1	1	1	1	1	1	1	0	0	1	1	1	10
Stephen Smith	0	0	1	1	0	0	0	1	0	0	0	1	4
Hunter Thomas	1	0	1	0	1	1	1	0	1	0	1	1	8
G. Wade Wootan	0	0	1	0	0	1	0	1	1	1	0	0	5
Total Attendance	5	4	6	4	4	5	4	4	4	4	5	4	
Quorum									4	4	5	4	

Note :

1 = present

0 = absent

CITY OF NEW ORLEANS
EMPLOYEES' RETIREMENT SYSTEM



LATOYA CANTRELL
MAYOR

BOARD OF TRUSTEES:
Marina M. Kahn, Chairperson
Ross J. Bourgeois, Vice-Chairman
Romey S. Samuel, Treasurer
Amy B. Trepagnier, Trustee
Kim T. DeLarge, Sr., Trustee

Jesse Evans, Jr., Director

January 2, 2026

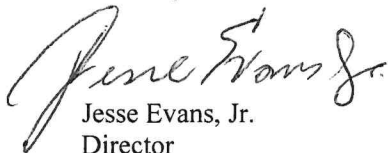
Ms. Lora W. Johnson, Clerk of Council
New Orleans City Council
1300 Perdido Street, Room 1E09
New Orleans, LA 70112

Dear Ms. Johnson:

In accordance with City Code Section 2-87 of the Code of the City of New Orleans, please find attached the attendance reports for the board of the City of New Orleans Employees' Retirement System for 2022, 2023, and 2024.

If you have any questions, please feel free to contact me at (504) 658-1850.

Sincerely,



Jesse Evans, Jr.
Director

City of New Orleans
Employees' Retirement System
(NOMERS)

2022 BOARD MEETING ATTENDANCE REPORT

1 = present
0 = absent

MEMBER	Jan. January 19, 2022	Feb. February 16, 2022	Mar. March 16, 2022	Apr. April 20, 2022	May. May 11, 2022	Jun. June 15, 2022	Jul. July 20, 2022	Aug. August 17, 2022	Sep. September 21, 2022	Oct. October 19, 2022	Nov. November 16, 2022	Dec. December 20, 2022	Total
Dr. Edgar L. Chase, III	1												1
Kim T. DeLarge, Sr.				1	1	0	1	1	1	0	0	1	6
Amy Trepagnier	1	1	1	1	1	1	1	1	0	1	1	1	11
Norman L. White	0	1	1	1	1	1	1	0	1	0	0	1	8
Courtney B. Bagneris	1	1	0	0	1	1	1	1	1	1	1	0	9
Marina M. Kahn	0	1	1	1	1	1	1	0	0	1	1	1	9
Total Attendance	3	4	3	4	5	4	5	3	3	3	3	4	
Quorum	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	

Dr. Edgar L. Chase resigned effective 1/31/22
Kim T. DeLarge, Sr. joined the board on 4/20/22

City of New Orleans
Employees' Retirement System
(NOMERS)

2023 BOARD MEETING ATTENDANCE REPORT

1 = present0 = absent

MEMBER	Jan. January 18, 2023	Feb. February 15, 2023	Mar. March 15, 2023	Apr. April 25, 2023	May. May 17, 2023	Jun. June 21, 2023	Jul. July 19, 2023	Aug. August 16, 2023	Sep. Septembe r 20, 2023	Oct. October 18, 2023	Nov. Novembe r 15,	Dec. Decembe r 20, 2023	Total
Ross Bourgeois							1	0	1	1	1	1	5
Kim T. DeLarge, Sr.	1	1	1	1	1	0	1	1	1	0	1	1	10
Amy Trepagnier	1	1	1	1	1	1	1	1	0	1	1	1	11
Norman L. White	0	1	1	0	1	0	1	1	1	1	1	0	8
Courtney B. Bagneris	1	1	1	1	0	1							5
Marina M. Kahn	1	1	1	1	0	1	1	1	0	1	1	1	10
Total Attendance	4	5	5	4	3	3	5	4	3	4	5	4	
Quorum	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	

Ross Bourgeois replaced Courtney Bagneris as the employee representative effective 7/19/23

City of New Orleans
Employees' Retirement System
(NOMERS)

2024 BOARD MEETING ATTENDANCE REPORT

1 = present
0 = absent

MEMBER	Feb. February 21, 2024	Mar. March 20, 2024	Apr. April 17, 2024	May. May 2, 2024	May. May 15, 2024	Jun. June 26, 2024	Jul. July 17, 2024	Jul. July 23, 2024	Aug. August 20, 2024	Aug. August 21, 2024	Sep. Septembe r 18, 2024	Oct. October 16, 2024	Nov. Novembe r 20,	Dec. Decembe r 18, 2024	Total
Ross Bourgeois	0	1	1	1	0	1	1	1	1	1	1	0	1	1	11
Kim T. DeLarge, Sr.	1	1	1	0	1	1	1	0	0	1	0	1	1	1	10
Romy Samuel			1	1	1	1	1	1	1	1	1	1	1	0	11
Amy Trepagnier	1	1	1	1	0	1	1	1	1	1	0	1	0	1	11
Norman L. White	1	1													2
Marina M. Kahn	1	1	1	1	1	0	1	1	1	1	1	0	1	1	12
Total Attendance	4	5	5	4	3	4	5	4	4	5	3	3	4	4	
Quorum	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	

The January meeting was cancelled.
Romy Samuel replaced Norman White on the board on 4/17/24

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Wednesday, December 17, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 7801 Zimpel St

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's approval of an application for demolition of more than 50% of the roof structure at a Contributing-rated, one-story, two-family residential building for construction of a new camelback addition. This is an appeal from a concerned neighbor, not the property owner.

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

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211
WWW.NOLA.GOV





HDLC Design Guidelines:

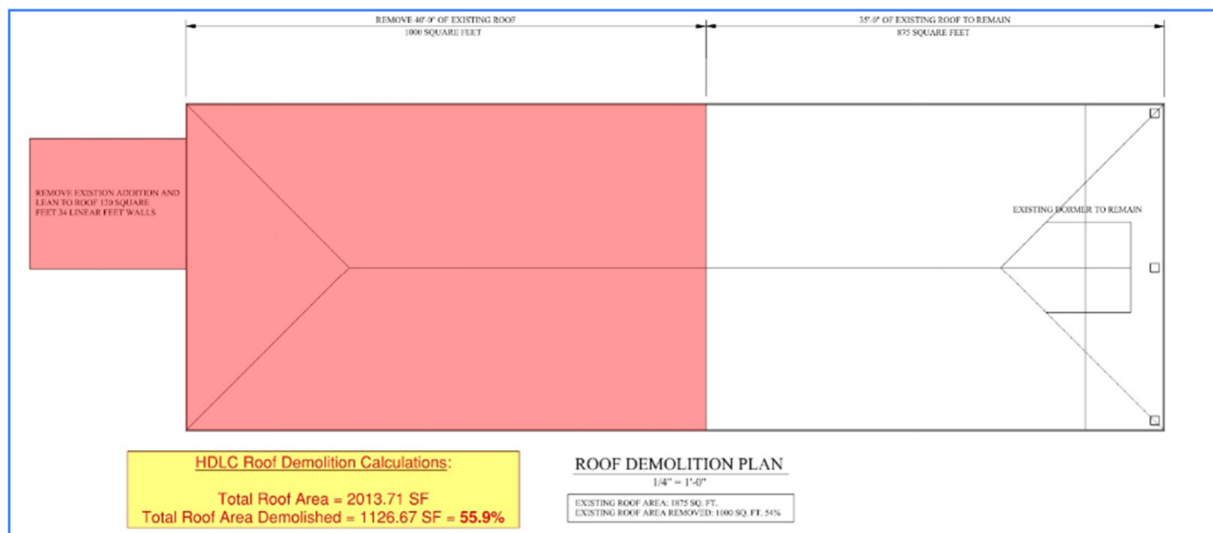
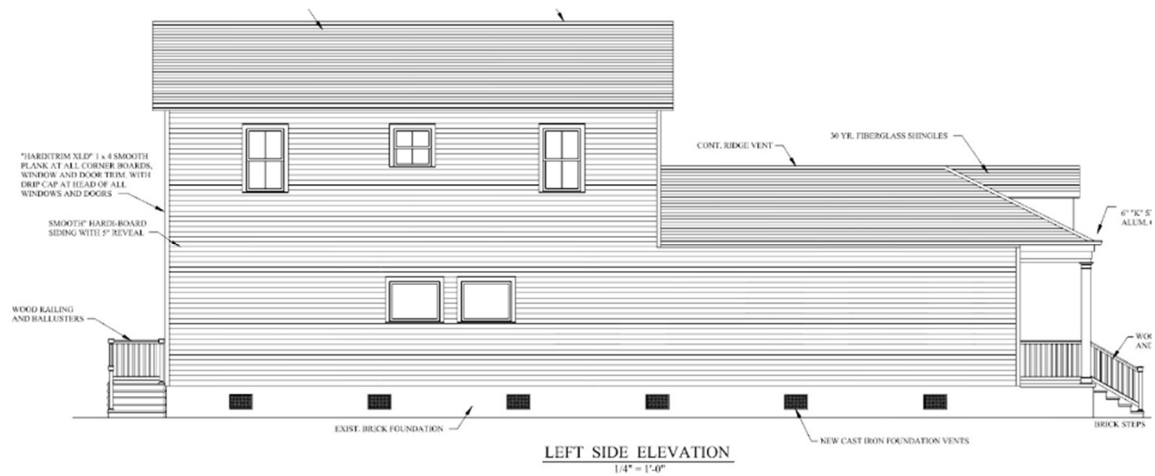
Section 12, Pages 12 and 23-24 of the Guidelines for New Construction, Additions and Demolition, state that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic 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. The Guidelines also note that traditionally designed camelback additions at wood framed shotgun buildings are not subject to the review requirements for rooftop additions, however, they must be compatible with the existing building. The second story of camelbacks were traditionally set back at least two historic rooms from the front building wall.

Staff Recommendations:

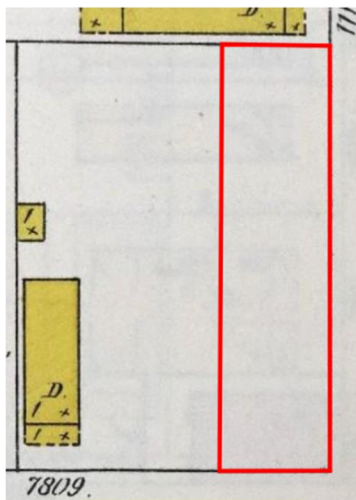
FEMA survey research indicates the residential building was originally constructed sometime between 1900 and 1910, and it first appears on the 1909 Sanborn map. The double shotgun structure appears to have retained much of its original type, form, massing and some of its original exterior Classical Revival/Edwardian architectural features and details.

The applicant requested approval to remove 55.9% of the roof structure to accommodate the construction of a new camelback addition. Because the proposed camelback would be located at least two historic rooms back from the front building wall, as per the HDLC Design Guidelines, Staff had no objection to the request for partial roof demolition.

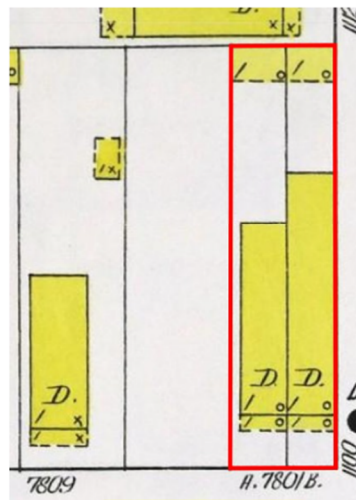
At its hearing on December 3, 2025, the Commission voted to approve the application. A concerned neighbor has filed this appeal, not the property owner.



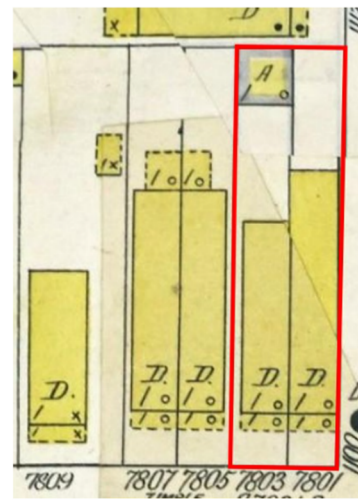
Sanborn Maps:



1896



1909



1951

Additional information, photos and public comment may be found in the staff report:
<https://sites.google.com/view/no-cmm-120325/new-demolition-applications/7801-zimpel-st>

Video of the hearing may be found here:
https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, December 15, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1120 Jena Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an application for demolition to grade of a contributing-rated, single-family residential building to grade, located in the Uptown Local Historic District.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Yvette Jett
Principal Architectural Historian





HDLC Guidelines:

Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and Demolition states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to reproduce their design, texture, materials, details and their special character and interest in the neighborhood. When reviewing demolition applications at properties located within a Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

- **The historic or architectural significance of the building or structure as designated by its “rating”:** Contributing

- **The importance of the building or structure to the tout ensemble of the area:** FEMA survey research estimates that the single shotgun building at 1120 Jena St was constructed from 1885-95 but does not appear on the Sanborn Map until 1909. Sanborn research indicates that the front porch was modified some time before 1951. A non-historic rear addition and garage side addition was constructed before 1985.
- **The alternatives to demolition that have been explored by the applicant:** None
- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** It would not be cost prohibitive to recreate a building of this size or massing, but replication of this building typology today would be unlikely. Its sister single shotgun at 1116 Jena St was demolished between 1975-85.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Shotguns are the most prevalent building type in the Uptown Historic District. The majority of the 1100 block of Jena Street is one-story double shotguns slightly setback from the street.
- **The condition of the building or structure:** An exterior and interior inspection was conducted on November 19, 2025. The vacant single-story building appeared to be in very good structural condition. The building was plumb and level and did not have outward signs of wood destroying insects. As per the inspector's report, "Only minimal finishing work would be required to restore the building to a habitable state."

Staff Recommendation: The Staff finds that very minimal effort and cost would be required to bring the building to a habitable condition. At their hearing on December 3, 2025, the Commission reviewed the inspection report and applicants' testimony, and voted to deny the proposal for demolition. Continued demolition of historic structures for speculative new construction erodes the architectural character and quality of the Uptown local historic district, as such, the HDLC respectfully requests a denial of this appeal.

Additional information and photos may be found in the staff report:

<https://sites.google.com/view/no-cmm-120325/new-demolition-applications/1120-jena-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252



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

December 29, 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 November 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



January 5, 2026

Dear Clerk of Council:

Please find attached the requested documents of attendance for the NORD Commission for the past years of 2022, 2023, 2024 and the current year of 2025.

If you require any additional information or documentation, please let me know.

Sincerely,

Gina Gatewood-Lucas



New Orleans Recreation Development Commission
5420 Franklin Avenue • New Orleans, Louisiana 70122
504-658-3052 • 504-658-3050 (fax)

www.nordc.org



NORDCommission

800

Commissioner	January	February	March	April	May	June	July	August	September	October	November	December
Brian Egana -District E /Chairman	Meeting Cancelled	P	Records unavailable	P	Records unavailable	Records unavailable/ Additionally Mr. Egana is no longer on the commission. End date June 1222						
Dana Peterson - At Large	Meeting Cancelled	P	Records unavailable	A	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Mayor Latoya Cantrell - Ex-Officio	Meeting Cancelled	P	Records unavailable	A	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	A	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	A
Gilbert Montano -CAO	Meeting Cancelled	P	Records unavailable	P	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Theo Sanders -Council District C (Appointed Chairman July 2022)	Meeting Cancelled	P	Records unavailable	P	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Freddie King -City Council Representative		A		P								
Frances Fayard -Council District A	Meeting Cancelled	A	Records unavailable	P	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Kim Abramson	Meeting Cancelled	A	Records unavailable	P	Records unavailable	Records unavailable	Records unavailable					
Blaire Fernandez /Appointed between May and July of 2022 Council District B									A	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Council Distric D /Randy Greenup vacated seat	Meeting Cancelled	P		A								
Troy White (Appointed District E June 2022)								This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P
Rocky Dufauchard -Representative New Or	Meeting Cancelled	P	Records unavailable	A	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	A	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	A
JC Romero- Representative OPSB	Meeting Cancelled	A (JC Romero)	Records unavailable									
Katie Baudoin -Representative OPSB Appointed March 2022				P	Records unavailable	Records unavailable	Records unavailable		P			P
Ernest Price -NORD Foundation	Meeting Cancelled	P	Records unavailable	A	Records unavailable	Records unavailable	Records unavailable	This meeting was cancelled due to city hall meetings	P	Meeting was reschedule to 10/18 and cancelled to due to lack of quorum	Meeting was cancelled to due budget hearing at city hall	P

Commissioner	January	February	March	April	May	June	July	August	September	October	November	December
Theo Sanders -Chairman/Council District C	P	Meeting Cancelled due to January meeting changed to January 23, 2023	A	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Dana Peterson -At Large	A	Meeting Cancelled due to January meeting changed to January 23, 2023	A	A	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Mayor Latoya Cantrell -Ex-Officio	P	Meeting Cancelled due to January meeting changed to January 23, 2023	A	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Gilbert Montano-CAO	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Councilman Freddie King -Representative C	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Frances Fayard -Coucil District A	A	Meeting Cancelled due to January meeting changed to January 23, 2023	P	A	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Blaire Fernandez -Council District B	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Council Distric D /Randy Greenup vacated seat	OPEN SEAT	Meeting Cancelled due to January meeting changed to January 23, 2023	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT
Troy White -Council District E	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Rocky Dufauchard -Representative New Or	P	Meeting Cancelled due to January meeting changed to January 23, 2023	A	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Katie Baudouin-Representative OPSB	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	P	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	P	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Ernest Price -NORD Foundation	P	Meeting Cancelled due to January meeting changed to January 23, 2023	P	A	Meeting cancelled due to late month reschedule of April's meeting on the 26th.	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	A	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum

NORD Commission Meeting												
Current Year -2024												
Commissioner	January	February	March	April	May	June	July	August	September	October	November	December
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Theo Sanders -Chairman/Council District C	P	P			p	P	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Dana Peterson -At Large	A	Meeting Cancelled			p	P	A	A				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Mayor Latoya Cantrell -Ex-Officio	P	Meeting Cancelled			P	P	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Gilbert Montano -CAO	P	Meeting Cancelled			P	A	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Councilman Freddie King -Representative C	P	Meeting Cancelled			P	P	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Frances Fayard -Council District A	A	Meeting Cancelled			A	P	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Blaire Fernandez -Council District B	P	Meeting Cancelled			P	P	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Council Distric D /Randy Greenup vacated s	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT	OPEN SEAT
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum						Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Troy White -Council District C	P	Meeting Cancelled			P	P	P	A	P			
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum						Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Rocky Dufauchard-Representative Orleans	P	Meeting Cancelled			A	A	A	A	A			
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum								
Katie Baudouin- Representative OPSB	P	Meeting Cancelled			A							
									Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Olin Parker Representative OPSB Appointed May 2024						P	A	A				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum
Ernest Price -NORD Foundation	P	Meeting Cancelled			A	A	P	P				
			Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum					Meeting cancelled due to lack of quorum	Meeting cancelled due to lack of quorum	Meeting cancelled due to budget hearings at city hall	Meeting cancelled due to lack of quorum

Commissioner	January	February	March	April	May	June	July	August	September	October	November	December
Theo Sanders - Chariman/Council District C	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	A	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Dana Peterson -At large	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Mayor Latoya Cantrell -Ex-Offico	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	A	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Gilbert Montano -CAO	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	A	Meetings changed to quarterly	Meetings changed to quarterly
Councilman Freddie King- Representative C	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	A	A	P	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Frances Fayard -Council District A	A	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	A	P	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Blaire Fernandez -Council District B	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Adolph Bynum, Jr. -Council District D	OPEN SEAT FILLED APRIL 2025	OPEN SEAT FILLED APRIL 2025	OPEN SEAT FILLED APRIL 2025	OPEN SEAT FILLED APRIL 2025	P	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Troy White -Council District E	P	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Alexis Parent-Ferrouillet -Representative Orleans Parish Library	OPEN SEAT FILLED JANUARY 2025	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	P	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Olin Parker -Representative OPSB	A	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	A	A	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly
Ernest Price -NORD Foundation	A	Meeting Cancelled - Superbowl limited access to city hall	Meeting Cancelled - City hall closed for Mardi Gras Holiday	P	P	P	Meeting Cancelled - City hall closed for July 4th holiday	A	Meeting Cancelled due to lack of quorum	P	Meetings changed to quarterly	Meetings changed to quarterly



Fw: Communication Pursuant to Sec. 2-87- New Orleans Children and Youth Planning Board

From Lora W. Johnson <lwjohnson@nola.gov>

Date Mon 1/5/2026 9:23 AM

To Naomi R. Mark <nmark@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>

Cc Denise M. Russ <dmruss@nola.gov>

1 attachment (349 KB)

CYPB Attendance_2022-2024.pdf;

Lora W. Johnson, LMMC, MMC
 Clerk of Council
 1300 Perdido Street
 Rm. 1E09
 New Orleans, LA 70112
 Office: (504) 658-1119
 Fax: (504) 658-7966
 lwjohnson@nola.gov



From: Morgan Shannon <morgan@nolacypb.org>

Sent: Friday, January 2, 2026 2:23 PM

To: Clerk of Council <clerkofcouncil@nola.gov>

Cc: April Okpo <april@nolacypb.org>; Julia E. Zuckerman <Julia.Zuckerman@nola.gov>; Krystal D Hendon <Krystal.Hendon@nola.gov>

Subject: Communication Pursuant to Sec. 2-87- New Orleans Children and Youth Planning Board

To Whom it May Concern:

This email is in reference to the correspondence from Councilmember-at-Large JP Morrell's office on Tuesday, December 23, regarding the New Orleans Children and Youth Planning Board's attendance records for 2022–2024.

The letter noted that your office was unable to find records of these submissions. Please find the requested attendance sheets attached, provided in the format used by the previous Executive Director. For the record, I stepped into the role of Executive Director in July 2024.

We will ensure that the 2025 records are submitted by the due date specified in your letter. Please acknowledge receipt of this email and the attached documents.

Best regards,

Morgan Shannon

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Morgan J. Shannon (she/her)

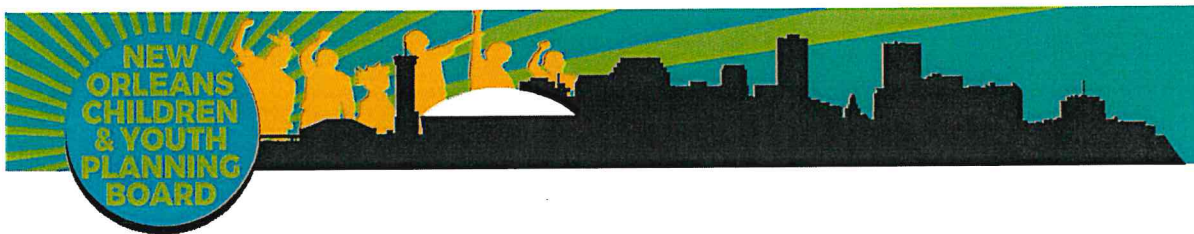
Executive Director

New Orleans Children & Youth Planning Board (CYPB)

c. 504.214.3040 e. morgan@nolacypb.org

Stay Connected

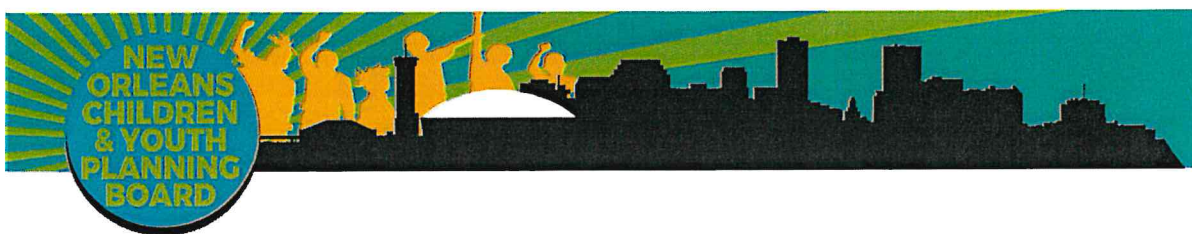
- Coordinating Board For Collective Action | **NOLA CYPB** | nolacypb.org
 - Positive Youth Development In Our City | **Youth Master Plan** | nolayouthmasterplan.org
 - Healing-Centered Practices | **New Orleans ACEs Connection (LA)** | bit.ly/nola-aces-connection



CYPB Board Member Attendance Reports: 2022-2024

Notes & Documents:

- See below for CYPB Board Member Attendance Reports for 2022-2024
- Please see here for the ordinance that determines the New Orleans CYPB member roster: <https://www.nolacypb.org/state-legislation-2/>
- All CYPB meetings are open to the public, and additional people join based on their role as Youth Master Plan steering committee or working group members, youth advisory board members, or general community members. Their names and attendance records are not included here.
- Please note that 2022 attendance is recorded differently than in the past due to a staff transition that resulted in incomplete records. In lieu of attendance per member, the organizational chart and quorum report are included.
- CYPB members undergo a member application process with the City Governance Committee. Certain member approvals have delayed because of Covid and other City process barriers; however, this remains an action item to advance for CYPB



2022 CYPB Board Member Attendance Report

Quorum Report:

In 2022, Board Member attendance was at **30% with 6 members in good standing**, having met their required attendance percentage of at least 70% of meetings.

For reference, 2021 Board Member attendance was at **61% with 11 members in good standing**, having met their required attendance percentage of at least 70% of meetings.

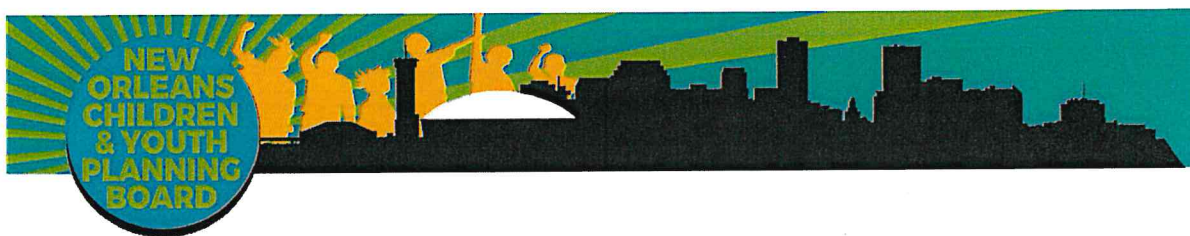
The above attendance data reflects the challenges and shift in our environment, including a shift from virtual to in-person meetings, technical difficulties in hybrid meeting options, residual effects from COVID-19, and our approach to combining and re-setting groups.

Source: <https://www.nolacypb.org/2022-priorities>

Organizational Chart:

CYPB Members Serving as Executive Committee	
Chair	Monique Robinson, Cafe Reconcile
Treasurer	Rashain Carriere, Boys Town, LA
Secretary	Dr. Shannon Perry, New Orleans Public Schools
Parliamentarian	Open

CYPB Members			
TBD	City Council	TBD	Non-Profit Serving Children; Early Childhood
Charlotte Cunliffe Designee: Dr. Berre Burch	Children's Bureau	TBD	NOPD
Dr. Roland Bullard	Dillard University	Larry Barabino Jr. Designee: Jahanna Cannon-Brightman	NORDC
Gina Womack	FFLIC	Tenisha Stevens Designee: TBD	Office of Criminal Justice Coordination
Aaron Clark-Rizzio	LA Center for Children's Rights	Emily Wolff Designee: Candice	Office of Youth & Families



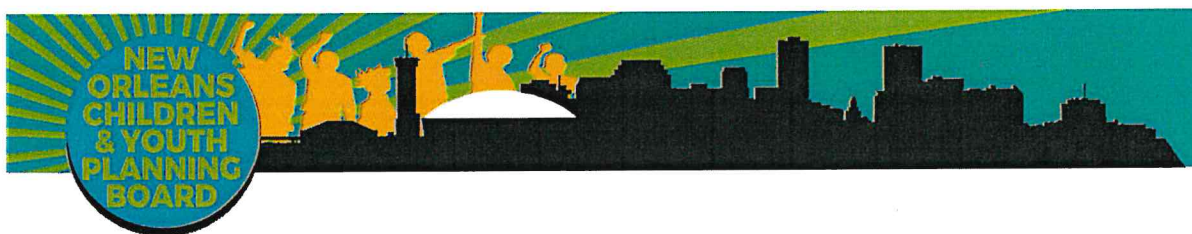
		Henderson	
Leslie Lyons Designee: Carleen Hill	LA Dept. of Children & Family Services	Sunae Villavaso	Office of Workforce Development
Lakeasha Cooley	LA Office of Juvenile Justice	TBD	Orleans Parish District Attorney
Dr. Rochelle Dunham Designee: Dr. Lakisha Mamon	MHSD	Judge Ranord J. Darensburg Designee: Brianna Rock	Orleans Parish Juvenile Court
Dr. Kyshun Webster Designee: TBD	New Orleans Juvenile Intervention Center	LaVonte Lucas	Youth
TBD	New Orleans Public Library	Joshua Young	Youth

Staff

Karen Evans, Executive Director
Maggie Herman, Manager of Planning & Initiatives
Jadia Washington, Public Ally

Standing Operating Committees

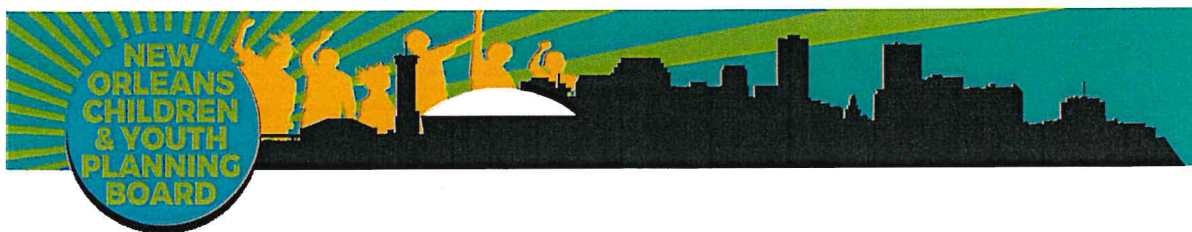
Executive	Monique Robinson, Chair
Governance; Internal Affairs; External Affairs	TBD
Youth Advisory Board	Noelle Haydel (Youth)



2023 CYPB Board Member Attendance Report

Please place your initials under the meeting date column alongside your name to inform us of your attendance per meeting.

Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 12
Monique Robinson, Chair Café Reconcile	P	P	P	-	-	-	-	A	P	P
Rashain Carriere, Treasurer Boys Town Louisiana	P	-	P	-	-	-	-	P	P	P
Dr. Shannon Perry, Secretary Office of Student Support and Attendance, NOLA Public Schools	P	P	P	-	-	-	-	P	P	P
Dr. Berre Burch, Parliamentarian Children's Bureau of New Orleans	P	-	P	-	-	-	-	A	P	P
Larry Barabino Jr. New Orleans Recreation Development Commission (NORDC) Designee: Jahanna Cannon-Brightman	P	-	A	-	-	-	-	A	P	P
Dr. Torin Sanders Pastor, Sixth Baptist Church	A	-	A	-	-	-	-	A	A	P
Dr. Roland Bullard Division of Student Success, Dillard University	A	-	P	-	-	-	-	P	P	A
Gina Womack Families & Friends of Louisiana's Incarcerated Children (FFLIC) Designee: John James	P	-	P	-	-	-	-	A	P	P
Kristen A. Rome Louisiana Center for Children's Rights (LCCR) Designee: Ashley Hill Harrison	P	P	P	-	-	-	-	A	P	P
Dr. Rochelle Dunham Metropolitan Human Services District (MHSD) Designee: Taylor Dupree	A	-	A	-	-	-	-	P	P	P
Chief Judge Ranord J. Darensburg Orleans Parish Juvenile Court (OPJC)	P	½ P	A	-	-	-	-	A	A	P

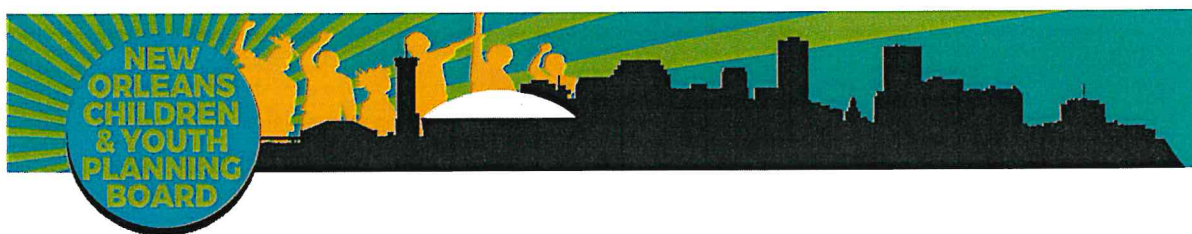


Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 12
Tenisha Stevens Office of Criminal Justice Coordination	A	-	A	-	-	-	-	A	A	A
Christine Lobre Louisiana Department of Health, Bureau of Family Health	P	-	A	-	-	-	-	A	P	P
Carleen Hill Dept. of Children and Family Services	A	-	A	-	-	-	-	A	A	A
Sunae Villavaso Office of Workforce Development	A	½ P	P	-	-	-	-	A	A	P
Alison Poort City Council of New Orleans (District B)	P		P	-	-	-	-	A	A	P
Asya M. Howlette Mayor's Office of Youth & Families OYF) Designee: Anamaria Villamarin-Lupin	P	P	P	-	-	-	-	P	P	P
Emily Painton New Orleans Public Library (NOPL)	P	P	P	-	-	-	-	A	P	P
Keith Lampkin Orleans Parish (DA)	A	-	P	-	-	-	-	A	A	P
Todd Battiste United Way of Southeast Louisiana	A	-	A	-	-	-	-	A	P	P
<i>TBD, Juvenile Justice Intervention Center (JJIC)</i>	-	-	-	-	-	-	-	-	-	-
<i>TBD, New Orleans Police Department (NOPD)</i>	-	-	-	-	-	-	-	-	-	-
<i>TBD, Louisiana Office of Juvenile Justice (OJJ)</i>	-	-	-	-	-	-	-	-	-	-

Key:

*=Special Meeting
P= Present; A= Absent;
Y=Yes; N=No; -- = N/A

Highlighted = CYPB
Executive Committee
Member



YMP Steering Committee Attendance

Please place your initials under the meeting date column alongside your name to inform us of your attendance per meeting.

Member	Jan. 17	Feb. 2*	Mar. 14	Apr. 18	May 9	Jul. 11	Sep. 12	Oct. 17	Nov. 14	Dec. 5
Ahmaad Lott New Orleans Youth Alliance (NOYA)	P	P	½ P	-	-	-	-	A	A	P
Jemila Dunham Institute of Women & Ethnic Studies (IWES)	-	-	P	-	-	-	-	P	P	P
Jake Gleghorn New Orleans Career Center	-	-	A	-	-	-	-	P	P	P
Courtney Jackson RIDE New Orleans	P	-	A	-	-	-	-	P	P	P
David Pulphus New Orleans Arts Education Alliance	-	-	A	-	-	-	-	P	A	A
David Shepard YouthForce NOLA	P	P	½ P	-	-	-	-	A	P	P
Glennis Scott Total Community Action (TCA)	P	-	A	-	-	-	-	A	A	P
Gregory Curtis Workforce Development Board	-	-	A	-	-	-	-	A	A	A
Mary Moran Our Voice Nuestra Voz	-	P	A	-	-	-	-	A	A	P
Michelle Seymour NOYA, Reengagement Center	P	-	P	-	-	-	-	P	P	P
X. Patrice Wright Children's Hospital LCMC, Parenting Center	-	-	A	-	-	-	-	P	P	P

Key:

*=Special Meeting
P= Present; A= Absent;
Y=Yes; N=No; -- = N/A

Highlighted = CYPB
Executive Committee
Member



2024 CYPB Board Member Attendance Report

Member	Jan. 23	Feb. 20	Mar. 12	Apr. 9	May 14	Jul. 11	Sep. 10	Oct. 8	Nov. 12	Dec. 10
Monique Robinson, Chair Café Reconcile	P	P	P	P	P	P	P	A	P	P
Rashain Carriere, Treasurer Boys Town Louisiana	A	P	A	P	A	P	P	P	P	P
Dr. Shannon Perry, Secretary Office of Student Support and Attendance, NOLA Public Schools	A	P	A	P	P	P	P	P	P	P
Dr. Berre Burch, Parliamentarian Children's Bureau of New Orleans	P	P	P	A	P	P	P	A	P	P
Larry Barabino Jr. New Orleans Recreation Development Commission (NORDC) Designee: Jahanna Cannon-Brightman	A	P	A	P	P	A	A	A	P	P
Dr. Torin Sanders Pastor, Sixth Baptist Church	A	A	A	-	-	-	-	-	-	P
Caroline Durham Saint Charles Center for Faith + Action Designee: Emily Rhodes	P	A	P	P	P	P	P	P	A	A
Dr. Roland Bullard Division of Student Success, Dillard University	A	P	P	P	-	-	-	-	-	-
Gina Womack Families & Friends of Louisiana's Incarcerated Children (FFLIC) Designee: Cameron Dumas	A	P	A	A	P	P	P	P	P	P
Kristen A. Rome Louisiana Center for Children's Rights (LCCR) Designee: Tiye Davis	A	P	P	P	P	P	P	A	P	P
Dr. Rochelle Dunham Metropolitan Human Services District (MHSD) Designee: Taylor Dupree	P	P	P	P	P	P	P	P	P	P
Chief Judge Ranord J. Darensburg Orleans Parish Juvenile Court (OPJC) Designee: Mosi Makori	A	P	P	A	A	A	A	A	A	P

[illegible]

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT RIVERS
DIRECTOR

January 2, 2026

Honorable Councilmember J.P. Morrell
Councilmember At Large
1300 Perdido Street, Suite 2W50
New Orleans, Louisiana 70112
Via Clerk of Council: clerkofcouncil@nola.gov

Re: Communication Pursuant to Section 2-87: Attendance Records for the City Planning Commission and Board of Zoning Adjustments

Dear Councilmember Morrell:

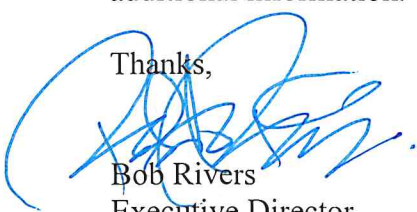
In response to your December 23rd request, attached please find attendance records for the City Planning Commission and Board of Zoning Adjustments for the years 2022 through 2025.

Note that the records are presented in slightly different manners. In 2014, the CPC requested that we report CPC attendance by votes cast as well as meetings attended. The BZA records reflect only meeting attendance.

Finally, please note that there are several vacancies. On the BZA, there are two vacancies – one since June of 2024 and one from June of 2025. Candice Forest and Tamara Agins continue to serve pending new appointments. On the CPC, Jon Johnson's vacated his seat in July of 2025 when he qualified for the District A Council election. He is no longer eligible to serve, so the CPC currently operates with only eight members. Anything that the Council can do to help expedite the process of filling these positions would be much appreciated.

Please let me know if you have any questions about the attached records, or if you need additional information.

Thanks,


Bob Rivers
Executive Director

cc: Julia Zuckerman, Office of JP Morrell
Krystal Hendon, Office of JP Morrell
Larry Massey, Deputy Director, CPC
Katie Witry, CPC Chair



Board of Zoning Adjustments - 2022 Attendance Record

Members	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Meeting Attendance
Jose Alvarez	A	P	P	P	A	P	P	A	P	P	P	P	9/12 (75%)
Tamara Agins	P	P	P	P	P	P	P	A	P	P	A	P	10/12 (83.3%)
Ramiro Diaz	A	P	A	P	P	P	A	A	P	P	P	A	7/12 (58.3%)
Candice Forest	P	P	P	A	P	P	A	P	A	P	P	P	9/12 (75%)
Alfonso Gonzalez II	P	P	P	P	P	A	P	P	P	A	P	P	10/12 (83.3%)
Todd James	P	P	P	P	P	P	P	P	P	P	P	P	12/12 (100%)
Matthew Rufo	P	P	P	P	P	P	P	P	P	P	P	P	12/12 (100%)

P = Present

A = Absent

Board of Zoning Adjustments - 2023 Attendance Record

Members	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Meeting Attendance
Jose Alvarez	A	P	A	P	A	P	P	A	P	A	P	A	6/12 (50%)
Tamara Agins	P	P	P	P	P	A	P	P	P	P	A	A	9/12 (75%)
Ramiro Diaz	P	P	A	P	P	P	A	P	P	P	A	P	9/12 (75%)
Candice Forest	P	P	P	A	P	P	P	P	A	A	P	P	9/12 (75%)
Alfonso Gonzalez II	P	A	A	P	A	P	A	P	P	P	P	P	8/12 (66.7%)
Todd James	A	P	P	P	P	A	P	A	P	P	P	P	9/12 (75%)
Matthew Rufo	P	A	P	P	P	P	P						6/7 (85.7%)

P = Present

A = Absent

Board of Zoning Adjustments - 2024 Attendance Record

Members	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Absence	Meeting Attendance
Jose Alvarez	P	A	P	P	P	P	P	P	A	P	P	A	3	9/12 (75%)
Tamara Agins	A	P	P	A	P	P	P	A	P	P	A	A	5	7/12 (58.3%)
Ramiro Diaz	P	P	P	P	P	P	P	P	P	P	A	P	1	11/12 (91.7%)
Candice Forest*	P	P	P	P	P	P	P	P	P	P	P	A	1	11/12 (91.7%)
Alfonso Gonzalez II	P	P	P	P	A	A	P	P	A	P	P	P	3	9/12 (75%)
Todd James	P	P	A	A	P	P	P	P	P	P	A	P	3	9/12 (75%)
Jason Richards	P	P	P	P	A	P	A	A	P	P	P	P	3	9/12 (75%)

P = Present

A = Absent

*Term ended 6/30/2024

Board of Zoning Adjustments - 2025 Attendance Record

Members	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Absence	Meeting Attendance
Jose Alvarez	A	P	P	A	P	P	A	P	P	P	P	P	3	9/12 (75%)
Tamara Agins**	P	A	P	P	P	A	P	P	A	P	P	A	4	8/12 (66.7%)
Ramiro Diaz	P	P	P	P	A	P	P	A	A	P	A	P	4	8/12 (66.7%)
Candice Forest*	P	P	P	A	P	P	P	P	A	P	P	P	2	10/12 (83.3%)
Alfonso Gonzalez II	A	P	P	P	P	P	A	P	P	P	P	P	2	10/12 (83.3%)
Todd James	P	P	P	P	P	P	P	P	P	P	P	P	0	12/12 (100%)
Jason Richards	P	P	P	A	P	P	P	P	P	P	P	P	1	11/12 (91.7%)

P = Present

A = Absent

*Term ended 6/30/2024

**Term ended 6/30/2025

City Planning Commission - 2022 Attendance Report

Meeting Date	1/11/2022	1/25/2022	2/8/2022	2/22/2022	3/8/2022	4/5/2022	4/12/2022	4/26/2022	5/10/2022	5/24/2022	6/14/2022	6/28/2022	7/12/2022	7/26/2022	8/23/2022	9/13/2022	9/27/2022	10/11/2022	10/25/2022	11/14/2022	12/13/2022	Meeting Attendance
Diane Alexander	15	0	0	17	18	11	17	0	12	0	13	0	10	0	17	0	8	14	0	8	20	13/21 (61.9%)
Kelly Brown	15	21	18	17	18	10	17	11	12	11	0	13	10	13	17	0	8	13	6	8	20	19/21 (90.5%)
Lorey Flick	15	21	18	0	17	11	17	0	12	0	13	13	10	13	17	18	8	14	6	8	20	18/21 (85.7%)
Nomita Joshi-Gupta	First Meeting 9/27/2022																8	14	6	8	20	5/5 (100%)
Dasjon Jordan	First Meeting 4/12/2022						17	14	12	11	13	13	10	13	17	18	8	14	6	8	20	15/15 (100%)
Kathleen Lunn	14	0	18	17	18	11	17	14	0	11	13	13	0	12	0	18	8	14	0	8	20	17/21 (81%)
Robert Steeg	2	21	18	17	18	11	17	14	11	11	13	13	0	13	15	17	8	14	6	8	6	20/21 (95.2%)
Jonathan Stewart	15	21	18	17	18	8	17	14	12	11	0	13	0	13	17	0	8	3	6	8	20	18/21 (85.7%)
Kyle Wedberg	14	20	2	17	0	9	16	0	0	0	13	13	Last Meeting 6/28/2022								8/12 (66.7%)	
Katie Witry	14	21	18	17	18	11	17	14	12	11	13	13	10	13	17	19	8	14	6	8	20	21/21 (100%)
Total Meeting Votes	15	21	18	17	18	11	17	14	12	11	13	13	10	13	17	19	8	14	6	8	20	

City Planning Commission - 2023 Attendance Report

Meeting Date	1/10/2023	1/24/2023	2/14/2023	2/28/2023	3/14/2023	3/28/2023	4/11/2023	4/25/2023	5/9/2023	5/23/2023	6/13/2023	6/27/2023	7/11/2023	7/25/2023	8/8/2023	8/22/2023	9/12/2023	9/26/2023	10/10/2023	10/24/2023	11/14/2023	12/12/2023	Meeting Attendance
Diane Alexander	15	14	0	6	10	8	15	0	16	0	9	0	9	0	14	11	11	7	19	17	19	17	17/22 (77.3%)
Kelly Brown	16	14	11	6	10	8	15	17	15	0	9	8	9	12	14	11	11	8	19	18	19	18	21/22 (95.5%)
Lorey Flick	16	14	11	4	0	0	15	17	16	10	9	8	9	12	14	11	11	8	19	17	19	18	21/22 (95.5%)
Dasjon Jordan	16	14	11	0	10	8	14	0	16	10	6	8	9	0	4	11	11	8	19	17	19	0	19/22 (86.4%)
Nomita Joshi-Gupta	15	12	10	6	10	8	0	17	15	8	9	7	0	0	14	11	11	8	19	0	19	18	18/22 (81.8%)
Kathleen Lunn	16	14	11	0	10	8	0	17	0	8	9	7	9	12	12	11	11	8	19	17	19	0	18/22 (81.8%)
Robert Steeg	15	14	9	6	10	8	14	16	0	10	9	8	9	12	13	11	11	8	0	18	19	15	20/22 (98.9%)
Jonathan Stewart	16	12	11	6	10	0	0	17	15	10	9	8	0	0	14	11	11	8	19	18	19	18	18/22 (81.8%)
Katie Witry	16	14	11	6	10	6	13	0	14	8	9	8	0	12	14	11	11	8	19	17	0	18	19/22 (86.4%)
Total Meeting Votes	16	14	11	6	10	8	15	17	16	10	9	8	9	12	14	11	11	8	19	18	19	18	

City Planning Commission - 2024 Attendance Report

Meeting Date	1/9/2024	1/23/2024	2/6/2024	2/27/2024	3/5/2024	3/12/2024	3/26/2024	4/9/2024	4/23/2024	5/14/2024	5/28/2024	6/11/2024	6/25/2024	7/9/2024	7/23/2024	8/13/2024	8/27/2024	9/24/2024	10/8/2024	10/22/2024	11/12/2024	12/10/2024	Meeting Attendance	Percent of All Votes Cast
Kelly Brown	42	15	14	15	0	0	7	0	33	11	16	6	8	0	6	0	0	19	0	4	0	23	14/22 (63.6%)	62.4%
Lorey Flick	42	0	15	17	18	9	0	17	32	0	0	0	8	16	6	0	9	19	0	4	31	0	14/22 (63.6%)	69.2%
Jon Johnson	First Meeting 3/26/2024						7	17	33	11	24	6	8	16	6	8	9	17	0	4	19	0	14/16 (87.5%)	80.1%
Dasjon Jordan	0	15	15	0	18	13	4	17	33	10	24	5	0	16	6	8	0	19	9	0	31	23	17/22 (77.3%)	75.8%
Nomita Joshi-Gupta	0	15	15	17	18	13	7	17	33	11	24	6	0	16	0	8	0	19	0	4	28	0	16/22 (72.7%)	71.5%
Kathleen Lunn	42	10	15	0	0	13	7	0	33	11	20	0	8	11	6	8	9	19	9	4	30	23	18/22 (81.8%)	79.2%
Robert Steeg	42	15	15	17	18	0	7	17	33	11	24	6	8	16	0	8	0	19	9	4	31	0	18/22 (81.8%)	85.5%
Jonathan Stewart	42	15	15	17	18	13	0	17	0	3	24	6	0	16	0	8	9	18	9	4	31	23	18/22 (81.8%)	82.1%
Katie Witry	42	14	15	17	17	13	7	0	32	0	24	6	8	0	0	8	9	18	9	4	0	23	18/22 (81.8%)	75.8%
Total Meeting Votes	42	15	15	17	18	13	7	17	33	11	24	6	8	16	6	8	9	19	9	4	31	23		

City Planning Commission - 2025 Attendance Report

Meeting Date	1/7/2025	1/14/2025	1/28/2025	2/11/2025	2/25/2025	3/11/2025	3/25/2025	4/8/2025	4/22/2025	5/13/2025	5/27/2025	6/10/2025	6/24/2025	7/8/2025	7/22/2025	8/12/2025	8/26/2025	9/9/2025	9/23/2025	10/14/2025	10/28/2025	11/11/2025	12/9/2025	Meeting Attendance
Kelly Brown	29	10	0	8	5	4	8	8	9	0	0	0	5	7	0	8	10	7	11	11	Last Meeting 10/14/2025			15/20 (75%)
Lorey Flick	29	9	9	8	5	0	8	8	9	0	0	0	0	7	6	0	10	7	11	0	0	8	10	16/23 (69.6%)
Jon Johnson*	29	10	8	8	5	4	8	8	9	0	7	6	5	7	0	Last Meeting 7/22/2025								13/15 (86.7%)
Dasjon Jordan	0	10	9	8	5	4	0	0	9	7	7	6	5	7	6	0	0	7	10	0	0	6	11	16/23 (69.6%)
Nomita Joshi-Gupta	16	10	9	0	0	4	8	8	9	7	7	0	0	7	6	8	10	0	11	0	17	8	11	17/23 (73.9%)
Jacky Kepper	First Meeting 10/14/2025																			12	17	8	9	4/4 (100%)
Kathleen Lunn	0	10	9	0	0	4	8	8	9	0	7	6	2	7	6	8	0	0	11	Last Meeting 9/23/2025				13/19 (68.4%)
Nicholas Poche	First Meeting 10/29/2025																			17	8	11		3/3 (100%)
Robert Steeg	0	10	8	8	5	4	8	8	9	7	5	5	5	7	0	8	9	7	0	12	17	8	11	20/23 (87%)
Jonathan Stewart	29	10	9	8	0	4	0	8	9	7	5	6	5	0	6	0	8	0	11	12	17	7	9	18/23 (78.3%)
Katie Wiltry	29	10	6	0	5	4	8	8	9	7	7	6	0	7	0	8	10	7	4	12	17	2	9	20/23 (87%)
Total Meeting Votes	29	10	9	8	5	4	8	8	9	7	7	6	5	7	6	8	10	7	11	12	17	8	11	

*Seat remains unfilled

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: December 1, 2025

CALENDAR NO. 35,319

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to grant an Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District, on Square 439, Lots 3, 4, and S or 20-21, in the Fourth Municipal District, bounded by Washington Avenue, South Johnson Street, South Prieur Street, and Toledano Street (Municipal Address: 3308 Washington Avenue); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 45/25 was initiated by Eshel Properties, 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 affordable housing planned development in its report to the City Council dated October 20, 2025, presented in **Zoning Docket Number 45/25**; 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 five (5) exceptions and five (5) provisos, as stated in Motion Number M-25-563 of the Council of the City of New Orleans on November 6, 2025.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That an Affordable Housing Planned Development in an HU-RD2 Historic Urban

Two-Family Residential District, on Square 439, Lots 3, 4, and S or 20-21, in the Fourth Municipal District, bounded by Washington Avenue, South Johnson Street, South Prieur Street, and Toledano Street (Municipal Address: 3308 Washington Avenue); is hereby authorized and approved, subject to the following exceptions and provisos, as specifically set forth herein:

EXCEPTIONS:

1. The developer shall be granted an exception to the requirements of **Article 11, Section 11.3.A** of the Comprehensive Zoning Ordinance, providing 422 square feet per dwelling unit for a total lot area of 11,820 square feet.
2. The developer shall be granted an exception to the requirements of **Article 11, Section 11.3.A** of the Comprehensive Zoning Ordinance, providing a front yard setback waiver of 5 feet.
3. This development shall be granted an exception of **Article 22, Section 22.15** and **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance to permit a reduced number of off-street parking due to the public benefit component providing affordable housing units.
4. This development shall be granted an exception of **Article 22, Section 22.8.C.3** of the Comprehensive Zoning Ordinance to permit a two-way traffic aisle providing an aisle width waiver of 4 feet.
5. The developer shall be granted an exception to the requirements of **Article 5, Section 5.10.B.4** and **Article 5, Section 5.10.B.5** of the Comprehensive Zoning Ordinance, allowing the new affordable units to be concentrated within the new structure.

25 **PROVISOS:**

- 26 1. The Department of Safety and Permits shall issue no building permits or licenses for
27 this project until final development plans are approved by the City Planning
28 Commission and recorded with Clerk of Civil District Court's Land Records Division.
29 Failure to complete the planned development process by properly recording plans
30 within one year or failure to request an administrative extension as provided for in
31 **Article 4, Section 4.4.I.2** of the Comprehensive Zoning Ordinance will void the
32 planned development approval.
- 33 2. The developer shall secure the approval of the Department of Public Works for any
34 improvements to the adjacent public right-of-way, including sidewalks, curbing, and
35 curb cuts, and any other modifications to the surrounding public rights-of-way. When
36 submitting plans to the City Planning Commission for final approval, the developer
37 shall provide documentation of all required approvals by the Department of Public
38 Works.
- 39 3. The plans submitted to the City Planning Commission for final approval shall include
40 a landscaping plan that complies with **Article 23, Section 23.3.B** of the
41 Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed
42 Louisiana landscape architect. This landscape plan shall indicate the following:
- 43 a. the genus, species, size, location, quantity, and irrigation of all existing and
44 proposed plant materials within both the common areas and the street rights-
45 of-way within the site, with applicable remarks and details;
- 46 b. compliance with all applicable landscape regulations in **Article 23** and
47 elsewhere in the Comprehensive Zoning Ordinance including parking lot

landscaping in **Article 23, Section 23.7** and buffer yard landscaping in **Article 23, Section 23.8**;

c. building foundation planting; and

d. any planting of trees in the public right-of-way is subject to the approval of the Department of Parks and Parkways.

4. The developer shall provide details on the final site plan identifying the location, type, and screening of all trash receptacles, and shall demonstrate an adequate removal plan that ensures safe and efficient access for sanitation services.

5. The development shall be in accordance with, and submit evidence of, all affordable housing requirements outlined in **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance, except as specifically waived herein, including:

a. Affordable housing units shall be either rental affordable housing or homeownership affordable housing.

b. The development shall contain twenty-five percent (25%) of units up to the sixty percent (60%) Area Median Income level.

c. The affordable housing units shall be comparable to the market-rate housing units in terms floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.

d. The bedroom mix (i.e. the number of bedrooms) of the affordable housing units shall be proportional to the market-rate housing units.

e. The obligation to provide and maintain a specified amount of affordable housing in a development shall run with planned development designation containing such site for not less than ninety-nine (99) years.

71 f. The residents of the affordable housing units shall have access to the same
72 amenities as the residents of the market-rate housing units.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do
2 anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon
3 conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or
4 both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a
5 conviction shall be cause for immediate cancellation of the Use and Occupancy Permit for the
6 premises. Alternatively, the individual shall be subject to whatever civil liabilities, penalties,
7 or remedies the law prescribes.

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this
2 affordable housing planned development after: (1) all proviso(s) listed in Section 1, which
3 impose a one-time obligation have been completely fulfilled and complied with; and (2) all
4 proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun
5 to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning
6 Commission's approval of the final site plan, which shall be submitted within one year of the
7 effective date of this Ordinance, unless extended as authorized by the Comprehensive Zoning
8 Ordinance. The Executive Director of the City Planning Commission shall verify that the
9 development plan incorporate all conditions set forth in this Ordinance and shall sign the plan
10 to indicate final plan approval. The final approved plan shall be recorded in the Office of the
11 Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final
12 approval, and evidence of such recordation shall be submitted to the City Planning
13 Commission. No use or occupancy certificates or permits, other than the building permits
14 needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and

15 evidence of recordation is submitted to the City Planning Commission. If the development
16 plan is not approved and recorded, within the timeframes provided in the Comprehensive
17 Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding
18 effect. Furthermore, if the requirements of Section 4.4.I.1 of the Comprehensive Zoning
19 Ordinance are not satisfied within the timeframe allotted by Sections 4.4.I.1 and 4.4.I.2 of the
20 Comprehensive Zoning Ordinance, the affordable housing planned development will expire,
21 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-25-563

CITY HALL: November 6, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MORRELL

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 five (5) exceptions and five (5) provisos, related to **ZONING DOCKET 045/25** for property located at Square 439, Lots 3, 4, and S or 20-21, in the Fourth Municipal District, bounded by Washington Avenue, South Johnson Street, South Prieur Street, and Toledano Street, bearing municipal address 3308 Washington Avenue, initiated by Eshel Properties, LLC, requesting an Affordable Housing Planning Development to permit the expansion of a multi-family residential development in an HU-RD2 Historic Urban Two-Family Residential 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, Harris, King, Moreno, Morrell, Thomas - 6

NAYS: 0

ABSENT: Green - 1

RECUSED: 0

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lara W. Johnson
CLERK OF COUNCIL

NEW ORLEANS CITY COUNCIL

LESLI HARRIS

COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired its recommendation of *approval* from the Mayor's Office of Economic Development and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20250123, 4417 Dryades Street, 4417 Dryades St LLC
Laura Barth
Zach Smith Consulting & Design
1000 S Norman C Francis Pkwy | New Orleans, LA 70125

If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson Bush, Mayor's Office of Economic Development



CITY OF NEW ORLEANS

Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:

RTA RULES: [RTA Resolution #R-20-10](#)

RTA APPLICATION #: [20250123 | Initial 5-Year Tax Exemption](#)

APPLICANT: [4417 Dryades St LLC](#)

PROJECT ADDRESS: [4417 Dryades Street](#)

PROJECT: [Bed & Breakfast Project | Commercial](#)

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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SUPPORT DOCUMENTS | EXHIBITS

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RTA REQUEST | BED & BREAKFAST PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 4417 Dryades St LLC
- Principal Owners: Frank Glaser and Dan Glaser
- Applicant Representative(s): Laura Barth, Zach Smith Consulting

II. PROJECT DESCRIPTION

This is a property located in the Uptown New Orleans Historic District. The property was built between 1937 and 1951 according to Sanborn Maps. The property was previously a hotel but has been a Bed and Breakfast (9 rooms) since 2023. The owners have invested \$493,865 into the property that is currently valued at \$1,098,000 (44.97% of the building value). The renovations include needed repairs so the property can re-open and continue to serve the area as a Bed and Breakfast for tourism in the historic Uptown neighborhood. The renovations include updating fixtures, flooring, baseboards, cabinets, removing an existing bedroom and bathroom, adding an interior stairwell to connect the 1st and 2nd floors, and installing a new landing at the top of the stairs with a new door for the existing balcony. The new hires needed for the Bed and Breakfast to reopen include 5 positions including inn keeper, maintenance, and cleaners. This will allow a projected \$215,000 for the payroll for the positions that this business will require. The renovations also included 44 construction works over the duration of the project. Over the project's timeline, this means 44 workers were in New Orleans daily, likely contributing to the city in many ways such as getting gas, lunch, etc. The business itself is also projected to contribute \$45,000 of sales tax revenue. This renovation allows this Bed and Breakfast to re-open and contribute to the city's revenue by allowing a place for tourists or locals to stay directly contributing sales tax revenue with nightly rentals.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 28, 2025

Application Filed: March 31, 2025

Project Dates: March 31, 2025~December 1, 2025

Projected effective date of the tax exemption: July 31, 2026

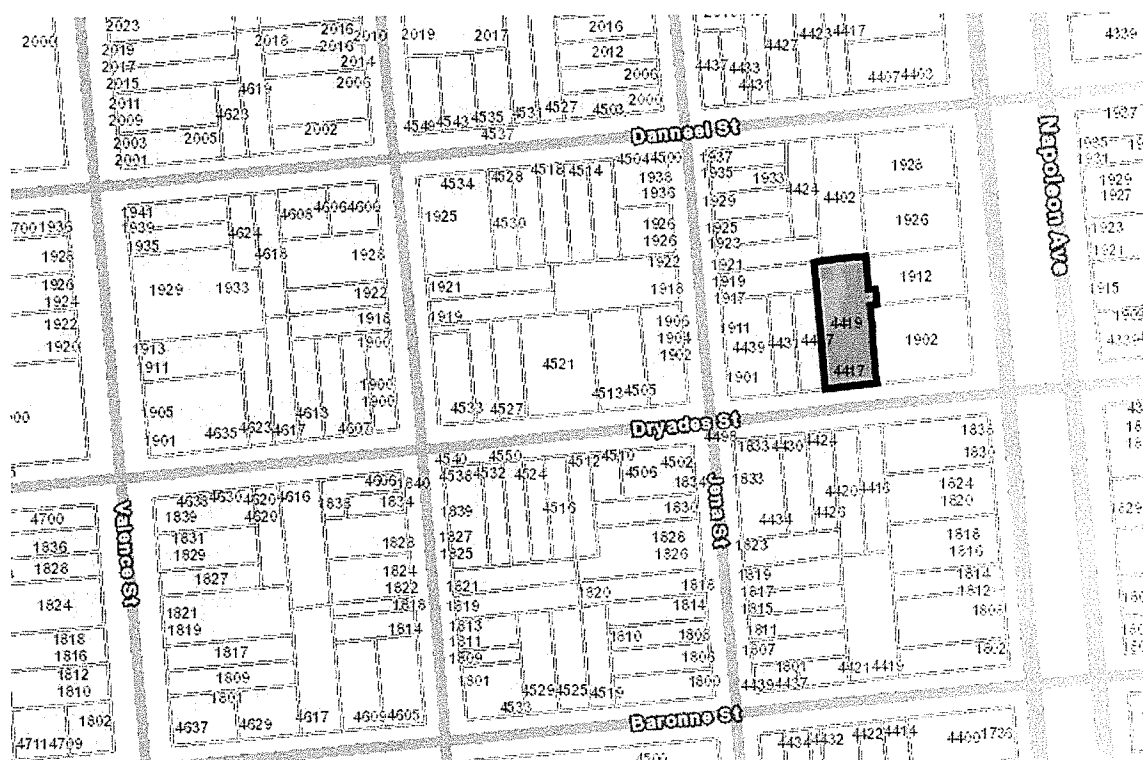
Projected 5-year period: August 1, 2026 ~ July 31, 2031

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = \$1,640,000
- Post-improvement appraisal projection = \$3,405,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 4417 Dryades Street, between Napoleon Ave and Jena Street
- LEGAL DESCRIPTION: 1. SQ 477 LOT 18-A, 2. 63X150, 3. 4417 DRYADES ST
- COUNCIL DISTRICT: District B, Lesi Harris
- DISTRICT LOCATION: Uptown Historic District (local – HDLC and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Historic Urban Neighborhood Business District | Mixed-Use Low Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 12-1
actual intended use is a "bed & breakfast" which is a conditional use within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 4417 Dryades Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = \$254,184
- Estimated equipment purchased = \$21,000
- Estimated labor = \$218,680
- Estimated engineering = \$0
- The estimated grand total of the entire project = \$493,865

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure ($\$1,098,000 \times 25\% = \$274,500$) = Yes

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = \$493,864

(materials, machinery/equipment, and labor are reported at \$493,864 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 2 and 3)

Assessor's Office and Bureau of Treasury Information:

(based on 2024 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = \$109,880
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation (\$142,880) of the building for 5 years
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: \$19,144
- The projected total post-renovation assessed value is estimated at \$179,260 which reflects a significantly large increase in property value (estimating roughly \$23,661 [\$146,180 - post building assessment] in post-renovated taxes)
- 33% increase in assessed building value forecasted resulting from project improvements (increasing from \$109,800 to \$146,180)
- Property Taxes Paid 1st Year Post Incentive: \$116,23 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: \$47,500

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at \$181,900
- 5-year estimated recipient tax benefit is valued at \$26,705; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 44
- The estimated number of *permanent jobs* created is 5

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 4417 Dryades Street, the following assessment was determined:

DBE Commitment to 35% Goal: 75.3% DBE Utilization
 Verified DBE Subcontracting Contract Value: \$371,908
 DBE Firms: 1

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). Perle Construction, a certified SLDBE, was the General Contractor on the project and therefore achieved 100% DBE participation.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 14.2x (exceeds the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

<u>4</u> Approve <u>0</u> Disapprove <u>0</u> Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION



MEMORANDUM

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

DATE: November 14, 2025

TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans

FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans

RE: RTA # 20250123 4417 Dryades Street

The submitted Pro Forma projects an annual NOI of \$465,722 in Y1, \$491,347 in Y2, \$529,141 in Y3, \$546,131 in Y4, and \$557,594 in Y5. Subtracting the interest expenses, which is the only other expense indicated outside the NOI expenses, the projected net income results in a DSCR of 2.8, 3, 3.3, 3.4, and 3.6 in the corresponding years which shows very strong financial stability.

4417 Dryades 5 Year Proforma					
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	\$ 950,000	\$ 997,500	\$ 1,067,325	\$ 1,099,345	\$ 1,121,332
Operating Expenses					
Management Fees	190,000	199,500	213,465	219,869	224,266
Repairs and Maintenance	85,500	89,775	96,059	98,941	100,920
Turnover Cleaning	57,000	59,850	64,040	65,961	67,280
Property Supplies	4,320	4,320	4,320	4,320	4,320
Landscaping	3,600	3,600	3,700	3,800	3,900
Utilities	95,000	99,750	106,733	109,934	112,133
Insurance	25,000	25,500	26,010	26,530	27,061
Real Estate Taxes	18,858	18,858	18,858	18,858	18,858
Legal and Professional Fees	5,000	5,000	5,000	5,000	5,000
Total Operating Expenses	484,278	506,153	538,184	553,213	563,738
Net Operating Income	465,722	491,347	529,141	546,131	557,594
Other Expenses					
Interest Expense	165,000	162,500	160,000	158,000	155,950
Total Other Expenses	165,000	162,500	160,000	158,000	155,950
Net Income	\$ 300,722	\$ 328,847	\$ 369,141	\$ 388,131	\$ 401,644

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

Pre-Construction Year	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
(2024)	330,800	1,098,000	1,428,800	33,080	109,800	142,880

Post-Improvement Construction Value	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	330,800	1,461,800	1,792,600	33,080	146,180	179,260

Assessor's Office Total 5- Year Tax Savings Formula (Incentive Value):

(Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction = **\$26,704.74**

Compiled by: Devin Johnson, Orleans Parish Assessor's Office

LED Formula TJB:

Project Amount X Asmt X Milage Rate X 5 =

467,189 x 0.15 x 0.13399 x 5 = **\$46,949**

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Valuation

	2025 Certified	2024 Certified	2023 Certified
Land Value	\$330,800	\$330,800	\$160,300
+ Building Value	\$1,098,000	\$1,098,000	\$126,500
= Total Value	\$1,428,800	\$1,428,800	\$1,428,800
Assessed Land Value	\$33,080	\$33,080	\$16,030
+ Assessed Building Value	\$109,800	\$109,800	\$126,850
= Total Assessed Value	\$142,880	\$142,880	\$142,880
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$142,880	\$142,880	\$142,880
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
3/2/2023	\$1,348,500	PEOPLE SPEAK LLC	4417 DRYADES ST LLC	202306643	724225

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2024 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112



TAX BILL NO	LAND ASSESSMENT
614306709	33,080
DELINQUENT DATE	IMPROVEMENT ASSESSMENT
03/01/2024	109,800
PROPERTY LOCATION	HOMESTEAD EXEMPTION
4417 DRYADES ST	0
LEGAL DESCRIPTION	
SQ 477 LOT 18-A 63X150 S-W/POOL(BED & BREAKFAST) 3 B&B ROOMS FILE #70816 11-23	

4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62800 as shown on our payment stub.
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the total assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL

This bill reflects payments through 01/31/2024

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2024	REAL ESTATE	03/01/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2021, 2022, or 2023 delinquent taxes or fees may be included for tax sale processing and its cost in 2024. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday. For payment questions call 1-888-397-8027.
If you qualify for a homestead exemption that has not been granted for 2024 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS

ALWAYS RETURN this portion when paying by mail.

Please ensure the City's return address appears in the return envelope window and write your property location on your check.

You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2024 Original Real Estate Tax Bill
Tax Bill No.: 614306709
Location: 4417 DRYADES ST
Owner: 4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

TOTAL DUE BY: 02/29/2024	PAYMENT AMOUNT ENCLOSED
\$19,144.48	

All payments must be made in U.S. funds
and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62800
New Orleans, LA 70162-2800



9*****4417-DRYADESST0001914448202401650257

Your 2024 Tax Payment at Work

Tax Bill No: 614306708

Property Location: 4417 DRYADES ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.71	244.32
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	16.50	2,357.52
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.54	77.16
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	4.39	627.24
FIRE PROTECTION	FIRE PROTECTION	6.84	977.30
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.05	150.02
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	12.23	1,747.42
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.46	351.48
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	10.79	1,541.68
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.32	617.24
NEW ORLEANS DEPT. OF PARKS & PARKWAYS	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.59	227.18
NEW ORLEANS RECREATION DEVELOPMENT COMM.	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.71	244.32
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	3.75	535.80
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	1.87	267.19
POLICE PROTECTION	POLICE PROTECTION	4.67	667.25
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	6,473.89
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	3.92	560.09
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.14	591.52
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	6.20	885.86
TOTAL			19,144.48

Bill No: 614306708

Wednesday January 31 2024 6:13 AM

User: jfrank

Period	Type	Delinquent Date	Tax Lien	Interest	City/Col. Fee	Tax Sale Costs	Total Paid	Total Due
2024	REAL ESTATE	03/01/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

No payments made under protest have been made at this time as construction will not be completed until December 2025 which means that improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY
CITY OF NEW ORLEANS

Helena Moreno
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: November 12, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20250123

Address: 4417 Dryades Street

Applicant: 4417 Dryades St. LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public funding or incentives. This division applies to Restoration Tax Abatement credits for commercial structures and owner-occupied residential properties exceeding six (6) residential units.

- RTA Application Investment: \$493,865.00 (\$493,865.00 job value reported to Safety & Permits)
- Restoration Tax Abatement Incentive Value: \$26,705.00
- DBE Goal: 35%
- DBE Utilization Percentage: 75.3%
- DBE Subcontracting Contract Value: \$371,907.96

DBE's on the project:

- Clementine Construction, LLC | LAUCP Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant **Compliant** with the Restoration Tax Abatement program policy. The applicant's utilization of certified DBEs far exceeded the 35% goal. NOTE: OSD reserves the right to rescind its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4261 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO**MEMORANDUM**

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

NOVEMBER 14, 2025

RTA# 20250123; ADDRESS: 4417 DRYADES STREET

"Utilizing the project assessment system originally created by the New Orleans Business Alliance (NOLABA), the City of New Orleans is able to estimate the impact of potential new businesses and new developments on the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflect the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made that any of the projected values or results contained herein will be achieved."

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact (A)** to the project's Total Local Incentive Value (E) is **14.2x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes¹ allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate \$116,233 in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project ²	\$387,147	\$64,525
B. General Fund Net Impact ²	\$62,991	\$10,499
C. Direct Property Tax Paid to City of New Orleans ³	\$104,881	\$20,976
D. Total Direct Sales Tax Generated ²	\$413,198	\$68,866
E. Total Local Incentive Value ³	\$27,326	\$5,465

¹ Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).

² These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.

³ These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA			
RTA#20250123		Project:4417 Dryades Street	
Date: 11/14/2025		Department: Economic Development	
Contract Value: \$493,865		Project Manager: Tracey Jackson	
Hire NOLA GFE Participation Goals			
Hire NOLA GFE Attestation: Document Received			
Hire NOLA Manpower Utilization Form: Document Received			
Hire NOLA Local Hire Plan: Document Received			
Hire NOLA Compliance Review			
		The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post-bid package.	
Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	\$493,865	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremon.tapp@nola.gov

Exhibit 7: PERMIT(S)

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Non-structural renovation updating fixtures, flooring, baseboards, cabinets. No new plumbing, no new electrical. Existing Principal B&B

USE TYPE: Bed and Breakfast Inn - Max 9 Rooms - Commercial Only
IMPROVEMENT TYPE: Renovation (Non-Structural)
ZONING: HU-B1,HU-RD2

FLOOD ZONE:

ELEVATION REQUIREMENT:

VALUE OF APPROVED WORK: \$483,421.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1340 Poydras St, Suite 800 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO



4417 Dryades St

24-30862-RNVN

11/15/2024

Applicant: Zach Smith Consulting

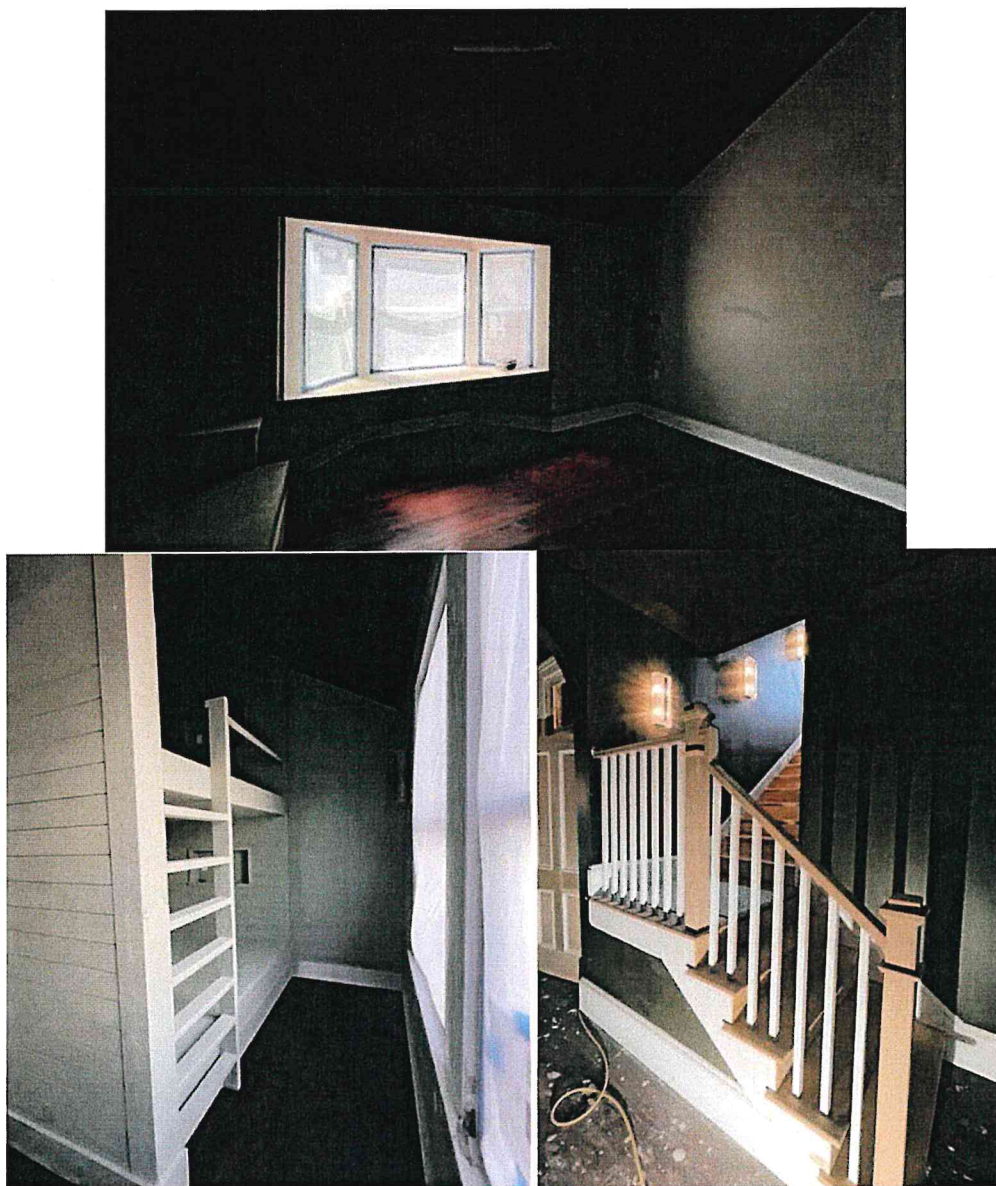
Exhibit 8: PHOTOS











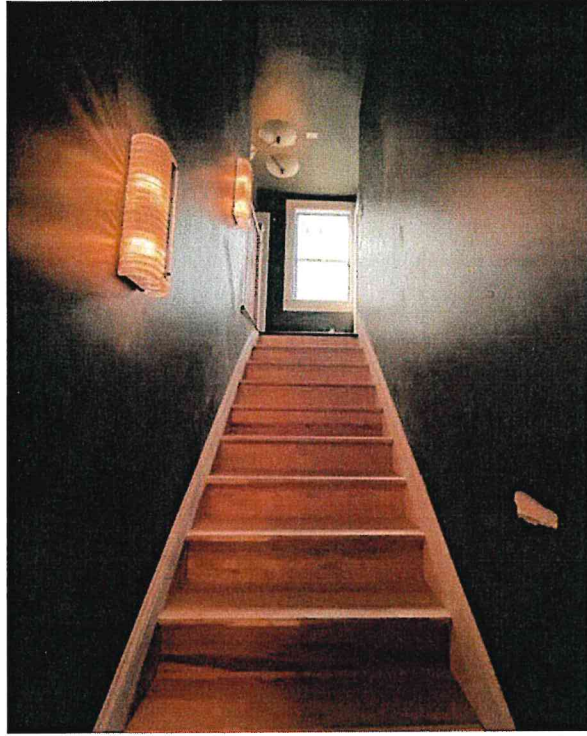


Exhibit 9: RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVIEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. R-20-10.

RTA#: 20250123 Address: 4417 Dryades Street Type: bed & Breakfast Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ \$150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-9

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-10

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired a recommendation of *approval* from the Mayor's Restoration Tax Abatement Committee and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20220126, 1401 Delachaise Street, GD1 LLC

Project Representative:
J. Nicole Webre, J.D. | Principal Consultant
Webre Consulting
2131 Bienville Street | New Orleans, LA 70112
nicole@webreconsulting.com | <https://webreconsulting.com/>

Please disregard our prior notice which incorrectly reports the committee's decision. If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson, Mayor's Office of Economic Development



CITY OF NEW ORLEANS

Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:

RTA RULES: RTA Resolution #R-20-10

RTA APPLICATION #: 20220126 | Initial 5-Year Tax Exemption

APPLICANT: GD1 LLC

PROJECT ADDRESS: 1401 Delachaise Street

PROJECT: Boutique Hotel Project | Commercial

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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- III. PROJECT ENROLLMENT
- IV. BEFORE & AFTER APPRAISAL VALUES]
- V. PROJECT LOCATION
- VI. CAPITAL INVESTMENT
- VII. PERMITS
- VIII. OTHER FINANCIAL RESOURCES
- IX. VALUE OF TAX ABATEMENT
- X. LABOR MARKET IMPACT
- XI. DBE PARTICIPATION STATUS
- XII. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS
- XIII. HIRE NOLA/LIVING WAGE
- XIV. PROJECT ASSESSMENT SUMMARY
- XV. RTA REVIEW COMMITTEE RECOMMENDATION

SUPPORT DOCUMENTS | EXHIBITS

- | | |
|---|---|
| 1. PRO FORMA EVALUATION | 6. HIRE NOLA/LIVING WAGE VALIDATION SHEET |
| 2. ASSESSOR'S OFFICE VALUE INFORMATION | 7. PERMITS |
| 3. BUREAU OF TREASURY TAX INVOICE INFO | 8. VIOLATION DATA |
| 4. DBE PARTICIPATION VALIDATION MEMO | 9. PHOTOS |
| 5. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO | 10. PROJECT COMPLIANCE REVIEW SUMMARY |

RTA REQUEST | BOUTIQUE HOTEL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: GD1 LLC
- Principal Owners: Daniel J Glaser and Frank B Glaser
- Applicant Representative(s): Lisa Picone Love

II. PROJECT DESCRIPTION

The residence at 1401 Delachaise Street, also known as the "Sommerville-Kearney House," is a unique New Orleans home that possesses distinct architectural significance. This property was nominated as a historic landmark in 1989 and was added to the National Register of Historical Places in 1978. This home was built between 1890 and 1891 and is a rare example of the Louisiana raise cottage executed in The Queen Anne Style. Although the interior has undergone renovation to accommodate doctors' offices, the original floor plan and decorative elements have been retained. The aim of this renovation is to celebrate the building's existing architectural features and accommodate a new life for the home as a *boutique hotel*. The most significant change to the exterior will be the removal of a rear addition which is not of historic significance. The proposed design introduces a new 2-story addition (670 sq. ft. | 6% expansion) whose massing and materiality remain secondary to the existing historic home. This renovation also seeks to repair minor damage to elements on the existing home and restore it in any way that reflects historic integrity.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 29, 2022
 Application Filed: July 25, 2022
 Project Dates: August 1, 2023 ~ April 14, 2025

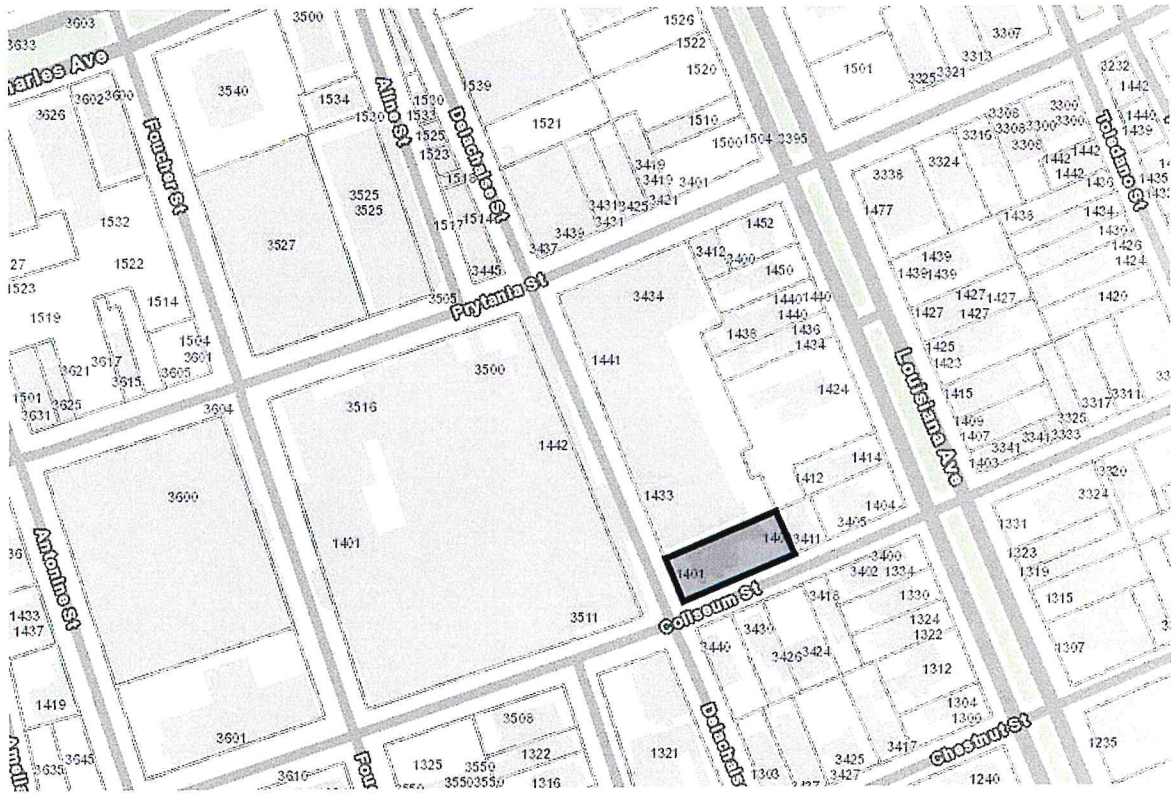
Projected effective date of the tax exemption: July 31, 2025
 Projected 5-year period: August 1, 2025 ~ July 31, 2030

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = \$1,295,000
- Post-improvement appraisal projection = \$3,515,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1401 Delachaise Street, between Coliseum and Prytania Streets
- LEGAL DESCRIPTION: 1. SQ 332 LOT 2 DELACHAISE AND, 2. COLISEUM 62X160 1401-03 DELA, 3. CHAISE 3 STY-15 OFFICES; 4. EXEMPT 2002 PERMIT; 5. FILE #76093 6/97
- COUNCIL DISTRICT: District B, Lesli Harris
- DISTRICT LOCATION: Garden Historic District (local – HDLC) and Uptown Historic District (national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Medical Campus District | Mixed-Use Medium Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 15-1
actual intended use is a "hotel" which is permitted within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 1401 Delachaise Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = \$1,600,000
- Estimated equipment purchased = \$100,000
- Estimated labor = \$773,857

- Estimated engineering = \$80,000
- The estimated grand total of the entire project = \$2,553,857

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure = Yes ($\$738,900 \times 25\% = \$184,725$)

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = \$2,473,857
(materials, machinery/equipment, and labor are reported at \$2,473,857 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 3 and 4)

Assessor's Office and Bureau of Treasury Information):
 (based on 2023 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = \$73,890
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: \$15,131.71
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation (\$103,070) of the building for 5 years
- The projected total post-renovation assessed value is estimated at \$233,020 which reflects a significantly large increase in property value (estimating roughly \$30,756.31 [\$193,340 - post building assessment] in post-renovated taxes)
- 215% increase in assessed building value forecasted resulting from project improvements (increasing from \$73,890 to \$193,340)
- Property Taxes Paid 1st Year Post Incentive: \$161,066 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: \$1,345,213

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at \$136,840.46
- 5-year estimated recipient tax benefit is valued at \$87,682; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 3
- The estimated number of *permanent jobs* created is 4

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 1401 Delachaise Street, the following assessment was determined:

DBE Commitment to 35% Goal: 36.3% DBE Utilization

Verified DBE Subcontracting Contract Value: \$898,455

DBE Firms: 3

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). The applicant's utilization of certified DBEs satisfied the goal.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 6.8x (far exceeding the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

<u>4</u> Approve <u>0</u> Disapprove <u>0</u> Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

	MEMORANDUM
RESTORATION TAX ABATEMENT PRO FORMA ANALYSIS	
DATE: June 9, 2025 TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans RE: RTA #20220126, 1401 Delachaise Street	
Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary is presented below. The estimated investment total is \$2,473,857 - The submitted Pro Forma projects an annual NOI of \$542,940 in Y1, \$523,246 in Y2, \$543,893 in Y3, \$565,160 in Y4, and \$587,064 in Y5. - According to the historical tax bills on record, \$27,715.86 was paid in property taxes in 2021 and \$13,961.37 was paid in 2022 – the years prior to the issuance of the Building Permit - The 2024 tax bill was \$10,739.15 - The Assessor's Office estimated the 5 Year Tax Savings (Incentive Value) is \$87,682 The applicant has applied for a Restoration Tax Abatement for the renovation of a landmarked building into a boutique hotel that was issued a building permit on 6/4/2022. In accordance with the permit there are 4 suites each of which is comprised of multiple bedrooms. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement period. The Assessor's Office has not provided documentation on the estimated tax savings; however, based on the Assessor's Office estimated assessed valuation of \$77,210 with an estimated tax bill of \$10,190.95 for the property in 2025, it appears the property valuation has been reduced since the commencement of construction and the tax bill is actually less than the year prior to the commencement of the project.	

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

GD1 LLC (RTA Applicant #20220126) has submitted an RTA request for their hotel development project located at 1401 Delachaise Street. NOTE: Construction has been reported to have commenced in August 2023 and concluded in April 2025.

Pre-Construction Year (2023)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	291,800	738,900	1,030,700	29,180	73,890	103,070

Post-Improvement Construction Value	Land Apr	Imp Apr	Total Apr	Land Asmt	Imp Asmt	Tot Asmt	Millage Rate	Estimated Imp Taxes/YR	Estimated 5 Year Deferred Bldg Asmt
	396,800	1,933,400	2,330,200	39,680	193,340	233,020	140.71	27,204.87	136,840.46*

*Estimated 5-Year Deferred Bldg Asmt assumes a building assessment increase in year five to **\$199,140**.

Assessor's Office Total Tax Savings Formula (Incentive Value (DJ):

5 Years: (Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X
Millage Year prior to Construction [2022 Millage: 0.14071] = **\$84,039.04**

BASED ON 2023 PRECONSTRUCTION the calculation is as followed (TJB):

$$(193,340-73,890) \times 5 = 597,250 \times 0.14681 = \underline{\underline{\mathbf{\$87,682.27}}}$$

LED Formula (TJB):

Project Amount X Asmt X Milage Rate X 5

$$\mathbf{\$2,553,857 \times 0.15 \times 0.14681 \times 5 = \$281,198;}$$
 value based on total investment

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Compiled by: Devin Johnson, Orleans Parish Assessor's Office and Tracey Jackson Bush

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$396,800	\$396,800	\$396,800
+ Building Value	\$2,283,200	\$375,300	\$375,300
= Total Value	\$2,680,000	\$772,100	\$772,100
Assessed Land Value	\$39,680	\$39,680	\$39,680
+ Assessed Building Value	\$342,480	\$37,530	\$37,530
= Total Assessed Value	\$382,160	\$77,210	\$77,210
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$382,160	\$77,210	\$77,210

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2023 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112



TAX BILL NO	LAND ASSESSMENT
614222514	29,180
DELINQUENT DATE	IMPROVEMENT ASSESSMENT
02/01/2023	73,890
PROPERTY LOCATION	HOMESTEAD EXEMPTION
1401 DELACHAISE ST	0
LEGAL DESCRIPTION	
SQ 332 LOT 2 DELACHAISE AND COLISEUM 62X160 1401-03 DELA CHAISE 3 STY-15 OFFICES EXEMPT 2002 PERMIT	

GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the taxable assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL
This bill reflects payments through 12/29/2022

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2020, 2021, or 2022 delinquent taxes or fees may be included for tax sale processing and its cost in 2023. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday using relevant COVID-19 protocols. For payment questions call 1-888-387-8027.
If you qualify for a homestead exemption that has not been granted for 2023 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS**ALWAYS RETURN** this portion when paying by mail.

Please ensure the City's return address appears in the return envelope window and write your property location on your check.

You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2023 Original Real Estate Tax Bill
Tax Bill No.: 614222514
Location: 1401 DELACHAISE ST
Owner: GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

TOTAL DUE BY: 01/31/2023	PAYMENT AMOUNT ENCLOSED
\$15,904.74	

*All payments must be made in U.S. funds
and drawn on a U.S. financial institution*

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600



9*****1401-DELACHAISEST0001590474202301650253

Your 2023 Tax Payment at Work

Tax Bill No: 614222514

Property Location: 1401 DELACHAISE ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.95	200.99
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	19.50	2,009.87
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.61	62.87
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	5.00	515.35
FIRE PROTECTION	FIRE PROTECTION	7.71	794.67
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.19	122.65
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	13.91	1,433.70
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.80	288.60
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	1,265.70
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.91	506.07
NEW ORLEANS DEPT. OF PARKS & PARKWAYS	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.80	185.53
NEW ORLEANS RECREATION DEVELOPMENT	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.95	200.99
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	4.27	440.11
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	2.13	219.54
POLICE PROTECTION	POLICE PROTECTION	5.26	542.15
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	4,670.10
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	4.46	459.69
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.71	485.46
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	7.06	727.67
TOURO BOULIGNY SECURITY DISTRICT	TOURO BOULIGNY SECURITY DISTRICT	7.50	773.03
TOTAL			15,904.74

Bill No: 614222514

Thursday December 29 2022 6:17 PM

User: jfrank

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

Treasury notes that there have been no payments made under protest in the past five years, as reflected in the payment history (as of August 2025).

The building assessment once valued at \$73,890 (2023), has since significantly decreased to \$37,530 (2024, 2025, 2026). Construction was completed on April 14, 2025. Improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY
CITY OF NEW ORLEANS

LaToya Cantrell
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: June 24, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20220126 Address: 1401 Delachaise Street Applicant: GD1, LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public 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: \$2,473,857 (same job value reported to Safety & Permits)
- Restoration Tax Abatement Incentive Value: \$87,682
- DBE Goal: 35%
- DBE Utilization Percentage: 36.3%
- DBE Subcontracting Contract Value: \$898,455.37

DBE's on the project:

- Perle Construction Materials | SLDBE Certified
- Mid-South Equipment Sales & Services, LLC | LAUCP Certified
- Webre Consulting, LLC | SLDBE Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant **COMPLIANT** with DBE program requirements. The applicant's utilization of certified DBEs met and slightly exceeded the 35% goal. NOTE: OSD reserves the right to rescind its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO**MEMORANDUM**

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

AUGUST 7, 2025

RTA# 20220126; ADDRESS: 1401 DELACHAISE STREET

With the utilization of a project assessment system, the City of New Orleans is able to estimate the impact of potential new businesses and new developments in the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflects the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made so that any of the projected values or results contained herein will be achieved.

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact (A)** to the project's Total Local Incentive Value (E) is **6.8x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes¹ allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate **\$161,031** in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project²	\$604,286	\$100,714
B. General Fund Net Impact²	\$103,010	\$17,168
C. Direct Property Tax Paid to City of New Orleans³	\$74,185	\$14,837
D. Total Direct Sales Tax Generated²	\$691,447	\$115,241
E. Total Local Incentive Value³	\$89,381	\$17,876

¹ Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).

² These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.

³ These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA			
RTA#20220126		Project: 1401 Delachaise Street	
Date: 06/13/2025		Department: Economic Development	
Contract Value: \$2,473,857		Project Manager: Tracey Jackson	
Hire NOLA GFE Participation Goals			
Hire NOLA GFE Attestation: Document Received			
Hire NOLA Manpower Utilization Form: Document Received			
Hire NOLA Local Hire Plan: Document Received			
Hire NOLA Compliance Review			
		The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post bid package.	
Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	\$2,473,857	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
 Trey Tapp- tremontapp@nola.gov

Exhibit 7: PERMIT

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

PROPOSED HOTEL - The building was added to the National Register of Historic Places in 1978. Scope of work includes renovation of the existing historic portion of the property as well as an expansion of the non-historic rear addition. The scope also includes repair and restoration of minor damage to elements within the existing historic home.

USE TYPE: Hotel

IMPROVEMENT TYPE: Renovation
(Structural)

ZONING: MC

FLOOD ZONE: X

ELEVATION REQUIREMENT: +4.90

VALUE OF APPROVED WORK: \$2,473,857.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO



1401 Delachaise St

21-28465-RNVs

6/24/2022

Applicant: Paulo Perkins

Exhibit 8: VIOLATION(S)

- Violation Type: Short Term Rental · Ref Code: YZ0MSU; Date Filed by City Employee: 7/24/2025; received a complaint that property is being used as an illegal STR; **VIOLATION CLOSED OUT**
- Violation Type: Zoning General · Ref Code: T2GEKC; Date Filed by 311: 7/8/25; Reports of operating as a boutique hotel (property has a hotel license) without a 24-hour front desk and excessive loud noise/music; **VIOLATION CLOSED OUT**
- ALL violations have been addressed.

Exhibit 9: PHOTOS

1401 Delachaise

BEFORE PHOTOS:



AFTER PHOTOS:





Exhibit 10:**RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVIEW SUMMARY**

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. R-20-10.
 RTA#: 20220126 Address: 1401 Delachaise Street Type: Boutique Hotel Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ \$150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-11

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-12

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

NEW ORLEANS CITY COUNCIL
FREDDIE KING III
COUNCILMEMBER - DISTRICT C

December 9th, 2025

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

Dear Ms. Johnson:

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 C, has acquired a recommendation of *disapproval* 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 Renewal Application #20161122**
111 Iberville Street | 111 Iberville LLC
 Miles L. Granderson, Esq. | Sherman Strategies
 800 Baronne Street | New Orleans, LA 70113

If you have any questions, please contact me at 658-1033.

Respectfully submitted,

Winston Fiore
 Director of Land Use & Constituent Affairs Liaison
 Office of Freddie King III
 Councilmember, District "C"
 New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson, Mayor's Office of Economic Development

OFFICE OF ECONOMIC DEVELOPMENT
CITY OF NEW ORLEANS



LATOYA CANTRELL
 MAYOR

JEFFREY SCHWARTZ
 DIRECTOR

MEMORANDUM

To: Councilmember Freddie King III, District C

From: Tracey Jackson, Mayor's Office of Economic Development

Date: November 11, 2025

Re: Restoration Tax Abatement Report ~ Review and Council Action Request

The Mayor's Office of Economic Development has provided its recommendations for the following Restoration Tax Abatement Program application:

- **RTA Renewal Application #20161122, 111 Iberville Street, 111 Iberville LLC**
 - RTA Review Committee recommended Denial on 10/28/25 by vote of 0-6
 - *Project Overview:* The subject application consists of the request for an additional 5-year renewal.

Our office would like to request your review and council action of the abovementioned property. Attached are project details assembled by the Office of Economic Development.

Please let us know if you have any questions or require additional information.

Best regards,

Tracey Jackson Bush
 Restoration Tax Abatement Program Administrator
 Office of Economic Development
 Office # 504.658.4955
tmjackson@nola.gov

Enclosures: RTA State & Local Procedures
 RTA Report
 RTA Meeting Minutes
 RTA Resolution Draft
 RTA Public Hearing Request Draft Letter

NOTE: See steps 7-11 of the "Mayor's Office of Economic Development Restoration Tax Abatement Program Procedures" for guidance on further processing.





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-11-517

RTA RENEWAL APPLICATION #: 20161122 | Initial 5-Year Tax Exemption

APPLICANT: 111 Iberville LLC

PROJECT ADDRESS: 111 Iberville Street

PROJECT: Boutique Hotel (83-Room) Project | Commercial

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

TABLE OF CONTENTS

- I. OWNERSHIP INFORMATION
- II. PROJECT DESCRIPTION
- III. PROJECT ENROLLMENT
- IV. PROJECT LOCATION
- V. CAPITAL INVESTMENT
- VI. PERMITS
- VII. OTHER FINANCIAL RESOURCES
- VIII. VALUE OF TAX ABATEMENT
- IX. LABOR MARKET IMPACT
- X. DBE PARTICIPATION STATUS
- XI. HIRE NOLA/LIVING WAGE
- XII. RETURN ON EQUITY
- XIII. PROJECT ASSESSMENT SUMMARY
- XIV. RTA REVIEW COMMITTEE RECOMMENDATION

SUPPORT DOCUMENTS:

- | | |
|--|--------------------------------------|
| 1. ASSESSOR'S OFFICE VALUE INFORMATION | 3. DEBT SCHEDULE |
| 2. BUREAU OF TREASURY TAX INVOICE INFO | 4. VIOLATION(S) |
| | 5. PHOTOS |
| | 6. PROJECT COMPLIANCE REVIEW SUMMARY |

RTA RENEWAL REQUEST | BOUTIQUE HOTEL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 111 Iberville LLC
- Principal Owners: Tchoupitoulas Partners, LLC, 111 Iberville Associates, LLC, 111 Investor, LLC, St. George Investments, LLC
- Applicant Representative(s): Miles Granderson and Missy Quigley

II. PROJECT DESCRIPTION

This renewal request is based on the owner's need and appropriateness of extending the tax break for another 5 years. Several years of the original 5-year benefit were during and immediately after Covid when the property struggled to gain a financial footing when it should have been gaining steam and where during this time the assessor lowered hotel assessments across the board in understanding of this condition.

III. PROJECT ENROLLMENT

To be eligible for renewal of an existing contract, the Project Completion Report and Affidavit of Final Cost must have been filed for the original contract, taxes cannot have been paid on the improvements pursuant to R.S. 47:4315.A.(4), and a renewal application form must be submitted within six months of contract expiration.

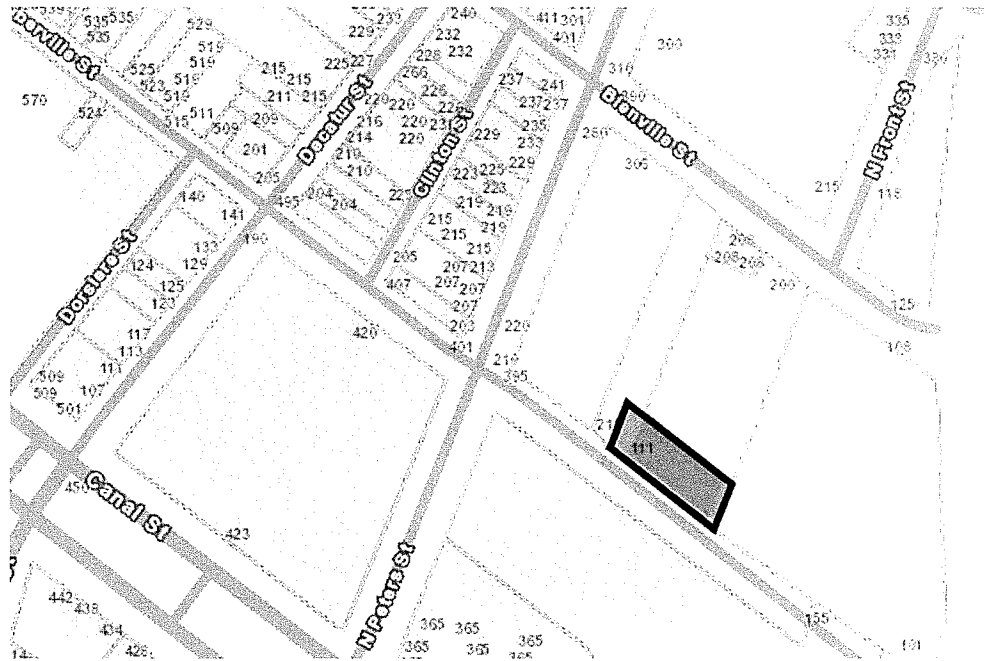
Advance Note Submitted:	<u>March 31, 2016</u>
Application Submitted:	<u>October 26, 2020</u>
PCR	<u>November 7, 2022</u>
AFC	<u>October 25, 2021</u>
Renewal Application:	<u>September 9, 2025</u>
Initial Project Dates:	<u>February 2019 ~ July 2020</u>
Renewal Project Dates:	<u>None</u>

Projected effective date of the tax exemption:	<u>July 31, 2025</u>
Projected 5-year renewal period:	<u>August 1, 2025 ~ July 31, 2030</u>

IV. PROJECT LOCATION

- PHYSICAL LOCATION: 111 Iberville Street, between N Peters Street and Mississippi River
- LEGAL DESCRIPTION: 1. SQ 3B IBERVILLE ST AND N FRONT ST, 2. LOT C1 149X80.16
- COUNCIL DISTRICT: District C, Freddie King III
- DISTRICT LOCATION: Vieux Carre District (local – VCC) and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Vieux Carré Service District | Mixed-Use Historic Core

- PERMITTED AND CONDITIONAL USES: listed in Table 10.1
actual intended use is a "hotel" which is permitted within the zoning district



V. CAPITAL INVESTMENT

The cost of the renewal improvements for 111 Iberville Street is defined in the Applicant's Accounting Summary upon contract completion. See projections below:

- Renewal Investment: \$0
- The actual grand total of the initial investment = \$18,643,560 (AFC)

Meets 25% minimum in renovations of the structure's post-improvement FMV ([Post-reno BLDG APR] $\$7,269,400 \times 0.25 = \$1,817,350$): No

VI. PERMITS

No renewal scopes of work that require permitting.

VII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by applicant:

- None reported

VIII. VALUE OF TAX ABATEMENT (see exhibits 1 and 2)

Assessor's Office and Bureau of Treasury Information:
(based on 2018 Pre-construction Tax Year)

- Pre-renovated building assessed value to be considered for tax abatement = \$190,590
- Taxable assessment before the renovation: \$270,940
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: \$20,911.72
- Improvement/building assessed value post-renovation: \$1,090,410
- \$154,529 estimated [\$1,170,760 – total post building assessment] in post-renovated taxes
- Applicant's Property Tax Status is currently "up to date."
- Cash Equity Contribution To Date: \$26,956,573
- Annual Sales Tax Revenue: None Reported

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 10-year estimated cumulative deferred building assessment valued at \$8,998,200
- 10-year estimated recipient tax benefit is valued at \$1,386,443 (5-Year Renewal Benefit: \$693,222); value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

IX. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 0
The estimated number of *permanent jobs* created is 0

X. DBE PARTICIPATION STATUS

Pursuant to the goals set forth by Code of the City of New Orleans §70-432.1, the Office of Supplier Diversity cannot render an evaluation for 111 Iberville Street as there is no new investment to consider:

DBE Commitment to 35% Goal: 0% DBE Utilization

Verified DBE Subcontracting Contract Value: \$0

DBE Firm(s): 0

Goal Compliance Status: Noncompliant

XI. RETURN ON REQUITY

Return on Equity based on Initial Improvements: The decreasing ROE indicates a decline in profitability and management effectiveness over the course of the end of the initial contract.

111 Iberville Street

		2022	2023	2024	2025
Net Income		35,326	767,990	682,200	N/A
+Depreciation		6,992	488,038	469,948	N/A
Principal Payments		0	0	5,060,000	40,000

Cash Flow		42,318	1,256,028	6,212,148	40,000
Equity	26,956,573				
Return on Equity		637	21	4	0

XII. HIRE NOLA/LIVING WAGE

With no renewal construction phase there's no new local worker participation to consider.

XIII. PROJECT ASSESSMENT SUMMARY (see exhibit 6)

OED determined that the Project does not fully satisfy the requisite program criteria set forth in RTA Council Resolution R-11-517, as followed:

1. An additional minimum 25% renovation investment of the existing structure's post-improvement fair market building value is required to qualify for renewal eligibility. The Applicant has not made any additional investment for renewal consideration.
2. The APPLICANT has an outstanding violation reported after the initial construction phase in 2021 for work without permit. (see exhibit 4).

XIV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee issued a recommendation of **denial** for this renewal request based upon the applicant's failure to secure additional investment required to qualify for renewal eligibility consideration and an outstanding permit violation.

0 Approved 6 Disapproved 0 Abstained

SUPPORT DOCUMENTS

Exhibit 1: ASSESSOR'S OFFICE VALUE INFORMATION

Initial RTA Contract #20161122 for **111 Iberville Street** expires July 31, 2025. Property owners made an initial investment of \$18,643,560. To be eligible for an additional 5-Year RTA Renewal, there must be an additional 25% minimum renovation investment of the post-improvement fair market value of the existing structure. The Assessor's Office projections reflect a post-improvement FMV of \$7,269,400. Local eligibility consideration of this renewal is based on a minimum of \$1,817,350 [$\$7,269,400 \times 0.25$].

The Applicant reports a renewal investment of "0" making them ineligible by local rules. The value of the abatement remains valued at the 2018 pre-construction assessment value of 2018 (as noted in the Applicant's initial Project Completion Report filed with LED; 2/11/19~7/2/20).

Pre-construction (2016 – based on permits pulled)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	688,700	483,900	1,172,600	68,870	72,590	141,460

Pre-construction (2018)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	803,500	1,270,600	2,074,100	80,350	190,590	270,940

Post-improvement construction value	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt	Tot Deferred Asmt
	803,500	7,269,400	8,072,900	80,350	1,090,410	1,170,760	899,820 / 1,017,820

No improvements involved with renewal phase.

BASED ON 2018 PRE-CONSTRUCTION TAX YEAR (TBJ)

10-Year Deferred ASMT Formula

Post-reno BLDG ASMT – Pre-reno BLDG ASMT = *Deferred BLDG ASMT* x 10 Years = 10-Year Deferred ASMT

- $1,090,410 - 190,590 = 899,820 \times 10 = \underline{\$8,998,200}$

10 Year Tax Benefit Formula

Deferred BLDG ASMT x 10 Year Renewal Consideration X Pre-Construction Millage = 10 Year Tax Benefit

- $899,820 \times 10 \times 0.15408 = \underline{\$1,386,443}$

BASED ON 2016 PRE-CONSTRUCTION TAX YEAR permits pulled – provided by Devin (Assessor's Office) (DJ)

10-Year Deferred ASMT Formula

Post-reno BLDG ASMT – Pre-reno BLDG ASMT = *Deferred BLDG ASMT* x 10 Years = 10-Year Deferred ASMT

- $1,090,410 - 72,590 = 1,017,820 \times 10 = \underline{\$10,178,200}$

10 Year Tax Benefit Formula

Deferred BLDG ASMT x 10 Year Renewal Consideration X Pre-Construction Millage = 10 Year Tax Benefit

- $1,017,820 \times 10 \times 0.15408 = \underline{\$1,568,257}$

LED Formula: $18,643,560 \times 0.15 \times 0.15408 \times 10 = \$4,308,900$ (10 Yr Tax Benefit) (TJB)

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 (LED's Formula estimates \$4,308,900 [10 Years]).

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$803,500	\$803,500	\$803,500
+ Building Value	\$7,269,400	\$7,269,400	\$7,269,400
= Total Value	\$8,072,900	\$8,072,900	\$8,072,900
Assessed Land Value	\$80,350	\$80,350	\$80,350
+ Assessed Building Value	\$1,090,410	\$190,590	\$190,590
= Total Assessed Value	\$1,170,760	\$270,940	\$270,940
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$1,170,760	\$270,940	\$270,940
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change	BOR 2026 Val no change		
Tax Contract		Restoration Tax Abatement	Restoration Tax Abatement

Compiled by: Devin Johnson, Orleans Parish Assessor's Office and Tracey Jackson Bush

Exhibit 2: BUREAU OF TREASURY TAX INVOICE INFO



BUREAU OF THE TREASURY
1300 Perdido Street, Room 1W40
New Orleans, LA 70112



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.

CITY OF NEW ORLEANS • 2018 Real Estate Tax Bill

2018 Ad Valorem Tax
20,911.72

Tax Bill No.
2 06 1 005 01

Delinquent Date
2/1/2018

Property Location
111 IBERVILLE ST

Legal Description

SQ 3B IBERVILLE ST AND N FRONT ST LOT C1 149X80.16



*****ALL FOR AADC 700

T366 P1,141281

BADINE LAND LTD
C/O TCHOUPITOUAS PARTNERS 208 BIENVILLE ST UNIT 1
NEW ORLEANS, LA 70130

Need to Correct your Mailing Address?

Please provide your authorization for a change of address **DIRECTLY** to your assessor. Any note written upon your bill stub, or separately, when sending your payment is **NOT** effective for that purpose. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-658-1300 for directions.

ONLY payments are processed at P O Box 60047 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. In compliance with city ordinance all funds tendered will first be applied to satisfy any outstanding liens shown. Funds will next be applied to pay any residual tax sale costs related to prior years' tax sales. Then special district fees, if any, and ad valorem taxes will be satisfied to the extent possible starting from the latest delinquency going backwards with the current tax last.

Tax Bill No. 2 06 1 005 01

Property Values

2018 Land Assessment

80,350

2018 Improvement Assessment

55,370

2018 Homestead Exemption

Real Estate Tax, If Paid Before February 1, 2018

20,911.72

Tax, Int, Fees, If Paid During the Month of February 2018

21,120.84

Tax, Int, Fees, If Paid During the Month of March 2018

21,329.95

Tax, Int, Fees, If Paid During the Month of April 2018

21,539.07

Tax, Int, Fees, If Paid During the Month of May 2018

21,748.19

DETAIL OF BILL

This bill reflects payments through 12/19/2017

Period	Type	Ref No.	Delinquency Date	Tax/Lien	Interest	City Fee	Collection Fee	Total
2018	REAL ESTATE		2/1/2018	20,911.72				20,911.72

ATTENTION TAXPAYERS

Properties with delinquent 2018 taxes or fees after May 31, 2018 will become eligible for initial tax sale processing and their cost. If you qualify for a homestead exemption that is not shown above, contact your assessor's office at 658-1300. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Full payment when billed is the only means to avoid tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

The assessor's staff can answer questions on the assessed valuation, owner's name, mailing address and legal description. For payment questions call 1-888-387-8027. Treasury's office in City Hall, Room 1W40, is open Monday through Friday from 8:00 AM through 5:00 PM.

Tax Sales to individuals shown on our records for the Tax Years: NONE

Please make all checks payable to the City of New Orleans.

See reverse for how your tax dollars are spent.

ALWAYS RETURN this portion when paying by mail. Please ensure the City's return address appears in the return envelope window.

You may pay this bill online at www.nola.gov

2018 Real Estate Tax Bill

Tax Bill No.: 2 06 1 005 01

Location: 111 IBERVILLE ST

Owner: BADINE LAND LTD

C/O TCHOUPITOULAS PARTNERS

208 BIENVILLE ST UNIT 1

NEW ORLEANS, LA 70130

TOTAL DUE BY: 1/31/2018	PAYMENT AMOUNT ENCLOSED
\$ 20,911.72	\$20,911.72

Any partial payment will be first applied to delinquent taxes before those for the current year.

All payments must be made in U. S. funds and drawn on a U.S. financial institution.



City of New Orleans-Property Tax Payment

P O Box 60047

New Orleans, LA 70160-0047

12061005016201810000400020911728

Your 2018 Tax Payment at Work

BADINE LAND LTD
Tax Bill No.
Property Loc.

2 06 1 005 01
111 IBERVILLE ST

City Government:**Unrestricted:**

City Alimony (general municipal purposes) 2,049.37

Dedicated Purposes:

Fire & Police Supplemental Pay	868.60
Police and Fire Protection (without homestead exemption)	1,760.29
Public Library	765.46
Board of Liquidation (int on & redemption of city bonds)	3,460.86
Economic Development & Housing Trust Fund	247.01
Parkway & Recreation (operation & improvements)	407.16
Capital Improvement & Infrastructure Trust Fund	247.01
Streets & Traffic Control Device Maintenance	257.87

City Taxes Sub-total

10,063.63

Sewerage & Water Board (for drainage system)

2,202.73

Audubon Zoo & Aquarium of the Americas

449.23

Orleans Parish School Board

6,149.47

Levee District

1,666.64

Orleans Parish Law Enforcement District (parish prison)

380.02

Total Taxes (citywide)

20,911.72

Special Taxing District (non-citywide):**Millages:**

NONE 0.00

Flat Fees:

NONE 0.00

Your total tax payment

20,911.72

Exhibit 3: DEBT SCHEDULE

DEBT SCHEDULE
ONE11 HOTEL
 As of 9.15.25

Borrower	Address	Loan Date	Maturity Date	Fixed/Floating	Interest Rate	Lender	Amort Period	Original Loan	Monthly Payment	Current Balance
111 Iberville, LLC	111 Iberville St, New Orleans, LA 70130	12/18/18	05/01/27	Fixed	7.50%	Fifth Third Bank	294 Months	\$ 20,540,540	\$ 100,104	\$ 15,500,000
								\$ 340,000	\$	-
								\$ 23,360,540	\$	\$ 15,500,000

Exhibit 4: VIOLATION(S)

1. Working Without Permit VCC • Ref Code: CBTJ3K

Type: Working Without Permit VCC, Status: Inspection, Date Filed: 5/25/2021, Closed: No
 Description: Impermissible speakers *in several locations* on the exterior of the property. Security Cameras installed without permit Satellite dish installed on roof without VCC review and approval Metal door installed on rear of property not per plans. VCC approved plans showed a glass door. Lantern at entryway on Iberville elevation installed without VCC review and approval. Lantern was not shown on VCC approved plans. Vents installed on at least Bienville elevation are not according to VCC approved plans. Extraneous signage installed on windows on multiple building elevations Signage installed on wall of N Peters elevation without VCC review, approval, and permit

2. Working Without Permit • Ref Code: 7EK8PP

Type: Working Without Permit, Status: Draft Application, Date Filed: 1/24/2013, Closed: No
 Description: Working without permits \$40.00 fee plus an addition \$200.00 fee

3. Working Without Permit VCC • Ref Code: 04HSME

Type: Working Without Permit VCC, Status: VCC Violation Letter, Date Filed: 9/19/2014, Closed: No
 Description: New unpainted wood stairs have been constructed on the North Peters elevation without benefit of VCC review or approval. Several dome style security cameras have been installed throughout the property without benefit of VCC review or approval. Owner received 9.30

Exhibit 5: PHOTO(S)



Exhibit 6: RESTORATION TAX ABATEMENT RENEWAL PROJECT ASSESSMENT SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. R-20-10.

RTA Renewal #: 20161122 Address: 111 Iberville Street Type: Hotel

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES			COMPLIANT		
				Yes	No	N/A
1	Advance and Application Notification 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 showing relationship between relative costs and benefits of a project (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, DBE, 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 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
OFFICE OF ECONOMIC DEVELOPMENT**

RESTORATION TAX ABATEMENT PROGRAM

State and Local Program Procedures

Step	Action	Responsible Party/Parties
1	Applicant confirms that the site is in a qualifying district within Orleans Parish (applicant may verify this information via the City of New Orleans Mayor's Office of Economic Development [OED]).	Applicant
2	Applicant fills out advance notification with the LED Board of Commerce & Industry (BC&I) and provides a narrative statement detailing the need for the tax abatement (apply online at https://fastlane.louisianaeconomicdevelopment.com/). OED is then copied on the advance note form, a file is created, and information provided on the form is entered into the RTA Database.	Applicant, LED, and OED
3	OED confirms receipt of applicant's advance note via letter (the District Councilmember and Assessor's Office are copied).	OED
4	Applicant then fills out packet provided by LED and returns application with copies.	Applicant
5	Upon receipt of the application, the OED will request a checklist of local requirements (Affidavit, Before /After Appraisals, Pro Forma, Other Tax Breaks, Cost Benefit Analysis, Eligibility Certification, List of Principals, Permit Job Value, DBE Compliance, Hire Nola/Living Wage Compliance, etc.).	OED and Applicant
6	Upon OED receipt of the required information, the application will then go before the Mayor's Restoration Tax Abatement Committee for review and recommendation. (The RTA Review Committee is comprised of representatives from the following departments: CAO, Economic Development, Law, HDLC, Supplier Diversity, Treasury, and Workforce)	OED, Applicant, and RTA Committee
7	Upon receipt of the RTA Review Committee's recommendation, the application along with the report, resolution draft (emailed for council review and modification), committee recommendation, public hearing request draft letter (emailed for council modification), and Council Action Request Form are then submitted to Council for final review and approval or disapproval (CAO, City Attorney, Local Government Affairs, Intergovernmental Relations, Downtown Development District, Sewerage & Water Board, and Parish Assessor will be copied).	OED, Council, and Support Staff
8	Once a decision of approval or disapproval has been determined, the respective Councilperson must then submit its request for a public hearing date to Clerk of Council (an original hard copy of public hearing request letter must be accompanied by an RTA report for each application). A copy of the finalized public hearing request letter along with the completed Council Action Form must be returned to OED.	Council, Clerk of Council, and OED
9	A public hearing will take place requesting a date to vote on the subject RTA application (<i>consent agenda</i>) (<i>1st council meeting</i>).	Council
10	After a public hearing date is set, the respective Councilperson must request a resolution number from Clerk of Council. Resolution #'s must be requested in the order in which it reads on the council request agenda. The resolution will then require the following insertions: resolution #, public hearing date, and council approval / disapproval. The resolution must be signed, accompanied by 35 copies, and lastly submitted to Clerk of Council.	Council and Clerk of Council
11	Application goes before City Council for approval/disapproval at public hearing (<i>regular agenda</i>) (<i>2nd council meeting</i>).	Council
12	OED will acquire the signed council resolution from Clerk of Council and submit to BC&I for final processing.	OED, Clerk of Council, and BC&I
13	Upon approval by BC&I, a contract is drawn up for signature	LED
14	Applicant must submit an Affidavit of Final Cost and a Project Completion Report to LED for contract finalization.	Applicant
15	Upon LED's signed receipt of the Affidavit of Final Cost and Project Completion Report, the contract is signed by the governor and a copy of the contract is provided to the Assessor's Office and the RTA is then applied to the tax rolls.	LED and the Assessor



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-26-15

CITY HALL: January 8, 2026

BY: COUNCILMEMBER KING

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-11-517 the Mayor's Office of Economic Development received and reviewed the application submitted by **111 Iberville LLC** for a project at municipal address **111 Iberville Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends denial 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 after consideration of the recommendation of the Mayor's Office of Economic Development, the Council 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 **111 Iberville Street** owned by **111 Iberville LLC** and further identified by the State Board of Commerce and Industry as renewal application number **RTA #20161122**, effective January 8th, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

OFFICE OF RESILIENCE & SUSTAINABILITY

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

GREG R. NICHOLS
DEPUTY CHIEF RESILIENCE OFFICER

September 5, 2025

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

Re: Proposed Amendment with Rehrig Pacific Company

Madame Clerk,

Pursuant to Rule 57, please find attached a proposed amendment between the City of New Orleans and Rehrig Pacific Company, a completed contract summary form, and the related Motion.

Respectfully submitted,

Dan Jatres, Infrastructure Projects Administrator
Office of Resilience & Sustainability
daniel.jatres@nola.gov

Attachments: Contract summary form, contract, motion

cc: Justyn Hawkins, Council Chief of Staff
Adam Swensek, Council Executive Counsel
Liz Brusseau, Director for City Council Relations
Greg Nichols, Deputy Chief Resilience Officer



PROFESSIONAL SERVICES AGREEMENT

BY AND BETWEEN

THE CITY OF NEW ORLEANS

AND

REHRIG PACIFIC COMPANY

RFP NO. 4344

RECYCLING CARTS

THIS PROFESSIONAL SERVICES AGREEMENT (the “**Agreement**”) is entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the “**City**”), and Rehrig Pacific Company, represented by William J. Rehrig, Corporate Executive Officer (“**Rehrig**” or the “**Contractor**”). The City and the Contractor may sometimes each be referred to as a “**Party**,” and collectively, as the “**Parties**.” The Agreement is effective as of the date of execution by the City (the “**Effective Date**”).

RECITALS

WHEREAS, on April 9, 2025, the City issued Request for Proposals number 4344, followed by Addendum No. 1 on April 17, 2025, Addendum No 2 on May 6, 2025, and Addendum No 3. on May 9, 2025, seeking qualified persons to provide professional services including the manufacture, assembly, and delivery of recycling carts, with additional cart procurement possibilities, as well as the delivery of educational recycling kits for each cart distributed (collectively the “**RFP**”), which is attached separately and fully incorporated here in as “**Exhibit B**”;

WHEREAS, the Contractor submitted a technical proposal dated May 9, 2025 (“**Technical Proposal**”), and a price proposal dated May 23, 2025 (“**Price Proposal**”), both of which are attached separately and fully incorporated herein as “**Exhibit C**” and “**Exhibit D**”, respectively;

WHEREAS, the City has selected the Contractor to perform the professional services, pursuant to the RFP;

WHEREAS, the City received a \$3,982,000.00 award from the U.S. Environmental Protection Agency for the Solid Waste Infrastructure for Recycling (SWIFR) grant program, CFDA/Assistance Listing 66.920 Solid Waste Infrastructure for Recycling Infrastructure Financing – Save Our Seas Act Grants on September 13, 2023;

WHEREAS, to that end, a Grant Agreement (02F51501) between the U.S. Environmental Protection Agency and the City of New Orleans was executed on March 20, 2024, to memorialize the aforementioned Solid Waste Infrastructure for Recycling Infrastructure Grants (the “**Cooperative Agreement**” or the “**Grant**”), which is attached separately and incorporated herein as “**Exhibit A**”;

WHEREAS, in addition to this federal funding, the City was also awarded \$1,557,000 from The Recycling Partnership, a national nonprofit organization, to support the purchase of recycling carts and educational and outreach efforts with the goal of improving and enhancing residential curbside recycling in New Orleans; and

WHEREAS, since 2011, the City has allowed eligible service locations to opt-in to receiving recycling carts with the ultimate goal of expanding recycling universally to all eligible service locations;

NOW THEREFORE, the City and the Contractor agree as follows:

ARTICLE I - THE CONTRACTOR'S OBLIGATIONS

A. Services. The Contractor will, in accordance with the schedule approved by the City:

1. Perform all services and obligations as set forth in any of the following documents that are attached separately and incorporated fully into this Agreement:

- a. Exhibit B - RFP;
- b. Exhibit C - Technical Proposal; and
- c. Exhibit D - Price Proposal (except as otherwise set forth hereinunder).

2. Manufacture, assemble, and deliver 65-gallon rolling Recycling Carts, manufactured in accordance with the specifications tables A through N as outlined in Section 11.1, Attachment A, Part 3 of Exhibit B, to all eligible and occupied service locations which have not previously opted in to the City's recycling service, as well as service locations with legacy black recycling carts, as directed by the City. The City estimates for the purpose of the EPA funded Grant that approximately 83,000 Recycling Carts will be manufactured, assembled, and delivered;

3. Offer a buyback credit for eligible containers, which can be used as a credit for additional containers. The buyback will be at the current rate for scrap high density polyethylene (HDPE) at the time of sale. The total value is determined by multiplying the rate for scrap HDPE by the number of pounds of material that is retrieved from all eligible containers minus the shipping costs;

4. Distribute educational kits to each household receiving a Recycling Cart, which shall be attached to each Recycling Cart in a weather-proof enclosure via a method agreed on by both parties. These kits will be provided by the City to the Contractor for distribution;

5. Perform all other services and obligations as set forth in any the following documents that are incorporated fully into this Agreement: the RFP 4344; the Contractor's proposal dated May 9, 2025;

6. Submit complete and accurate invoices, maintain records, submit to audits and inspections, maintain insurance, and perform all other obligations of the Contractor as set forth in this Agreement;

7. Promptly correct any errors or omissions and any work deemed unsatisfactory or unacceptable by the City, all at no additional compensation;

8. Monitor, supervise, and otherwise control and be solely responsible for all persons performing work on its behalf;

9. Perform all requirements set forth in La. R.S. 38:2192, including, without limitation, the payment of any associated costs, and submit a copy of any recorded documents to the City within 30 days after the approval of the associated plan change or amendment; and

10. Cooperate with the City and any person performing work for the City.

B. Standards. The Contractor, and any person performing work on its behalf, will perform all work under this Agreement in accordance with the same degree of care, skill, and

diligence as would be ordinarily exercised by a competent practitioner of the same profession in providing similar services in major United States metropolitan areas under the same or similar circumstances. The Contractor will provide recycling carts meeting the specifications tables A through N as outlined in Section 11.1, Attachment A, Part 3 of Exhibit B.

C. Compliance with Laws. The Contractor, and any person performing work on its behalf, will comply with all applicable federal, state, and local laws, regulations, and ordinances

D. Schedule.

1. Schedule to Complete and Progress Schedule.

a. The Parties will negotiate and mutually agree to a schedule within 90 days of the Effective Date.

b. The Contractor will submit a proposed progress schedule evidencing meaningful steps to achieving the requirements set forth above, in Art. I(D)(1)(a), to the City within 14 calendar days of receiving written authorization from the City to proceed. At a minimum, the proposed progress schedule must include the following information and be arranged so the actual progress can be shown as work is completed: the Contractor will develop and provide a schedule for each assigned task order to ensure deliverables are provided within applicable grant program timelines.

c. The proposed progress schedule must include the following information and be arranged so the actual progress can be shown as work is completed:

i. Schedule stating the quantity of Recycling Carts to be delivered each month with attached educational kits.

ii. Schedule stating the remaining Recycling Carts to deliver for grant completion.

2. The City has the sole right to approve, reject, or require changes to all schedules relating to the performance of this Agreement, including, without limitation, any proposed progress schedule and any requests for modifications.

3. The Contractor acknowledges and agrees that time is of the essence in the performance of this Agreement.

E. Invoices.

1. The Contractor must submit invoices monthly (unless agreed otherwise between the Parties to this Agreement) to the City electronically, via its supplier portal, for goods or services provided under this Agreement no later than 10 calendar days following the end of the period covered by the invoice. Untimely invoices may result in delayed payment for which the City is not liable. At a minimum, each invoice must include the following information:

a. Name of Contractor;

b. Date of Invoice;

c. Invoice Number;

d. Contract or BRASS Number issued by the City (*i.e.*, K#);

e. Name of the City Department to be invoiced (*i.e.*, City Civil Service);

f. Description of the Services completed; and

g. FEMA or HUD Project Number (*i.e.*, PW#), if applicable.

2. Invoices will be processed in accordance with Article III Section B of the Agreement.

3. All invoices must be signed by an authorized representative of the Contractor under penalty of perjury attesting to the validity and accuracy of the invoice.

4. The City may require changes to the form of the invoice and may require additional supporting documentation to be submitted with invoices.

F. Records and Reporting.

1. The Contractor will maintain all books, documents, papers, accounting records, invoices, materials records, payrolls, work papers, personnel records, and other evidence pertaining to the performance of services under this Agreement, including, without limitation, of costs incurred through the later of three (3) years from: (a) the completion of this Agreement (including any renewal or extension periods); or (b) from the resolution of any disputes relating to the Agreement. If this Agreement is terminated for any reason, the Contractor will deliver to the City all plans and records of work compiled through the date of termination.

2. The Contractor will identify any reporting requirements, including the frequency, methods, and contents.

3. The Contractor is solely responsible for the relevance and accuracy of all items and details included in any reports relating to the work performed under this Agreement, regardless of any review by the City.

G. Audit and Inspection.

1. The Contractor will submit to any City audit, inspection, and review and, at the City's request, will make available all documents relating or pertaining to this Agreement maintained by or under the control of the Contractor, its employees, agents, assigns, successors, and subcontractors, during normal business hours at the Contractor's office or place of business in Louisiana. If no such location is available in Louisiana, the Contractor will make the documents available at a time and location that is convenient for the City.

2. The Contractor will abide by all provisions of City Code Section 2-1120, including, but not limited to, City Code Section 2-1120(12), which requires the Contractor to provide the Office of Inspector General with documents and information as requested. Failure to comply with such requests shall constitute a material breach of the contract. The Contractor agrees that it is subject to the jurisdiction of the Orleans Parish Civil District Court for purposes of challenging a subpoena.

H. Insurance.

1. Except as otherwise noted, for the duration of this Agreement or the performance of work required by this Agreement, the Contractor agrees to have and maintain the policies set forth in said Agreement. All policies, endorsements, certificates, and/or binders shall be subject to approval from the City of New Orleans as to form and content. These requirements are subject to amendment or waiver only if approved in writing by the City of New Orleans. Evidence of coverage shall be provided prior to the start of any activities/work, in conjunction with the Contractor's scope of work under the Agreement. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

a. Minimum Requirements:

i. Workers' Compensation & Employers Liability Insurance in compliance with the Louisiana Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits of not less than \$1,000,000. All employers must provide this insurance or be registered as a "Self-Insured" entity within the State.

ii. Commercial General Liability Insurance including contractual liability insurance, products and completed operations, personal & advertising injury, bodily injury, property damage, and any other type of liability for which this Agreement applies with limits of liability of not less than \$1,000,000 each occurrence / \$2,000,000 policy aggregate.

iii. Business Automobile Insurance (Where applicable) with a combined single limit of liability of not less than \$500,000 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned and hired vehicles.

iv. Contractors shall be able to meet the above referenced specific policy limits of liability through a combination of primary and umbrella /excess coverage.

Important: The obligations for the Contractor to procure and maintain insurance shall not be constructed to waive or restrict other obligations. It is understood that failure to comply nor full compliance with the foregoing insurance requirements shall limit or relieve the Contractor from any liability incurred as a result of their activities/operations in conjunction with the Contractors obligations and/or Scope of Work.

b. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions.

i. Additional Insured Status: The Contractor and all Subcontractors (where applicable) will provide, and maintain current, a Certificate of Insurance naming the City of New Orleans, its departments, political subdivisions, officers, officials, employees, and volunteers are to be covered as "Additional Insureds" on the CGL policy with respect to liability arising out of the performance of this agreement, General liability insurance coverage can be provided via a Blanket Endorsement to the Contractors insurance, ISO Form CG 20 10 11 85 (or equivalent) or both CG 20 10 and CG 20 37 forms (if later revisions used).

Contractor shall require and verify that all Subcontractors maintain insurance and coverage limits meeting all the requirements stated herein or the Sub-contractor liability shall be covered by the Contractor. The Certificate of Insurance, as evidence of all required coverage, should name the City of New Orleans Risk Manager as Certificate Holder and be delivered via U.S. Mail to (Office of Resilience & Sustainability, Suite 7E05, 1300 Perdido Street, New Orleans, LA 70112), with a copy forwarded to Risk Management Division, 1300 Perdido Street, 9E06 – City Hall, New Orleans LA 70112.

The Additional Insured box shall be marked "Y" for Commercial General Liability coverage. The Subrogation Waiver Box must be marked "Y" for Workers Compensation/Employers Liability.

ii. Primary Coverage: For any claims related to this agreement, the Contractors insurance coverage shall be primary insurance as respects the City, its departments, political subdivisions, officers, officials, employees, and volunteers. Any insurance or

self-insurance maintained by the City shall be non-contributing to the Contractor's coverage.

iii. **Claims Made Policies:** If applicable, the retroactive date must be shown and must be before the date of the agreement or the beginning of work. If the coverage is canceled or non-renewed, and not replaced with another claims-made policy, Contractor must purchase "extended reporting" coverage for minimum of 3 years after the termination of this agreement.

iv. **Waiver of Subrogation:** The Contractor and its insurers agree to waive any right of subrogation which any insurer may acquire against the City by virtue of the payment of any loss under insurance required by this agreement.

v. **Notice of Cancellation:** Each insurance policy required above shall not be canceled, expire, or altered except without prior notice to the City of no less than 30 days.

vi. **Acceptability of Insurers:** Insurance is to be placed with insurers licensed and authorized to do business in the State of Louisiana with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

2. **Notice:** Upon request the Contractor will provide the City's Risk Manager (at City of New Orleans Attn: Risk Manager, 1300 Perdido Street, Suite 9E06, New Orleans, LA 70112- Ref.: SWIFR Recycling Carts) the following documents, within 10 calendar days.

a. Copies of all policies of insurance, including all policies, forms, and endorsements.

3. Without notice from the City, the Contractors will:

a. Substitute insurance coverage acceptable to the City within 30 calendar days if any insurance company providing any insurance with respect to this Agreement is declared bankrupt, becomes insolvent, loses the right to do business in Louisiana, or ceases to meet the requirements of this Agreement.

4. **Special Risks or Circumstances:** The City of New Orleans shall reserve the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer coverage, or other circumstances, based on any change in the Scope of Work and/or Contractor obligations.

I. Indemnity.

1. **In general.** To the fullest extent permitted by law, the Contractor will indemnify, defend, and hold harmless the City, its agents, employees, officials, insurers, self-insurance funds, and assigns (collectively, the "**Indemnified Parties**") from and against any and all claims, demands, suits, and judgments of sums of money accruing against the Indemnified Parties: for loss of life, injury, or damage to persons or property arising from or relating to any act, omission, or the operations of the Contractor, its agents, subcontractors, or employees while engaged in or in connection with the discharge or performance of any work under this Agreement; and for any and all claims and/or liens for labor, services, or materials furnished to the Contractor in connection with the performance of work under this Agreement.

2. **Limitation.** The Contractor's indemnity does not extend to any loss arising from the gross negligence or willful misconduct of any of the Indemnified Parties, provided that neither the Contractor nor any of its agents, subcontractors, or employees contributed to such gross negligence or willful misconduct.

3. **Independent Duty.** The Contractor has an immediate and independent obligation to, at the City's option: (a) defend the City from or (b) reimburse the City for its costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if: (i) the allegations are or may be groundless, false, or fraudulent; or (ii) the Contractor is ultimately absolved from liability.

4. **Expenses.** Notwithstanding any provision to the contrary, the Contractor shall bear the expenses including, but not limited to, the City's reasonable attorneys' fees, lay and expert witness fees, court costs, and any similar expenses, incurred by the City in enforcing this indemnity.

ARTICLE II - REPRESENTATIONS AND WARRANTIES

A. The Contractor represents and warrants to the City that:

1. The Contractor, through its duly authorized representative, has the full power and authority to enter into and execute this Agreement;

2. The Contractor has and will maintain the requisite expertise, qualifications, staff, materials, equipment, licenses, permits, consents, registrations, and certifications in place and available for the performance of all work required under this Agreement;

3. The Contractor is bonded, if required by law, and fully and adequately insured for any injury or loss to its employees and any other person resulting from the actions or omissions of the Contractor, its employees, or its subcontractors in the performance of this Agreement;

4. The Contractor is not under any obligation to any other person that is inconsistent or in conflict with this Agreement, or that could prevent, limit, or impair the Contractor's performance of this Agreement;

5. The Contractor has no knowledge of any facts that could prevent, limit, or impair the performance of this Agreement, except as otherwise disclosed to the City and incorporated into this Agreement;

6. The Contractor is not in breach of any federal, state, or local statute, regulation, or code applicable to the Contractor or its operations;

7. Any rate of compensation charged for the performance of services under this Agreement are no higher than those charged to the Contractor's most favored customer for the same or substantially similar services;

8. The Contractor has read and fully understands this Agreement, and is executing this Agreement willingly and voluntarily; and

9. All of the representations and warranties in this Article and elsewhere in this Agreement are true and correct as of the date of execution of this Agreement by the Contractor, and the execution of this Agreement by the Contractor's representative constitutes a sworn statement, under penalty of perjury, by the Contractor as to the truth of the foregoing representations and warranties.

B. **Convicted Felon Statement.** The Contractor complies with City Code Section 2-8(c) and no principal, member, or officer of the Contractor has, within the preceding 5 years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

C. Non-Solicitation Statement. The Contractor has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Agreement. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Agreement.

D. Employee Verification. The Contractor swears that: (i) it is registered and participates in a status verification system to verify that all employees in the State of Louisiana are legal citizens of the United States or are legal aliens; (ii) it shall continue, during the term of this Agreement, to utilize a status verification system to verify the legal status of all new employees in the State of Louisiana; and (iii) it shall require all subcontractors to submit to the Contractor a sworn affidavit verifying compliance with items (i) and (ii) above. Any violation of the provisions of this paragraph may subject this Agreement to termination, and may further result in the Contractor being ineligible for any public contract for a period of 3 years from the date the violation is discovered. The Contractor further acknowledges and agrees that it shall be liable for any additional costs incurred by the City occasioned by the termination of this Agreement or the loss of any license or permit to do business in the State of Louisiana resulting from a violation of this provision. The Contractor will provide to the City a sworn affidavit attesting to the above provisions if requested by the City. The City may terminate this Agreement for cause if the Contractor fails to provide the requested affidavit or violates any provision of this paragraph.

E. The Contractor acknowledges that the City is relying on these representations, warranties, expertise, skill, and knowledge, and that the Contractor's obligations and liabilities will not be diminished by reason of any approval by the City.

ARTICLE III - THE CITY'S OBLIGATIONS

A. Administration. The City will:

1. Administer this Agreement through the Office of Resilience and Sustainability;
2. Provide the Contractor with document(s) including the address list of recycling cart recipients, the number of carts to deliver to each address, the delivery route, and other documents necessary for the Contractor's performance of any work required under this Agreement;
3. Provide the relevant collection route maps that will be needed for efficient cart delivery to each address;
4. Provide an interim staging yard for cart assembly approximately 1000 sq ft in area and relatively central to the delivery area;
5. Provide and cover the cost of designing and printing all outreach materials in weather-proof enclosures.
6. Provide reasonable access to Department personnel to discuss the required services during normal working hours, as requested by the Contractor; and

B. Payment. The City will make payments to the Contractor at the rate of compensation established in this Agreement based upon the Contractor's certified invoices, except:

1. The City's obligation to pay is contingent upon the Contractor's: (a) submission of complete and accurate invoices; and (b) satisfactory performance of the services and conditions required by this Agreement;

2. The City, in its discretion, may withhold payment of any disputed amounts, and no interest shall accrue on any amount withheld pending the resolution of the dispute;

3. The City may set-off any amounts due to the Contractor with any amounts deemed by the City to be owed to the City by the Contractor pursuant this Agreement; and

4. All compensation owed to the Contractor under this Agreement is contingent upon the appropriation and allocation of funds for work under this Agreement by the City.

5. The City is not obligated, under any circumstances, to pay for any work performed or costs incurred by the Contractor that: exceed the maximum aggregate amount payable established by this Agreement; are beyond the scope or duration of this Agreement; arise from or relate to any unauthorized change order within the scope of the Agreement; are for services performed on days on which services were suspended due to circumstances beyond the control of the City, and no work has taken place; arise from or relate to the correction of errors or omissions of the Contractor or its subcontractors; or the City is not expressly obligated to pay under this Agreement.

6. Unless otherwise agreed by the City, payment terms are NET 30 days upon providing that goods and/or services described under this Agreement have been delivered, installed (if required), rendered, and/or accepted and upon receipt by the City of properly submitted invoice via the City's supplier portal.

7. If this Agreement is terminated for any reason, the City will pay the Contractor only for the work requested by the City and satisfactorily performed by the Contractor through the date of termination, except as otherwise provided in this Agreement.

ARTICLE IV - COMPENSATION

A. Rate of Compensation.

1. The City will pay the Contractor in accordance with the following rates:

- a. \$43.25 per 65 gallon recycling cart, including in-mold label printing and adhesion to recycling cart lid;
- b. \$48.87 per 95 gallon recycling cart, including in-mold label printing and adhesion to recycling cart lid;
- c. \$4.50 per recycling cart unit unloaded, assembled, and delivered
- d. Replacement parts to be provided according to the Price Proposal;

2. Additional payments will be made to the Contractor directly via The Recycling Partnership, a partner with the City in this grant, at the Rate of Compensation in Subsection 1, to support expenses related to cart purchases, assembly, delivery, and educational kit distribution.

3. This Agreement does not guarantee any amount of work or compensation except as specifically authorized by the City in accordance with the terms and conditions of this Agreement.

4. The stated compensation is inclusive, and includes no additional amounts for, the Contractor's costs, including, without limitation, all expenses relating to overhead, administration, subcontractors, employees, bid preparation, bonds, scheduling, invoicing, insurance, records retention, reporting, inspections, audits, the correction of errors and omissions, or minor changes within the scope of this Agreement. The City will not consider or be obligated to pay or reimburse the Contractor any other charges or fees, and the Contractor will not be entitled to any additional compensation or reimbursement, except as otherwise specifically provided in the Agreement.

5. The Contractor will immediately provide written notification to the City of any reduction to the rate of compensation for its most favored customer, and the rate of compensation established by this Agreement will automatically adjust to the reduced rate effective as of the effective date of the reduction for the most favored customer.

B. Maximum Amount. The maximum aggregate amount payable by the City under this Agreement is \$4,720,000.

C. Price Adjustment. Prices in the Price Proposal shall be firm for the initial twelve (12) months of the contract term. No cost increases shall be accepted in the first twelve (12) months of the initial contract term. Thereafter, the costs for all future terms shall be subject to an adjustment only if increases or decreases occur in the industry. Such adjustments shall be based on the latest yearly percentage increase in High Density Polyethylene (HDPE) resin for Large Buyer Contract prices for Medium Quality Injection Molding as published by the Chemical Data Monthly Petrochemical & Plastics Analysis Report.

The yearly increase or decrease in HDPE shall be that latest report published and available for the calendar year ending December 31, prior to the end of the contract year then in effect, as compared to the report for the comparable month, one-year prior.

Should the market price of resin increase or decrease from the initial proposed unit price, the increase or decrease will be reflected in the unit price per cart for the contract year, for the amount of resin per pound per cart as specified in the Technical Proposal. Any cost adjustments may not exceed a 5% increase per contract year.

Notwithstanding any other provision of the agreement, any order or addendum, there shall be no adjustments to pricing of product(s) as the result of any non-market adjustments (NMA) reflected in the resin index as published from time to time during the term of this agreement

The Contractor shall submit its annual price change in writing to the City at least 30 calendar days prior to the contract anniversary date, even if the recommendation is to keep pricing the same as the previous period. This justification will ensure that any potential price decreases are not overlooked. The Contractor shall provide the following:

1. Proof of the validity of a request for a price change or no change and it shall be the responsibility of the Contractor to, at a minimum, provide certified documentation including the Chemical Data monthly report for the correct period.

2. Fully calculated adjustments for all products available through the awarded contract, including updated price sheets showing the new unit.

Any approved cost adjustments shall become effective on the anniversary of the Effective Date. The City may, after examination, refuse to accept the adjusted costs, if they are not properly documented.

D. Fiscal Administration. Subject to the terms and conditions of the Grant Agreement, the total amount of the Federal Award granted to the City amounts to \$3,982,000.00, with the total approved cost share or in-kind contributions totaling \$1,450,609.00. The City has agreed to be the fiscal administrator for the \$3,320,000.00 payable to the Contractor upon the completion of the Contractor's deliverables and as otherwise set forth hereunder. The Recycling Partnership has agreed to be the fiscal administrator for the \$1,245,000 payable to the Contractor upon the completion of the Contractor's deliverables and as otherwise set forth hereunder.

ARTICLE V - DURATION AND TERMINATION

A. Initial Term. The term of this Agreement shall be for 3 years, beginning on the Effective Date, provided there is an encumbrance of funds by the requesting department made from the funds allotted by the Chief Administrative Officer, which are derived from appropriations made by the City Council. This Agreement shall automatically terminate with respect to any period of time for which funds are not so encumbered.

B. Extension. This Agreement may be extended at the option of the City, provided that funds are allocated by the City Council and the extension of the Agreement facilitates the continuity of services provided herein. This Agreement may be extended by the City for 4 additional one-year terms.

C. Termination for Convenience. The City may terminate this Agreement at any time by giving the Contractor at least 30 calendar days written notice of the termination.

D. Termination for Non-Appropriation. This Agreement will terminate immediately in the event of non-appropriation of funds sufficient to maintain this Agreement without the requirement of notice; and the City will not be liable for any amounts beyond the funds appropriated and encumbered for this Agreement.

E. Termination for Cause. The City may terminate this Agreement immediately for cause by sending written notice to the Contractor. "Cause" includes, without limitation, any failure to perform any obligation, abide by any condition of this Agreement, or the failure of any representation or warranty in this Agreement, including without limitation any failure to comply with the requirements of the City's Disadvantaged Business Enterprise program and any failure to comply with any provision of City Code Section 2-1120 or requests of the Office of Inspector General. If a termination for cause is subsequently challenged in a court of law and the challenging Party prevails, the termination will be deemed to be a termination for convenience effective 30 days from the date the original written notice of termination for cause was sent to the challenging Party; no further notice will be required.

F. Suspension. Notwithstanding the article on Force Majeure, the City may suspend this Agreement at any time and for any reason by giving 2 business days' written notice to the Contractor. The Contractor will resume work upon 5 business days' written notice from the City.

ARTICLE VII - PERFORMANCE MEASURES

A. Factors. The City will measure the performance of the Contractor according to the following non-exhaustive factors: work performed in compliance with the terms of the Agreement; staff availability; staff training; staff professionalism; staff experience; customer service; communication and accessibility; prompt and effective correction of situations and conditions; timeliness and completeness of submission of requested documentation (such as records, receipts, invoices, insurance certificates, and computer-generated reports).

B. Failure to Perform. If the Contractor fails to perform according to the Agreement, the City will notify the Contractor. If there is a continued lack of performance after notification, the City may declare the Contractor in default and pursue any appropriate remedies available under the Agreement and/or any applicable law. In the event of a notification of default, the City will invoice the defaulting Contractor for any increase in costs and other damages sustained by the City. Further, the City will seek full recovery from the defaulting Contractor.

ARTICLE VIII – LIVING WAGES

A. Definitions. Unless otherwise expressly provided in this Agreement, Capitalized terms used but not defined herein, shall have the definition attributed to them in Article VIII, Section 70-802 of the City Code.

B. Compliance. To the fullest extent permitted by law, the Contractor agrees to abide by City Code Sections 70-801, *et seq.*, which requires, in pertinent part, the following:

1. Payment of an hourly wage to Covered Employees equal to the amounts defined in the City Code ("**Living Wage**");
2. Receipt of at least seven (7) days per year of compensated leave for Covered Employees, as required by Section 70-807 of the City Code; and
3. Post notice in a prominent place regarding the applicability of the Living Wage Ordinance in every workplace in which Covered Employees are working that is within the Covered Employer's custody and control, as required by Section 70-810 of the City Code.

C. Living Wage. In accordance with the Living Wage Ordinance, Living Wage shall be \$16.01 per hour plus any adjustment provided in subsection D below for any work performed during calendar year 2025 or thereafter.:

D. Adjusted Living Wage. In accordance with Section 70-806(2) of the City Code, the Living Wage shall be annually adjusted for inflation, as defined by the Consumer Price Index calculated by the U.S. Bureau of Labor Statistics as applied to the South Region, except that in no instance shall the Living Wage be adjusted downward. The first adjustment shall become effective on January 1, 2024 using the Consumer Price Index figures provided for the preceding year, and thereafter on an annual basis.

E. Subcontract Requirements. As required by Section 70-804 of the City Code, the Contractor, beneficiary, or other Covered Employer, prior to entering into a subcontract, shall notify subcontractors in writing of the requirements and applicability of Article VIII – The Living Wage Ordinance ("**Article**"). City contractors and beneficiaries shall be deemed responsible for violations of this Article by their subcontractors.

F. Reporting. On or before January 31st and upon request by the City, the Contractor shall identify (a) the hourly wage earned by the lowest paid Covered Employee and (b) the number of days of compensated leave received by Covered Employees earning less than 130% of the then-prevailing wage during the current term of the Agreement, and provide the identified information to the following:

Office of Workforce Development
Living Wage - Compliance
1340 Poydras Street – Suite 1800
New Orleans, Louisiana 70112

G. Compliance Monitoring. Covered Employers under this Agreement are subject to compliance monitoring and enforcement of the Living Wage requirements by the Office of Workforce Development (the "**OWD**") and/or the Chief Administrative Office ("**CAO**"). Covered Employers will cooperate fully with the OWD and/or the CAO and other City employees and agents authorized to assist in the administration and enforcement of the Living Wage requirements. Steps and actions include, but are not limited to, requirements that: (i) the Contractor will cooperate fully with the OWD and the CAO and other City employees and agents authorized

to assist in the administration and enforcement of the Living Wage requirements; (ii) the Contractor agrees that the OWD and the CAO and their designees, in the performance of their duties, shall have the right to engage in random inspections of job sites and to have access to the employees of the Contractor, payroll records and employee paychecks; and (ii) that the City may audit such records of the Contractor as he or she reasonably deems necessary to determine compliance with the Living Wage standards.

H. Remedies. If the Contractor fails to comply with the Living Wage requirements during the term of the Agreement, said failure may result in termination of the Agreement or the pursuit of other remedies by the City, including, but not limited to, the penalties and enforcement mechanisms set forth in Section 70-811 of the City Code.

ARTICLE IX - DISADVANTAGED BUSINESS ENTERPRISE (“DBE”) PROGRAM

A. In General. The Contractor agrees to abide by the City Code Sections 70-456, *et seq.*, to use its best efforts to carry out all applicable requirements of the City’s DBE Program for the administration of this Agreement, as set forth in the City Code and any applicable rules adopted thereunder. The City’s Office of Supplier Diversity (“OSD”) oversees the DBE Program and assigns a DBE Compliance Officer (“DBECO”) to ensure compliance.

B. Monitoring. To ensure compliance with DBE requirements during the term of this Agreement, the DBECO will monitor the Contractor’s use of DBE subcontractors/suppliers (“DBE Entities”) through the following actions:

1. Job site visits;
2. Electronic payment tracking via the Contract Compliance Monitoring System or other means as approved by the OSD;
3. Routine audits of contract payments to all subcontractors;
4. Reviewing of records and reports; and/or
5. Interviews of selected personnel.

The DBECO may schedule inspections and on-site visits with or without prior notice to the Contractor or DBE Entities.

C. Cooperation. The Contractor shall:

1. Designate an individual as the “DBE Liaison” who will monitor the Contractor’s DBE participation as well as document and maintain records of “Good Faith Efforts” with DBE Entities.
2. Execute written contracts with DBE Entities that meet the applicable DBE goals.
 - a. The Contractor shall provide the DBECO with copies of said contracts within 30 days from the date this Agreement is fully executed between the City and the Contractor.
 - b. The Contractor shall agree to promptly pay subcontractors, including DBE Entities, in accordance with law.
3. Establish and maintain the following records for review upon request by the OSD:
 - a. Copies of written contracts with DBE Entities and purchase orders;
 - b. Documentation of payments and other transactions with DBE Entities;

- c. Appropriate explanations of any changes or replacements of DBE Entities, which may include a record of "Post-Award Good Faith Efforts" for each certified firm that the Contractor does not use in accordance with the approved DBE participation submission;
- d. Any other records required by the OSD.

The Contractor is required to maintain such records for 3 years after completion or closeout of this Agreement. Such records are necessary to determine compliance with their DBE obligations.

- 4. Post monthly payments and submit regular reports to the DBECO as required via the online "Contract Compliance Monitoring System" or other means approved by the OSD.
 - a. The Contractor shall submit the initial report outlining DBE participation within 30 days from the date of notice to proceed (or equivalent document) issued by the City to the Contractor. Thereafter, "DBE Utilization" reports shall be due on or before the fifteenth day of each month until all DBE subcontracting work is completed.
 - b. Reports are required even when no activity has occurred in a monthly period.
 - c. If the established percentage is not being met, the monthly report shall include a narrative description of the progress being made in DBE participation.
 - d. The Contractor may also be required to attach or upload copies of canceled checks or bank statements that identify payer, payee, and amount of transfer to verify payment information as indicated on the form.
- 5. Conform to the established percentage as approved by the OSD.
 - a. The total dollar amount of the Agreement shall include approved change orders and amendments. For a requirements contract, the total dollar amount shall be based in actual quantities ordered.
 - b. No changes to the established percentage and DBE Entities submitted on DBE Compliance Form-1 shall be allowed without approval by the OSD.
 - c. The City will not adjust the contract for any increase in cost due to replacement of DBE Entities.

D. Post-Award Modification. The OSD may grant a post-award modification request if:

- a. for a reason beyond the Contractor's control, the Contractor is unable to use the certified DBE entity submitted on DBE Compliance Form-1 to perform the specified work. The Contractor must notify the OSD of the intent for removal and substitution of a certified DBE immediately upon determination of that the DBE submitted on Compliance Form -1 is unable to perform the specified work. In such case, the Contractor shall use and document "Good Faith Efforts" to find a similarly qualified and certified DBE entity to perform such specified work. The same criteria used for establishing "Good Faith Efforts" in maximizing the participation of DBE

Entities prior to awarding the Agreement will also apply to the substitution of DBE subcontractors during the performance of the Agreement; or

- b. the Contractor reasonably believes that, due to a change of scope, execution of the work in accordance with the directions from the City is unlikely to meet the established percentage or terms. In such case, the Contractor shall use and document “Good Faith Efforts” to achieve a reasonable amount of DBE participation on the remaining work on the Agreement.

ARTICLE X - NON-DISCRIMINATION

A. Equal Employment Opportunity. In all hiring or employment made possible by, or resulting from this Agreement, the Contractor (1) will not discriminate against any employee or applicant for employment because of race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry, and (2) where applicable, will take affirmative action to ensure that the Contractor’s employees are treated during employment without regard to their race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry. This requirement shall apply to, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. All solicitations or advertisements for employees shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry.

B. Non-Discrimination. In the performance of this Agreement, the Contractor will not discriminate on the basis, whether in fact or perception, of a person's race, color, creed, religion, national origin, ancestry, age, sex, gender, sexual orientation, gender identity, domestic partner status, marital status, physical or mental disability, or AIDS- or HIV-status against (1) any employee of the City working with the Contractor in any of Contractor’s operations within Orleans Parish or (2) any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by the Contractor. The Contractor agrees to comply with and abide by all applicable federal, state, and local laws relating to non-discrimination, including, without limitation, Title VI of the Civil Rights Act of 1964, Section V of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990.

C. Incorporation into Subcontracts. The Contractor will incorporate the terms and conditions of this Article into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with these provisions.

D. Termination for Breach. The City may terminate this Agreement for cause if the Contractor fails to comply with any obligation in this Article, which failure is a material breach of this Agreement.

ARTICLE XI - INDEPENDENT CONTRACTOR

A. Independent Contractor Status. The Contractor is an independent contractor and shall not be deemed an employee, servant, agent, partner, or joint venture of the City and will not hold itself or any of its employees, subcontractors, or agents to be an employee, partner, or agent of the City.

B. Exclusion of Worker’s Compensation Coverage. The City will not be liable to the

Contractor, as an independent contractor as defined in La. R.S. 23:1021(6), for any benefits or coverage as provided by the Worker's Compensation Law of the State of Louisiana. Under the provisions of La. R.S. 23:1034, any person employed by the Contractor will not be considered an employee of the City for the purpose of Worker's Compensation coverage.

C. Exclusion of Unemployment Compensation Coverage. The Contractor, as an independent contractor, is being hired by the City under this Agreement for hire and defined in La. R.S. 23:1472(12)(E), and neither the Contractor nor anyone employed by it will be considered an employee of the City for the purpose of unemployment compensation coverage, which coverage is being hereby expressly waived and excluded by the parties, because: (a) the Contractor has been and will be free from any control or direction by the City over the performance of the services covered by this contract; (b) the services to be performed by the Contractor are outside the normal course and scope of the City's usual business; and (c) the Contractor has been independently engaged in performing the services required under this Agreement prior to the date of this Agreement.

D. Waiver of Benefits. The Contractor, as an independent contractor, will not receive from the City any sick or annual leave benefits, medical insurance, life insurance, paid vacations, paid holidays, sick leave, pension, or Social Security for any services rendered to the City under this Agreement.

ARTICLE XII – FORCE MAJEURE

A. Event. An event of Force Majeure will include any event or occurrence not reasonably foreseeable by the City at the execution of this Agreement, which will include, but not be limited to, abnormally severe and unusual weather conditions or other acts of God (including tropical weather events, tornados, hurricanes, and flooding); declarations of emergency; shortages of labor or materials (not caused by City); riots; terrorism; acts of public enemy; war; sabotage; cyber-attacks, threats, or incidents; epidemics or pandemics; court or governmental order; or any other cause whatsoever beyond the reasonable control of City, provided such event was not caused by the negligence or misconduct of City, by the failure of City to comply with applicable laws, or by the breach of this Agreement.

B. Notice. To seek the benefit of this Article, the City must provide notice in writing to the Contractor stating: (1) an event triggering this Article has occurred; (2) the anticipated effect of the Force Majeure event on performance; and (3) the expected duration of the delay, if the Agreement is being suspended.

C. Effect.

1. Upon the occurrence of a Force Majeure event, for which the City has provided required notice, the City may, at its sole discretion:
 - a. Suspend this Agreement for a duration to be set by the City, not to exceed 90 days. During such time of suspension, the Parties will not be liable or responsible for performance of their respective obligations under this Agreement, and there will be excluded from the computation of such period of time any delays directly due to the occurrence of the Force Majeure event. During any such period of suspension, the Contractor must take all commercially reasonable actions to mitigate against the effects of the Force Majeure event and to ensure the prompt resumption of performance when so instructed by the City; or

- b. Terminate this Agreement, either immediately or after one or more periods of suspension, effective on notice to Contractor and without any further compensation due.
2. Notwithstanding Section C(1) above, the obligations relating to making payments when due (for services or materials already provided) and those obligations specified to survive in the Agreement will be unaffected by any suspension or termination.

ARTICLE XIII - NOTICE

A. In General. Except for any routine communication, any notice, demand, communication, or request required or permitted under this Agreement will be given in writing and delivered in person or by certified mail, return receipt requested, as follows:

1. To the City:

Greg Nichols, Deputy Chief Resilience Officer
Office of Resilience & Sustainability
City of New Orleans
1300 Perdido Street
Suite 7E05
New Orleans, LA 70112

&

City Attorney
City of New Orleans
1300 Perdido Street, Suite 5E03
New Orleans, LA 70112

2. To the Contractor:

William J Rehrig, Corporate Executive Officer
Rehrig Pacific Company
1000 Raco Count
Lawrenceville, GA 30046

B. Effectiveness. Notices are effective when received, except any notice that is not received due to the intended recipient's refusal or avoidance of delivery is deemed received as of the date of the first attempted delivery.

C. Notification of Change. Each Party is responsible for notifying the other in writing, that references this Agreement, of any changes in its address(es) set forth above.

ARTICLE XIV - ADDITIONAL PROVISIONS

A. Amendment. The City's officers and employees are not authorized to request or instruct the Contractor to perform any work beyond the scope or duration of this Agreement in the absence of an executed amendment to this Agreement. No amendment of or modification to this Agreement shall be valid unless and until executed in writing by the duly authorized representatives of both Parties to this Agreement.

B. Assignment. (i) Neither a Contractor nor subcontractor may assign or transfer its rights, duties, or obligations under this Agreement without the prior written consent of the City, which consent must be approved by a resolution of the City Council. (ii) A transfer requiring the

prior written consent of the City, as described in the preceding subsection, shall occur upon a change in ownership of the Contractor or subcontractor. A "change in ownership" shall occur on the date that any one person, or more than one person acting as a group, acquires, directly or indirectly, an aggregate ownership interest in the Contractor or subcontractor that exceeds 50% of the fair market value of the Contractor or subcontractor or 50% of the total voting power of the Contractor or subcontractor. The foregoing shall not apply to the acquisition of additional ownership interests by a person whose ownership interest in the Contractor or subcontractor exceeds 50% of the fair market value of the Contractor or subcontractor or 50% of the total voting power of the contractor or subcontractor as of the effective date of the Agreement.

C. Choice of Law. This Agreement will be construed and enforced in accordance with the laws of the State of Louisiana without regard to its conflict of laws provisions.

D. Compliance with City's Hiring Requirements – Ban the Box.

1. The Contractor agrees to adhere to the City's hiring requirements contained in City Code Sections 2-8(d) and 2-13(a)-(f). Prior to executing this Agreement, the Contractor must provide a sworn statement attesting to its compliance with the City's hiring requirements or stating why deviation from the hiring requirements is necessary.
2. Failure to maintain compliance with the City's hiring requirements through the term of the Agreement, or to provide sufficient written reasons for deviation, is a material breach of this Agreement. Upon learning of any such breach, the City will provide the Contractor notice of noncompliance and allow the Contractor thirty (30) days to come into compliance. If, after providing notice and thirty (30) days to cure, the Contractor remains noncompliant, the City may move to suspend payments to the Contractor, void the Agreement, or take any such legal action permitted by law or this Agreement.
3. This section will not apply to any agreements excluded from the City's hiring requirements by City Code Sections 2-8(d) or (g). Should a court of competent jurisdiction find any part of this section to be unenforceable, the section should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law, or if reformation is not possible, the section should be fully severable and remaining provisions of the Agreement will remain in full force and effect.
4. The Contractor will incorporate the terms and conditions of this Article into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with those provisions.

E. Conflicting Employment. To ensure that the Contractor's efforts do not conflict with the City's interests, and in recognition of the Contractor's obligations to the City, the Contractor will decline any offer of other employment if its performance of this Agreement is likely to be adversely affected by the acceptance of the other employment. The Contractor will promptly notify the City in writing of its intention to accept the other employment and will disclose all possible effects of the other employment on the Contractor's performance of this Agreement. The City will make the final determination whether the Contractor may accept the other employment.

F. Construction of Agreement. Neither Party will be deemed to have drafted this Agreement. This Agreement has been reviewed by all Parties and shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of all Parties. No term of this Agreement shall be construed or resolved in

favor of or against the City or the Contractor on the basis of which Party drafted the uncertain or ambiguous language. The headings and captions of this Agreement are provided for convenience only and are not intended to have effect in the construction or interpretation of this Agreement. Where appropriate, the singular includes the plural and neutral words and words of any gender shall include the neutral and other gender.

G. Cost Recovery. In accordance with Section 2-8.1 of the Municipal Code entitled “Cost recovery in contracts, cooperative endeavor agreements, and grants,” to the maximum extent permitted by law, the Contractor shall reimburse the City or disgorge anything of value or economic benefit received from the City if the Contractor fails to meet its contractual obligations.

H. Entire Agreement. This Agreement, including all incorporated documents, constitutes the final and complete agreement and understanding between the Parties. All prior and contemporaneous agreements and understandings, whether oral or written, are superseded by this Agreement and are without effect to vary or alter any terms or conditions of this Agreement.

I. Exhibits. The following exhibits will be and are incorporated into this Agreement: “Exhibit A” - U.S. Environmental Protection Agency Grant Agreement; “Exhibit B” – Request for Proposal No. 4344; “Exhibit C” – Technical Proposal; “Exhibit D” – Price Proposal; “Exhibit E” - Non-Federal Entity Compliance Provisions for Federal Awards.

J. Order of Documents. In the event of any conflict between the provisions of this Agreement and any incorporated documents, the terms and conditions of the documents will apply in this order: “Exhibit A”; “Exhibit B”; the Agreement; “Exhibit C”; “Exhibit D”; Exhibit “E”.

K. Jurisdiction. The Contractor consents and yields to the jurisdiction of the State Civil Courts of the Parish of Orleans and formally waives any pleas or exceptions of jurisdiction on account of the residence of the Contractor.

L. Limitations of the City’s Obligations. The City has no obligations not explicitly set forth in this Agreement, any incorporated documents, or expressly imposed by law.

M. No Third-Party Beneficiaries. This Agreement is entered into for the exclusive benefit of the Parties and the Parties expressly disclaim any intent to benefit anyone not a party to this Agreement.

N. Non-Exclusivity. This Agreement is non-exclusive and the Contractor may provide services to other clients, subject to the City’s approval of any potential conflicts with the performance of this Agreement, and the City may engage the services of others for the provision of some or all of the work to be performed under this Agreement.

O. Non-Waiver. The failure of either Party to insist upon strict compliance with any provision of this Agreement, to enforce any right, or to seek any remedy upon discovery of any default or breach of the other Party at such time as the initial discovery of the existence of such noncompliance, right, default, or breach shall not affect or constitute a waiver of either Party’s right to insist upon such compliance, exercise such right, or seek such remedy with respect to that default or breach, or any prior, contemporaneous, or subsequent default or breach.

P. Ownership Interest Disclosure. The Contractor will provide a sworn affidavit listing all natural or artificial persons with an ownership interest in the Contractor and stating that no other person holds an ownership interest in the Contractor via a counter letter. For the purposes of this provision, an “ownership interest” shall not be deemed to include ownership of stock in a publicly traded corporation or ownership of an interest in a mutual fund or trust that holds an interest in a publicly traded corporation. If the Contractor fails to submit the required affidavits,

the City may, after 30 days' written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payments until the required affidavits are submitted.

Q. Ownership of Records. Upon final payment, all data collected and all products of work prepared, created, or modified by Contractor in the performance of this Agreement, including without limitation any and all notes, tables, graphs, reports, files, computer programs, source code, documents, records, disks, original drawings, or other such material, regardless of form and whether finished or unfinished, but excluding the Contractor's personnel and administrative records and any tools, systems, and information used by the Contractor to perform the services under this Agreement, including computer software (object code and source code), know-how, methodologies, equipment, and processes and any related intellectual property (collectively, "Work Product") will be the exclusive property of City and the City will have all right, title, and interest in any Work Product, including, without limitation, the right to secure and maintain any copyright, trademark, or patent of Work Product in the City's name. No Work Product may be reproduced in any form without the City's express written consent. The City may use and distribute any Work Product for any purpose the City deems appropriate without the Contractor's consent and for no additional consideration to the Contractor.

R. Prohibition of Financial Interest in Agreement. No elected official or employee of the City shall have a financial interest, direct or indirect, in this Agreement. For purposes of this provision, a financial interest held by the spouse, child, or parent of any elected official or employee of the City shall be deemed to be a financial interest of such elected official or employee of the City. Any willful violation of this provision, with the expressed or implied knowledge of Contractor, shall render this Agreement voidable by the City and shall entitle the City to recover, in addition to any other rights and remedies available to the City, all monies paid by the City to Contractor pursuant to this Agreement without regard to Contractor's otherwise satisfactory performance of the Agreement.

S. Prohibition on Political Activity. None of the funds, materials, property, or services provided directly or indirectly under the terms of this Agreement shall be used in the performance of this Agreement for any partisan political activity, or to further the election or defeat of any candidate for public office.

T. Remedies Cumulative. No remedy set forth in the Agreement or otherwise conferred upon or reserved to any Party shall be considered exclusive of any other remedy available to a Party. Rather, each remedy shall be deemed distinct, separate and cumulative and each may be exercised from time to time as often as the occasion may arise or as may be deemed expedient.

U. Severability. Should a court of competent jurisdiction find any provision of this Agreement to be unenforceable as written, the unenforceable provision should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law or, if reformation is not possible, the unenforceable provision shall be fully severable and the remaining provisions of the Agreement remain in full force and effect and shall be construed and enforced as if the unenforceable provision was never a part the Agreement.

V. Special Conditions for Solid Waste Infrastructure for Recycling Contracts. The "Non-Federal Entity Compliance Provisions for Federal Awards," attached as Exhibit "C" to this Agreement, are expressly incorporated into the Agreement and effectively immediately if the City has indicated it will or may seek reimbursement from the Solid Waste Infrastructure for Recycling program in the procurement documents or upon the City's notice to the Contractor that the City intends to seek reimbursement from the Solid Waste Infrastructure for Recycling Program in connection with the work to be performed under this Agreement.

W. Subcontractor Reporting. The Contractor will provide a list of all natural or artificial persons who are retained by the Contractor at the time of the Agreement's execution and who are expected to perform work as subcontractors in connection with the Contractor's work for the City. For any subcontractor proposed to be retained by the Contractor to perform work on the Agreement with the City, the Contractor must provide notice to the City within 30 days of retaining that subcontractor. If the Contractor fails to submit the required lists and notices, the City may, after thirty 30 days' written notice to the Contractor, take any action it deems necessary, including, without limitation, causing the suspension of any payments, until the required lists and notices are submitted.

X. Survival of Certain Provisions. All representations, warranties, and obligations concerning records retention, inspections, audits, ownership, indemnification, payments, remedies, jurisdiction, and choice of law shall survive the expiration, suspension, or termination of this Agreement and continue in full force and effect.

Y. Terms Binding. The terms and conditions of this Agreement are binding on any heirs, successors, transferees, and assigns.

ARTICLE XV – COUNTERPARTS

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original copy of this Agreement, but all of which, when taken together, shall constitute one and the same agreement.

ARTICLE XVI - ELECTRONIC SIGNATURE AND DELIVERY

The Parties agree that a manually signed copy of this Agreement and any other document(s) attached to this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. No legally binding obligation shall be created with respect to a Party until such Party has delivered or caused to be delivered a manually signed copy of this Agreement.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the City and the Contractor, through their duly authorized representatives, execute this Agreement.

CITY OF NEW ORLEANS

BY: _____
LATOYA CANTRELL, MAYOR

Executed on this _____ of _____, 2025

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

REHRIG PACIFIC COMPANY

BY: _____
WILLIAM J. REHRIG, CORPORATE EXECUTIVE OFFICER

FEDERAL TAX I.D.

**[EXHIBITS A-D ATTACHED SEPARATELY; EXHIBIT E CONTAINED ON NEXT
PAGE(S)]**

EXHIBIT "A" (Attached Separately)

**Grant Agreement between
The United States Environmental Protection Agency
And
the City of New Orleans, Louisiana**

EXHIBIT “B” (Attached Separately)

Request for Proposals 4344

Recycling Carts

EXHIBIT “C” (Attached Separately)

**Rehrig Pacific Company Technical Proposal
Request for Proposals 4344
Recycling Carts**

EXHIBIT “D” (Attached Separately)

**Rehrig Pacific Company Pricing Proposal
Request for Proposals 4344
Recycling Carts**

EXHIBIT "E"

NON-FEDERAL ENTITY COMPLIANCE PROVISIONS FOR FEDERAL AWARDS

The Contractors are advised that this Project is to be funded by EPA. Notwithstanding any provision of the Agreement to the contrary, the following terms and conditions:

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant

thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided*, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon

contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses

to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

COMPLIANCE WITH THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

CLEAN AIR ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq.*

(2) The Contractor agrees to report each violation to the GOHSEP and understands and agrees that the GOHSEP will, in turn, report each violation as required to assure notification to FEMA, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

ENERGY POLICY AND CONSERVATION ACT

The Contractor hereby recognizes the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (P.L. 94-163).

CLEAN WATER ACT

The Contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders, or requirements issued under Section 508 of the Clean Water Act which prohibits the use under non-exempt Federal contracts, grants or loans of facilities included on the EPA List of Violating Facilities.

FEDERAL WATER POLLUTION CONTROL ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 7401 *et seq.*

(2) The Contractor agrees to report each violation to the GOHSEP and understands and agrees that the GOHSEP will, in turn, report each violation as required to assure notification to the FEMA, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

SUSPENSION AND DEBARMENT

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

BYRD ANTI-LOBBYING ACT

The Contractor will be expected to comply with Federal statutes required in the Anti-Lobbying Act.

Contractors who apply or bid for an award shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any Agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

PROCUREMENT OF RECOVERED MATERIALS

In the performance of this Contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

- i. Competitively within a timeframe providing for compliance with the Contract performance schedule;
- ii. Meeting Contract performance requirements; or
- iii. At a reasonable price.

Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS.

(a) Any party to this contract must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. These steps are required for the hiring of any subcontractors under this contract.

(b) Affirmative steps must include:

- (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

(4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and

(5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.

Any procurement of telecommunications and video surveillance services or equipment must comply with the provisions of 2. C.F.R. §200.216.

DOMESTIC PREFERENCES FOR PROCUREMENTS.

As appropriate and to the extent consistent with law, the parties should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

ACCESS TO RECORDS

The following access to records requirements apply to this contract:

(1) The Contractor agrees to provide the State of Louisiana, the City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the City and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

COMPLIANCE WITH FEDERAL EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance will be used to fund the Contract only. The Contractor will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

NO OBLIGATION BY THE FEDERAL GOVERNMENT

The Federal Government is not a party to this Contract and is not subject to any obligations or liabilities to the non-Federal entity, Contractor, or any other party pertaining to any matter resulting from the Contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

CONTRACTS WITH OTHERS

If the Contractor contracts with any other contractor or vendor for performance of any portion of the work required under this Agreement, the Contractor must incorporate into its contract with such contractor or vendor an indemnification clause holding the Federal Government, its employees and/or their contractors; the State of Louisiana, its employees, and/or their contractors; and the City, its employees and/or their contractors, and the Contractor and its employees and/or contractors harmless from liability to third parties for claims asserted under such contract.

TERMINATION FOR CAUSE

The City shall each have the right to terminate this Agreement for cause, effective immediately upon the giving of written notice to the other party of its intent to terminate and the reasons therefore. If the termination for cause is subsequently challenged in a court of law and if the challenging party prevails, the termination for cause shall be deemed to be a termination for convenience and shall be effective thirty (30) days from the date that the original written notice of termination for cause was given to the challenging party and no further notice shall be required.

TERMINATION FOR CONVENIENCE

The City shall have the right to terminate this Agreement without cause by giving the Contractor written notice of its intent to terminate at least thirty (30) days prior to the date of termination. In the event that the City elects to terminate for convenience, the City shall be obligated to pay the Engineer only for those Services performed up to and through the date of termination.

REMEDIES AND SANCTIONS AGAINST ENGINEER'S DEFAULT

The City retains all rights and recourse under Louisiana law to enforce this Agreement or recover damages in connection with any breach or violation by the Contractor hereof.

[END OF AGREEMENT]



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

Requesting Department or Agency: Office of Resilience & Sustainability

Name of Contact Person: Daniel Jatres

Telephone Number: 504.658.4947

Email Address: daniel.jatres@nola.gov

Initials of Sponsoring Councilmember(s): _____

PROVIDE THE FOLLOWING CONTRACT DETAILS

1. The purpose and need for the contract: The manufacture, assembly, and distribution of recycling carts and educational materials in support of the City's EPA SWIFR grant award to increase recycling by New Orleans residents.
2. The parties involved: City of New Orleans; Rehrig Pacific Company
3. The obligations, expectations, and deliverables of the parties involved: Manufacture, assembly, and distribute approximately 83,000 recycling carts and the delivery of educational recycling kits.
4. The duration of the contract: 3 years
5. The cost and any fiscal implications of the contract for the City: \$4,720,000 maximum, of which \$3,320,000 is reimbursable by the EPA, the balance will be available for Sanitation Dept as needed.
6. Describe disadvantaged business enterprise (DBE) participation: The prime contractor is committed to the 35% DBE goal through their use of DBE subcontractor RTM Freight Brokerage LLC.

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



December 5, 2025

Lora W. Johnson, LMMC, MMC

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Ms. Johnson:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision to deny the requested appeal of ARC denial of new construction of an 81,258 SF five-story hotel on vacant lot fronting Elysian Fields Avenue, Royal, and Chartres Street.

Please let us know if you have any questions.



Zachary Smith
Owner | Zach Smith Consulting

C: +1 (504) 432 8689

E: zach@zachsmithconsulting.com

W: www.zachsmithconsulting.com



Outlook

Fw: 621 Elysian Fields Appeal

From Clerk of Council <clerkofcouncil@nola.gov>**Date** Mon 12/8/2025 10:26 AM**To** Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Angela G. Sarker <agsarker@nola.gov>; Eleanor S. Burke <esburke@nola.gov> 2 attachments (296 KB)

CMM Results Letter__621 Elysian Fields.pdf; 621 Elysian Fields_HDLC Appeal .pdf;

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From: Laura Barth <laura@zachsmithconsulting.com>**Sent:** Friday, December 5, 2025 1:42:15 PM**To:** Clerk of Council <clerkofcouncil@nola.gov>**Cc:** Dennis P. Murphy <Dennis.Murphy@nola.gov>; Eleanor S. Burke <esburke@nola.gov>**Subject:** 621 Elysian Fields Appeal

Good afternoon,

Please see the attached appeal of the HDLC decisions from the December 3, 2025 meeting. I have attached the HDLC decision letter as well. Please let me know if you have any questions. Thank you!

--

**Laura Barth****Permit Liaison | Zach Smith Consulting**

O: +1 (504) 383 3748

E: laura@zachsmithconsulting.comW: www.zachsmithconsulting.com

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, December 8, 2025 ****REVISED****

Katie Minor, Marcelle Walter
1758 Pressburg St.
New Orleans, LA 70122

Re: 621 Elysian Fields Ave
Reference Code: LHFKMV

Dear Katie Minor, Marcelle Walter:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Appeal of ARC denial of new construction of an 81,258 SF five-story hotel building on a vacant lot fronting Elysian Fields Avenue, Royal and Chartres Street.

At that time the Commission voted to:

Defer the requested appeal of the previous ARC recommendation for denial to a future meeting and noted the following factors:

- The proposal does not meet the HDLC Design Guidelines for new construction, which require greater compatibility and contextual sensitivity as a building's scale and footprint increases. The massing overwhelms the nearly block-wide site and does not reflect the area's prevailing proportions, setbacks, or horizontal and vertical datums.
- The overall building scale and massing remain substantially incompatible with the surrounding 1- and 2-story historic context. The height, bulk, and footprint significantly exceed the mid-scale that defines this wider avenue corridor and the tout ensemble of the Faubourg Marigny Historic District.
- The façade composition lacks sufficient articulation and depth. The elevations do not break down the building's scale, and architectural features such as segmented arches and recessed loggias appear applied rather than integrated, resulting in a façade treatment that remains visually flat and insufficiently responsive to the surrounding context.
- The design fails to establish a meaningful relationship to the pedestrian scale and street rhythm. It does not reflect the pattern, texture, cadence, or streetscape proportions typical of Elysian Fields Avenue or of Royal and Chartres Streets.
- The project would have a negative impact on the historic context and key viewsheds. The oversized and weakly articulated design recalls past incompatible developments, such as the

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Christopher Inn, and would further erode the architectural quality and continuity of the Faubourg Marigny.

- The proposal does not demonstrate the level of design excellence expected for this prominent location. While the HDLC Design Guidelines do not require historical replication, they do require architectural quality, coherence, and contextual awareness.
- The Commission is also concerned with the applicant's limited responsiveness and lack of iterative refinement to previous ARC recommendations and their unwillingness to continue working with HDLC staff to bring the proposal closer to compliance with the Design Guidelines and the expectations of the surrounding community.

This item can be placed on the agenda of a future New Orleans HDLC Commission meeting upon your request. A copy of the 2026 Commission meeting dates and deadlines is attached for your reference. Commission meetings begin at 1:00 p.m. and are held in person in the City Council Chamber at City Hall, 1300 Perdido Street. A copy of the agenda will be emailed to the contact address on file prior to the meeting. It is strongly recommended that you attend this meeting to answer any questions or concerns the Commission might have. Please contact HDLC Staff directly when you are ready to be scheduled for a future meeting agenda.

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 within ten (10) calendar days of the Commission meeting. Additional information on how to submit an appeal is included with this letter. A copy of this letter must be included with your appeal request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or Dennis.Murphy@nola.gov.

Sincerely,



Dennis Murphy
Principal Plan Reviewer

Approved__BB__ Bryan Block, Director

621 Elysian Fields LLC
3115 Old Forge Dr
Baton Rouge, LA 70808

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, December 8, 2025 ****REVISED****

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1758 Pressburg St.
New Orleans, LA 70122

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Reference Code: LHFKMV

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Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or Dennis.Murphy@nola.gov.

Sincerely,



Dennis Murphy
Principal Plan Reviewer

Approved__BB__ Bryan Block, Director

621 Elysian Fields LLC
3115 Old Forge Dr
Baton Rouge, LA 70808

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF RIGHT TO APPEAL:

Any action of the Historic District Landmarks Commission may be appealed to the City Council. If you would like to appeal an HDLC action, you must submit a written request for the appeal to the Clerk of Council within **ten (10) calendar days** of this meeting.

The Clerk of Council address is:

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

or

clerkofcouncil@nola.gov

Thank you,

HDLC Staff

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211

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NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

2026 New Orleans and CBD HDLC Commission Meeting Schedule

Application Filing Deadline	Public Comment Deadline (By 4:00 p.m.)	Commission Meeting (CBD HDLC - 10:00 a.m. New Orleans HDLC - 1:00 p.m.)
December 19, 2025	January 6, 2026	January 7, 2026
January 21, 2026	February 3, 2026	February 4, 2026
February 25, 2026	March 10, 2026	March 11, 2026
March 25, 2026	April 7, 2026	April 8, 2026
April 22, 2026	May 5, 2026	May 6, 2026
May 20, 2026	June 2, 2026	June 3, 2026
June 24, 2026	July 7, 2026	July 8, 2026
July 22, 2026	August 4, 2026	August 5, 2026
August 19, 2026	September 1, 2026	September 2, 2026
September 23, 2026	October 6, 2026	October 7, 2026
October 21, 2026	November 3, 2026	November 4, 2026
November 18, 2026	December 1, 2026	December 2, 2026

Location: City Council Chamber, City Hall, 1300 Perdido Street, New Orleans, LA 70112

All HDLC applications shall be made online as a building permit application via onestopapp.nola.gov

All applications must be completed no later than 5:00 p.m. on the application deadline.

All public comment must be submitted no later than 4:00 p.m. by the submission deadline.

Additional information on submitting public comment may be found on our website at www.nola.gov/hdlc

Meeting locations are subject to change. Up to date meeting location information may be found on the homepage of our website at www.nola.gov/hdlc.

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PHONE 504.658.7040

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FW: 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter

From Clerk of Council <clerkofcouncil@nola.gov>

Date Thu 12/11/2025 10:31 AM

To Denise Mills <dmills@nola.gov>

3 attachments (503 KB)

CMM Results Letter_Revised.pdf; Commission Appeal Information.pdf; 2026 CMM Meeting Schedule.pdf;

From: Eleanor S. Burke <esburke@nola.gov>

Sent: Monday, December 8, 2025 10:55 AM

To: Clerk of Council <clerkofcouncil@nola.gov>; Denise Mills <dmills@nola.gov>

Subject: FW: 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter

Importance: High

Hi,

We had to revise our result letter for 621 Elysian Fields. Please see attached.

The language for the City Council agenda should read – “appeal of HDLC deferral of an Appeal of the ARC recommendations regarding new construction at 621 Elysian Fields Avenue”

Thanks,

Eleanor

Eleanor Burke
Deputy Director
New Orleans & CBD Historic District Landmarks Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
esburke@nola.gov
504-658-7041

www.nola.gov/hdlc

From: Dennis P. Murphy <Dennis.Murphy@nola.gov>

Sent: Monday, December 8, 2025 10:50 AM

To: Zachary Smith <zach@zachsmithconsulting.com>; myles@zachsmithconsulting.com; fresia@zachsmithconsulting.com; jonnie@zachsmithconsulting.com; ron@zachsmithconsulting.com; Thibaut Will <wthibaut@cparch.com>; Chris G. Young <CGYOUNG@msn.com>; Katie Minor <minor.katie3@gmail.com>; Marcelle Walter <mwalter@cparch.com>; Gary Gilbert <GGILBERT@cparch.com>

Cc: Bryan D. Block <bdbblock@nola.gov>; Eleanor S. Burke <esburke@nola.gov>

Subject: 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter

Importance: High

Good morning,

Please find the attached **REVISED** results letter outlining the recommendations of the New Orleans HDLC Commission at the Wednesday, December 3rd, 2025, meeting. A hard copy is also being resent to you via Certified mail. Please review the results letter as it contains important information and next steps in the HDLC review process. You can also access this revised results letter in your online permit case at <https://onestopapp.nola.gov/> under reference **23-10423-HDLC**.

The Commission voted to defer the requested appeal of the previous ARC recommendation for denial to a future meeting and noted the following factors:

- The proposal does not meet the HDLC Design Guidelines for new construction, which require greater compatibility and contextual sensitivity as a building's scale and footprint increases. The massing overwhelms the nearly block-wide site and does not reflect the area's prevailing proportions, setbacks, or horizontal and vertical datums.
- The overall building scale and massing remain substantially incompatible with the surrounding 1- and 2-story historic context. The height, bulk, and footprint significantly exceed the mid-scale that defines this wider avenue corridor and the tout ensemble of the Faubourg Marigny Historic District.
- The façade composition lacks sufficient articulation and depth. The elevations do not break down the building's scale, and architectural features such as segmented arches and recessed loggias appear applied rather than integrated, resulting in a façade

treatment that remains visually flat and insufficiently responsive to the surrounding context.

- The design fails to establish a meaningful relationship to the pedestrian scale and street rhythm. It does not reflect the pattern, texture, cadence, or streetscape proportions typical of Elysian Fields Avenue or of Royal and Chartres Streets.
- The project would have a negative impact on the historic context and key viewsheds. The oversized and weakly articulated design recalls past incompatible developments, such as the Christopher Inn, and would further erode the architectural quality and continuity of the Faubourg Marigny.
- The proposal does not demonstrate the level of design excellence expected for this prominent location. While the HDLC Design Guidelines do not require historical replication, they do require architectural quality, coherence, and contextual awareness.
- The Commission is also concerned with the applicant's limited responsiveness and lack of iterative refinement to previous ARC recommendations and their unwillingness to continue working with HDLC staff to bring the proposal closer to compliance with the Design Guidelines and the expectations of the surrounding community.

This item can be placed on the agenda of a future New Orleans HDLC Commission meeting upon your request. A copy of the 2026 Commission meeting dates and deadlines is attached for your reference. Commission meetings begin at 1:00 p.m. and are held in person in the City Council Chamber at City Hall, 1300 Perdido Street. A copy of the agenda will be emailed to the contact address on file prior to the meeting. It is strongly recommended that you attend this meeting to answer any questions or concerns the Commission might have. Please contact HDLC Staff directly when you are ready to be scheduled for a future meeting agenda.

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 within ten (10) calendar days of the Commission meeting. Additional information on how to submit an appeal is included with this letter. A copy of this letter must be included with your appeal request.

Please let me know if you have any questions moving forward.

Thanks,

Dennis Murphy
Principal Building Plans Examiner
New Orleans & CBD Historic District Landmarks Commission
Office of Business & External Services
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
(504) 658-7047
dennis.murphy@nola.gov

MOTION
NO. M-26-16

CITY HALL: January 8, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

WHEREAS, on December 3, 2025, the Historic District Landmarks Commission (HDLC) heard the appeal of the Architectural Review Committee’s (ARC) denial of proposed plans for the property located at 621 Elysian Fields (the “Subject Property”) and voted to defer consideration of the matter back to the ARC; and

WHEREAS, representatives for the developer timely appealed this decision to the City Council; and

WHEREAS, on April 25th, 2017, the ARC unanimously approved the massing design of a new-construction 133-room 77,079-square-foot hotel at a height of 55 feet located at 501 Elysian Fields Avenue (“Comparable Property”); and

WHEREAS, the Comparable Property is located 300 feet away from the Subject Property, fronts the same street as the Subject Property, and is situated in the same Faubourg Marigny Historic District as the Subject Property; and

WHEREAS, the Council finds that the current massing design of the new-construction 128-room 82,767-square-foot hotel at a height of 50 feet proposed at the Subject Property conforms with the massing design approved at the Comparable Property; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That **ZACHARY SMITH’s** appeal of the HDLC’s deferral and remand to the ARC regarding the new construction of a hotel at 621 Elysian Fields Avenue is granted, and the decision of the HDLC is hereby reversed and modified such that the most recently submitted drawings labeled "Current Drawings - Post-ARC Submission by Applicant" as contained in the HDLC staff report are deemed approved.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to all affected departments, including the HDLC 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.



Tuesday December 09, 2025

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

Re: 1120 Jena Street
Reference Code: HJA6CX

To Whom It May Concern,

We would like to formally request an appeal of the New Orleans Historic District Landmarks Commission's December 3, 2025 decision regarding our proposed demolition at 1120 Jena Street New Orleans, LA.

Please see the attached letter from the New Orleans Historic District Landmarks Commission regarding the initial decision and our option to appeal. If there are any further questions regarding our request, please reach out to me via email at marygrace@shermanstrategiesllc.com or phone 985-6305159. Thank you.

Sincerely,

Mary Grace Verges, AIA
Sherman Strategies LLC
800 Baronne Street

On behalf of owner
George David Johnson
1120 Jena Street

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Friday, December 5, 2025

Mary Grace Verges
800 Baronne Street
New Orleans, LA 70113

Re: 1120 Jena St
Reference Code: HJA6CX

Dear Mary Grace Verges:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work:
Demolition of a Contributing rated, one-story, single-family residential building to grade.

At that time the Commission voted to:

Deny the application for demolition.

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

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

Sincerely,



Chad Spurlin
Historic Preservation Plan Reviewer

Approved__BB__ Bryan Block, Director

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PHONE 504.658.7051
WWW.NOLA.GOV



Johnson George David
4518 Coliseum St
New Orleans, LA 70115

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

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The Clerk of Council address is:

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

clerkofcouncil@nola.gov

Thank you,

HDLC Staff

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211
WWW.NOLA.GOV



NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, December 15, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1120 Jena Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an application for demolition to grade of a contributing-rated, single-family residential building to grade, located in the Uptown Local Historic District.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Yvette Jett
Principal Architectural Historian





HDLC Guidelines:

Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and Demolition states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to reproduce their design, texture, materials, details and their special character and interest in the neighborhood. When reviewing demolition applications at properties located within a Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

- **The historic or architectural significance of the building or structure as designated by its “rating”:** Contributing

- **The importance of the building or structure to the tout ensemble of the area:** FEMA survey research estimates that the single shotgun building at 1120 Jena St was constructed from 1885-95 but does not appear on the Sanborn Map until 1909. Sanborn research indicates that the front porch was modified some time before 1951. A non-historic rear addition and garage side addition was constructed before 1985.
- **The alternatives to demolition that have been explored by the applicant:** None
- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** It would not be cost prohibitive to recreate a building of this size or massing, but replication of this building typology today would be unlikely. Its sister single shotgun at 1116 Jena St was demolished between 1975-85.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Shotguns are the most prevalent building type in the Uptown Historic District. The majority of the 1100 block of Jena Street is one-story double shotguns slightly setback from the street.
- **The condition of the building or structure:** An exterior and interior inspection was conducted on November 19, 2025. The vacant single-story building appeared to be in very good structural condition. The building was plumb and level and did not have outward signs of wood destroying insects. As per the inspector's report, "Only minimal finishing work would be required to restore the building to a habitable state."

Staff Recommendation: The Staff finds that very minimal effort and cost would be required to bring the building to a habitable condition. At their hearing on December 3, 2025, the Commission reviewed the inspection report and applicants' testimony, and voted to deny the proposal for demolition. Continued demolition of historic structures for speculative new construction erodes the architectural character and quality of the Uptown local historic district, as such, the HDLC respectfully requests a denial of this appeal.

Additional information and photos may be found in the staff report:

<https://sites.google.com/view/no-cmm-120325/new-demolition-applications/1120-jena-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252

FW: 1410 Jackson Ave appeal for elevator approval

From Clerk of Council <clerkofcouncil@nola.gov>

Date Mon 12/15/2025 10:53 AM

To Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

1 attachment (162 KB)

Result NO_CMM4 (2).pdf;

From: Marc Behar <marcbehar@gmail.com>

Sent: Friday, December 12, 2025 6:41 PM

To: Wendy Cargile <wcargile@nola.gov>

Cc: Clerk of Council <clerkofcouncil@nola.gov>

Subject: 1410 Jackson Ave appeal for elevator approval

Re: Request Appeal: 1410 Jackson Ave side elevator approval

Reference Code: HRZTRQ

Dear Ms Cargile & Clerk of Council,

I reside at 1422 Jackson Ave, New Orleans, LA 70130. I received a notice that my next door neighbor at 1410 Jackson Ave. has received approval to install an elevator on the exterior of his building, extending out approximately 6' towards my property.

Though I attended the HDLC hearings in November and December, the mailed notice for the November meeting listed an incorrect location for the meeting and by the time I was able to locate where the meeting was being held, I had missed the hearing for this issue. I received the December notice 2 days before the meeting and though I tried to reschedule my patients I was late to that meeting as well and also missed the hearing.

I'm writing to appeal the approval of an elevator being placed on the right side of 1410 Jackson Ave.

I am concerned that the proposed location of the elevator will negatively affect my property. The elevator will extend out approximately six feet from the home. I have a very tall (approximately 30') bamboo "screen" on the side of my property that has been in place for over 20 years. It was planted by a prior homeowner to try to soften the view of the very large home at 1410 Jackson Ave. On windy days, the bamboo sways and if an elevator is placed several feet from the property line, my bamboo stalks will likely be hitting against the exterior of the elevator encasement, possibly causing damage to that structure.

I would not want to cause damage to my next door neighbor's home or have protracted issues with the homeowner because the bamboo is hitting his elevator encasement, causing damage. I also do not want to remove the bamboo "screen" because it softens the view of the large home looming over my side yard. We have not had a problem before the installation of the proposed elevator but I foresee issues arising.

I'm also concerned about possible noise from the elevator that would be heard from my side yard. I attached a photo of the bamboo and its proximity to 1410 Jackson Ave.

I texted the homeowner about this matter but have not heard back. Please consider another location for the elevator. See pics of bamboo on 2nd email.

Respectfully,
Dr. Marc Behar
Homeowner 1422 Jackson Ave.
(504) 214-0564

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

Thursday, December 4, 2025

John C Williams
824 Baronne Street
New Orleans, LA 70113

Re: 1410 Jackson Ave
Reference Code: HRZTRQ

Dear John C Williams:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Appeal the ARC recommendations for the new proposal for elevator enclosure at right side of Landmark, residential building.

At that time the Commission voted to:

Grant approval of the ARC appeal, to allow the construction of the elevator shaft in the proposed location, with the proviso that the height is lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review is required.

Please submit one set of final detailed drawings reflecting the recommendations of the Architectural Review Committee. A list of required drawings and details has been included for your use. Be sure to include all pertinent drawings and details listed. Following review, we will contact you regarding any errors, omissions, or changes. All drawings should be submitted to Staff electronically. Once approved, these drawings will then be transmitted internally to Safety & Permits for their review and permitting. As such, it is important that the final drawings are sufficient for review by both Departments.

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112

PHONE 504.658.7051

WWW.NOLA.GOV



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, Executive Director

Nouri Edward Hakim
1200 University Avenue
Monroe, LA 71203





NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Friday, January 02, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1410 Jackson Ave.

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's vote to grant approval of an ARC appeal on a designated landmark building, allowing the construction of the elevator shaft in the proposed location, with the proviso that the height is lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review would be required.

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

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211
WWW.NOLA.GOV





Background

- **The historic or architectural significance of the building or structure as designated by its “rating”:** Significant
- **The importance of the building or structure to the tout ensemble of the area:** The late architect and historian Sam Wilson said of this house, “It’s one of the most important houses in the Garden District and one of the best examples of Reynolds’ work. And what’s unusual about it is that what you’ve got there now is pretty much just the way it was.” (New Orleans Times-Picayune, 10/6/90).
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** This building was built in 1856 for Henry Sullivan Buckner; it was designed by Lewis E. Reynolds. The building was nominated as a local landmark in 1984 and was designated in 1998. More information can be found at the original Landmark Designation Report at: https://edit.nola.gov/nola/media/HDLC/Designation%20Certificates/1410jackson-report_001.pdf
- **Proposal:** The applicant proposed the reconstruction of a historic cupola on the existing widow’s walk and installation of an exterior elevator shaft.



Existing Perspective



Proposed Perspective

Previous ARC & Commission Recommendations & Actions:

12/5/25: The Commission voted to grant approval of an ARC appeal on a designated landmark building, allowing the construction of the elevator shaft in the proposed location, with the proviso that the height be lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review would be required.

Additional information and photos may be found in the staff report:

https://sites.google.com/view/no-cmm-120325/old-work-applications/1410-jackson-ave?read_current=1

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252

MOTION

NO. M-26-13

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That Dr. Marc Behar's appeal of the Historic District Landmarks Commission's decision, approving the construction of an elevator shaft below the historic cornice on the exterior of a designated landmark building located at **1410 Jackson Avenue**, is **denied** and the decision of the Commission is hereby **affirmed**.

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.

MOTION

NO. M-26-14

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That **Dr. Marc Behar's** appeal of the Historic District Landmarks Commission's decision, approving the construction of an elevator shaft below the historic cornice on the exterior of a designated landmark building located at **1410 Jackson Avenue**, is **approved** and the decision of the Commission is hereby **reversed**.

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.

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 Lebailleur, 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 involved 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

ZD 048/25

2

- 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
- Create 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 inconsistencies 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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

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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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 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.**

What is the benefit of the proposed amendment?

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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 ~~striketrough~~ 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.

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.

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 ~~striketrough~~ 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. Any 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

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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 ~~striketrough~~ 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~~ / 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?

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Staff recommends the following changes to the CZO. Proposed deletions are shown below in ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 law. 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

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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 ~~striketrough~~ 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

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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 ~~strike through~~ 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 ~~striketrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.4.1.2 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 ~~striketrough~~ 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 ~~striketrough~~ 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?

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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 ~~strike through~~ 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.~~ **db.** 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?

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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 ~~striketrough~~ 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 ~~striketrough~~ 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 empowered 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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?

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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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 approach 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?

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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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~strike through~~ 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?

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 ~~striketrough~~ 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 ~~strike through~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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?

ZD 048/25

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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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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-~~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**

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 ~~striketrough~~ 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.

43. 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

54. 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	<i>See word document</i>
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. <u>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.</u>
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 <u>the Preparation of an Ordinance</u> / 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 <u>determine by motion whether the zoning docket should be heard as an ordinance within</u> sixty (60) days from receipt of a City Planning Commission recommendation. <u>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.</u> 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 <u>under 4.2.D.4.a</u> 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. <u>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.</u> 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 <u>passed the</u> 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 <u>may</u> 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. <u>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.</u>
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 <u>the Preparation of an Ordinance</u> / 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 <u>determine by motion whether the zoning docket should be heard as an ordinance within</u> sixty (60) days from receipt of a City Planning Commission recommendation. <u>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.</u> 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 <u>under 4.3.D.4.a</u> 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 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.
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 layover 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 <u>under 4.4.E.4.a</u> 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. <u>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.</u> <u>b. Construction/Use Deadline. (i)</u> For new construction, the conditional use approval will expire within three (3) <u>five (5)</u> 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) <u>five (5)</u> 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 Planning Commission may authorize. The holder of a conditonal 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. <u>by motion within sixty (60) days of receipt of the request.</u>
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. <u>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)</u> For new construction, the planned development approval will expire within three (3) <u>five (5)</u> 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 <u>or for a parcel of land where no structure is planned,</u> if the planned development has not been established within a period of three (3) <u>five (5)</u> 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, <u>if any.</u>

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 interpretations that have been made by the Department of Safety and Permits				
4.4.1.2.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.
4.4.1.2.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, if owned at the time, 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 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, if owned at the time, shall be notified of a public hearing to be conducted by the City Council. Following the
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	Clarifies 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 established 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 inconsistencies 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 4.2, the variance approval will expire. b. A variance expires if approval 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.	<u>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.</u>
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, clarify 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. Additionally, 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 g : 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~strike through~~ 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 ~~strike through~~ 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 ~~strike through~~ 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 ~~striketrough~~ 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 ~~striketrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.3.C Authority

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.**

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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~strike through~~ 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. Any 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 ~~strike through~~ text while proposed insertions are shown below with new language shown in **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 ~~striketrough~~ 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~~ / 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 ~~strike through~~ 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 ~~striketrough~~ 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,~~ **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 ~~striketrough~~ 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 law. 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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.~~

~~e. 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.~~

db. 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 ~~striketrough~~ 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 ~~striketrough~~ text while proposed insertions are shown below with new language shown in **bold underlined** text:

4.5.B. Applicability

~~e. — 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ text while proposed insertions are shown below with new language shown in **bold** 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 ~~striketrough~~ 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 ~~striketrough~~ text while proposed insertions are shown below with new language shown in **bold** 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 approach 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~strike through~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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 ~~striketrough~~ 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-~~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

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 ~~striketrough~~ 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

54. 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 involved 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
- Create 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 inconsistencies 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



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 that are a result of an approved Master Plan revision, land use studies that are a result of the recommendations of a specific study 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 shall not include text amendments to any zoning districts, zoning uses, standards, definitions, and/or site development requirements 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.

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*

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?

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

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



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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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 that are a result of an approved Master Plan revision, land use studies that are a result of the recommendations of a specific study 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 shall not include text amendments to any zoning districts, zoning uses, standards, definitions, and/or site development requirements to the Comprehensive Zoning Ordinance.” (See page 17.)
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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.

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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*

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 than 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. Lebailleur	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

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Sabine E. Lebailleur	10/03/25, 11:00:45 AM	10/03/25, 12:31:07 PM
Sabine E. Lebailleur	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
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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

Organizer

Presenter

Presenter

Presenter

Presenter

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Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119

Phone: [504-482-0312](tel: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

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](tel:504-482-0312) • www.louisianalandmarks.org

October 20, 2025

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

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- 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.
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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

**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 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.

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 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.

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 4.2, 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 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.~~

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](#)

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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?

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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"?

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.

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>; susanjohnson@hotmail.com <susanjohnson@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?**

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1300 Perdido Street, NOLA 70112

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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>;
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<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**.

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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,

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Law Office of Justin B. Schmidt, LLC

1506 Seventh Street

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Telephone: (504) 451-6567

Facsimile: (504) 370-7079

Email: justinschmidtlaw@gmail.com

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Date Mon 10/6/2025 7:45 AM

To Stephen K. Kroll <skroll@nola.gov>

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Get [Outlook for iOS](#)

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 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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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 fraudulent 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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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?

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?

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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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)

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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?

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. <lwmasley@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

-

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>

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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

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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>

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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

-

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.

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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

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?

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>

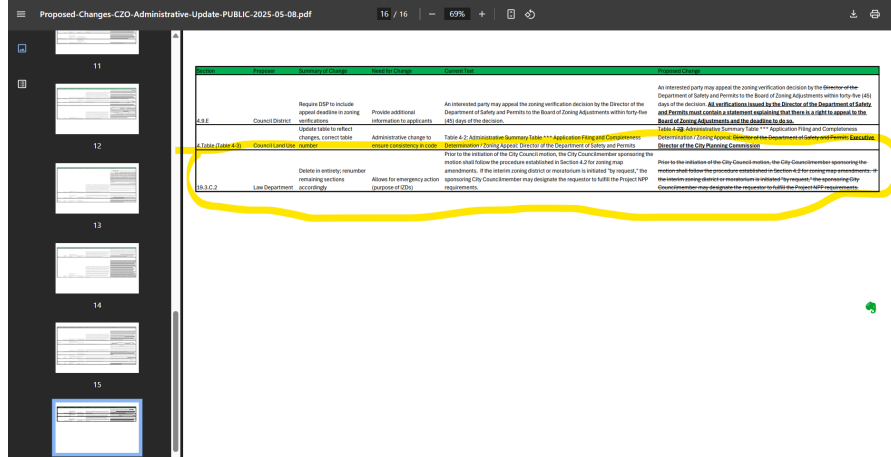
Date: Thu, Jul 10, 2025 at 10:19 AM

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:



Section	Current Text	Proposed Text	Comments
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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?

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 the NPP 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 filtered, 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 hearing, 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 even been acknowledged, 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 supposed to work? 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 personal comments 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:

Meeting of February 12, 2025:

- 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.
Milman Neighborhood Association	Virginia Baldwin	virginia@baldwins.tv	Napoleon Ave., Marengo St., St. Charles Ave., S. Liberty St.
Climana Neighborhood Association	Joseph Psychaud	climanasassociation@gmail.com;rozpey@bellsouth.net	Louisiana Ave., Napoleon Ave., S. Claiborne Ave., Freret St.
Delachaise Neighborhood Association	Donna Robertson	dnarobertson@gmail.com	St. Charles Avenue to Freret Street, Louisiana Avenue to Marengo Street
Faubourg Delachaise Neighborhood Association	Michael Robinson	michaelrobinson@erichousing.org	Louisiana Ave., Washington Ave., St. Charles Ave., LaSalle St.
Faubourg Avarit Neighborhood Association (FANA)	Christine Harvey	info@faubourgavart.com; www.faubourgavart.com	Upperville, Tchoupitoulas, Valmont and Prytania Street
Bouigny Improvement Association	Bruce Crutcher	bcrcruter3@gmail.com	St. Charles Ave., Napoleon Ave., Upperville St., Tchoupitoulas St.
Touro-Bouigny 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	Derek Brown	colseumsquarepresident@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@fqbq.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	h.nagendra@att.net	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	Callopie St., Magazine St., Poydras St., Convention Center Blvd.
Guste Homes Residents Management Corporation	Cynthia Wiggins	cwigins@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	ochaleymaint@bellsouth.net	OC Haley Blvd. from Hwy. 90 to Philip St.
Riverside Ortiz Neighborhood Association	Marie Galatas	mariegaltas@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@broadmoorimprovement.com	Toledano St., Octavia St., Jeff Davis Pkwy., Claiborne Ave., Washington Ave.
N 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.crua@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 - Milman Neighbors United	Stan Norwood	neighborsunited.listserve@gmail.com	Jefferson Ave., South Claiborne Ave., General Taylor St., Dryades St.
Garden District Association	Shelley Landrieu	gardenistrictno@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	gardenistrictno@bellsouth.net	Leontine St., Magazine St., Arabella St., St. Charles Ave., S. Liberty St.
Magazine St. Merchants Association	Alan Watts	guide@magazinstreet.com	Magazine St. from Audubon Zoo to Girod St.
Maple Area Residents Association	Richard Bienvenu	mapplearearresidentsinc@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.
Maryville Neighborhood	Tim Garrett	tim@maryville.me	Audubon Street, Earhart Blvd, Octavia St, South Claiborne Ave
NorthWest Carrollton Civic Association	Jenel Hazlett	nwc Carrollton@ mindspring.com	South Claiborne Ave., South Carrollton Ave., Earhart Ave., Leonidas St.
Palm Air Improvement Association	Gwen Diggs	gbdiggs1133@aol.com	Palmetto St., Airline Hwy., Monticello St., Cecil St.
Pensiontown of Carrollton Neighborhood Association	Tilman Hardy	leonidas@house@gmail.com; tilman@coreusa.org	Oak St. S. Claiborne Ave., Monticello Ave., Dante St.
Twinbrook Neighborhood Association	Jeanne Landry	jeanne@landrylanola.net	Valence, Jefferson, Dannelle and Prytania
Upper Audubon Association	Tre Roux	kroux@deutschkerriergan.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	waybenb06@yahoo.com	St. Bernard Ave., Gentilly Blvd., I-610, Bayou St. John, Fairgrounds
Esplanade Ridge / Tremé Civic Association	Gregory Douglas	erca.nola@gmail.com	North Rampart St., North Broad St., Orleans Ave., St. Bernard Ave.
Fairgrounds Triangle Neighborhood Association	Morgan Clevenger	ftboard@hotmail.com	Bayou Rd./Gentilly Blvd., St. Bernard Ave. and N. Claiborne Ave.
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@fjsna.org	Wisner St., Moss St., Desaix St., Tensas St., Gentilly Blvd., Broad St.
Historic 7th Ward Neighborhood Improvement Association	Carolyn LeFrane Tilton	lefranelegacyfoundation@yahoo.com	Esplanade Ave., Elysian Fields Ave., Broad St., St. Claude Ave.
Historic Faubourg Tremé Association	Jarrett Cohen	president@h7na.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	cobbuzzi@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., Beaugard Ave., Marconi Dr.
Lakeshore Property Owner's Association	Victor Landry	victor.landry.ipoa@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@nanolc.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	kerrycc@capitald.org	Lake Pontchartrain & West End Park
Bancroft Park Civic Association	Pam Larter	wapsooplies@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	voscovillennwa@gmail.com, gwenhawk59@yahoo.com	Mirabeau Ave., Gentilly Blvd., St. Anthony Ave./Norman Mayer Ave. (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	mirabeaugardens@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	oakparkcivicasociation@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	awbfaithinthefuture@yahoo.com	Industrial Canal, Chef Menteur Hwy., Lake Pontchartrain, Railroad tracks
Seabrook Neighborhood Association	Johnnis Gullory	seabrooksassociation@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
Voscoville Neighborhood Association	Colette Delacroix	voscovillennwa@gmail.com	Mirabeau St., St. Anthony St., Dillard University
Virgil Park Neighborhood Association	Peggy Braud	Peggyb504@yahoo.com	Virgil 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	bunnyfriendsassoc@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	debjocatering@att.net	London Ave Canal, Gentilly Blvd, Elysian Fields Ave., Florida Ave (Railroad Tracks)
Greater Tremé Consortium, Incorporated	Cheryl R. Austin	cheryl@greaterreme.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.	pastorjr@aol.com	St. Claude Ave., Franklin Ave., Industrial Canal, I-10
Historic Lower Ninth Neighborhood Association	Linda Jackson	ljackson_9w@hotmail.com	Jordan Ave., Dubreul St., Chartres St., Florida Ave.
Holy Cross Neighborhood Association	Calvin Alexander	telephoneaman19@yahoo.com	St. Claude Ave., Mississippi River, Industrial Canal, Delery St.
Upper 9th Ward Florida Association, Incorporated	Marguerite Doyle-Johnson	ma98768@gmail.com	N. Galvez St., Florida Ave., Montegut St., Japonica St.
Brianwood	Melanie Craig	mircraig@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	kenilworthNOIA@gmail.com	Newcastle St., Mayo St., Wales St., Morrison Rd.
Kingswood Homeowner Association	Melanie C. Thompson	kingswoodhomeowners@yahoo.com, tgullient@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@sunso.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	dherbert128@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
Little Wood Homeowner's / Neighborhood Association	Oliver Faure	ofaurelwhna@yahoo.com	Livingston Middle School, and St. Charles Canal
New Orleans East Business Association	Sherman Copelin	sncopelin@aol.com	Vincent Rd., Curran Rd., Avon Park Blvd., Morrison Rd., Paris Rd., Haynes Blvd.
North Kenilworth Homeowners Association	Marcia McWilliams	mcpcc@att.net	Downman Rd., Lake Pontchartrain, Parish Line, MRGO
Pine Village Neighborhood Homeowner's Association	Roland Barthe	southlaketax@gmail.com	Malvern St., Morrison Rd., Curran Blvd., Afton Dr.
Pressburg East Homeowners Association	Lena Stewart	alistewart1@cox.net	Lamb St., Downman Rd., Morrison Rd., Dwyer Rd.
Rosedale Homeowners Association	Linda Williams	lctry3@yahoo.com	Read Blvd., Nighthart St., Chef Menteur Hwy., Dwyer Rd.
Sherwood Forest	Ellen Penny	ellenpenny@att.net	I-10, America Street (houses on both side of the Street), Old Gentilly Rd, Dwyer Rd
Spring Lake Neighborhood Association	Gail Armant / Aaron Daste	gflarman@yahoo.com	Read Blvd., Chef Menteur Hwy., I-10, I-510
Tamaron Estates/Subdivision Improvement District	Barbara Hornsby	bhornsb@cox.net	St. Charles Canal, Lawrence Canal, Morrison Rd., I-10 Service Rd.
Venetian Isles Civic & Improvement Association	Bonnie Benischek	bouben@yahoo.com	I-10 Service Road, Morrison Road, E Tamaron Blvd (both side of the street), Gannon Road
Villa Sites/South Shores Neighborhood Association	Ann Legeaux	legauxann@gmail.com	Hwy 90, Chef Pass, Bayou Sauvage, Trieste St.
Warwick West	Clyde Scales		Morrison Road to Hayne Blvd. Read Blvd. to Burke Ave
WIMBLEDON	Greg Hamilton	-	I-10 Service Rd., Citrus Canal, Morrison Rd., Read Blvd.
Oak Island Homeowners Association	Lynette Sparrow		Dwyer road on the south, lake forest blvd on north, benson canal on the west and bundy road on the east.
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com	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.
Algiers Economic Development Foundation	Kelsey Foster	kfoster@algierseconomic.com	Chef Menteur Bridge, Rigolets Bridge, Lake Catherine, Lake Pontchartrain
Algiers Neighborhood Improvement Association	Alex Selico Dunn	adunn@entergy.com	All of Algiers
Algiers Point Association	Jim Goodwin	goodwinj@netzero.com	Newton St., Teche St., Magellan St., Semmes St., Bodenger Blvd., Atlantic Ave., Newton St.
Algiers Riverview Association	Alex S. Dunn, Sr.	asdunns@gmail.com	Newton St., Mississippi River, Atlantic Ave.
Aurora Civic Association	Daniel Zimmerman	lj4adotcomdan@gmail.com	Opelousas Ave, Behrman Ave, Mardi Gras Blvd, Mississippi River
Aurora Gardens Neighborhood Associations	Rob Zraskowski	robz@abbeyprinting.com	General Myer Ave., Eaton St., General MacArthur Blvd., Woodland Hwy.
Aurora West Civic Association	Ronicka Briscoe	ronicka.briscoe@gmail.com	Woodland Hwy., Tennyson Pl., Patterson Rd., Sullen Pl., Norman Canal
Bocage Civic Association	N/A	N/A	General Meyer Ave., Bristol, Somerset, Berkley, Eaton, Danbury
Heritage-Carriage Lanes Association	Kyle Franklin	kyle.franklin@gmail.com	Woodland Hwy., Carlisle Ct., Rue Delphine, Lacour Monique St., Rue Colette, Brunswick Ct. (includes properties on both sides of street except Woodland)
Lakewood Estates Homeowners Association	Renee Keiser	markreneehome@cox.net	Heritage and Carriage Lanes off of Garden Oaks Drive
Lennox Blvd. Homeowners Association	Sue Lippert	slippert3@aol.com	Lennox, Tullis, Lakewood, Country Club, Brechel Park
Lower Algiers Neighborhood Civic Association	Cubie Charles	cccharles12@cox.net	Lennox Blvd. from General DeGaulle Dr. to Tullis Dr.
Pakenham Oaks Homeowner's Association	Jennie McIntosh	jennie_mcintosh@yahoo.com	Mississippi River, Intracoastal Waterway, Norman Canal, Sullen Place
Park Place Subdivision	Alex Selico Dunn	adunn@entergy.com	Chelsea St., Patterson Dr., Bedford, General Meyer Ave.
Park Timbers Homeowners Association	Donna Mercer	dmerc5@cox.net	Magellan St., Park, Brooklyn Ave., Bodenger Blvd.
Real Timbers Property Owners' Association, Inc.	Pastor Julius Lee	jleepva@cox.net	General DeGaulle Dr., Lennox Blvd., Algiers Outfall Canal, Norman Canal
Steeple Chase / DeBattista Civic Association	Eydie Acosta	eydie_acosta@hotmail.com	Amazon Street and Old Behrman Hwy, and between Delaware Street and Iowa Street to Hudson Street
Tall Timbers Extension Civic Association	Jermaine Lewis	jedmason@bellsouth.net	to Kansas Street, onto Memorial Pkwy Drive.
Tall Timbers Homeowner's Association	Gilbert Crowden	gcrowden@bellsouth.net	Steeple Chase Lane and DeBattista Street (only) b/w General Meyer & Patterson
Tunisburg Square Homeowners Civic Association	Leslie Ellison	lesellison@aol.com	Tullis Dr., Timber Ridge Court, Timber Wolf Lane (both sides), Tail Spurge Drive
Walnut Bend Association	Yvonne Mitchell-Grubb	info@walnutbendno.org, yvonnemg@aol.com	Inwood Ave., South Inward Ave., Red Cypress St., Lakewood Country Club
Woodland Heights Neighborhood Association	Eric Pickering	eric@pickeringandassociates.com, eric@pclawfirm.com	Odeon Ave., Flanders St., Patterson St., Wall Blvd., and Wiltz Lane and Lees Lane (between Patterson and Wall)
English Turn Property Owners Association	Glenn Orgeron	glenorneroffice@gmail.com	MacArthur Blvd., Kabel Dr., General Meyer Ave., Holiday Dr.
Lower Mid-City Neighborhood Association	Gerald Rouchon	gerardrouchon55@gmail.com	Woodland Hwy., MacArthur Dr., Eton St., Berkley Dr.
Baronne Street Neighborhood Association	Jonathan Rogers	jrogersnola@gmail.com; lowermidcityNO@gmail.com	English Turn Pkwy., English Turn Dr., Parish Line, Hwy 406
Friends of Lafitte Greenway	Sophie Vorhoff	info@lafittgreenway.org	S. Broad St., Howard Ave., S. Jeff Davis Pkwy., Washington Ave., Martin Luther King Blvd.
Hollygrove Neighbors	Ruth Kennedy	ruthem24@yahoo.com	I-10, N. Claiborne Ave, St. Louis St, Broad St.
Greater Mid-City Business Association	Tim Levy	tlevy@pellughes.com	Valence, St. Charles, Dufosse, and Dannel
Old Algiers Main Street Corporation	Karri Maggio	info@oldalgiersmainstreet.org	N. Rampart St., Canal St., Metairie Road, I-10, I-610, Marconi Dr., City Park Ave., Dumaine St, back to Rampart Street.
Marrero Commons	Laquita Bradley	laquita.bradley@urbanstrategiesinc.org	S. Carrollton, S. Claiborne, Airline Highway, Monticello St. (Parish Line)
Central Carrollton Association	Paul Baricos	paul.baricos@gmail.com	Broad St, Esplanade Ave, City Park Ave, I-10/Carrollton Exit, Gravier St
Faubourg St. Roch Improvement Association	Julie Whiteman	julie@strochcc.org	Mardi Gras Blvd, Mississippi River, Behrman Ave.
Mary Queen of Vietnam	Diem Nguyen	diemnguyen@pmqncdc.org	S Prieur St, S Dorgenois St, MLK Blvd, Earhart Blvd
Lafayette Square Association	Michael A. Duplantier	duplantier@bellsouth.net	S. Claiborne , Broadway, S. Carrollton, Willow
Lake Catherine Neighborhood Association	Carol Giardina	lakecatherineassociation@yahoo.com	Elysian Fields Ave, Florida Ave, Press St., St. Claude Ave
Harmony Oaks Neighborhood Association	Rotasha Roberta Redmond	rotasha.redmond@dubuclet.com, urbanstrategiesinc.org	I-510, I-10, the Intracoastal Waterway, Chef Menteur Pass, Lake Pontchartrain
Voices of Experience, Inc.	Theophilus Moore	the5moe@gmail.com	Magazine, Expressway, Loyola, Poydras
Melia Neighborhood Association	Benjamin Diggins	benfdigginsr@yahoo.com	Chef Menteur Bridge, Rigolets Bridge, Lake Catherine, Lake Pontchartrain
Warwick East Neighborhood Organization	Marilyn Degrasse	madegrass@att.net	Lasalle, Claiborne, Washington, Louisiana
Louisiana Avenue Neighborhood Association	Claudia Lynch	shoes@claudialynch.com	Claiborne Ave., Broad St., Earhart Blvd., Washington Ave.
Carrollton United	Betty DiMarco	dimarco_bi@bellsouth.net	Francis Dr., Downman Rd. (both sides), Chef Menteur Hwy. (both sides), Dwyer Rd.
Claiborne Reborn	Margaret Thomas; Tamah Ysrael	clabornerborn@gmail.com	Read Blvd., Plainfield Rd, Restgate Rd, Morrison Rd
St. Claire Gardens Subdivision	Nick Melson	Nfsmick4@yahoo.com	All of Louisiana Avenue, from the Mississippi River to Claiborne Ave, and the surrounding streets
Lower 9 Neighborhood Association	Willie Calhoun	lowernesttakeholders@gmail.com	I-10, Mississippi River, Broadway, Jefferson Parish Line
Havana Place Neighborhood Association	Stosh Kozlowski	stoshkot@yahoo.com	N. Claiborne from Orleans Ave. to Elysian Fields Ave.
Edgewood Park Neighborhood Association	Marva Mitchell	edgewoodpark@yahoo.com; marvammitchell@bellsouth.net	Richland Rd., General Collins Ave., Holiday Pl.
A.P. Tureaud Ave. Improvement Association	Lionel Scott	lsjr07@gmail.com	Jordan Ave. to St. Bernard Parish Line, Florida Ave. to Miss River Levee
St. Bernard-N. Rampart Business and Residential Alliance, Inc.	Abby O. King	abboking@gmail.com	The area between Broad St., St. Bernard Ave., and Florida Ave. within the municipal Fairgrounds neighborhood
Faubourg Tulane Gravier Neighborhood Alliance	Don Wentworth	donwentworth@usa.com	Peoples Ave., I-10 (or Dahlia Walk), I-610/Humanity St., W. St. Roch Ave., Fairmont Dr., Gentilly Blvd.
Together Gert Town Neighborhood Association	Candes Carter	togetherworth0017@gmail.com	George Nick Connor, Agriculture, New Orleans Street, N. Roman Street
Edgewood Heights Neighborhood Association	Priscilla Llopis	edgewoodheights@gmail.com	Claiborne Ave., St. Bernard Ave., N. Rampart, St. Phillip St.
Huntlee Village Aurora Oaks Neighborhood Association	Ester Wensink	ester.wensink@gmail.com	Poydras st. to St Louis St. Claiborne Ave. to Broad St.
Lakewood Property Owners Association	Michael Shlenker	mshlenker@gmail.com	Washington Ave, Jeff Davis Pkwy, S Claiborne Ave, S Carrollton Ave
Lakewood Crime Prevention and Improvement District	Richard Cortizas	rcortizas@joneswalker.com	I-10 East, Dahlia Walk, Peoples Ave, Florida Ave; includes Arts St and Constitution Pl
Fairgrounds Neighborhood Association	Chris Robertson	presidentfna@gmail.com	Somerset Dr, Kabel Dr, General De Gaulle Dr, Patterson Dr
The Corridor Neighborhood Association	Terry Clay	ibscience@yahoo.com	Same boundaries that include Lakewood North and Lakewood South neighborhoods
University Neighborhood Association	Ryan Berger	rberger@thebergerco.com	Veterans, Fleur de Lis, Academy Drive, Belleaire
Mardi Gras Neighborhood Association	Carl Alexis	capano@hotmail.com	St. Bernard Ave to Gentilly Blvd to Broad St back to St. Bernard
Lower Coast Algiers	Lee Dupont	LDUPONT@PSSNOLA.COM	South Robertson to South Prieur/ Erato to Galvez bounded by Earhart Blvd and Martin Luther King Blvd.
Central City Faubourg Livadaus Neighborhood Association	Talva Horn Carlisle	tsmille@gmail.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.

EXHIBIT B

Additional Communications Received

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>; dnaneuorleans@gmail.com <dnaneuorleans@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.

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
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 <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@broadmoorimprovement.com
 <maggie@broadmoorimprovement.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>; nwcarrrollton@mindspring.com <nwcarrrollton@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
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 <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>; ghenaz2b
 <ghenaz2b@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>;
 sncopecin@aol.com <sncopecin@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@algerseconomic.com <kfoster@algerseconomic.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>; markreenehome@cox.net <markreenehome@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@lafittgreenway.org <info@lafittgreenway.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 <madedgrasse@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>;
 abbyyoking@gmail.com <abbyyoking@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/join/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

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>; coliseumssquarepresident@gmail.com <coliseumssquarepresident@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>

 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@broadmoorimprovement.com
 <maggie@broadmoorimprovement.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.grovedixon.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>; nwcarrrollton@mindspring.com <nwcarrrollton@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>; ghenaz2b
 <ghenaz2b@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
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 julienola@gmail.com <julienola@gmail.com>; sbrady@entergy.com <sbrady@entergy.com>; pastorjrw@aol.com
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 <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net

<mfrcraig@bellsouth.net>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org
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 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
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 legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com
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 <gcrowden@bellsouth.net>; lesaellison@aol.com <lesaellison@aol.com>; info@walnutbendno.org
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 <eric@pclawfirm.com>; glennshomeoffice@gmail.com <glennshomeoffice@gmail.com>;
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 <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.redmondubuclet@urbanstrategiesinc.org <rotasha.redmondubuclet@urbanstrategiesinc.org>;
 thee5moe@gmail.com <thee5moe@gmail.com>; benfdigginssr@yahoo.com <benfdigginssr@yahoo.com>;
 madegrasse@att.net <madedgrasse@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>;
 abbyyoking@gmail.com <abbyyoking@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 <erinhomes@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@broadmoorimprovement.com <maggie@broadmoorimprovement.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.grovedixon.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvu@aol.com <rbienvu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrrollton@mindspring.com <nwcarrrollton@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@algiereconomic.com <kfoster@algiereconomic.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>; markreenehome@cox.net <markreenehome@cox.net>;
 slippert3@aol.com <slippert3@aol.com>; ccharles12@cox.net <ccharles12@cox.net>;
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 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
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 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@lafittегreenway.org <info@lafittегreenway.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

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.

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>; coliseumssquarepresident@gmail.com <coliseumssquarepresident@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>; justinschmidtllaw@gmail.com <justinschmidtllaw@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@broadmoorimprovement.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; nwcarrrollton@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@algiereconomic.com; adunn@entergy.com; goodwinkrewe@netzero.com; asdunnsr@gmail.com; lj4adotcomdan@gmail.com; robz@abbeyprinting.com; ronicka.briscoe@gmail.com; kyle.franklin@gmail.com; markreenehome@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;

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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>;

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 mariegalatas@yahoo.com <mariegalatas@yahoo.com>; musser@msn.com <musser@msn.com>;
 info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>;
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 <info@upperhurstville.com>; president@uptowntriangle.com <president@uptowntriangle.com>;
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 <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
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 <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>;
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 emobley@coxmail.com <emobley@coxmail.com>; ofaurelwhna@yahoo.com <ofaurelwhna@yahoo.com>;
 sncopein@aol.com <sncopein@aol.com>; mcpc@att.net <mcpc@att.net>; southlaketax@gmail.com
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 <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@algiereconomic.com <kfoster@algiereconomic.com>;
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 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
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 <claibornereborn@gmail.com>; Nfsnick4@yahoo.com <Nfsnick4@yahoo.com>;
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 <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
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 <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 <erinhomes@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@broadmoorimprovement.com <maggie@broadmoorimprovement.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>; rbienvu@aol.com <rbienvu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrrollton@mindspring.com <nwcarrrollton@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>;

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 <ghena2b@yahoo.com>; president@gentillyterrace.org <president@gentillyterrace.org>; pcornist
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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

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 <cwiggins@ghrmc.org>; ochaleymainst@bellsouth.net <ochaleymainst@bellsouth.net>;
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 info@audubonarea.org <info@audubonarea.org>; albee32a@yahoo.com <albee32a@yahoo.com>;
 damon.franke@usm.edu <damon.franke@usm.edu>; maggie@broadmoorimprovement.com
 <maggie@broadmoorimprovement.com>; H. V. Nagendra V. Nagendra <h.nagendra@att.net>;
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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 <erinhomes@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@broadmoorimprovement.com <maggie@broadmoorimprovement.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.grovedixon.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvu@aol.com <rbienvu@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>;

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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	<i>See word document</i>
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	<u>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.</u>
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 <u>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 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.</u>
4.10.F.3 (new section)	Council District	Require DSP to include appeal deadline in zoning interpretations	Provide additional information to applicants	None	<u>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.</u>
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	<u>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.</u>

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. <u>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.</u>
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 <u>the Preparation of an Ordinance</u> / 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. <u>For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause.</u> 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 <u>determine by motion whether the zoning docket should be heard as an ordinance within</u> sixty (60) days from receipt of a City Planning Commission recommendation. <u>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.</u> 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 <u>under 4.2.D.4.a</u> 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. <u>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.</u> 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 <u>passed the</u> 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	<u>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.</u>
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 <u>as well as</u> the public need for <u>or public benefit of</u> the particular use at the particular location, <u>if any.</u>

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 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	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. <u>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.</u> 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. <u>Said restrictions and conditions, codified as provisos, shall not merely restate the text of the Comprehensive Zoning Ordinance.</u>
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 <u>waiver</u> 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 <u>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.</u>

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 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. <u>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.</u> b. <u>Construction/Use Deadline. (i)</u> 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 <u>either the plans deadline or the construction/use deadline for</u> 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 <u>or for a second extension of either deadline.</u> 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 <u>by motion within sixty (60) days of receipt of the request..</u>

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. <u>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.</u>
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. <u>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.</u> 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. <u>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.</u> 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 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.	<u>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,</u> the planned development <u>approval</u> 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 <u>or for a parcel of land where no structure is planned,</u> 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 <u>either the plans deadline or the construction/use deadline for</u> 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 <u>or for a second extension of either deadline.</u> 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 <u>by motion within sixty (60) days of receipt of the request.</u>
4.5.B.11	Safety and Permits	Clarifies 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. <u>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.</u> <u>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.</u> <u>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.</u> <u>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.</u>

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	<u>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.</u>
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. <u>a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district.</u> 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
				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.] <u>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.</u>
4.6.C.3	CPC Staff	Amend BZA Approval Standards	Provide additional clarity to applicants		
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	<u>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.</u>
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	<u>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.</u>

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. <u>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.</u>
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 <u>the filing of the decision in the office of the</u> Board of Zoning Adjustments' decision.
4.6.G (new section)	CPC Staff	Provide introductory text	Administrative change	None	<u>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:</u>
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 <u>EXPIRATION</u> a. <u>The Board of Zoning Adjustments’ approval of a</u> A variance is valid for expires one (1) year from the resolution <u>"Filed"</u> 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. <u>A variance expires</u> 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 <u>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.</u>

Section	Proposer	Summary of Change	Need for Change	Current Text	Proposed Change
					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.
4.6.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.	
4.7.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, <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>
4.7.D.2.c (new section)	Safety and Permits	Codifies how decision is memorialized	Current text is silent, provides public clarity	None.	<u>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.</u>

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. <u>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.</u>
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.	<u>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.</u>

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. <u>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.</u>
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 <u>Standard of Review</u> Stay of Proceedings 4.8.F <u>Stay of Proceedings</u> Appeals <u>4.8.G Appeals</u>
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 <u>enforcement</u> 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	<u>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.</u>
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. <u>These verifications may take the form of an approval or denial in the City's permit review system (LAMA).</u>
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	<u>e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.</u>

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. <u>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.</u>
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- 23 : Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: Director of the Department of Safety and Permits <u>Executive Director of the City Planning Commission</u>
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.

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

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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/join/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@broadmoorimprovement.com <maggie@broadmoorimprovement.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>; nwcarrrollton@mindspring.com <nwcarrrollton@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>;

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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@broadmoorimprovement.com
 <maggie@broadmoorimprovement.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>; nwcarrrollton@mindspring.com <nwcarrrollton@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>;
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 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>; ghenazb
 <ghenazb@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
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 <telephoneman19@yahoo.com>; madj8768@gmail.com <madj8768@gmail.com>; mfcraig@bellsouth.net
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 <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>;

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 sncopecin@aol.com <sncopecin@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@algerseconomic.com <kfoster@algerseconomic.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>; markreenehome@cox.net <markreenehome@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
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 <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
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 <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 <madedgrasse@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>;
 abbyyoking@gmail.com <abbyyoking@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/join/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

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

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; dnaneuorleans@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; cwiggin@ghrmc.org; ochaleymainst@bellsouth.net; mariegalatas@yahoo.com; musser@msn.com; info@audubonarea.org; albee32a@yahoo.com; damon.franke@usm.edu; maggie@broadmoorimprovement.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; mapleareresidentsinc@gmail.com; rbiennu@aol.com; ssakla@lawmedic.com; timg@marlyville.me; nwcarrrollton@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; kfooster@algiereconomic.com; adunn@entergy.com; goodwinkrewe@netzero.com; asdunnsr@gmail.com; lj4adotcomdan@gmail.com; robz@abbeyprinting.com; ronicka.briscoe@gmail.com; kyle.franklin@gmail.com; markreenehome@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; togethergettowntown0017@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

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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

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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@broadmoorimprovement.com <maggie@broadmoorimprovement.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@magazinstreet.com <guide@magazinstreet.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>; ghenazb

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 <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@algerseconomic.com <kfoster@algerseconomic.com>;
 adunn@entergy.com <adunn@entergy.com>; goodwinkrewe@netzero.com <goodwinkrewe@netzero.com>;
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 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
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 <info@walnutbendno.org>; yvonnemg@aol.com <yvonnemg@aol.com>; eric@pickeringandassociates.com
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 rotasha.redmonddubuclet@urbanstrategiesinc.org <rotasha.redmonddubuclet@urbanstrategiesinc.org>;
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 madegrasse@att.net <madegrasse@att.net>; shoes@claudialynch.com <shoes@claudialynch.com>;

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lowerninestakeholders@gmail.com <lowerninestakeholders@gmail.com>; stoshkozl@yahoo.com
<stoshkozl@yahoo.com>; edgewoodpark@yahoo.com <edgewoodpark@yahoo.com>;
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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
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<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>;
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<debbyfdna@gmail.com>; president@irishchannel.org <president@irishchannel.org>;
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 <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>;
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 Paulneworleans@gmail.com <Paulneworleans@gmail.com>; Victor.landry.lpoa <Victor.landry.lpoa@gmail.com>;
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 <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](mailto:brittany.mcGovern@fqbba.org) <brittany@fqbba.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@broadmoorimprovement.com <maggie@broadmoorimprovement.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](mailto:hollygrove.dixon@info@hollygrovedixion.org) <info@hollygrovedixion.org>; gardendistrictno@bellsouth.net <gardendistrictno@bellsouth.net>; guide@magazinestreet.com <guide@magazinestreet.com>; maplearearesidentsinc@gmail.com <maplearearesidentsinc@gmail.com>; rbienvu@aol.com <rbienvu@aol.com>; ssakla@lawmedic.com <ssakla@lawmedic.com>; timg@marlyville.me <timg@marlyville.me>; nwcarrollton@mindspring.com <nwcarrollton@mindspring.com>; [gbdiggs11133](mailto:gbdiggs11133@gbdiggs11133@aol.com) <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](mailto:cobbsuzi@cobbsuzi@yahoo.com) <cobbsuzi@yahoo.com>; [t.hurley](mailto:t.hurley@hurleycot.com) <t.hurley@hurleycot.com>; [dalton3](mailto:dalton3@dalton3@wagnertruax.com) <dalton3@wagnertruax.com>; Paulneworleans@gmail.com <Paulneworleans@gmail.com>; [Victor.landry.lpoa](mailto:Victor.landry.lpoa@Victor.landry.lpoa@gmail.com) <Victor.landry.lpoa@gmail.com>; [president](mailto:president@lakeviewcivic.org) <president@lakeviewcivic.org>; [president](mailto:president@mcno.org) <president@mcno.org>; ian@nanollc.net <ian@nanollc.net>; Kerry Cuccia <kerryc@capitald.org>; [wapsupplies](mailto:wapsupplies@wapsupplies@msn.com) <wapsupplies@msn.com>; [neworleansburbankgardens](mailto:neworleansburbankgardens@neworleansburbankgardens@gmail.com) <neworleansburbankgardens@gmail.com>; [filmore.gardens](mailto:filmore.gardens@filmore.gardens@yahoo.com) <filmore.gardens@yahoo.com>; [voscovillenwa](mailto:voscovillenwa@voscovillenwa@gmail.com) <voscovillenwa@gmail.com>; gwenhawk59@yahoo.com <gwenhawk59@yahoo.com>; [gghena2b](mailto:gghena2b@gmail.com)

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 <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
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 legauxann@gmail.com <legauxann@gmail.com>; lakecatherineassociation@yahoo.com
 <lakecatherineassociation@yahoo.com>; kfoster@algerseconomic.com <kfoster@algerseconomic.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>; markreenehome@cox.net <markreenehome@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>;
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 <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.redmondubuclet@urbanstrategiesinc.org <rotasha.redmondubuclet@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>;
abbyyoking@gmail.com <abbyyoking@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

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.

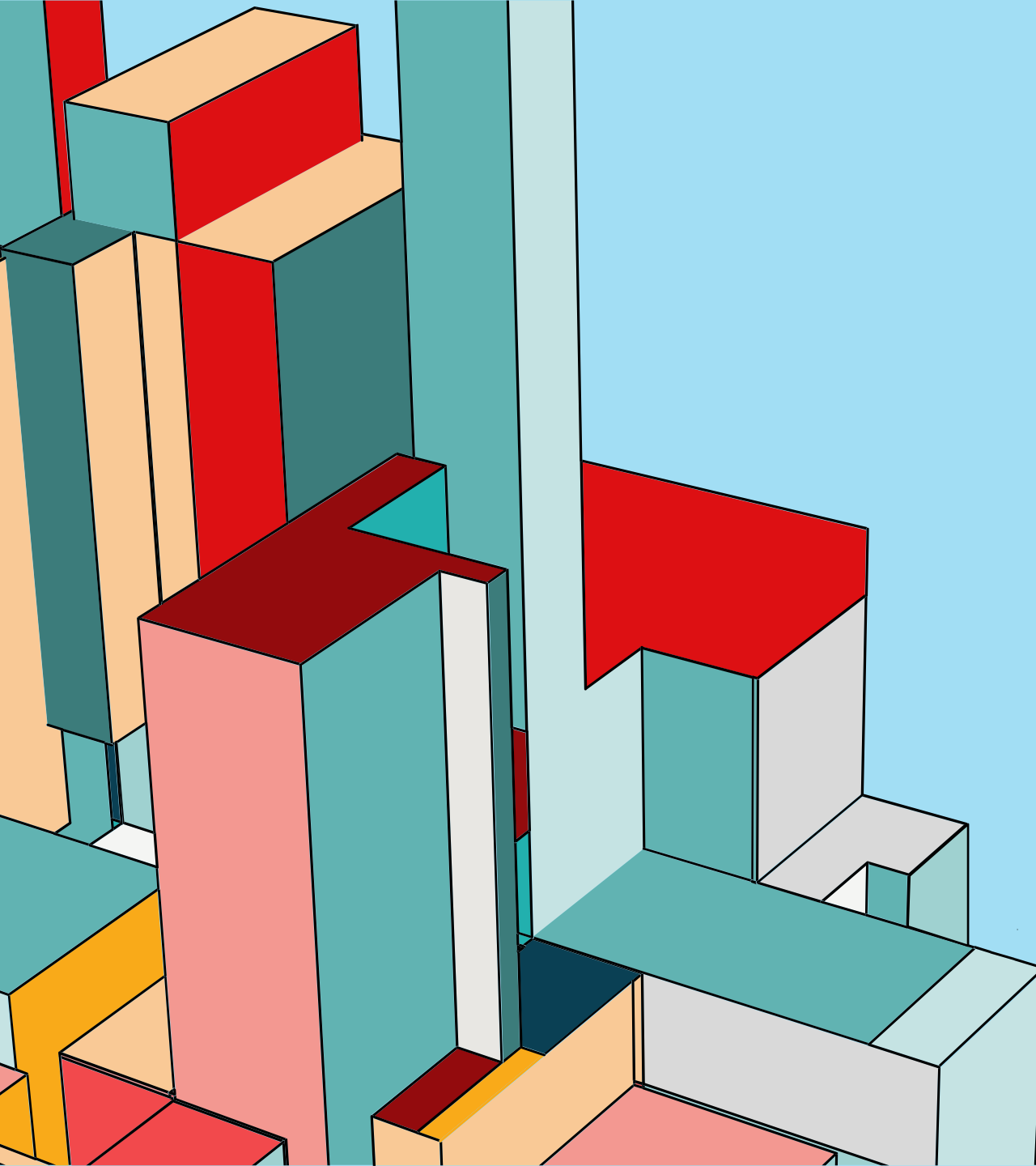
I also think tightening up, or at least clarifying, various issues around "neighborhood need" for Conditional Uses, and also how the "9 criteria" for variances are interpreted and applied, should also be looked at. The latter is particularly timely in light of the recent lawsuits brought against the 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.

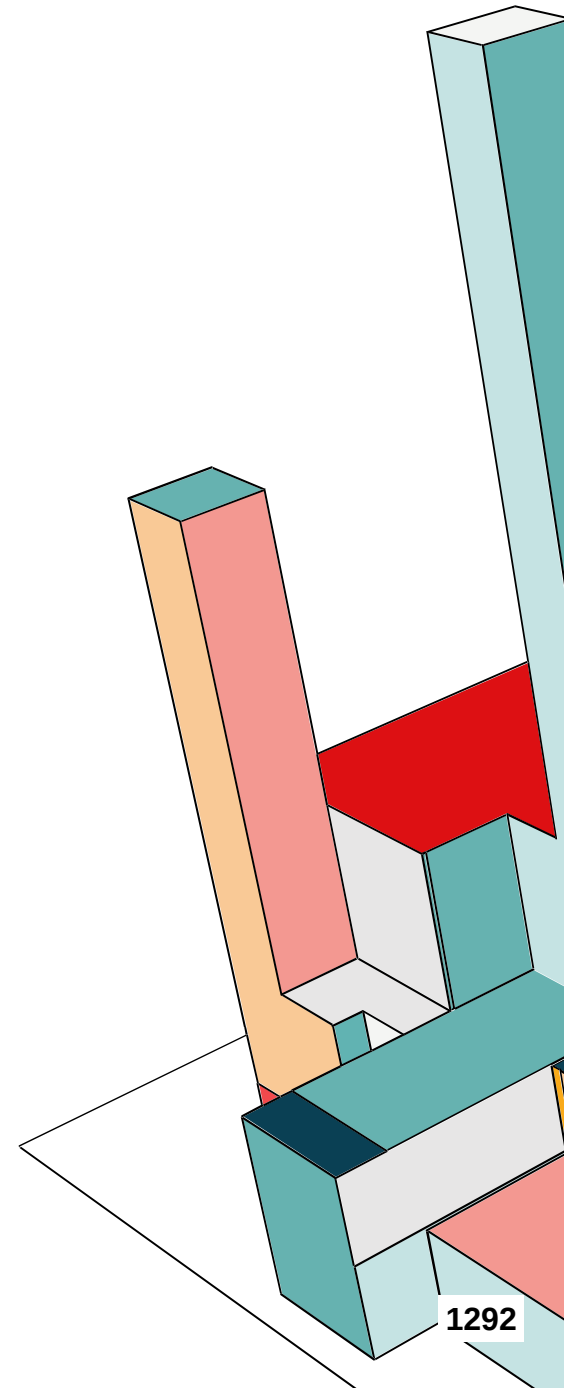
Let me close with the following anecdote. At a City Planning Commission hearing in 2024, the Executive Director of one of the City Departments was asked, on the record in an actual Commission meeting, by a Commission member "whether the operating procedures being followed were, in fact, consistent with 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

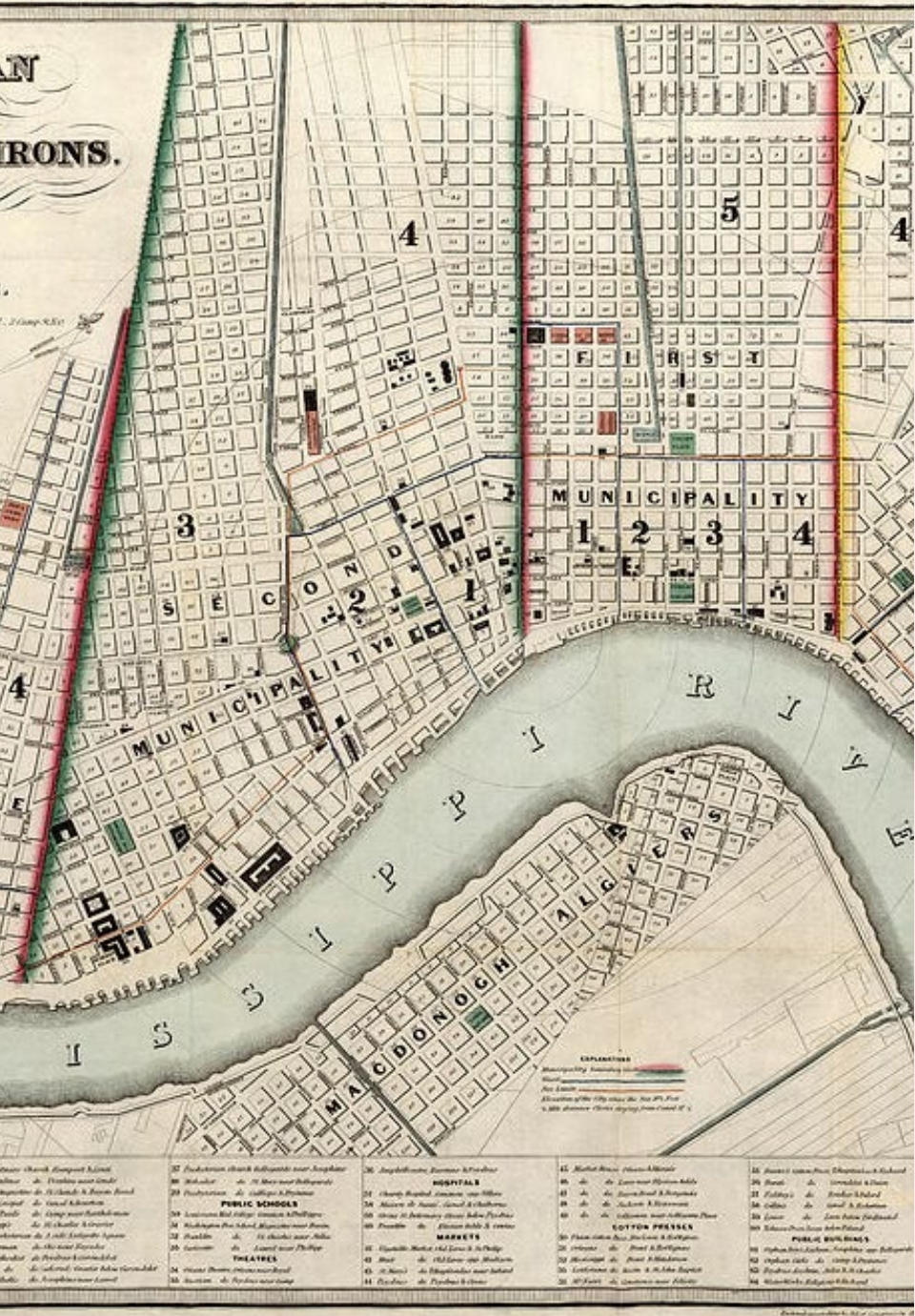
AGENDA

- Introductions
- Why are we doing this?
- What changes are being considered?
- What is the timeline/process?
- Questions?



INTRODUCTIONS

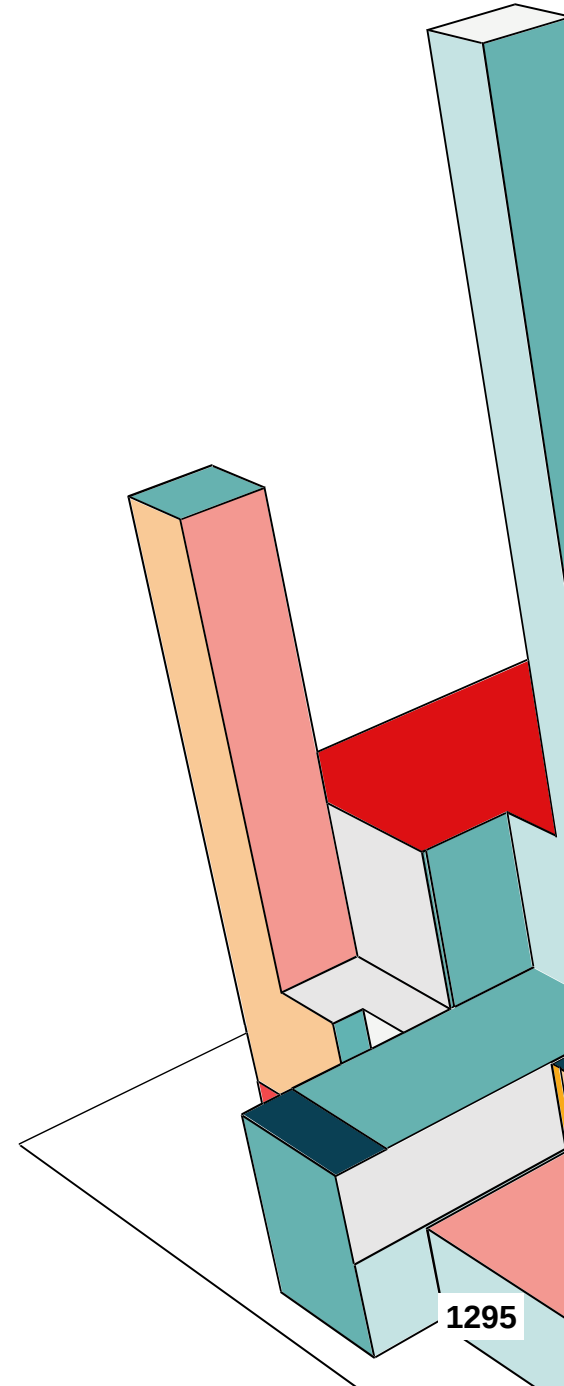


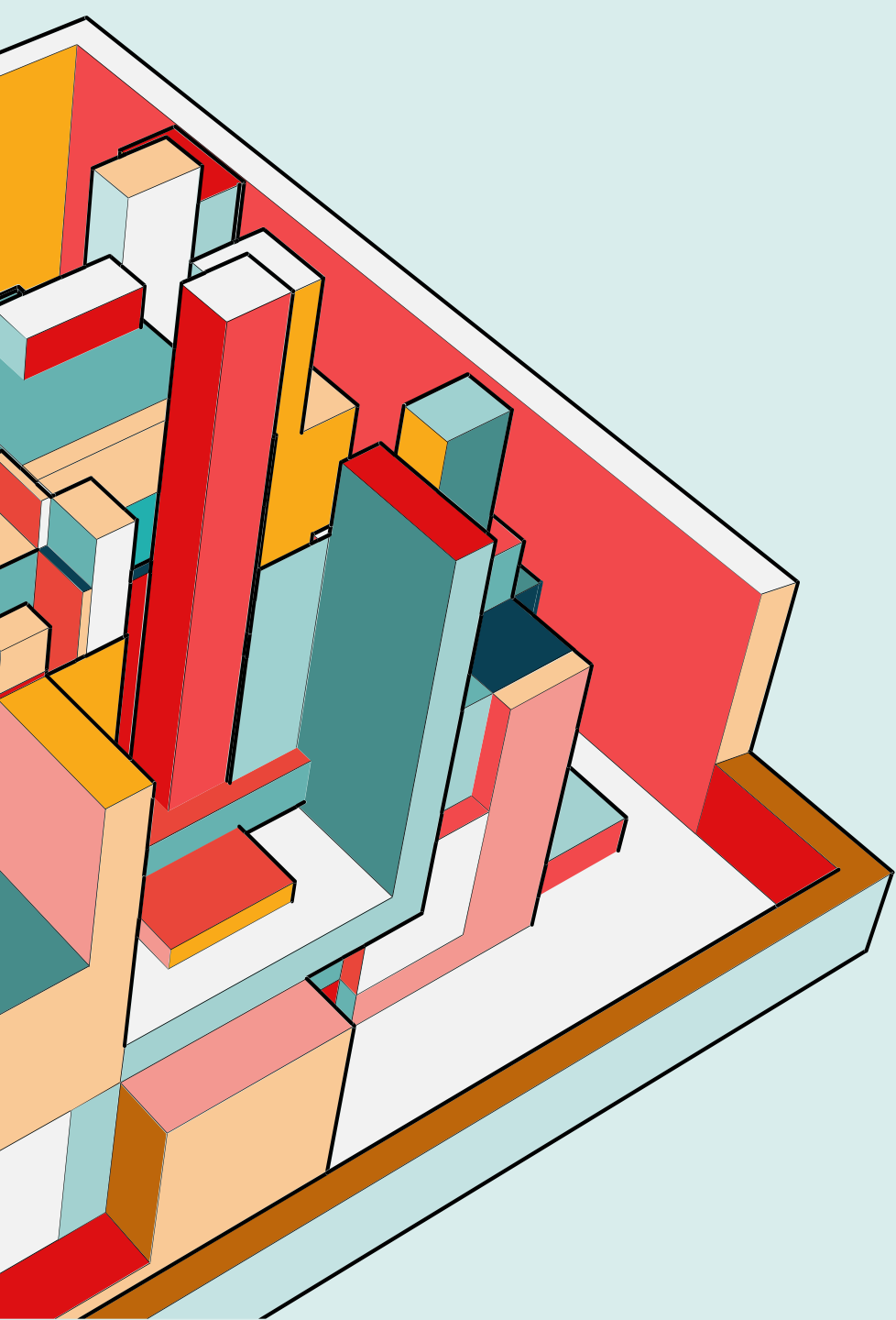


WHY DO WE NEED CHANGES?

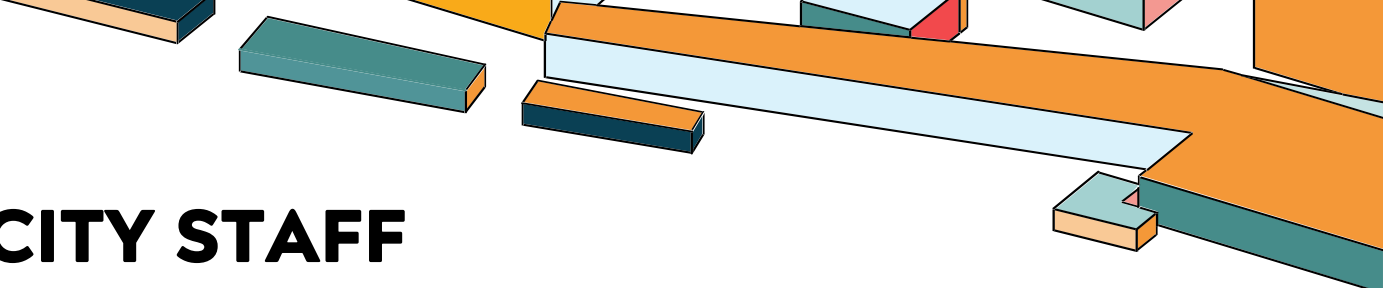
STREAMLINE, UPDATE, AND IMPROVE

- 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?**



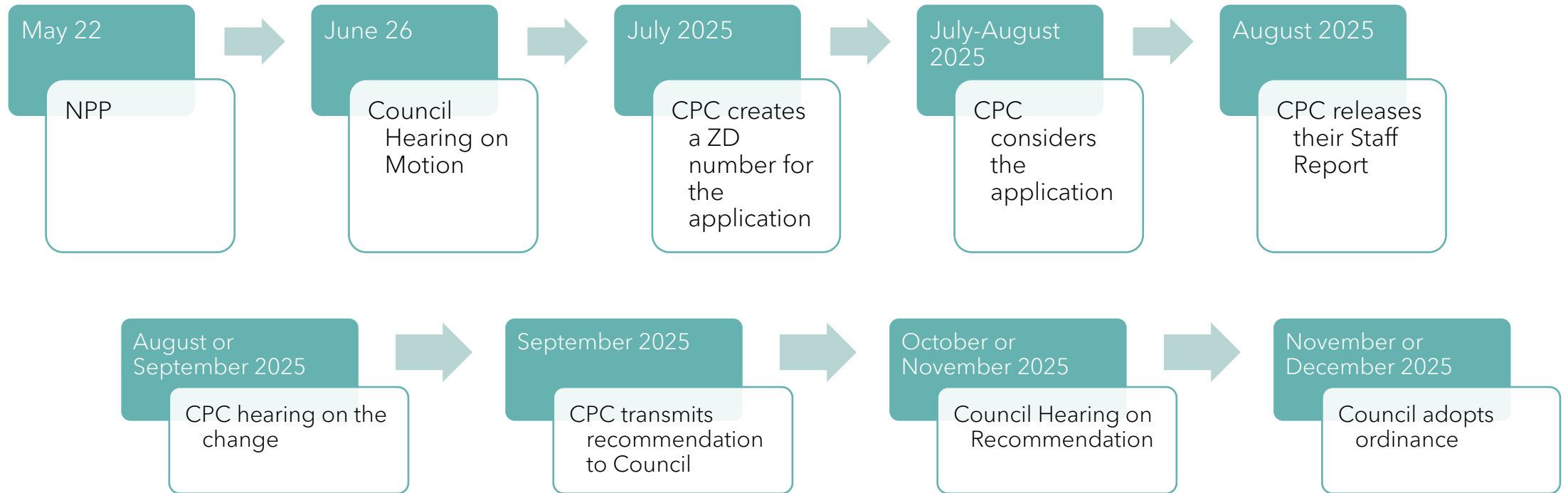
THIS IS ONLY THE FIRST STEP

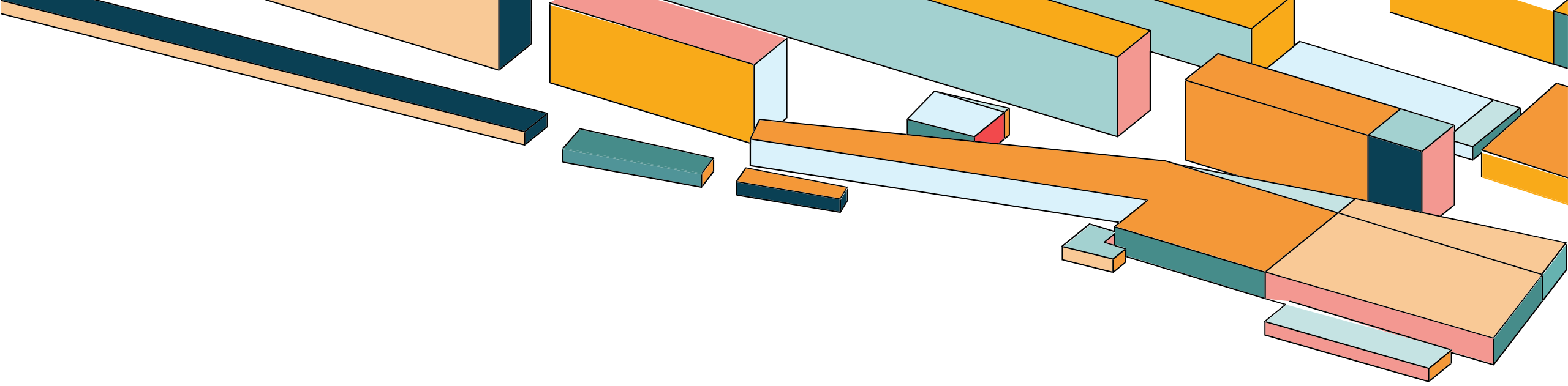
Tonight, we're just letting you know that this is a process we intend to start

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





Where can I get more information
about the changes being proposed?

**[https://council.nola.gov/resources/
neighborhood-participation-plans/](https://council.nola.gov/resources/neighborhood-participation-plans/)**

THANK YOU

Ashley Becnel

Council Land Use Officer

New Orleans City Council

councillanduse@nola.gov

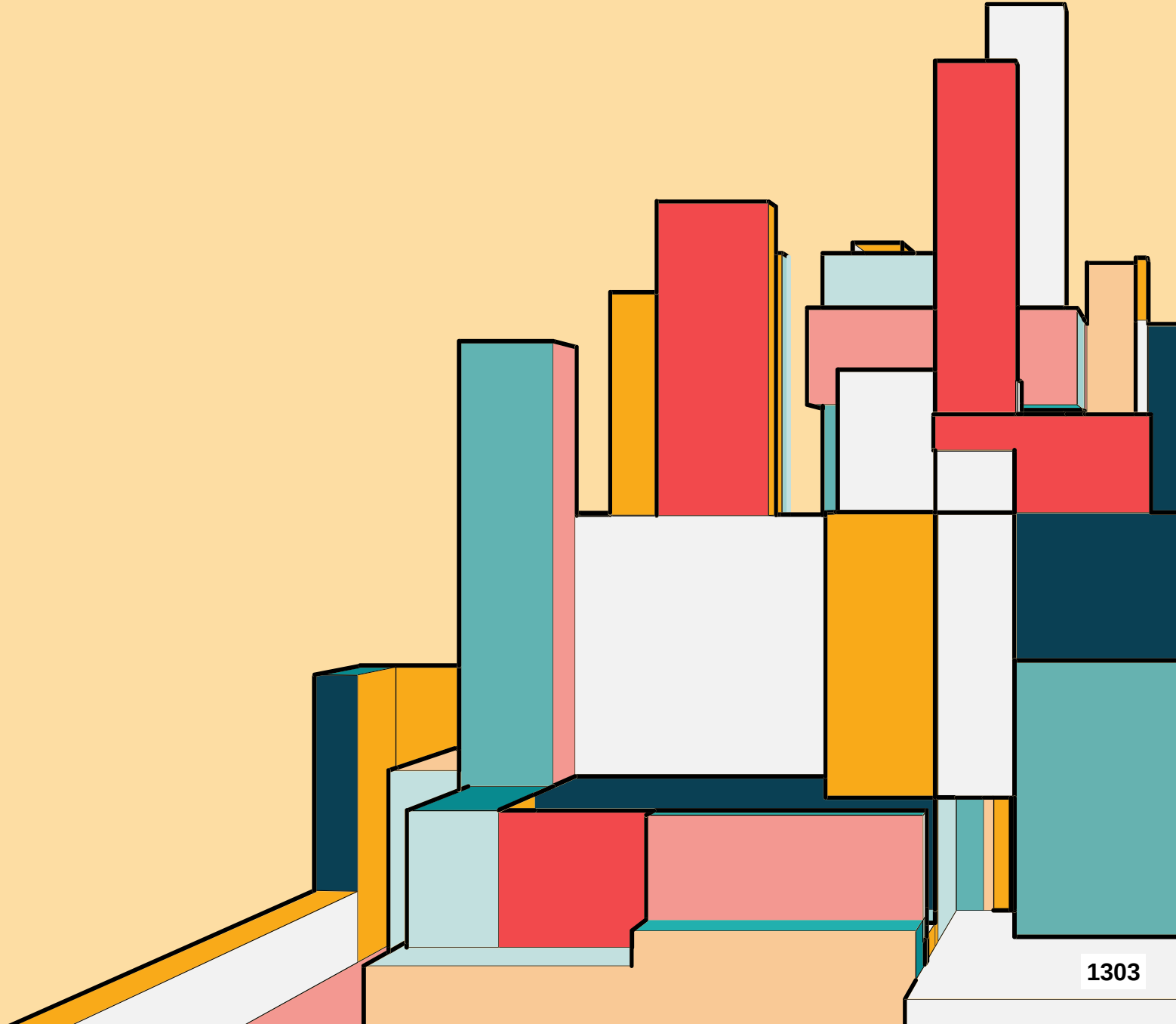


EXHIBIT C

Zoom Attendance Information

Meeting of February 12, 2025:

Jenny Takakura	Jim Logan
J. Keith Hardie	Erin Holmes
Ron Loesel	Lynette Judge
Missy Quigley	Allen Johnson
Tyler Russell	Karen Fernandez
Susan Johnson	Donald Fant
Paulette Perrien	Winston Jarrott
Jeffrey Seymour	Claire Byun
Christine Maristany	Cameron Boissiere
Deidre Hummelbrunner	Bob Murrell

Meeting of May 22, 2025:

Darnell Phillipson
Mary Mysing-Gubala
Claire Byun
Missy Quigley
Keith Hardie
Jim Logan
Susan Johnson
Lauren Jardell

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>; susanjohnson@hotmail.com <susanjohnson@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

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

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<https://nola.gov/city-planning/>

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Sent: Monday, October 6, 2025 12:30 PM

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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](#)

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Bob

Robert D. Rivers

(he/him/his)

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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

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. Lebailleur <selebailleur@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. Lebailleur <selebailleur@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 COMMISSION

PLEASE INCLUDE THIS IN THE WRITTEN COMMENTS AND Public COMMENTS FOR THE PROPOSED AMENDMENTS TO CZO ARTICLES 1-4

Hi Bob,

We had some questions and comments which are extremely time-sensitive as comments in this topic are due two business days from now.

1. Who can we 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 Department (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 on 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 secure 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 City 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 within 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.)

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

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 substantive.

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 filed with the DSP and recorded with the Office of Conveyances?

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 not 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 is 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 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 which the Home Rule Charter does not expressly allow to be waived?

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 less than city square require an NPP, and zoning map or text amendments covering more than city square require an NPP. (i.e., there are no zoning map or text amendments which do not require an NPP).

And why do zoning map or text amendments covering more than one city square have notice requirements less stringent than those covering less than one city square? This seems counter-intuitive that the more significant action requires less notice. The normal notice requirements should also apply to Zoning text and Zoning map amendments covering less than one city square.

The second paragraph seems to say that the request will not be deemed complete until all of the NPP documents are submitted to the CPC, but that the City Council may require an NPP prior to the motion being acted on. How does a request be deemed complete, and be presented to, and voted on, by the CPC which has not 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 Executive Director”

4.2.D.3.c Regarding the second sentence: Is the ability of the City Council to defer action limited only 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 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 within 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

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

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 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 a little bit of background, council member Jerusalem 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 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.

EH **Erin Holmes** 4:49

2nd.

RR **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 expand that to other types of applications as well.

And then Article 4 is really 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 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.

SK **Stephen K. Kroll** 21:49

Yeah.

AJ **Allen Johnson** 21:50

I just wanted to say something quickly.

I I'm sorry I joined late.

I got the time wrong.

SK **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.

AJ **Allen Johnson** 21:58

OK.

SK **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.

AJ **Allen Johnson** 22:01

All right.

Let me see if I'm smart enough.

SK **Stephen K. Kroll** 22:09

Yeah, there should be a little icon. There you go.

AJ **Allen Johnson** 22:09

There we go.

Yeah, I got it, I think.

SK **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.

SK **Stephen K. Kroll** 25:50

It.

Go for it.

AJ **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.

RR Robert D. Rivers 27:36

Yeah. Can I? This is.

SK Stephen K. Kroll 27:37

Yeah, I know.

Sorry about that.

RR 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.

AJ Allen Johnson 28:50

Actually, I think they were all considered Bob under that motion.

RR Robert D. Rivers 28:50

In the zoning ordinance, they're in the rules.

AJ 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.

SK **Stephen K. Kroll** 31:09

All right. So Justin, I think you had your hand up if you want to go ahead.

JS **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.

SK **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.

JS **Justin Schmidt** 32:32

Difference, I think should we should be able to adjust.

OK.

Well, sure.

No, it's fair enough.

Fair enough.

SK **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?

SK **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.

SK **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.

JS **Justin Schmidt** 33:33

Yes.

SK **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.

JS **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.

SK **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.

SJ **Susan Johnson** 35:59

OK.
I'm sorry I don't have the citation myself.

SK **Stephen K. Kroll** 36:04

OK.

RR **Robert D. Rivers** 36:06

Susan, what was? What was the specific question?

SJ **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 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?

SJ Susan Johnson 39:08

Yes.

RR Robert D. Rivers 39:09

OK.

OK.

Yeah, we'll definitely take that under consideration. Thank you.

SJ Susan Johnson 39:15

Thank you.

Thank you.

RR Robert D. Rivers 39:26

Justin, did you have another question?

JS 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.

RR 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.

SK Sue Klein 40:14

No, that was an eras.

Sorry, sorry, sorry.

RR **Robert D. Rivers** 40:17

OK.

No worries.

Is everyone ready to move off of? I'm sorry.

SK **Stephen K. Kroll** 40:22

All right. So I guess we've got.

RR **Robert D. Rivers** 40:25

Go ahead, Steven.

SK **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 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?

JS

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.

SK

Stephen K. Kroll 42:53

OK.

Rachel, can you pull up the?

That section and the motion.

RR

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.

JS

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.

RR Robert D. Rivers 44:11

Yes, same.

JS Justin Schmidt 44:18

It doesn't say that that's an an illustrative list.

RR 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.

JS Justin Schmidt 44:24

I mean, I think.

Wow. Wow.

Are you?

Are you confident that Councilmember Jerusalem is aware of that?

RR Robert D. Rivers 44:42

Well.

JS Justin Schmidt 44:42

Because that seems like everything.

Contrary to what he thinks about transparency.

RR 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.

JS Justin Schmidt 45:15
OK.

RR 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.

JS 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.

SK Stephen K. Kroll 46:13
Yeah, the motions, data, exhaustive. This includes.
Ones we are adding to what was in the motion.

JS Justin Schmidt 46:22
OK.

RR 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.

JS 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?

JS 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.

JS 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.

JS Justin Schmidt 47:12

No, they don't, Jeff.

JS Jeffrey Seymour 47:14

OK. And what are the ones that are there for?

JS 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 A I 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.

JS Jeffrey Seymour 47:57

Well, 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.

RR Robert D. Rivers 48:05

I'm sorry, could you repeat that, Jeffrey?

JS 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.

RR 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?

JS Jeffrey Seymour 48:53

Yes.

RR 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.

JS Jeffrey Seymour 50:10

Where can? Where do we find the list of the items that are not in the motion?

RR Robert D. Rivers 50:15

So that is up right now.

Steven, did you say that this was posted on our website?

SK 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.

JS 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.

RR Robert D. Rivers 50:47

That is correct.

SK Stephen K. Kroll 50:47

Yeah, that's correct.

JS 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.

JS **Jeffrey Seymour** 54:10

OK.

Thank you.

RR **Robert D. Rivers** 54:12

OK.

JS **Jeffrey Seymour** 54:17

Will a new motion.

RR **Robert D. Rivers** 54:17

Stephen cook.

JS **Jeffrey Seymour** 54:18

Will a new motion be created that includes items that aren't currently on the motion?

RR **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.

JS **Jeffrey Seymour** 55:10

OK, that are not on the motion.

RR **Robert D. Rivers** 55:11

OK.

I'm sorry.

JS **Jeffrey Seymour** 55:13

That are not in the motion.

RR **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.

JS **Jeffrey Seymour** 55:30

Oh oh.

RR **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?

JS **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?

RR **Robert D. Rivers** 56:03

What I'm I guess we may be saying the same thing the the Council member introduced a motion.

JS **Jeffrey Seymour** 56:07

I think we are.

RR **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.

JS **Jeffrey Seymour** 56:39

OK.

Thank you.

That's helpful. I think I understand.

RR **Robert D. Rivers** 56:43

OK.

SK **Stephen K. Kroll** 56:48

All right. So the next item.

RR **Robert D. Rivers** 56:48

Ready. Move on.

SK **Stephen K. Kroll** 56:49

Yeah, next item is.

Gets into Article 4.

RR **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.

SK **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.

JS **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?

SK **Stephen K. Kroll** 58:08

Yeah, that was the first one we did.

So you can take a look after the medium.

JS **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?

SK **Stephen K. Kroll** 58:23

No, they all collapse into the new section.

RR **Robert D. Rivers** 58:26

They will go away and the new section will be just a single section, yes.

JS 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?

SK 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.

JS Jeffrey Seymour 58:58

OK.

SK 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.

JS 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?

SK Stephen K. Kroll 59:14

Right.

JS Jeffrey Seymour 59:15

Thank you.

SK Stephen K. Kroll 59:21

OK. Any comments or questions about this batch?
If not, we will move on to the next group.

JS 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?

SK Stephen K. Kroll 1:00:26

Which section are you on?

JS Justin Schmidt 1:00:28

4.2 point D, .4, point B.

So.

SK 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.

JS 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?

SK **Stephen K. Kroll** 1:01:04

For the Council to act, you know, these amendments don't touch on that.

RR **Robert D. Rivers** 1:01:05

Justin.

Will.

SK **Stephen K. Kroll** 1:01:08

So we'll have to that.

RR **Robert D. Rivers** 1:01:09

We'll, we'll OK.

SK **Stephen K. Kroll** 1:01:10

That's a separate conversation.

JS **Justin Schmidt** 1:01:11

Just something to consider because you could end up with a special meeting where it comes up anyway.

RR **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.

JS **Justin Schmidt** 1:01:24

Thank you.

JS **Jeffrey Seymour** 1:01:26

There are.

JS **Justin Schmidt** 1:01:30

Are we on 4.3 yet or are we still on 4.2?

RR Robert D. Rivers 1:01:37

2.

JS 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?

RR 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.

JS 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.

RR Robert D. Rivers 1:02:45

Conditional use is conditional uses.

And plan developments.

JS Jeffrey Seymour 1:02:51

Oh, and I'm sorry.

RR Robert D. Rivers 1:02:53

OK.

So the the appeal deadlines would be those of the conditional uses and plan development.

JS Jeffrey Seymour 1:03:07

OK.

So that's what we would use for the appeal I got you understood.

RR Robert D. Rivers 1:03:11

Got it. Because the the their authority to consider variances is because they are considering those.

JS Jeffrey Seymour 1:03:13

Yep.

RR Robert D. Rivers 1:03:20

They can only do it as part of their consideration of the conditional use or plan development.

JS 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.

RR 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.

JS 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.

RR Robert D. Rivers 1:05:05

So I believe that that is.

Referencing decisions made by administrative officials.

JS 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.

RR 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.

JS 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.

RR Robert D. Rivers 1:06:04

Granted.

It.

JS 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.

RR **Robert D. Rivers** 1:06:34

It says the the.

They consider variances.

And the appeals of.

Their.

Rulings go to District Court.

JS **Jeffrey Seymour** 1:06:50

That's not what 2.6 point B says.

RR **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.

JS **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.

RR **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.

RR **Robert D. Rivers** 1:10:00

So.

JS **Jeffrey Seymour** 1:10:06

My understanding is the public was asked to.

RR **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.

JS **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?

RR **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.

JS **Jeffrey Seymour** 1:10:33

OK.

RR **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.

JS **Jeffrey Seymour** 1:10:59

Yeah.

RR **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.

RR Robert D. Rivers 1:17:47
Well.

JS 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.

JS Jeffrey Seymour 1:18:30
To provide a public benefit is an extremely low bar.

AJ Allen Johnson 1:18:35
Yes.

JS 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.

AJ 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, Tremé, 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.

JS 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 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.

RR 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.

JS Jeffrey Seymour 1:23:41

Thanks.

RR 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?

JS Jeffrey Seymour 1:24:38

I don't think, I don't think.

RR 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.

AJ Allen Johnson 1:24:40

Hey.

RR 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.

AJ Allen Johnson 1:24:59

Hey Bob, this is.

RR 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.

JS 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.

AJ Allen Johnson 1:25:28

Yep.

RR 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.

JS Jeffrey Seymour 1:25:42

OK. Yeah.

AJ Allen Johnson 1:25:43

Hey, Bob, this is Alan.

RR Robert D. Rivers 1:25:44

OK. Yes.

AJ Allen Johnson 1:25:44

I would just say this.

That's in the preamble section of the conditional use.

JS Jeffrey Seymour 1:25:49
In the first set.

AJ 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.

RR Robert D. Rivers 1:25:54
I'm not.
I'm not.
I'm not discounting at all what I'm saying is that.

AJ 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?

RR Robert D. Rivers 1:26:23
I believe that was.

AJ Allen Johnson 1:26:25
Neighborhood associations was it developers? Was it consultants?

RR 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.

AJ Allen Johnson 1:27:05
But one of those?

RR 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.

AJ 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.

JS Jeffrey Seymour 1:27:24
We can probably ask Ashley who who? It was.

AJ Allen Johnson 1:27:27
Yeah, we'll, we'll, we'll, we'll follow that up.

RR Robert D. Rivers 1:27:29
OK.
We ready to move on?

AJ Allen Johnson 1:27:35
That'll be interest.

RR Robert D. Rivers 1:27:38
OK.

AJ Allen Johnson 1:27:38
Yep.

RR Robert D. Rivers 1:27:39
Thanks y'all. Even what's next?

SK **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?

RR **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.

JS **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?

RR **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?

RR **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.

JS **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.

RR **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.

JS **Jeffrey Seymour** 1:33:19

Yeah, we're in the same wavelength.
Thank you, Bob for clarifying that.

RR **Robert D. Rivers** 1:33:24

Justin, you're you're on mute.

JS **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.

JS Justin Schmidt 1:37:54
Thank you.

JS Jeffrey Seymour 1:37:55
But I would like to.

AJ Allen Johnson 1:37:55
Bob, for the record, I agree with my attorney.

SK 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.

RR Robert D. Rivers 1:38:03
Oh, sure.

GB 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.

RR Robert D. Rivers 1:46:56

No, thank you.

We'll we'll definitely look into those.

JS 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 perspective.

What exactly?

What permits are issued under the CZO? I'd like some examples of permits that are issued under the CZO.

RR 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?

JS Justin Schmidt 1:52:41

Well, it requires. It requires the. The variance is required by the CZO.

RR Robert D. Rivers 1:52:47

But it's the time that you're speaking to.

Is that a requirement in the CZO?

JS Justin Schmidt 1:52:56

Yeah, variance is good for one year, yeah.

RR Robert D. Rivers 1:52:59

OK.

JS Justin Schmidt 1:53:01

So that you know. So if you have a variance that's only good for a year.

RR 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?

JS 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.

RR 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?

JS 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.

RR Robert D. Rivers 1:54:17

I I get what you're saying.

I just.

JS Justin Schmidt 1:54:18

That emphasizes my the problem that we've got it.

RR 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.

JS 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.

RR 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.

JS 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.

RR **Robert D. Rivers** 1:55:05

Well, as you know, other parishes have different state statutes that apply to.

JS **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.

RR **Robert D. Rivers** 1:55:14

Their.

So if you have examples.

JS **Justin Schmidt** 1:55:22

No, I'm not.

I know, I know, all bza's are right.

RR **Robert D. Rivers** 1:55:25

If you if you have examples, they have other parishes that are. I'm sorry.

JS **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.

RR **Robert D. Rivers** 1:55:34

That'd be great. I appreciate that.

JS Justin Schmidt 1:55:35

Yeah.

RR 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.

SK Stephen K. Kroll 1:55:53

Yeah.

RR 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.

JS Justin Schmidt 1:56:07

I think I can put the rest of mine in writing.

RR Robert D. Rivers 1:56:07

That we could quickly address.

OK, that'd be wonderful.

JS 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?

RR Robert D. Rivers 1:56:23

I'm sorry, I didn't hear your question.

JS 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?

JS 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?

JS Jeffrey Seymour 1:56:56

Limiting it.

JS Justin Schmidt 1:56:56

Why are we changing it from administrative proceedings to administrative enforcement?

JS Jeffrey Seymour 1:57:01

Right, exactly and all.

JS 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?

JS 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.

RR Robert D. Rivers 1:57:22

But it just kind of like the 5 minute break.

JS 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.

AJ **Allen Johnson** 1:59:48

There's an issue there.

SK **Stephen K. Kroll** 1:59:49

I don't believe any of the listed amendments speak to that topic.

JS **Jeffrey Seymour** 1:59:53

That's not.

AJ **Allen Johnson** 1:59:54

There was an amendment in there.

JS **Jeffrey Seymour** 1:59:54

That's not, that's not correct.

AJ **Allen Johnson** 1:59:55

That's that's not correct.

JS **Jeffrey Seymour** 1:59:55

That's not like the the new NPP.

AJ **Allen Johnson** 1:59:57

That is absolutely not correct, Stephen.

There isn't amendment in there that says if.

SK **Stephen K. Kroll** 2:00:00

OK.

Excuse me.

Go go ahead with your point.

JS **Jeffrey Seymour** 2:00:03

The section the new section.

AJ **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.

AJ 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.

JS Jeffrey Seymour 2:01:53

Well, yeah, it's these are the.

Well, this is a.

AJ 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.

JS 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.

AJ Allen Johnson 2:04:10

Properties to make a mistake and then have it and then have it in their favor.

JS 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.

SK Stephen K. Kroll 2:05:39

Thank you, Justin. And and real quick Allen, I'm talking Justin.

AJ 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.

RR **Robert D. Rivers** 2:07:09

So yes, Susan did bring that up before.
And.
I believe.
Let me just.

JS **Jeffrey Seymour** 2:07:22

Can't waive a provision of the Home Rule Charter, can it?

RR **Robert D. Rivers** 2:07:26

No, but the CZO and I don't have the specific charter language in front of me.

JS **Justin Schmidt** 2:07:28

No, that's.

RR **Robert D. Rivers** 2:07:35

Let me see if I can find it.

JS **Jeffrey Seymour** 2:07:39

Because the City Council has waived that the City Council had.

RR **Robert D. Rivers** 2:07:43

Well, the city, the CCO gives them the authority to waive it.

JS **Jeffrey Seymour** 2:07:47

I'm sorry. Don't give them the authority to waive the provision that exists in the home.

AJ **Allen Johnson** 2:07:48

No where.

JS **Jeffrey Seymour** 2:07:51

It exists in the Home Rule Charter.

RR 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?

JS 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?

SJ Susan Johnson 2:08:27

OK, can.

JS 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.

SJ Susan Johnson 2:08:29

I.

JS 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.

RR Robert D. Rivers 2:08:41

Well, this is what?

JS Jeffrey Seymour 2:08:44

How can I waive that?

RR Robert D. Rivers 2:08:44

So.

Yeah, I'm just bringing up the home real language now.

JS 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.

RR Robert D. Rivers 2:09:27

That wasn't my answer.

JS Jeffrey Seymour 2:09:30

A member of your staff.

Senior Member of your staff gave me that answer.

RR Robert D. Rivers 2:09:33

OK.

JS 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.

RR 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.

RR **Robert D. Rivers** 2:11:14
Eliminate that ability to waive it.

JS **Jeffrey Seymour** 2:11:17
OK.
Great. Thank you.
I think I've submitted already, but I'm happy to submit again. Thank you.

RR **Robert D. Rivers** 2:11:20
OK.
Susan, did you want to say something?
You're on mute.

SJ **Susan Johnson** 2:11:31
No, I'm fine. Thank you.

RR **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.

AJ **Allen Johnson** 2:12:05
So Bob, what is the schedule going? So Bob?

RR **Robert D. Rivers** 2:12:07
Now go ahead.

AJ **Allen Johnson** 2:12:09
So I know Bob, but so Bob, what is the schedule going forward?

RR Robert D. Rivers 2:12:15

What is?

AJ 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?

RR 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.

JS 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.

RR 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.

JS Jeffrey Seymour 2:13:52
Yeah.

RR 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.

JS 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.

RR 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.

JS 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?

RR **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.

JS **Jeffrey Seymour** 2:15:46

Understood.

RR **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.

JS **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?

RR **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.

JS **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?

RR **Robert D. Rivers** 2:17:01

I'm sorry.

JS **Jeffrey Seymour** 2:17:02

We're this being a text amendment, where can we find the application for the text amendment?

RR **Robert D. Rivers** 2:17:08

So on council initiated tax amendments, it's the motion.

JS **Jeffrey Seymour** 2:17:12

Yeah, OK, check. I think the CZO says the Council has to fill out an application.

RR **Robert D. Rivers** 2:17:18

The the the motion itself is the application.

JS **Jeffrey Seymour** 2:17:22

So the motion would be an application on the standard form that the city has.

RR **Robert D. Rivers** 2:17:27

No, the motion itself is the application.

JS **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.

AJ **Allen Johnson** 2:17:42

Bob, can I? This is Alan.

Bob, this is Alan. The citizens are held are limited to.

JS **Jeffrey Seymour** 2:17:45

That.

AJ **Allen Johnson** 2:17:50

Two per two-minute comments. The applicant here.
How long of a comment period does the applicant have?

RR **Robert D. Rivers** 2:18:00

Unless the Commission.
Changes its rules from the dais. Then they have two minutes.

AJ **Allen Johnson** 2:18:10

But don't they have a rebuttal after?

RR **Robert D. Rivers** 2:18:13

They have up to six minutes.

AJ **Allen Johnson** 2:18:17

So up to six minutes rebuttal, and then two minutes presentation. So a total of 8 minutes.

RR **Robert D. Rivers** 2:18:17

But it.

AJ **Allen Johnson** 2:18:21

Is that correct?

RR **Robert D. Rivers** 2:18:23

Correct.

AJ **Allen Johnson** 2:18:24

OK.
So they have 8 minutes, not 2 minutes.
Correct.

RR **Robert D. Rivers** 2:18:31

If you are adding.

AJ Allen Johnson 2:18:32
And is there a limitation on the amount of comments that the the staff would have?

RR Robert D. Rivers 2:18:34
The.
No.

AJ 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.

RR Robert D. Rivers 2:18:41
No.

AJ Allen Johnson 2:18:48
Would I be correct in saying that?

RR Robert D. Rivers 2:18:50
You are.

AJ 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.

JS Jeffrey Seymour 2:19:05
Bob.

AJ 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.

RR **Robert D. Rivers** 2:20:27

So again, that is a I don't know if you were here when we spoke to this.

AJ **Allen Johnson** 2:20:37

I was actually the one that brought it up, so yeah.

RR **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.

AJ **Allen Johnson** 2:21:10

Yeah, it's, it's it's there's an issue of fairness.

RR **Robert D. Rivers** 2:21:16

OK. Anything else?

JS **Jeffrey Seymour** 2:21:18

Yep, Bob, define that provision.
Search the CZO for the word triggers, not trigger.
My my bad.

RR **Robert D. Rivers** 2:21:25

I I don't. Well, OK, I will.

JS **Jeffrey Seymour** 2:21:28

Thank you.
My bad.

RR **Robert D. Rivers** 2:21:41

4.6 Point C authority.

JS Jeffrey Seymour 2:21:44
Yeah, I think that's it.

RR Robert D. Rivers 2:21:46
OK.

JS Jeffrey Seymour 2:21:47
The idea is to delete the trigger provision.
The proposal is.

RR Robert D. Rivers 2:21:53
OK.

JS Jeffrey Seymour 2:21:54
Thank you.

RR 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.

JS Jeffrey Seymour 2:22:16
Thanks Bob.
Very, very much, Bob, for your time.

RR Robert D. Rivers 2:22:18
All right.

□ **Stephen K. Kroll** stopped transcription

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: _____

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 12/18/25

Presiding Officer:

I would like to speak regarding

C20 1-4, 192D 49-25overhaul☐

In Support

☐

In Opposition

☒

Info. Only

Name:

Susan Johnson

Representing:

Town of Carrollton Watch

Address:

Hwy. N.O. Neighborhoods2822 Depage 70119

Remarks:

deferral for more discussion

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

0.23

#24

7ef 1/8

**Speaker Rules- Land Use Matters
(Zoning Dockets, HDLC, VCC, NCDAC
Appeals and Design Review Dockets)
(Council Rule 10.1(B))**

A speaker can request to speak on any land use items on the agenda.

- Each land use matter shall not exceed 20 minutes of public comment, absent a suspension of the rules.
- Each public speaker shall be limited to two minutes to address the Council.
- No Ceding of time to another public speaker absent suspension of the rules.
- Any accompanying written documentation shall be formerly submitted by the public speaker to the Clerk, along with eight copies, for incorporation into the record.
- No video or audio recordings shall be utilized.

The provisions of this Rule do not apply to general matters on the agenda, which are covered by the provisions of Rule 47.

I hereby affirm that the written or oral statements I give before the City Council or any Council Committee thereof 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.

Signature of Speaker

Lusan Johnson

☐

not paid

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. (In accordance with Rule 49)

MOTION
(LYING OVER)

NO. M-25-662

CITY HALL: December 18, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **modified approval** for **ZONING DOCKET 49/25**, initiated by Council Motion No. M-25-280, requesting consideration of amendments 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, and codify evolving practices, is received and is hereby **APPROVED WITH MODIFICATIONS**. The text to be adopted, as modified, is set forth in Exhibit A, attached hereto and made a part hereof.

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.

EXHIBIT A TO M-25-662

Amendments to the Comprehensive Zoning Ordinance in Chapters 1, 2, 3, 4, 19, and 26

For clarity, given the size and complexity of this zoning docket, each change will be numbered with a reference to the section number of the CZO, and will include the full amendment even where the recommendations of the City Planning Commission are being adopted without modification.

1. Section 3.2.E.1

CPC's recommendation is approved.

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.

2. Section 3.5

CPC's recommendation is approved with modifications to read as follows:

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 as well as a Neighborhood Participation Program Guide.

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.

6. Applicants must provide CPC staff with notice of the date, time, and location of NPP meetings. CPC staff shall maintain a publicly available list of all NPP meetings.

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 accessible public locations at reasonable times and should be sufficiently large to accommodate all attendees with seating. These meetings should be held in locations which are not susceptible to weather or climate concerns, generally temperate, and should generally allow for robust participation by neighbors of varying abilities and schedules.
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.
4. The Executive Director of the City Planning Commission shall promulgate rules setting forth what materials should be provided as part of the NPP Meeting and what information should be presented.

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 summary of the information that was presented.
3. A list of the concerns, issues, and problems expressed by the participants.
4. 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.
5. 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.
6. 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.
7. 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.
7. NPP reports must include a signed attestation that the information contained therein is true and correct to the best of the applicant’s knowledge. A signed attestation on the application form to this effect accompanying the NPP report shall be deemed to satisfy this requirement provided that the language of the attestation includes the contents of the NPP report.

3.5.H. Evaluation of NPP.

1. The Executive Director of the CPC will ensure that the written NPP Report meets all the minimum requirements regarding meeting date, time, and location set forth herein when evaluating the completeness of the application.

2. The City Planning Commission or Board of Zoning Adjustments, as applicable, may evaluate the sufficiency of the NPP as part of its public hearing process on the application for which the NPP was conducted. In so doing, they may consider whether the applicant endeavored to provide meaningful notice to neighbors and whether any deficiencies in such notice notably affected the provision of this notice. If the Commission or Board determines that, in its judgment, the NPP process did not provide meaningful notice, it may defer the matter to require the applicant to engage in additional notice efforts.

3. Section 3.6

CPC's recommendation is approved with modifications to read as follows:

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, but may be considered by the Commission when considering such application.

4. Section 4.2.B.4

CPC's recommendation is approved with modifications to read as follows:

4. The City Planning Commission may initiate zoning map and text amendments in connection with Master Plan revisions, including changes to the Future Land Use Map, or as otherwise required by this Ordinance.

5. Section 4.2.C

CPC's recommendation is denied and the language originally proposed in Motion M-25-280 is adopted.

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.

6. Section 4.2.Chart

CPC's recommendation is approved.

Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ 20 days before adoption.

7. Section 4.2.Chart

CPC's recommendation is approved.

Motion to Approve Direct the Preparation of an Ordinance / Motion to Approve with Modifications / Motion to Deny

8. Section 4.2.D.3.c

CPC's recommendation is approved.

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.

9. Section 4.2.D.4.a

CPC's recommendation is approved.

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.~~

10. Section 4.2.D.4.b

CPC's recommendation is approved.

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.~~

11. Section 4.2.D.4.c

CPC's recommendation is approved.

~~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.

12. Section 4.2.E (Table 4-1)

CPC's recommendation is approved.

~~2. The proposed amendment is compatible with the place designations of this Ordinance.~~

13. Section 4.2.G

CPC's recommendation is approved.

4.2.G Administrative Amendments 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.

14. Section 4.3.A

CPC's recommendation is approved.

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.

15. Section 4.3.C

CPC's recommendation is approved.

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.

16. Section 4.3.Chart

CPC's recommendation is approved.

Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ 20 days before adoption.

17. Section 4.3.Chart

CPC's recommendation is approved.

Motion to ~~Approve~~ Direct the Preparation of an Ordinance / ~~Motion to Approve with Modifications~~ / Motion to Deny

18. Section 4.3.D.4.a

CPC's recommendation is approved.

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 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 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.~~

19. Section 4.3.D.4.b

CPC's recommendation is approved.

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.~~

20. Section 4.3.D.4.c

CPC's recommendation is approved.

~~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.~~

21. Section 4.3.E.1

CPC's recommendation is approved with modifications to read as follows:

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 the application for a conditional use does not fully demonstrate compliance with all general zoning requirements but the City Planning Commission wishes to make clear to the applicant that such compliance will be necessary in order to approve the site plan and associated permits, these conditions may be included as 'Approval Conditions.' These conditions may restate the zoning ordinance without modification and will be deemed to automatically update if the underlying ordinance provision is amended before final approval and permitting.

22. Section 4.3.E.4

CPC's recommendation is approved.

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.

23. Section 4.3.H.1

CPC's recommendation is approved.

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.

24. Section 4.3.H.2.a

CPC's recommendation is approved with modifications to read as follows:
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 one (1) year upon a showing of good cause by the applicant. When granting the request, the Executive Director shall articulate in writing the 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. Any 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.

25. Section 4.3.H.2.b

CPC's recommendation is approved with modifications to read as follows:
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 or both the plans deadline and 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.

26. Section 4.3.J

CPC's recommendation is approved with modifications to read as follows:
3.5 Official Zoning Map Amendments Within thirty (30) days of receiving evidence of the recording of an approved conditional use or 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.

27. Section 4.4.C

CPC's recommendation is approved.

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.

28. Section 4.4.Chart

CPC's recommendation is approved.

Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of ~~21~~ 20 days before adoption.

29. Section 4.4.Chart

CPC's recommendation is approved.

Motion to ~~Approve~~ Direct the Preparation of an Ordinance / ~~Motion to Approve with Modifications~~ / Motion to Deny

30. Section 4.4.E.4.a

CPC's recommendation is approved.

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.~~

31. Section 4.4.E.4.b

CPC's recommendation is approved.

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.~~

32. Section 4.4.E.4.c

CPC's recommendation is approved.

~~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.~~

33. Section 4.4.I.1

CPC's recommendation is approved.

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.~~

34. Section 4.4.I.2.a

CPC's recommendation is approved.

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.

35. Section 4.4.I.2.b

CPC's recommendation is approved with modifications to read as follows:

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 or 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.

36. Section 4.5.B.2

CPC's recommendation is approved with modifications to read as follows:

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 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. 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.

37. Section 4.5.3.b

CPC's recommendation is approved.

~~b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.~~

38. Section 4.5.B.3

CPC's recommendation is approved with modifications to read as follows:

~~e. Development on a through lot in a design overlay district identified in Article 18.~~ ~~d. e. Development within one-hundred (100) feet or more of lot frontage in a design overlay district identified in Article 18 e. d. UAD University Area Design Overlay District~~

39. Section 4.5.B.4

CPC's recommendation is approved with modifications to read as follows:

~~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. In the RIV Riverfront District, EC Enhancement Corridor, CTCorridor 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.~~

40. Section 4.5.B.10

CPC's recommendation is approved.

~~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.~~

41. Section 4.5.B.11

CPC's recommendation is approved.

~~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, development is exempt from site plan and design review by the City Planning Commission. However, such developments are subject to the site plan and the 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.

42. Section 4.5.C

CPC's recommendation is approved.

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. 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.

43. Section 4.5.D.3

CPC's recommendation is approved.

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.

44. Section 4.5.F.2

CPC's recommendation is approved.

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.

45. Section 4.6.C.6

CPC's recommendation is denied and no change shall be made to existing text.

46. Section 4.6.C.7

CPC's recommendation is approved.

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.

47. Section 4.6.D.2

CPC's recommendation is approved.

All applications for variances, with the exception of applications for variances involving a ~~single-family or two-family dwelling~~ 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.

48. Section 4.6.D.3.c

CPC's recommendation is approved.

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.~~

49. Section 4.6.F

CPC's recommendation is approved.

~~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.

50. Section 4.6.G

CPC's recommendation is approved.

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:

51. Section 4.6.G.1

CPC's recommendation is approved.

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 4.6.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 at the holder of the variance's request, submitted by such date, is authorized in accordance with Article 4, Section 4.6.G.2.b.

52. Section 4.6.G.2

CPC's recommendation is approved.

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 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. 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.

53. Section 4.6.H

CPC's recommendation is approved.

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~~.

54. Section 4.7.B

CPC's recommendation is approved.

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:

55. Section 4.7.D.2.c

CPC's recommendation is approved.

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.

56. Section 4.8.B

CPC's recommendation is approved with modifications to read as follows:

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: a. The decision of the Director of the Department of Safety and Permits on zoning verifications. b. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. c. 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.

57. Section 4.8.D

CPC's recommendation is approved.

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. If the application is determined to be incomplete, unripe, 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. 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.

58. Section 4.8.E-4.8.G

CPC's recommendation is approved.

4.8.E Standard of Review Stay of Proceedings 4.8.F Stay of Proceedings Appeals 4.8.G Appeals

59. Section 4.8.E

CPC's recommendation is approved.

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.

60. Section 4.8.F

CPC's recommendation is approved.

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.

61. Section 4.8.G

CPC's recommendation is approved.

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.

62. Section 4.9.D.2

CPC's recommendation is approved.

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).

63. Section 4.9.D.4

CPC's recommendation is approved.

The interested party shall submit an application containing the following ~~material~~, unless waived by the Director of the Department of Safety and Permits:

64. Section 4.9.D.4.e

CPC's recommendation is approved.

e. Required application fees, if any. Application fees may not be waived by the Director of the Department of Safety and Permits.

65. Section 4.9.E

CPC's recommendation is approved.

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.

66. Section 4.10.E.1

CPC's recommendation is denied and the language originally proposed in Motion M-25-280 is adopted.

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.

67. Section 4.10.F.3

CPC's recommendation is denied and the language originally proposed in Motion M-25-280 is adopted.

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.

68. Section 4. Table

CPC's recommendation is approved.

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

69. Section 19.3.C.2

CPC's recommendation is approved.

~~Prior to the initiation of the City Council motion, the City Council member 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 Council member may designate the requestor to fulfill the Project NPP requirements.~~

AMENDMENT TO MOTION NO. M-25-662

CITY HALL: January 8, 2026

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

BRIEF DESCRIPTION:

Amendments to Motion No. M-25-662 to add an effective date for the amendments to the Comprehensive Zoning Ordinance contemplated therein.

AMENDMENTS:

1. On page 1, in the second to last line of the first paragraph, delete the period after the word “MODIFICATIONS”.
2. On page 1, delete the last sentence in the first paragraph, and insert the following phrase in lieu thereof:

as set forth in Exhibit A, which is attached hereto and made a part hereof.
3. On page 1, after the first paragraph, add the following new paragraph:

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the amendments to the text of the Comprehensive Zoning Ordinance contemplated herein and as set forth in Exhibit A shall be effective February 13, 2026.

THE FOREGOING AMENDMENT WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE AMENDMENT WAS ADOPTED.

ENGROSSED VERSION:

The following engrossed version shows how the proposed amendment would modify Motion M-25-662, as originally introduced. Additions are **underlined**. Deletions are shown as ~~striketroughs~~.

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **modified approval** for **ZONING DOCKET 49/25**, initiated by Council Motion No. M-25-280, requesting consideration of amendments 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, and codify evolving practices, is received and is hereby **APPROVED WITH MODIFICATIONS**. ~~The text to be adopted, as modified, is set forth in Exhibit A, attached hereto and made a part hereof.~~ **as set forth in Exhibit A, which is attached hereto and made a part hereof.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the amendments to the text of the **Comprehensive Zoning Ordinance contemplated herein and as set forth in Exhibit A shall be effective February 13, 2026.**

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.

City Planning Commission
Staff Report
Tuesday, November 11, 2025

Zoning Docket 061-25

Prepared by: Julia Nickle

Date: 11/12/25

Deadline for CPC action: 1/10/26

CC Deadline: 60 days from transmittal

City Council District: A - Giarusso

Applicant: Park Place Shopping Center, LLC

Request: Amendment to Ordinance No. 28,097 MCS (Zoning Docket 032/19) for a conditional use to permit the operation of a previously constructed drive-through facility

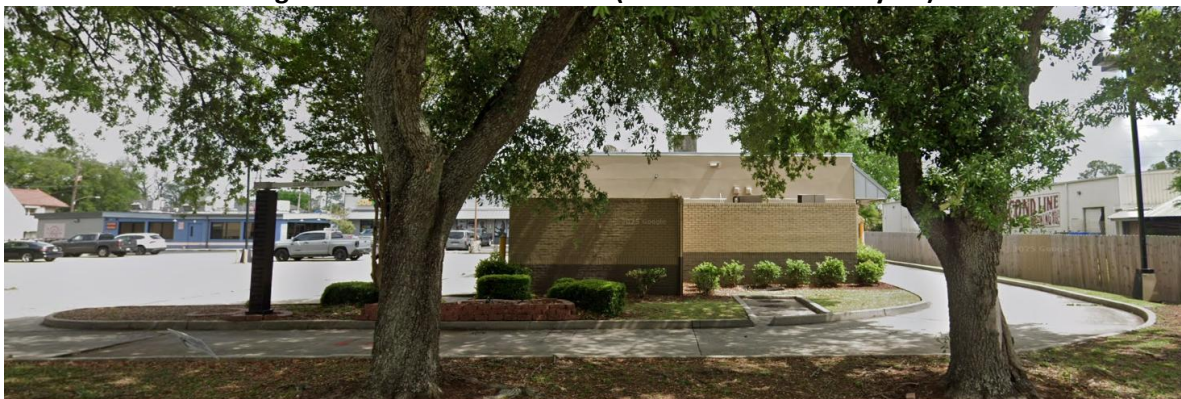
Property description: An undesignated portion of ground on Square 617, in the Second Municipal District, bounded by City Park Avenue, North Anthony Street, North Bernadotte Street, Saint Louis Street, and Toulouse Street

Municipal address(es): 512 City Park

Description

The subject property, located on City Park Ave in an HU-MU Historic Urban Neighborhood Mixed-Use District is currently developed with a currently vacant drive-through Burger King location. The site consists of one lot of record and has a combined area of approximately 27,672.54 square feet. Currently existing is a small strip mall hosting two fast food restaurants, a gym, and recruiting offices for various military branches. The applicant requests an amendment to the existing conditional use (ZD032-19) to permit the operation of an existing drive-through facility on the subject property that will total approximately 2,869.38 feet in floor area. Current site plans indicate a shared parking lot offering 37 off-street parking spaces. Encompassing the southwest of the subject square, the property will front City Park Ave, with egress and ingress to City Park Ave. No structural changes to the building are proposed.

Fig. 1 Current Site Conditions (View from N Anthony St.)



Source: GoogleMaps

Fig. 2 Current Site Conditions (View from N Bernadette St)



Source: GoogleMaps

The subject square is already developed with a currently vacant Burger King. The proposed fast-food restaurant, Drumbeat Southern Fried Chicken, requires a conditional use as the site is in an HU-MU Historic Urban Mixed Use District. Renovation work would be mostly exterior, updating signage and branding palette for the proposed vendor. Landscaping would be maintained.

Fig. 3 Proposed Site Conditions (View from N Bernadette St)



Source: provided by applicant

Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)**, a Drive-Through Facility is deemed a conditional use in the HU-MU Historic Urban Neighborhood Mixed-Use District. The City

Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards for Restaurants (All Types) (Article 20, Section 20.3.ZZ)	
Requirement	Notes
A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added: a. For restaurants with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises. b. All restaurants serving alcoholic beverages shall provide exterior security cameras.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
If a restaurant contains a brewing, distilling or winemaking facility on-site, a floor plan indicating the area reserved for brewing, distilling or winemaking and a description of the facility and capacity. On-site micro-brewing, micro-distillery and winery facilities are only allowed in standard restaurants.	Standard is met – no brewing, distilling, or winemaking facility on-site proposed.
Standard restaurants shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.	Standard is met – the proposed restaurant is a fast food restaurant, and therefore this does not apply.
Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.	Standard is met – no retail sale of packaged alcoholic beverages is proposed.
All restaurants that serve alcoholic beverages are limited to the following hours of operation (see also Table 20-2: Restaurant Hours of Operation Regulations). No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, within two (2) hours of the closing time. Opening hour is for first opening of business to customers. These limitations do not apply to restaurants that serve alcoholic beverages in the Vieux Carré Districts, the CBD Districts, and in the C-1, C-2, C-3, LI, HI, MI, BIP, MU-2, EC, MC, and LS Districts.	Standard is met – no sale of alcoholic beverages proposed.

a. Sunday thru Wednesday: from 6:00 am to 10:00 pm. b. Thursday thru Saturday: from 6:00 am to 12:00 am (midnight). c. Other hours may be approved through the conditional use process.	
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Use Standards for Drive-Through Facility (Article 20, Section 20.3.V)	
Requirement	Notes
In the Historic Urban Neighborhoods, a drive-through use shall have a minimum of ten-thousand (10,000) square feet of lot area in order to have a drive-through facility. In all other districts, where drive-through facilities are allowed, the use shall have a minimum of twenty-thousand (20,000) square feet.	Standard is met – lot area is approximately 27,672.54 square feet, exceeding the minimum square footage required for drive-through facilities.
All drive-through lanes shall be located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Drive-through lanes on corner lots shall not route exiting traffic into adjacent residential neighborhoods.	Standard is met – proposed drive-through facility is located on a corner lot and routes to non-residential thoroughfare, City Park Ave.
All stacking spaces for drive-through lanes shall be designed in accordance with Section 22.12: Drive through facilities shall comply with the use standards required in Article 20, Section 20.3.V. Every drive-through facility shall provide a minimum of three (3) vehicle stacking spaces per bay, unless otherwise required by Table 22-1 or this Ordinance. Vehicle stacking spaces provided for drive-through uses shall be: A. A minimum of nine (9) feet in width, as measured from the outermost point of any service window to the edge of the driveway, and eighteen (18) feet in length. (See Figure 22-12: Stacking Spaces) B. Placed in a single line behind each drive-through facility. A business may have more than one drive-through facility. C. Located so that, when in use, they do not obstruct ingress or egress to the site and do not obstruct access to required parking or loading spaces. D. Stacking spaces shall begin behind the vehicle parked at a last point of service, such as a window or car wash bay. E. No stacking spaces are permitted along the adjacent public rights-of-way.	Standards are met – drive-through lane is single-file and at least 9' in width; no egress or ingress is obstructed, and the end of the drive-through is marked by a service window.
All drive-through facilities shall be properly screened. Drive aisles of drive-through facilities shall be effectively screened from view along the public right-of-way and at the edges of sites adjacent to residential properties in order to minimize the impact of exterior site lighting, headlight glare and any menu intercom displays. Such	Standard is met – screening in the form of a 6'-7' solid wooden fence exists to the Louis St side of the property, and landscaping obscures the rear of the building (and beginning of drive-through) on the N Anthony St side of the property.

screening shall consist of a masonry wall, 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.	Plant materials, however, are not installed along the existing fence.
The volume on all intercom menu displays shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on all intercom menu displays shall comply with all local noise regulations.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.
The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and provide daily litter clean-up of the facility and along the rights-of-way abutting the property.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits. A dumpster is provided to the rear of the property on the N Anthony St side.
The submission of a Traffic Plan is required. the Traffic Plan shall include the following components: circulation routes for motor vehicles, 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; traffic control plan during peak hours; crosswalk striping, ADA compliance and curbside bus and car passenger pick-up locations. The Traffic Plan shall be approved by the City Planning Commission staff and the Department of Public Works.	Standard shall be met through the inclusion of an operational proviso subject to approval by Department of Safety and Permits.

- In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
- In Accordance with **Article 20, Section 20.3.V** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. The volume on all intercom menu displays shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on all intercom menu displays shall comply with all local noise regulations.
 - b. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and provide daily litter clean-up of the facility and along the rights-of-way abutting the property.
 - c. The submission of a Traffic Plan is required. the Traffic Plan shall include the following components: circulation routes for motor vehicles, 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; traffic control plan during peak hours; crosswalk striping, ADA compliance and curbside bus and car passenger pick-up locations. The Traffic Plan shall be approved by the City Planning Commission staff and the Department of Public Works.

Parking Requirements (Article 22)				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking (Restaurant, Fast Food)	1 per 500sf GFA + 3 stacking spaces per drive-through lane	Sec. 22.5.A.6: Square Footage Sec. 22.5.B.1: On-Street Spaces Counted	6 (2,869.38 sf in floor area)	38
Bicycle Parking (Restaurant, Fast Food)	1 per 2,500sf GFA Sec 22.6.A.2: In all cases where bicycle parking is required, a minimum of two (2) bicycle spaces is required.	None, unless provided by the Director of the Department of Safety and Permits	2	0
Loading		Sec. 22.7.C: The Historic Core and Historic Urban Neighborhoods are exempt from all off-street loading requirements.	0	0

- The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 2 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** 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.

Anticipated impact on surrounding land uses

The proposed use is compatible with the mixed-use character of the surrounding area, in that the facility is preexisting and has been operational for several years along a major thoroughfare with similar uses. The applicant proposed to bring a now vacant commercial building back into commerce without disrupting or significantly altering the character of the neighborhood; the exterior renovations proposed should have little impact overall. Broadly, the request would combat blight in the City with little to no impact.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use

on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed-Use Medium Intensity.” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed use fits within the general goal, range of uses and development character of the Mixed-Use Medium Density designation, which includes encourages development near transportation routes (City Park Ave is a heavily trafficked corridor with intersected by bus routes). A preexisting fast food, drive-through facility fits within the range of commercial uses described for this land use designation. The site is currently vacant and is part of a smaller shopping center which exhibit similar massing and densities.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use District. The purpose of the HU-MU District is to encourage mixed-use areas that are compatible with adjacent or nearby land uses. The subject site borders residential uses as well as some various commercial uses along City Park Ave. Several fast-food and specialty restaurants exist along the corridor, therefore,

the proposal to add an additional fast-food restaurant would be consistent with the surrounding area and would achieve the goals of the current zoning district.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

The proposed use for the site is as a fast-food drive-through facility, which is subject to both restaurant and drive-through use standards contained within **Article 20** of the Comprehensive Zoning Ordinance. The proposal will improve the existing condition of the site and will be required to bring into compliance all environmental performance standards of **Article 21, Section 21.3** of the Comprehensive Zoning Ordinance, subject to the provisos suggested by the staff.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The site is presently vacant, bordering residential and higher intensity commercial and institutional uses. While the site does border residential uses within the immediate surrounding neighborhood, the proposed provisos should ease any adverse impacts.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. Currently, the applicants are not seeking to request any variances.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposal would return a vacant site to use and the staff recommended provisos would address potential adverse impacts. The proposed use would not have any foreseeable detrimental impacts on public health, safety, or welfare.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 061/25 subject to seven (7) provisos:

Provisos for Office Space (ZD032-19)

1. The conditional use shall only apply to the office space totaling over 5,000 square feet, as shown on the submitted plans.
2. 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.
3. In accordance with **Article 23, Section 23.13.A** of the Comprehensive Zoning Ordinance, the plans submitted to the City Planning Commission for final approval shall indicate the location

of the trash receptacle which may 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. The Department of Safety and Permits shall issue no Building Permits or licenses specifically related to the proposed commercial use that is to be over 5,000 square feet in floor area until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
5. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 2 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** 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.

Provisos for Fast Food (ZD061-25)

6. In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - b. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
7. In Accordance with **Article 20, Section 20.3.V** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. The volume on all intercom menu displays shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on all intercom menu displays shall comply with all local noise regulations.
 - b. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and provide daily litter clean-up of the facility and along the rights-of-way abutting the property.
 - c. The submission of a Traffic Plan is required. the Traffic Plan shall include the following components: circulation routes for motor vehicles, 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; traffic control plan during peak hours; crosswalk striping, ADA compliance and curbside bus and car passenger pick-up locations. The Traffic Plan shall be approved by the City Planning Commission staff and the Department of Public Works.

CITY PLANNING COMMISSION MEETING (November 11, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicants, speaking in support of the request. Commissioner Flick confirmed that the applicant was aware of and understood the provisos, to which the applicant responded positively. There was no further discussion or comment. Commissioner Stewart made a motion to approve the application as recommended by the staff. Commission Jordan seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 061/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO SEVEN (7) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

Provisos for Office Space (ZD032-19)

1. The conditional use shall only apply to the office space totaling over 5,000 square feet, as shown on the submitted plans.
2. 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.
3. In accordance with **Article 23, Section 23.13.A** of the Comprehensive Zoning Ordinance, the plans submitted to the City Planning Commission for final approval shall indicate the location of the trash receptacle which may 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. The Department of Safety and Permits shall issue no Building Permits or licenses specifically related to the proposed commercial use that is to be over 5,000 square feet in floor area until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
5. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 2 short-term bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** 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.

Provisos for Fast Food (ZD061-25)

6. In Accordance with **Article 20, Section 20.3.ZZ** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:

- c. A restaurant shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 - d. A restaurant shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
7. In Accordance with **Article 20, Section 20.3.V** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
- a. The volume on all intercom menu displays shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on all intercom menu displays shall comply with all local noise regulations.
 - b. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and provide daily litter clean-up of the facility and along the rights-of-way abutting the property.
 - c. The submission of a Traffic Plan is required. the Traffic Plan shall include the following components: circulation routes for motor vehicles, 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; traffic control plan during peak hours; crosswalk striping, ADA compliance and curbside bus and car passenger pick-up locations. The Traffic Plan shall be approved by the City Planning Commission staff and the Department of Public Works.

YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poché, Steeg, Stewart

NAYS:

ABSENT: Witry

ZONING MAP

**subject site
(512 City Park Ave)**

OS-N
S-LB1
HU-MU
HU-B1A
HU-RD2

Holt Cemetery
Buddy Bolden Pk
City Park Ave
Saint Louis St
Marconi Dr
Orleans Ave

512

1460

subject site
(512 City Park Ave)

1460

BOUNDARY & TOPOGRAPHICAL SURVEY OF AN
UNDESIGNATED PORTION OF GROUND, SITUATED
IN SQUARE 617
SECOND MUNICIPAL DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LA.

NORTH BERNADOTTE STREET (SIDE)

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS 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 INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE BENCH MARK

NEW ORLEANS SEWERAGE & WATER BOARD DISK NO. DELGADO. ELEVATION = 21.88 CAIRO DATUM OR +1.45 N. G. V. D. (M. S. L.)

TEMPORARY BENCH MARK

NAIL IN SOUTH FACE OF THE POWER POLE AT THE SOUTHEAST CORNER OF CITY PARK AVENUE & NORTH ANTHONY STREET. ELEVATION = 24.97 CAIRO DATUM OR 4.54 N. G. V. D. (M. S. L.)

ALL ELEVATIONS ARE SHOWN TO CAIRO DATUM TO CONVERT N. G. V. D. (M. S. L.) SUBTRACT 20.43

THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" MIN. 1st FLOOR ELEV. TO BE DETERMINED BY THE CITY OF NEW ORLEANS DEPT. OF SAFETY & PERMITS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO BURGER KING CORPORATION AND ANY TITLE INSURER OF BURGER KING CORPORATION THAT THIS SURVEY WAS PERFORMED USING CUSTOMARY SURVEYING PRACTICES FOR THE STATE OF LOUISIANA, AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN HEREON.

Richard T. Dading
RICHARD T. DADING
PROFESSIONAL LAND SURVEYOR NO. 4399
STATE OF LOUISIANA

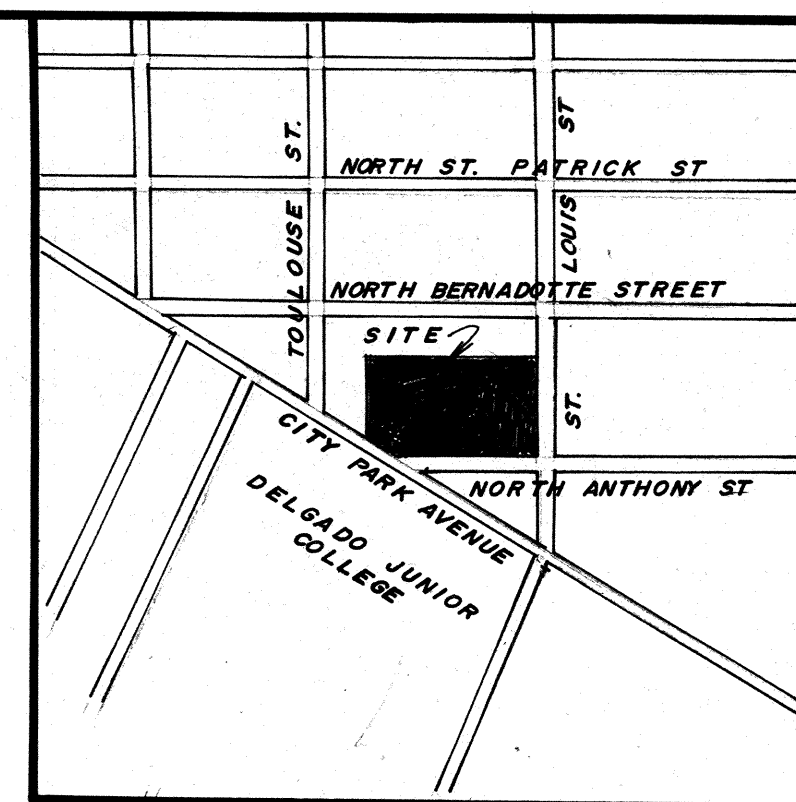
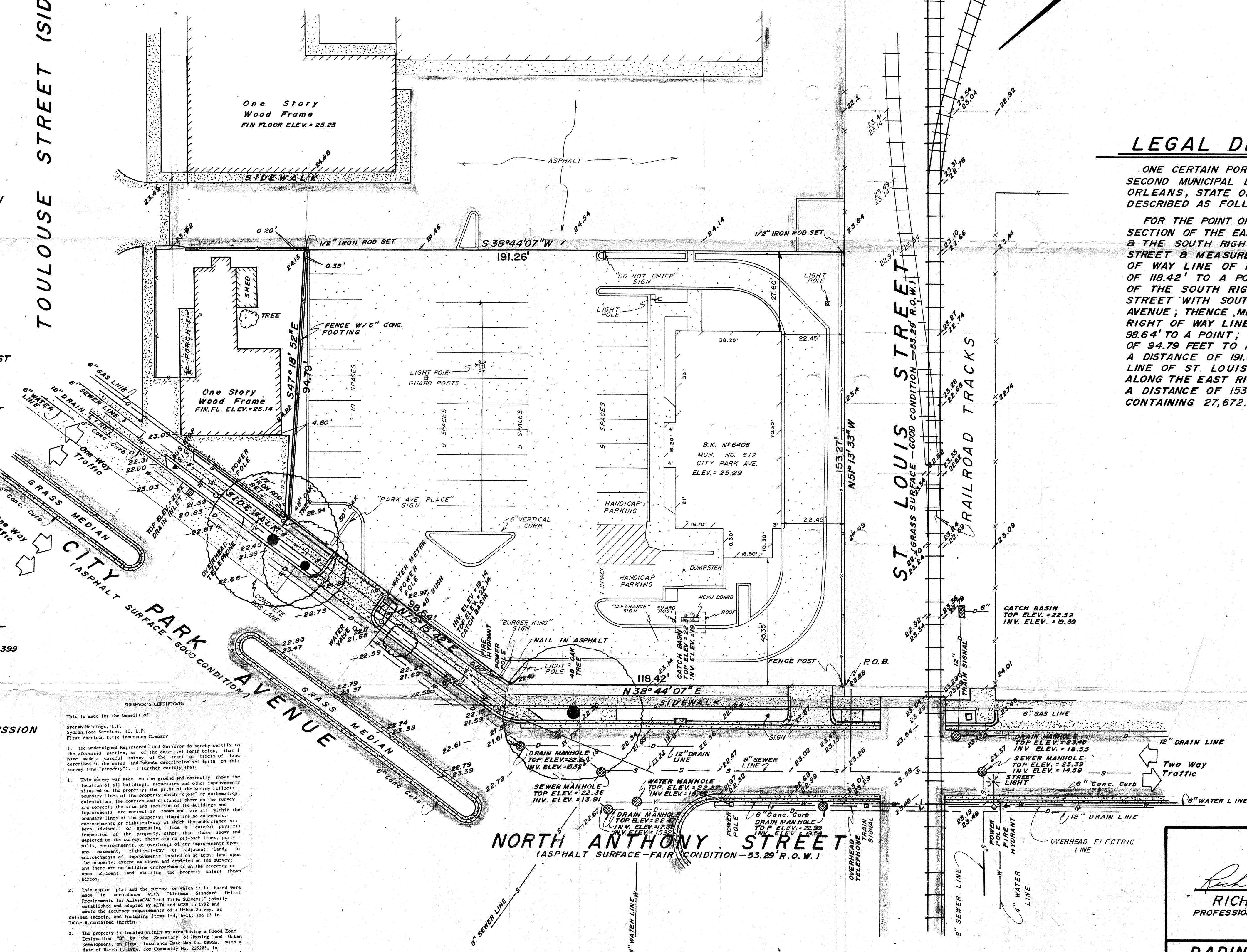
THIS PROPERTY IS ZONED C-12 (LIGHT INDUSTRIAL) NO REQUIRED SETBACK LINES.

ALL BEARINGS ARE BASED ON LOUISIANA HIGHWAY COMMISSION PROJECT NO. 4506-A, DATED 10-20-38

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE 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.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "A" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

TOULOUSE STREET (SIDE)



VICINITY MAP

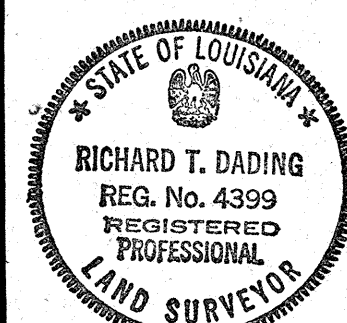
LEGAL DESCRIPTION

ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 617, SECOND MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA & BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET & THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET & MEASURE N38°44'07"E, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET A DISTANCE OF 118.42' TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET WITH SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE; THENCE MEASURE N75°15'42"E, ALONG THE SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE, A DISTANCE OF 98.64' TO A POINT; THENCE MEASURE S47°15'52"E, A DISTANCE OF 94.79 FEET TO A POINT; THENCE MEASURE S38°44'07"W, A DISTANCE OF 191.26' TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET; THENCE MEASURE N51°13'33"W ALONG THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET, A DISTANCE OF 153.27' TO THE POINT OF BEGINNING & CONTAINING 27,672.54 SQUARE FEET OR 0.635 ACRE.

SURVEYOR'S CERTIFICATE
This is made for the benefit of:
Syrjan Holdings, L.P.
Syrjan Food Services, II, L.P.
First American Title Insurance Company
1. The undersigned Registered Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth below, that I have made a careful survey of the tract or tracts of land described in the metes and bounds description set forth on this survey (the "property"). I further certify that:
1. This survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the property, the print of the survey reflects boundary lines of the property which "close" by mathematical calculation; the courses and distances shown on the survey are correct; the size and location of the buildings and improvements are correct as shown and are all within the boundary lines of the property; there are no encroachments, encroachments or right-of-way of which the undersigned has been advised, or appearing from a careful physical inspection of the property, other than those shown and depicted on the survey; there are no set-back lines, party wall, encroachments, or overhangs of any improvements upon the property, except as shown and depicted on the survey; and there are no building encroachments on the property or upon adjacent land abutting the property unless shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1990 and meets the accuracy requirements of a Urban Survey, as defined therein, and including lines 1-4, 6-11, and 13 in Table A contained therein.
3. The property is located within an area having a Flood Zone Designation "B" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 4995E, with a date of March 1, 1984, for Community No. 22285, in Orleans Parish, State of Louisiana, which is the current Flood Insurance Rate Map for the community in which the property is situated.
4. All set back, side yard and rear yard lines shown on the required plat or set forth in the applicable zoning ordinance are shown on this survey.
5. The property has a direct access to City Park Avenue, dedicated public highway, street or road at the curb out indicated on this survey.
6. The number of striped parking spaces located on the property is 38.
7. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available.
Richard T. Dading
Richard T. Dading
Professional Land Surveyor
La. Lic. No. 4399
Date: August 21, 1994

Richard T. Dading
RICHARD T. DADING
PROFESSIONAL LAND SURVEYOR NO. 4399



DADING, MARQUES & ASSOC., INC.
2201 VETERANS MEMORIAL BLVD., SUITE 403
METAIRIE, LOUISIANA 70002
1-504-834-0200

BURGER KING
CITY PARK AVE. & N. ANTHONY ST. & ST. LOUIS ST
NEW ORLEANS, LA. 6406

SCALE 1" = 20'	DRAWN BY F. D. C.	FIELD BOOK	PROJECT NO. 872391	SHEET 1 OF 1
DATE 12/31/87	APPROVED BY			

8/27/94: REVISED TO SHOW CHANGES. R.T.D.
11/3/88: RECERTIFIED TO BURGER KING CORPORATION. R.T.D.
12/8/88: REVISED TO SHOW CHANGES IN LEASE LINE DIMENSIONS & CORRECT LEGAL DESCRIPTION TO REFLECT SAME. R.T.D.





1463



512-CITYPARKAV

1464

Re: Assigned Planner ZD061-25 (512 City Park Ave)

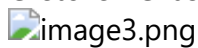
From Gretchen Chase <gfchaselaw@gmail.com>

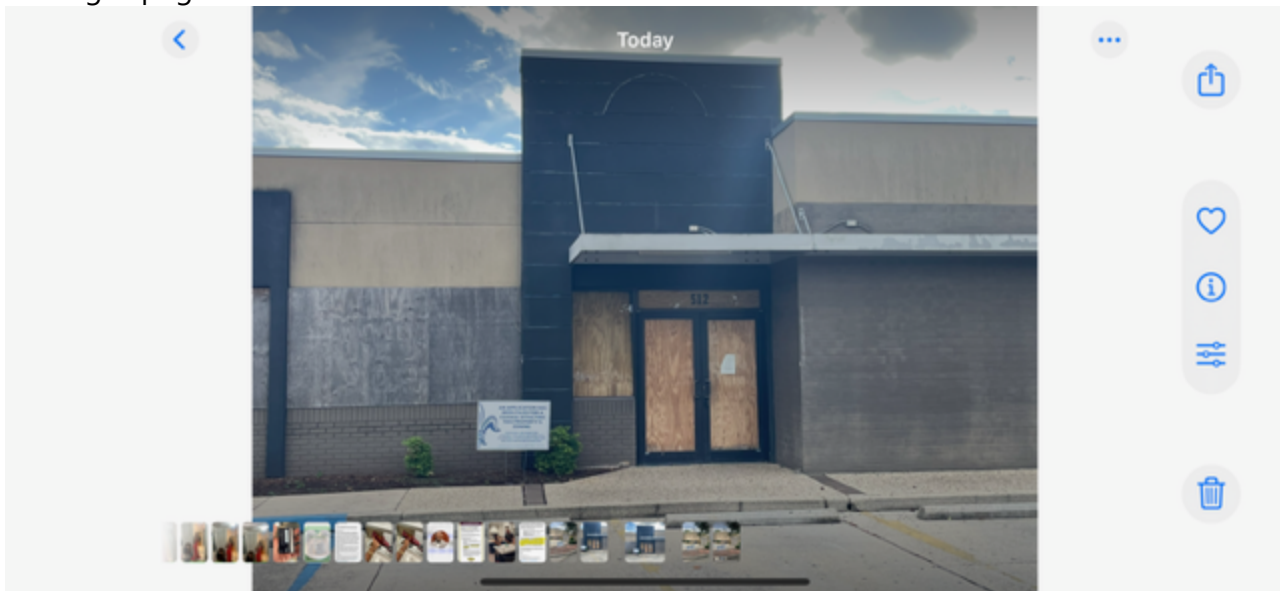
Date Sun 10/26/2025 4:29 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

Please see attached photos of signage placed at the property. Please let me know if anything else is needed.

Thank you,
Gretchen Chase





Sent from my iPhone

On Oct 16, 2025, at 2:32 PM, Julia I Nickle <Julia.Nickle@nola.gov> wrote:

Hi Gretchen,

Apologies for the late response - we had to circle in a couple folks to get to the bottom of this. Long story short, the fee should be findable now via OneStop.

Please let us know if you are still unable to pay.

Best,
Julia

Julia I. Nickle (she/her)

City Planner I | New Orleans City Planning Commission

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](#)

From: Gretchen Chase <gfchaselaw@gmail.com>

Sent: Wednesday, October 15, 2025 11:30 AM

To: Julia I Nickle <Julia.Nickle@nola.gov>

Subject: Re: Assigned Planner ZD061-25 (512 City Park Ave)

Hi Julia,

I've been trying to pay the invoice for the application online since last week, but the payment option is not available on one stop under the item still. Can you check that by any chance? I can only view overview and summary, but the icon to pay fees is not there.

Thank you,
Gretchen Chase
Sent from my iPhone

On Oct 10, 2025, at 1:28 PM, Julia I Nickle <Julia.Nickle@nola.gov> wrote:

Good afternoon,

I hope this email finds you well. I'm the planner that's been assigned to your zoning docket application, ZD061-25 located at 512 City Park Ave. You are scheduled for the Tuesday, November 11th CPC Public Hearing at 1:30pm. I'm working through my analysis now and will reach out if I have any further questions or comments. I do want to make sure you are aware of the following dates:

- **Public Comment Deadline:** Monday, November 3 at 5 pm
- **Reports Released to Public:** Tuesday, November 4 at TBD pm
- **CPC Meeting:** Tuesday, November 11 at 1:30 pm

We will need you to post at least two signs at the property no later than Monday, October 27th. Please put two signs on both sides of the property, both visible from the street and send a time-stamped photo of your signage to me

showing that the correct signage was posted. If you do not have a zoning sign, signs can be picked up at the 8th floor of 1340 Poydras Street.

I'll be reaching out with more information about this item once I've started my review. Please let me know if you have any questions.

Best,
Julia

Julia I. Nickle (she/her)
City Planner I | New Orleans City Planning Commission
Office of Business and External Services (OBES)
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7031 (office) | julia.nickle@nola.gov

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](#)

September 2, 2025

Dear Neighbors,

We are excited to announce a new project at 512 City Park Avenue and invite you to a community meeting to learn more. The project involves the development of an original quick service restaurant called Drumbeat Fried Chicken by Chef Dook Chase. This concept will replace the existing vacant Burger King in the Park Avenue Place development. The 2,500 square foot restaurant will offer a modern, welcoming space while enhancing the site with updated finishes and landscaping. There will be a drive through as well. The layout of the site will remain unchanged from a traffic perspective. Chase Hospitality looks forward to bringing its famous fried chicken recipe and southern sides to this area, and the refurbished building will add a fresh, vibrant touch to the shopping center and reactive the vacant space currently on site.

NPP Meeting Location: WYES Paulette and Frank Stewart Innovation Center for Educational Media

**916 Navarre Avenue
New Orleans, LA 70124-**

NPP Meeting Date: Thursday September 18, 2025

Time: 5:30 – 6:30pm

Public Comment & Inquiry Contact Information: Gretchen Chase, email: gfchaselaw@gmail.com, telephone: 504-400-3772.

The site is in the HU-MU HISTORIC URBAN MIXED-USE DISTRICT zoning district where a drive through facility may only be reconstructed where one existed previously through the conditional use process. The Use Table and Restrictions can be found here: <http://czo.nola.gov/Article-12#12-2-A> and <http://czo.nola.gov/Article-12#12-2-B-3> ZONING REQUEST SUMMARY: A conditional use to reconstruct a drive through facility in a HU-MU HISTORIC URBAN MIXED-USE DISTRICT.

The conditional use process involves many steps and approvals, including neighborhood notice through this letter, a neighborhood meeting as detailed in this letter, a study by the City Planning Commission staff, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. We anticipate that construction will take approximately 6-8 months. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to collect contact information. 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.

Best regards,

Edgar L. Chase, IV

Edgar "Dook" Chase, IV



Gretchen Chase <gfchaselaw@gmail.com>

NPP Letter 512 City Park Ave

1 message

Gretchen Chase <gfchaselaw@gmail.com>

Wed, Sep 3, 2025 at 11:02 AM

To: "president@mcho.org" <president@mcho.org>

Good Morning,

Please find attached an NPP letter we are mailing out this morning, for a conditional use application for the referenced property. Please feel free to reach out with any questions or concerns.

Best regards,
Gretchen Chase

Gretchen Chase
COO
Chase Hospitality Group
504.400.3772
gfchaselaw@gmail.com

 **NPP Letter 512 CP Ave Cond. Use 9.2.25.pdf**
139K

NPP Letter 512 City Park Ave

11 messages

Gretchen Chase <gfchaselaw@gmail.com>
To: info@lafittegreenway.org

Wed, Sep 3, 2025 at 11:04 AM

Good Morning,

Please find attached an NPP letter we are mailing out this morning, for a conditional use application for the referenced property. Please feel free to reach out with any questions or concerns.

Best regards,
Gretchen Chase

Gretchen Chase
COO
Chase Hospitality Group
504.400.3772
gfchaselaw@gmail.com

 **NPP Letter 512 CP Ave Cond. Use 9.2.25.pdf**
139K

Jason Neville <jason@lafittegreenway.org>
To: Gretchen Chase <gfchaselaw@gmail.com>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Wed, Sep 3, 2025 at 11:08 AM

Hi Gretchen—

Thanks for sharing. Excited to see this project happening. Please let me know if we can offer a letter of support, as this project is helping implement the vision of the Lafitte Greenway.

Jason

On Sep 3, 2025, at 11:04 AM, Gretchen Chase <gfchaselaw@gmail.com> wrote:

gfchaselaw@gmail.com



(We changed our name! [Click here to read why...](#))

Jason Neville | Executive Director
jason@lafittegreenway.org | 504-702-6777 (direct)

Gretchen Chase <gfchaselaw@gmail.com>
To: Jason Neville <jason@lafittegreenway.org>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Wed, Sep 3, 2025 at 11:24 AM

Hi Jason,

Thank you for the encouragement! Yes, a letter of support would be great. We would love to include it with our final application and of course we look forward to seeing you at the NPP meeting. We are looking forward to being a great community partner!
Sent from my iPhone

On Sep 3, 2025, at 11:08 AM, Jason Neville <jason@lafittegreenway.org> wrote:

Hi Gretchen—

Thanks for sharing. Excited to see this project happening. Please let me know if we can offer a letter of support, as this project is helping implement the vision of the Lafitte Greenway.

Jason

On Sep 3, 2025, at 11:04 AM, Gretchen Chase <gfchaselaw@gmail.com> wrote:

gfchaselaw@gmail.com

—

[Quoted text hidden]

Jason Neville <jason@lafittegreenway.org>
To: Gretchen Chase <gfchaselaw@gmail.com>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Wed, Sep 3, 2025 at 11:25 AM

Would love to. When do you need it by?

Jason

[Quoted text hidden]

—

lafitte greenway
PARTNERSHIP

[Quoted text hidden]

Edgar Chase <edgarchaseiv@yahoo.com>
To: Jason Neville <jason@lafittegreenway.org>
Cc: Gretchen Chase <gfchaselaw@gmail.com>

Wed, Sep 3, 2025 at 11:38 AM

Thanks Jason,

I will be seeing you tomorrow as well and can discuss more if you like.

Thanks,

Dook

Sent from my iPhone

On Sep 3, 2025, at 11:25 AM, Jason Neville <jason@lafittegreenway.org> wrote:

Would love to. When do you need it by?

[Quoted text hidden]

Jason Neville <jason@lafittegreenway.org>
To: Edgar Chase <Edgarchaseiv@yahoo.com>
Cc: Gretchen Chase <gfchaselaw@gmail.com>

Wed, Sep 3, 2025 at 11:44 AM

Fantastic-- thanks Dook. See you at the Greenlight event tomorrow.

Jason

On Sep 3, 2025, at 11:39 AM, Edgar Chase <Edgarchaseiv@yahoo.com> wrote:

Thanks Jason,

[Quoted text hidden]

Gretchen Chase <gfchaselaw@gmail.com>
To: Jason Neville <jason@lafittegreenway.org>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Wed, Sep 3, 2025 at 12:09 PM

We will submit on 9/22, so anytime before then.
Sent from my iPhone

On Sep 3, 2025, at 11:45 AM, Jason Neville <jason@lafittegreenway.org> wrote:

[Quoted text hidden]

Jason Neville <jason@lafittegreenway.org>
To: Gretchen Chase <gfchaselaw@gmail.com>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Thu, Sep 11, 2025 at 1:43 PM

Gretchen/Dook— does this work?

Jason

On Sep 3, 2025, at 12:09 PM, Gretchen Chase <gfchaselaw@gmail.com> wrote:

We will submit on 9/22, so anytime before then.
Sent from my iPhone

On Sep 3, 2025, at 11:45 AM, Jason Neville <jason@lafittegreenway.org> wrote:

Fantastic-- thanks Dook. See you at the Greenlight event tomorrow.

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I will be seeing you tomorrow as well and can discuss more if you like.

Thanks,

Dook

Sent from my iPhone

On Sep 3, 2025, at 11:25 AM, Jason Neville <jason@lafittgreenway.org> wrote:

Would love to. When do you need it by?

Jason

On Sep 3, 2025, at 11:24 AM, Gretchen Chase <gfchaselaw@gmail.com> wrote:

Hi Jason,

Thank you for the encouragement! Yes, a letter of support would be great. We would love to include it with our final application and of course we look forward to seeing you at the NPP meeting. We are looking forward to being a great community partner!
Sent from my iPhone

On Sep 3, 2025, at 11:08 AM, Jason Neville <jason@lafittgreenway.org> wrote:

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Thanks for sharing. Excited to see this project happening. Please let me know if we can offer a letter of support, as this project is helping implement the vision of the Lafitte Greenway.

Jason

On Sep 3, 2025, at 11:04 AM,
Gretchen Chase
<gfchaselaw@gmail.com> wrote:

gfchaselaw@gmail.com

—

<linear logo cropped smaller.jpg>

(We changed our name! Click here to read why ...)

Jason Neville | Executive Director
jason@lafittgreenway.org | 504-702-6777
(direct)

<linear logo cropped smaller.jpg>

(We changed our name! Click here to read why...)

Jason Neville | Executive Director
jason@lafittgreenway.org | 504-702-6777 (direct)

(We changed our name! Click here to read why...)

Jason Neville | Executive Director
jason@lafittgreenway.org | 504-702-6777 (direct)

2 attachments



linear logo cropped smaller.jpg
11K



Letter of Support - 512 City Park Avenue.pdf
139K

Jason Neville <jason@lafittgreenway.org>
To: Gretchen Chase <gfchaselaw@gmail.com>
Cc: Edgar Chase <edgarchaseiv@yahoo.com>

Tue, Sep 16, 2025 at 5:32 PM

Hi Gretchen/Dook— following up to see if the letter of support I previously attached works for you?

Jason

On Sep 11, 2025, at 1:43 PM, Jason Neville <jason@lafittgreenway.org> wrote:

Gretchen/Dook— does this work?

Jason

<Letter of Support - [512 City Park Avenue.pdf](#)>
[Quoted text hidden]



[Quoted text hidden]

Edgar Chase <edgarchaseiv@yahoo.com>
To: Jason Neville <jason@lafittегreenway.org>
Cc: Gretchen Chase <gfchaselaw@gmail.com>

Tue, Sep 16, 2025 at 6:45 PM

Yes, this is great. Thank so much for your support.

Thanks,

Dook
Sent from my iPhone

On Sep 16, 2025, at 5:32 PM, Jason Neville <jason@lafittегreenway.org> wrote:

Hi Gretchen/Dook— following up to see if the letter of support I previously attached works for you?

[Quoted text hidden]

Gretchen Chase <gfchaselaw@gmail.com>
To: Edgar Chase <edgarchaseiv@yahoo.com>
Cc: Jason Neville <jason@lafittегreenway.org>

Tue, Sep 16, 2025 at 9:45 PM

Yes thank you so much for the letter of support! I will submit this along with all other correspondence received; we look forward to working with you all soon!
Sent from my iPhone

On Sep 16, 2025, at 6:46 PM, Edgar Chase <edgarchaseiv@yahoo.com> wrote:

Yes, this is great. Thank so much for your support.

[Quoted text hidden]



Gretchen Chase <gfchaselaw@gmail.com>

NPP Letter 512 City Park Ave

1 message

Gretchen Chase <gfchaselaw@gmail.com>
To: tlevy@pelhughes.com

Wed, Sep 3, 2025 at 11:05 AM

Good Morning,

Please find attached an NPP letter we are mailing out this morning, for a conditional use application for the referenced property. Please feel free to reach out with any questions or concerns.

Best regards,
Gretchen Chase

Gretchen Chase
COO
Chase Hospitality Group
504.400.3772
gfchaselaw@gmail.com



NPP Letter 512 CP Ave Cond. Use 9.2.25.pdf
139K



Gretchen Chase <gfchaselaw@gmail.com>

NPP Letter 512 City Park Ave

2 messages

Gretchen Chase <gfchaselaw@gmail.com>
To: Joseph.Giarrusso@nola.gov

Wed, Sep 3, 2025 at 11:07 AM

Good Morning Councilman Giarrusso,

Please find attached an NPP letter we are mailing out this morning, for a conditional use application for the referenced property. Please feel free to reach out with any questions or concerns.

Best regards,
Gretchen Chase

Gretchen Chase
COO
Chase Hospitality Group
504.400.3772
gfchaselaw@gmail.com

 **NPP Letter 512 CP Ave Cond. Use 9.2.25.pdf**
139K

Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
To: Gretchen Chase <gfchaselaw@gmail.com>
Cc: "Amanda B. Rizzo" <Amanda.Rizzo@nola.gov>, "Claire F. Byun" <Claire.Byun@nola.gov>

Wed, Sep 3, 2025 at 1:45 PM

Thank you.

From: Gretchen Chase <gfchaselaw@gmail.com>
Sent: Wednesday, September 3, 2025 11:07 AM
To: Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
Subject: NPP Letter 512 City Park Ave

[Quoted text hidden]



Gretchen Chase <gfchaselaw@gmail.com>

512 City Park Ave- Drumbeat Fried Chicken

3 messages

Jane Herwehe <jcherwehe@gmail.com>

Tue, Sep 9, 2025 at 2:40 PM

To: "gfchaselaw@gmail.com" <gfchaselaw@gmail.com>, "Joseph I. Giarrusso" <joseph.giarrusso@nola.gov>, "Amanda B. Rizzo" <Amanda.Rizzo@nola.gov>

Hi Ms. Chase,

I look forward to seeing Drumbeat occupy the former Burger King on CP Avenue. I am unable to attend the public comment meeting on 9/18 since I am out of town.

Here are my concerns:

Trash: Businesses at this corner property, namely the Leo's snowball stand, Subway and the former Burger King are/were major contributors to an incredible amount of neighborhood litter. Between take out packaging and haphazard containment of garbage in cans or dumpsters and the behavior of the student body of Delgado who I see daily toss trash from their cars or as they walk to and from their cars or the bus stop - the litter gets pretty crazy!

Will Mr. Dook Chase espouse a culture of community stewardship and 1) minimize take out packaging and when necessary use more environmentally friendly materials (less plastics and styrofoam), 2) encourage patrons to help keep neighborhood clean, 3) promote a sense of pride of place and write in that old job requirement for staff of "Accept other duties as assigned" that could be 5 mins or so picking up around the outside of the restaurant? Or maybe just a direct duty of daily clean up inside and out. I think this would not only serve to make Drumbeat an appealing clean business but maybe also help change the hearts and minds of New Orleanians who may not realize the impact their littering has on the environment.

Road Infrastructure: as you may have noticed the corner of Toulouse and N. Bernadotte and the corner of St. Louis and N. Bernadotte and the entire block between are crumbling. They are worse than roadways I used to drive when I worked in developing countries. My concern is that giant construction vehicles will further erode these roadways. Will construction vehicles use CP Avenue for ingress and egress to the site?

Other than these concerns -I am good and look forward to having a Chase restaurant on my corner! And maybe Dook will find something creative to do with the old blighted Bud's Broiler that has become an eyesore and public dumpsite in the rear.

Good luck!

Your soon to be neighbor,
Jane Herwehe

Gretchen Chase <gfchaselaw@gmail.com>

Wed, Sep 17, 2025 at 3:51 PM

To: Jane Herwehe <jcherwehe@gmail.com>

Cc: Joseph.Giarrusso@nola.gov, amanda.rizzo@nola.gov

Good Afternoon Ms. Herwehe,

Thank you so much for taking the time to share your thoughtful concerns and for your support of Drumbeat moving into the former Burger King location on City Park Avenue. We truly value hearing from neighbors like you, even if you aren't able to attend the September 18th meeting. To that end, I will be sure to include your correspondence with the rest of the application materials we submit as well.

On trash and community stewardship:

We share your concern about litter in the neighborhood and agree it reflects on all of us. Our goal is to be a responsible community partner. To that end, Drumbeat will:

- Minimize unnecessary take-out packaging and use environmentally friendly materials wherever possible.
- Incorporate employee responsibilities that include regular clean-up of the property, extending beyond the restaurant interior to the surrounding area.
- Promote a culture of stewardship and pride of place both within our team and among guests.

On construction and roadways:

We understand the condition of the streets you mentioned and want to assure you that any contractors working on site will use City Park Avenue for access, minimizing impact on the smaller surrounding streets. Additionally, the work planned is a renovation of the existing building, not heavy construction, so the scale of vehicles and disruption should be limited.

We are grateful for your welcome and encouragement as we bring Drumbeat to fruition. Your feedback is invaluable, and we are committed to ensuring the restaurant is a positive addition to the neighborhood.

Sincerely,
Gretchen Chase

[Quoted text hidden]

Jane Herwehe <jcherwehe@gmail.com>
To: Gretchen Chase <gfchaselaw@gmail.com>

Wed, Sep 17, 2025 at 8:35 PM

Hello Gretchen,
Thanks for considering my concerns. I look forward to Drumbeat's arrival in our area.
Wishing you much success.
Jane
[Quoted text hidden]

Drumbeat Southern Fried Chicken

- By Chef Dook Chase
- 512 City Park Ave
- New Orleans, LA 70119



Conditional Use Application

- HU-MU Historic Mixed Use District zoning district where a drive through facility may only be reconstructed where one existed previously through the conditional use process.
- We are seeking to open a drive through, quick service and dine in optional restaurant, with classic southern creole inspired offerings.



Background

- 512 City Park Ave currently sits vacant in Park Place Shopping Center
- Previously a Burger King which operated with a drive through
- We intend to revitalize this restaurant, with modern cosmetic upgrades to the interior and exterior
- Building footprint will remain the same
- Drive though location to remain the same



NEIGHBORS, WE CAN'T
WAIT TO SERVE YOU!

DRUMBEAT



SOUTHERN FRIED CHICKEN

Neighborhood Participation Program Summary Report

Date of Report: September 19, 2025

Project Name: Drumbeat Southern Fried Chicken (512 City Park Ave)

Contact: Gretchen Chase, 4748 St. Roch Ave New Orleans, LA 70122; 504-400-3772;
gfchaselaw@gmail.com

Overview

This report presents the results of the implementation of the Neighborhood Participation Program for the property located at 512 City Park Avenue, New Orleans, LA 70119, situated in the Park Place Shopping Center. The applicant intends to submit an application for Conditional Use to reconstruct a drive through facility in a HU-MU HISTORIC URBAN MIXED-USE DISTRICT. Contained within this report is a summary of all contacts with citizens, neighbors, public agencies, and other interested parties. Opportunities were provided for stakeholders to learn about and comment on the proposed plans and actions. Supporting documents, including comments, sign-in lists, petitions, letters, and summary sheets, are attached.

Neighborhood Meeting

The following meeting was conducted to invite citizens to discuss the applicant's proposal. Comments and sign-in lists for the meeting is attached.

- September 18, 2025, at 5:30 pm at WYES Paulette and Frank Stewart Innovation Center for Educational Media, 916 Navarre Avenue, New Orleans, LA 70124.
- Neighborhood Engagement
- For the meeting held, all citizens within a 300-foot radius received a letter in the mail with information on the proposed project, explanation of the NPP guidelines, and contact information.
- The three (3) registered neighborhood associations also received the notices for the meeting via email.

Meeting Notes:

- Six neighbors attended the meeting. The following is a summary of communication that took place at the meeting. Comment cards were provided to attendees, and one was filled out. In addition to the neighbors, the meeting was attended by Gretchen Chase and Edgar Chase, of Chase Hospitality Group, the applicant and prospection operator of Drumbeat Southern Fried Chicken. Contact information for all attendees was given on the sign – in sheet provided.

Question/concern:	Response:
Trash cleanup and accumulation in the area has been an issue for neighboring properties, concern expressed about cleanup and maintenance. There was also general discussion about the Lafitte Greenway and the pending issue on the ballot for funding.	We are committed and invested in the keeping the area clean and maintained; trash pickup will be included in employees open and closing duties as well as site checked throughout the day.
Traffic on N. Anthony when Delgado students park in either direction.	We have ample parking in the lot for our guests, and the drive through will remain in same footprint, so should not effect that issue either.
There has been more camps set up and/or activity in the immediate area due to the impression privacy the existing fence provides, as well as occasional vandalization.	We are hoping to take down the rear fence in the space that spans the restaurant, in hopes of creating an open flow to the Lafitte Greenway.
Neighbors are pleased that the space will be soon occupied and welcomed our business to the area.	Thank you.
What are you hours of operation going to be and will there be eat in dining available?	We are tentatively planning for 7:30am - 9pm 7 days/ week; but that is subject to slight changes. Yes, inside seating/dining will still be available with counter service.

Correspondence and Telephone Calls

- September 3, 2025 – Meeting notices were mailed to all contacts on the Neighborhood Participation Program list and emailed to neighborhood associations and the district councilmember.
- September 3, 2025 – Emails were received from Councilmember Giarrusso's Office confirming receipt, as well as from Lafitte Greenway Partnership confirming receipts and expressing support.
- September 9, 2025 – Email from neighbor Jane Herwehe with inquiries about trash, community stewardship and road infrastructure concerns.
- September 10, 2025 – Letter of Support received from Jason Neville, Executive Director of Lafitte Greenway partnership.
- September 16, 2025 – Email response to Jane Herwehe was send addressing her expressed concerns.

.487

Project Name/Address: 512 City

HIST
SOUTH
Baking. On
Baking. On
and. cpg
in

NPP MEETING COMMENT CARD

1488

DATE: 2/14/15

NAME/ADDRESS OF PROJECT: 511 CITY PARK

COMMENT/QUESTION: "Durable" sounds like you want to be good in 10 years and other more general products.

CONTACT (OPTIONAL)

NAME: MARY MYSING-ENBALA

EMAIL: MYSING-ENBALA@DELSOUTH.NET

ADDRESS: 310 E. FENOLD ST.

September 10, 2025

Mr. Edgar "Dook" Chase, IV
2301 Orleans Ave
New Orleans, LA 70119

Dear Mr. Chase-

We are excited to hear that you are bringing a new culinary concept (Drumbeat Fried Chicken) to 512 City Park Avenue adjacent to the future route of the completed Lafitte Greenway.

Along with other food and beverage establishments in this area, such as Second Line Brewing and Rosedal Restaurant, Drumbeat Fried Chicken will activate the future Lafitte Greenway route, bring new amenities to the future Greenway route, and help generate additional excitement and support to ensure completion of that project.

The City's Lafitte Greenway Design Overlay District requires that new development adjacent to the Greenway shall be oriented to the Greenway and create safe, convenient, and attractive bicycle and pedestrian access. This project will fulfill those requirements and in doing so improve the Lafitte Greenway and the experience of Greenway users.

I have personally toured this site with you to understand your vision and the project particulars, and strongly support this project and the necessary city approvals, as this project will complement the Greenway and generate additional economic development in the area.

We are excited and appreciative that you are bringing this new investment to the Lafitte Greenway and we look forward to working with you to make it a success for many years to come.

Jason



Jason Neville
Executive Director
jason@lafittегreenway.org
504-702-6777



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.

If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

- | | | |
|---|--|--|
| ☐ Zoning Change: <ul style="list-style-type: none"> • Lots 0-4,999 sq ft \$1,000 • Lots 5,000-24,999 sq ft \$2,000 • Lots 25,000-74,999 sq ft \$3,000 • Lots 75,000 sq ft or more \$4,000 | ☐ Conditional Use/Planned Development: <ul style="list-style-type: none"> • Structures between 0-4,999 sq ft \$1,160 • Structures between 5,000-24,999 sq ft \$2,320 • Structures between 25,000-74,999 sq ft \$3,480 • Structures of 75,000 sq ft or more \$4,640 | ☐ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings: <ul style="list-style-type: none"> • No increase in floor area \$500 • Increase in floor area \$700 ☐ Text Amendment: \$1,500 |
|---|--|--|



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
☐ Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
☐ Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
☐ Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
☐ Photographs of the subject site(s) and building(s).		Required	Required
☐ Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
☐ Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
☐ Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
☐ Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
☐ Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
☐ Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
☐ Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



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. 512 City Park Avenue, New Orleans, LA 70119

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Gretchen Chase

Applicant Address 4748 St. Roch Ave

City New Orleans State Louisiana Zip 70122

Applicant Contact Number 504-400-3772 Email gfchaselaw@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Park Place Shopping Center

Property Owner Address 201 St. Charles Ave

City New Orleans State Louisiana Zip 70170

Property Owner Contact Number 504-5815005 Email rpalmer@corp-realty.com

SPECIFIC ZONING REQUEST

A conditional use to permit the reconstruction/ reinstatement of a previously established drive through facility in an HU-MU zoning district.

PROPERTY LOCATION

Square Number(s) 617 Lot Number(s) 1-10

Bounding Streets St. Louis, No Anthony, N. Bernadotte, Toulouse St.

Zoning HU-MU Municipal District Second

Tax Bill Number 207212105 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

Conversion of a vacant Burger King into a new restaurant,
Drumbeat Southern Fried Chicken with drive through.



Building/Construction
Related Permit



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____

Date

9-22-25

Agent Signature _____

Date

9/22/25

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

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

9/22/2025

day of

22nd Day of September

My Commission expires

@ MY DEATH

Baron 31935
Notary No. 87626

AUTHORIZATION

Park Place Shopping Center, LLC

Duly Passed on the 19 day of September, 2025.

Whereas, Park Place Shopping Center LLC (hereinafter referred to as "the Company") is a limited liability company duly formed and in good standing under the laws of the State of Louisiana; and

Whereas, the Company seeks to authorize the submission of a conditional use application for the operation of a drive-through facility, or to otherwise authorize the development of the property it owns or controls, located at 512 City Park Ave., New Orleans, LA 70119;

Resolved that the Company hereby authorizes Russell Palmer to take any and all actions necessary or appropriate in connection with the application for conditional use, as well as to take any other actions required or appropriate to effectuate the same.

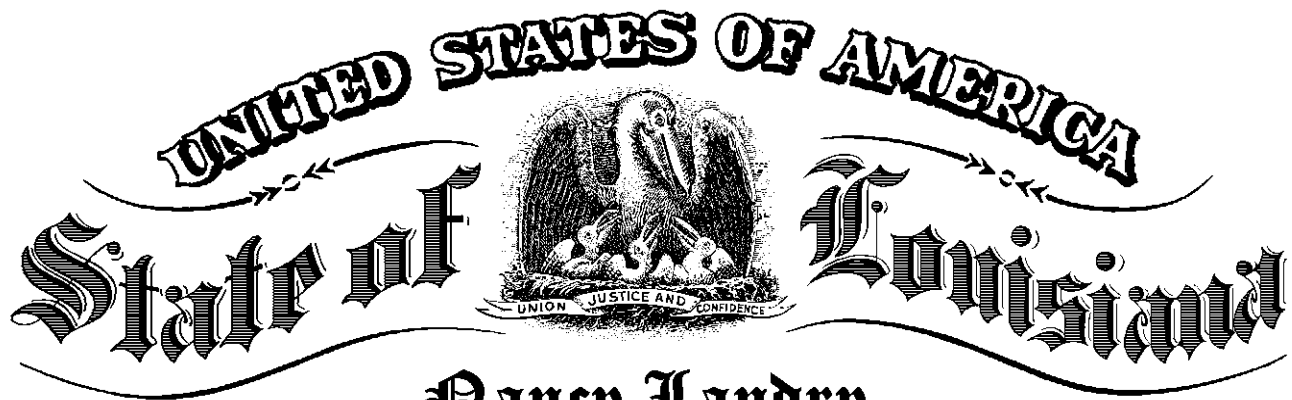
Further resolved, that the Company authorizes Chase Hospitality Group and its employees and agents, including but not limited to, Gretchen Chase or Edgar Chase, to act as agents on behalf of the Company regarding the aforementioned conditional use application. These agents are empowered to take any actions necessary or appropriate to effectuate the application, including, but not limited to, signing conditional use and other land use applications on behalf of the Company.

It is hereby certified by the undersigned that the foregoing resolution was duly passed on the date stated herein.

Signed this 19th day of September, 2025 by:

Signature:  _____

Russell Palmer, Officer Park Place Shopping Center LLC



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

PARK PLACE SHOPPING CENTER, L.L.C.

are true and correct and are filed in the Louisiana Secretary of State's Office.

36005954K	ORIGF	8/24/2005	5 page(s)
45774770	23 AR	1/23/2024	1 page(s)

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

January 31, 2025

Nancy Landry

Secretary of State

WEB 36005954K



Certificate ID: 11989618#P8Q83

To validate this certificate, visit the following
web site, go to **Business Services, Search**
for Louisiana Business Filings, Validate a
Certificate, then follow the instructions
displayed.

www.sos.la.gov

ARTICLES OF ORGANIZATION
OF
PARK PLACE SHOPPING CENTER, L.L.C.

The undersigned, a person of the full age of majority, acting as the organizer of a limited liability company under Chapter 22 of Title 12 of the Louisiana Revised Statutes, does hereby form, effective August 19, 2005, a limited liability company, under such law, and does hereby adopt the following Articles of Organization:

1. The name of the limited liability company organized pursuant to these Articles of Organization shall be:

PARK PLACE SHOPPING CENTER, L.L.C.

2. This limited liability company is formed to engage in any lawful activity for which limited liability companies may be formed under Chapter 22 of Title 12 of the Louisiana Revised Statutes.

3. The full name and municipal address of the organizer is:

Mark S. Stein
701 Poydras Street, Suite 3600
New Orleans, Louisiana 70139-7735

4. The management of the limited liability company shall be by one or more managers as provided for in the written operating agreement.

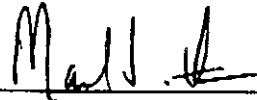
5. Persons dealing with this limited liability company may rely upon a certificate of Russell Palmer to establish the membership of any member, the authenticity

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of any records of the company or the authority of any person to act on behalf of this limited liability company, including, but not limited to, the authority to take the action referred to in La. R.S. 12:1318(B).

6. Limitations on the ability of a member to bind the limited liability company are contained in the written operating agreement.

Thus executed on this 19th day of August, 2005.



MARK S. STEIN, Organizer

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN, that on this 19th day of August, 2005, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid,

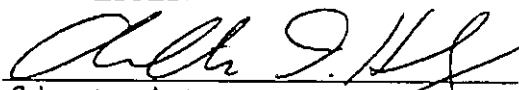
PERSONALLY CAME AND APPEARED:

MARK S. STEIN

who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearer is the identical person who executed the above and foregoing Articles of Organization and that Appearer executed the above and foregoing Articles of Organization of Appearer's own free will, as Appearer's own act and deed, for the uses, purposes and benefits therein expressed.


MARK S. STEIN

WITNESSES:


Charlton D. Hyley

Pam Wierdenfeld


NOTARY PUBLIC
Michael A. Tuzo Bar # 26735

H:\Tuzo\Mandate\MaxSuccess\lono\NDocs\03\AriaOrg.050303

**INITIAL REPORT
OF
PARK PLACE SHOPPING CENTER, L.L.C.**

1. The location and municipal address of the limited liability company's registered office is:

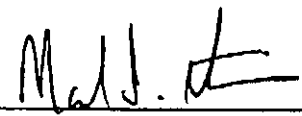
201 St. Charles Avenue, Suite 4411
New Orleans, Louisiana 70170

2. The name and municipal address of the limited liability company's registered agent is:

Crescent City Corporate Services, L.L.C.
701 Poydras Street, Suite 3600
New Orleans, Louisiana 70139-7735

3. The initial Manager of the limited liability company and his municipal address is:

Russell Palmer
201 St. Charles Avenue, Suite 4411
New Orleans, Louisiana 70170



MARK S. STEIN

Date: August 19, 2005.

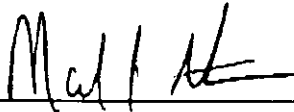
**AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT BY
DESIGNATED REGISTERED AGENT**

To the State Corporate Department
State of Louisiana

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 19th day of August, 2005, before me, a Notary Public, in and for the State and Parish aforesaid, personally came and appeared **MARK S. STEIN**, duly authorized representative of **Crescent City Corporate Services, LLC**, who is to me known to be the person, and who, being duly sworn, acknowledged to me that **Crescent City Corporate Services, LLC** does hereby accept appointment as the Registered Agent of **Park Place Shopping Center, L.L.C.**, which is a limited liability company authorized to transact business in the State of Louisiana pursuant to the provisions of Title 12, Chapter 22.


REGISTERED AGENT

SWORN TO AND SUBSCRIBED
BEFORE ME, NOTARY, ON THIS
19th DAY OF August, 2005.


NOTARY PUBLIC

Michael A. Tison Bar # 20735

H:\Tison\Manda\Max9\ccs\lono\Docs\03\Att\Org 050303

Nancy Landry Secretary of State 	LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 8/24/2023	 36005954K  2023
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 36005954 K PARK PLACE SHOPPING CENTER, L.L.C. 201 ST. CHARLES AVENUE SUITE 4411 NEW ORLEANS, LA 70170	1 (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Registered Office Address in Louisiana (Do not use P. O. Box) 201 ST. CHARLES AVENUE SUITE 4411 NEW ORLEANS, LA 70170	Federal Tax ID Number
Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE CRESCENT CITY COPORATE SERVICES, L.L.C. 701 POYDRAS STREET SUITE 3600 NEW ORLEANS, LA 70139-7735		
I hereby accept the appointment of registered agent(s).	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #	
New Registered Agent Signature	Notary Signature Date	
This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i>		
RUSSELL PALMER 201 ST. CHARLES AVENUE SUITE 4411 NEW ORLEANS, LA 70170 Manager		
The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.		
SIGN →	To be signed by a manager, member, or agent Russell Palmer (SIGNED ELECTRONICALLY)	Title Manager
	Signee's address	Phone
	Email Address ON FILE	Date 01/23/2024
Enclose filing fee of \$30.00 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple web site: www.sos.louisiana.gov		Return by: 8/24/2023 To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704
		DO NOT STAPLE
		1

UNSIGNED REPORTS WILL BE RETURNED

NOTICE OF GROUND LEASE

STATE OF LOUISIANA

PARISH OF ORLEANS

KNOW ALL MEN BY THESE PRESENTS, THAT:

This Notice of Ground Lease, executed pursuant to LSA-R.S.9:2742, is made and entered into as of the 25th day of October, 2017, by and between **Arthur Louis Jung, III** and **Carroll Jung Williamson** (collectively, "Lessor"), and **Park Place Shopping Center, LLC** ("Lessee").

WITNESSETH:

That for the rents and upon the terms, covenants and provisions set forth in that certain Ground Lease of even date herewith (hereinafter the "Lease") between Lessor and Lessee, Lessor has demised, leased and let, and does hereby demise, lease and let unto Lessee:

Those certain premises (the "Leased Premises") located in square 617, Second Municipal District, City of New Orleans, Parish of Orleans, more fully described on attached Exhibit "A".

The Lease is made for the rentals and upon each and all of the terms covenants and provisions thereof, all of which are by this reference incorporated herein and made a part hereof, the same as though fully set forth herein.

The Lease commences upon the expiration of a prior ground lease currently in effect between Lessor and Lessee or their respective predecessors in title and interest, and is for a term beginning May 10, 2019 and terminating on May 9, 2039, with two (2) consecutive options to renew for ten (10) years each.

Russell S. Palmer on behalf of Lessee, and Arthur Louis Jung, III on behalf of Lessor, are each authorized to certify in writing on behalf of such party the terms of the Lease, whether it is in full force and effect, and the extent to which the obligations of the Lease have been performed.



Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST #: 2017-43758 11/13/2017 12:33:44 PM
TYPE: L 4 PG(S)
CIN#: 628327

IN WITNESS WHEREOF, Lessor and Lessee have caused their names to be affixed hereunto as of the 25th day of October, 2017.

WITNESSES: (Lessor)

LESSOR:

Eric J. Hara

Elizabeth J. O'Hara

Arthur Louis Jung, III
ARTHUR LOUIS JUNG, III

Carroll Jung Williamson
CARROLL JUNG WILLIAMSON

Address: P.O. Box 19437
New Orleans, LA 70179

Date: ~~October~~, 2017

Nov. 1,

WITNESSES: (Lessee)

LESSEE:

PARK PLACE SHOPPING CENTER, LLC

Address: c/o Corporate Realty, Inc.

201 St. Charles Ave., Suite 4411

New Orleans LA 70170

Sherry Ann Rangel

Patricia M. Lopez

Russell S. Palmer

By: Russell S. Palmer

Title: Manager

Date: ~~October~~, 2017

Nov 1

EXHIBIT A**LEASED PREMISES**

One certain portion of ground situated in square 617, Second Municipal District, City of New Orleans, Parish of Orleans, State of Louisiana and being more fully described as follows:

Commence at the intersection of the east right of way line of St. Louis Street and the south right of way line of North Anthony Street and being the point of beginning measure N 38° 44' 07" E, along the south right of way line of North Anthony Street a distance of 118.42 feet to a point on the south right of way line of City Park Avenue, thence measure N 75° 15' 42" E, along the south right of way line of City Park Avenue, a distance of 98.64 feet to a point; thence measure S 47° 18' 52" E, a distance of 94.79 feet to a point; thence measure N 37° 07' 21" E, a distance of 47.08 feet to a point on the west right of way line of Toulouse Street; thence measure S 51° 34' 43" E, along the west right of way of Toulouse Street, a distance of 167.79 feet to a point on the north right of way line of North Bernadotte Street, and being the northwest corner of Toulouse Street and North Bernadotte Street, thence measure S 38° 44' 07" W, along the north right of way line of North Bernadotte Street, a distance of 239.34 feet to a point on the east right of way line of St. Louis Street, and being the northeast corner of North Bernadotte Street and St. Louis Street; thence measure N 51° 13' 33" W, along the east right of way line of St. Louis Street, a distance of 319.73 feet to the point of beginning and containing 67,459.62 square feet or 1.548 acres more or less.

All as more fully shown on the survey of Dading, Marques & Assoc., Inc., dated August 22, 1988, last revised January 25, 1989.

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112

Telephone (504) 407-0005



Chelsey Richard Napoleon
Chief Deputy Clerk

Land Records Division

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2017-43758

Recording Date: 11/13/2017 12:33:44 PM

Document Type: COMMERCIAL LEASE

Addtl Titles Doc Types:

Conveyance Instrument Number: 628327

Filed by: RUSSELL PALMER
201 ST CHARLES AVE
STE 4411
NEW ORLEANS, LA 70170

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.**

ASSIGNMENT OF LEASE

This Assignment of Lease (the "Assignment"), is executed this 19th day of August, 2005, by and between Roslyn A. Mandel ("Mandel"), the Estate of Max Mandel (the "Estate" collectively "Assignors") and Park Place Shopping Center, L.L.C., herein represented by Russell Palmer ("Assignee").

WITNESSETH:

WHEREAS, Mandel and the Estate each own a fifty (50%) percent interest in and to the ground lease and improvements more particularly described on Exhibit "A" annexed hereto (the "Ground Lease");

WHEREAS, Assignors desire to assign to Assignee, and Assignee desires to accept an assignment of all of Assignors' interest in and to the Ground Lease;

NOW, THEREFORE, for and in consideration of the agreements and covenants herein set forth;

Assignors do hereby assign, transfer, set over, convey and deliver unto Assignee all of Assignors' right, title and interest in and to the Ground Lease, and Assignee hereby accepts such assignment and hereby assumes all of the obligations of Assignors under the Ground Lease.

To have and to hold to Assignee, its successors and assigns, forever;

Assignee hereby assumes all of Assignors' obligations as Sub-Lessor with respect to any and all sub-leases by Assignors of such Ground Lease, and any and all rights,

EXHIBIT "A"

All of Seller's right, title and interest of, in and to that certain Ground Lease between Harriet Tolar Jung and Arthur L. Jung, Jr., Lessors, and Park Avenue Place Corporation, Lessee, dated February 14, 1989, filed February 18, 1989, at COI No. 1513, Orleans Parish, Louisiana, as clarified by a Statement of Clarification of Ground Lease Term between Harriet Tolar Jung and Arthur L. Jung, Jr., Lessors, and Park Avenue Place Partnership, Lessee, dated and filed July 20, 1989, at COI No. 8100, Orleans Parish, Louisiana, which said Ground Lease was assigned by Park Avenue Place Partnership to Park Place Corporation pursuant to an Act of Sale with Assumption dated December 4, 1990, filed December 18, 1990, at COI No. 29495, MOI No. 116811, Orleans Parish, Louisiana (collectively the "Ground Lease"), and subsequently by Park Avenue Place Corporation to Roslyn Alexander, wife of/and Max A. Mandel by Cash Sale of Property dated August 15, 1996, filed August 16, 1996, at COI 127096, and the leasehold estate of the ground lessee thereunder, including but not limited to all of the ground lessee's interest in improvements erected upon the leased premises under the Ground Lease, which leased premises are described as follows:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in Square 617, Second Municipal District, City of New Orleans, Parish of Orleans, State of Louisiana, and being more fully described as follows:

Begin at the intersection of the east right of way line of St. Louis Street and the south right of way line of North Anthony Street; thence measure N38°44'07"E along the south right of way line of North Anthony Street a distance of 118.42 feet to a point on the south right of way line of City Park Avenue;

thence measure N75°15'42"E along the south right of way line of City park Avenue, a distance of 98.64 feet to a point;

thence measure S47°18'52"E a distance of 94.79 feet to a point;

thence measure N37°07'21"E a distance of 47.08 feet to a point on the west right of way line of Toulouse Street;

thence measure S51°34'43"E, along the west right of way of Toulouse Street, a distance of 167.79 feet to a point on the north right of way line of North Bernadotte Street and being the northwest corner of Toulouse Street and North Bernadotte Street;

thence measure S38°44'07"W, along the north right of way line of North Bernadotte Street a distance of 239.34 feet to a point on the east right of way line of St. Louis Street, and being the northeast corner of North Bernadotte Street and St. Louis Street;

2005-44-76
PARISH OF ORLEANS
CLERK OF COURTS
RECORDS

thence measure N51°13'33"W, along the east right of way line of St. Louis Street, a distance of 319.73 feet to the point of beginning.

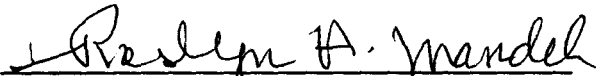
Being the same property acquired by Transferor as follows: Cash Sale of Property between Park Avenue Place Corporation, and Roslyn Alexander, wife of/ and Max A. Mandel, dated August 15, 1996, filed August 16, 1996.

The hereinafter described Property is subject to the following:

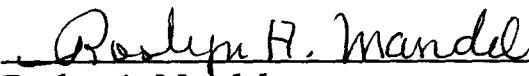
1. COI No. 1519 - Memorandum of Lease and Servitude and Restrictive Covenant Agreement between Park Avenue Place Partnership and Burger King Corporation dated February 13, 1989, filed February 14, 1989; as amended and supplemented and assigned as follows:
 - (a) COI No. 6604 - Statement of Commencement of Ground Lease Term between Park Avenue Place Partnership and Burger King Corporation dated June 9, 1989.
 - (b) COI No. 94125 - Memorandum of Sublease between Burger King Corporation and Sydran Food Services II, L.P. dated as of September 29, 1994 and filed September 30, 1994.
2. COI No. 1521 - Non-Disturbance and Attornment Agreement between Harriett Tolar Jung and Arthur L. Jung, Jr. and Burger King Corporation, dated and filed February 14, 1989.
3. COI No. 9709 - Short Form of Lease Agreement between Park Avenue Place Partnership and LA Capitol Federal Credit Union dated as of July 7, 1989, filed August 24, 1989.
4. COI No. 20146 - Lease Agreement between Park Avenue Place Partnership and MEME's Incorporated dated August 8, 1989, and filed May 9, 1989; as amended by Amended Lease Agreement between Park Avenue Place Partnership and Meme D, Inc. dated as of May 30, 1990, filed June 13, 1990, as COI No. 21695.
5. COI No. 115124 - Agreement regarding taxes among Park Avenue Place Corporation, Lessor, Burger King Corporation, Lessee, and Sydran Food Services II, L.P., Sublessee, dated November 8, 1995, and filed December 11, 1995.

benefits and privileges of the Sub-Lessor thereunder, but subject to all terms, conditions, reservations, and limitations set forth in the leases and Assignee agrees to indemnify and hold Assignor harmless with respect thereto.

IN WITNESS WHEREOF, Assignors and Assignee have executed this Agreement on the day, month and year above first written.


ROSLYN A. MANDEL

THE ESTATE OF MAX MANDEL

By: 
Roslyn A. Mandel

PARK PLACE SHOPPING CENTER, LLC

By: 
Russell Palmer

2005-44576-24
PARISH OF ORLEANS
CLERK OF COURTS

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WEBB

BE IT KNOWN, that on the 19th day of August 2005, before
me, the undersigned Notary Public, duly commissioned, qualified and sworn
in and for the County and State aforesaid

PERSONALLY CAME AND APPEARED:

Roslyn A. Mandel

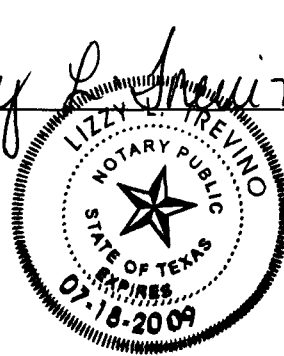
who, after being duly sworn, declared and acknowledged to me,
Notary, in the presence of the undersigned competent witnesses, that
Appearer is the identical person who executed the above and foregoing
Assignment, of Appearer's own free will, as Appearer's own act and deed,
for the uses, purposes and benefits therein expressed.

WITNESSES:

Heather M. Guyer

Blane M. Guyer

Lizzy L. Trevino
NOTARY PUBLIC



2005-44576-24
PARISH OF ORLEANS
CUSTODIAN OF
NOTARIAL RECORDS

NA #: 05-44576 INST. #: 314919
TYPE: LEASE OF LAND

AMT: \$60.00
DATE: 8/24/2005 1:39:51 PM
Hon. Gasper J. Schiro
Registrar of Conveyances

8-24-05
fm

114.00
1st
RECORD IN FULL
MEMORANDUM OF LEASE AND SERVITUDE AND
RESTRICTIVE COVENANT AGREEMENT

Date 2-27-89 13 day of February, 1989
THIS AGREEMENT is dated

by and between PARK AVENUE PLACE PARTNERSHIP, a Louisiana General Partnership (hereinafter called "Lessor"), and BURGER KING CORPORATION, a Florida corporation (hereinafter called "Lessee" or "BKC"), its successors or assigns, whose address is P. O. Box 520783, General Mail Facility, Miami, Florida 33152.

WHEREAS, as Lessee hereby leases from Lessor and Lessor hereby leases to Lessee under a certain unrecorded Ground Lease dated February 2, 1989, (hereinafter called the "Lease") the following described premises, lying and being in the City of New Orleans, Parish of Orleans and State of Louisiana, more particularly described in Exhibit "A" attached hereto and by this reference is incorporated herein (hereinafter called the "Premises"); and

WHEREAS, Lessor is vested in Leasehold Estate of a certain parcel of land (hereinafter called the "Shopping Center Property") which is legally described in Exhibit "B" and shown on Exhibit "C" both of which are attached hereto and by this reference is incorporated herein; and

WHEREAS, the parties hereto desire to place notice of this Lease on the public records; and

WHEREAS, the parties hereto desire to give record notice of the non-exclusive servitude provisions contained in the Lease, which such servitudes are for the purposes of ingress and egress, utilities, and parking, over, under, upon the Shopping Center Property as hereinafter described;

WHEREAS, the parties hereto desire to give record notice of the non-exclusive servitude provisions contained in the Lease, which such servitudes are for the purposes of ingress and egress, utilities, and parking, over, under, upon the Premises as hereinafter described;

WHEREAS, the parties desire to give record notice of certain restrictions, covenants and obligations encumbering the Shopping Center Property and the Premises for the benefit of the Premises and the Shopping Center Property.

NOW, THEREFORE, in consideration of the rental paid under the Lease, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto acknowledge and agree as follows:

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A-7469C
2/6/89 Rev. 2/8/89

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I. NOTICE OF LEASE: The Lease is now in effect for a term commencing as stated in the Lease (but commencing no later than nine (9) months from the date of recordation of this Agreement) and expiring twenty (20) years thereafter with the right and privilege in the Lessee to extend the Lease for four (4) additional periods of five (5) years each, unless sooner terminated in accordance with the provisions thereof, with respect to termination by default, or for other causes; that said Lease itself contains the contract of leasing and otherwise between the parties, including the amount of rent, times when said rent shall be paid, and other provisions and covenants as regulate and govern the relationship of Lessor and Lessee between the parties; and all persons are hereby put on notice of the existence of such Lease and are referred to said Lease itself for its terms and conditions.

All buildings, additions and improvements located on the Leased Premises shall be and remain the property of the Lessee during the term of this Lease and any extensions thereof, and for a period of fifteen (15) days after the termination of this Lease, or any extensions thereof. However, unless Lessor requests Lessee to do so pursuant to the Lease, Lessee shall not remove any such land improvements, alterations or additions and after the expiration of the fifteen (15) day period any such land improvements, alterations or additions shall be deemed to be abandoned and title shall become vested in the then owner of the land. Notwithstanding the foregoing sentence, Lessee shall be permitted, during the fifteen (15) day period, to remove all personal property, signs, interior decor equipment, kitchen and food service equipment, and Burger King Corporation logos, trademarks and trade fixtures and to make such removals or changes in signs and the building as Lessee deems necessary, so as to effectively distinguish the Leased Premises and build from its former appearance and from any other Burger King Corporation restaurant.

II. GENERAL SERVITUDES:

A. LESSEE'S SERVITUDES

1. Servitudes for Parking and Ingress and egress: Lessor does hereby grant to Lessee non-exclusive servitudes for vehicular parking and vehicular and pedestrian ingress and egress as follows:

a. Servitude for Ingress and Egress: Lessor does hereby grant to Lessee a non-exclusive servitude for vehicular and pedestrian ingress and egress to and from the Leased Premises to the adjacent Shopping Center Property, over, upon and across the driveways, exits and entrances of the Shopping Center Property as shown on Exhibit "C" or as they may exist from time to time, but subject to the restrictions of the No Change Area as described below. Lessor covenants that the area labelled "No Change Area" on Exhibit "C" shall be a no change area and will be

developed as an ingress and egress driveway and parking area (as shown on Exhibit "C") and shall only be improved in the same fashion as the rest of the parking and driveway areas in the Shopping Center Property (hereinafter called the "No Change Area"). Lessor covenants that Lessor will not construct any buildings or improvements that will unreasonably interfere with Lessee's passage across the Shopping Center Property and the ingress and egress to and from the Leased Premises and Toulouse Street within the No Change Area. Lessor covenants and agrees that it will construct the Toulouse Street curb cut within the No Change Area in the area indicated as the Toulouse Street curb cut on Exhibit "C". Lessor covenants that it will construct the Toulouse Street curb cut in such a fashion so that Lessee will have an ingress and egress driveway with a width of at least twenty-three feet (23') within the No Change Area from the actual Toulouse Street curb cut to the Leased Premises all in accordance with the diagram attached.

- b. Parking Servitude: Lessor does hereby grant to Lessee a non-exclusive servitude for vehicular parking in the parking areas within the area labelled "Parking Servitude" on Exhibit "C" for the purpose of overflow customer parking for Lessee's customers (hereinafter called the "Parking Servitude"). Lessor shall maintain adequate access to parking spaces located within the Parking Servitude. In addition, Lessor shall not reduce the number of parking spaces within the Parking Servitude below thirteen (13) parking spaces. The Parking Servitude shall under no circumstances be used by Lessee's employees or independent contractors.
- c. Lessor's Expansion Area and Redesign of the No Change Area: The area labelled "Expansion Area" on Exhibit "C" is designated as Lessor's building expansion area (hereinafter called the "Expansion Area"). Lessor shall have the right to expand the building labelled "New Office/Retail Building" on Exhibit "C" into the Expansion Area at any time during the term of this Lease subject to the following limitations and requirements:
- (1) If Lessor elects to expand the New Office/Retail Building into the Expansion Area, then Lessor must redesign the No Change Area and Lessee's Leased Premises at Lessor's sole cost and expense as follows:
 - (a) Lessor shall eliminate all parking spaces within the No Change Area.
 - (b) Lessor must open a second entrance way for vehicular and pedestrian passage to and from the Leased Premises and the No Change Area.

The second entrance way shall be constructed in the area labelled "Optional Second Entrance Way" on Exhibit "D" and shall be aligned with the driveway located on the Leased Premises which is closest to the restaurant building.

- (c) Lessor shall, upon request by Lessee, stripe additional parking spaces and add bumper stops as needed by Lessee to complete the center-double row of parking as shown on Exhibit "D".
 - (d) Lessor shall only have the right to redesign the No Change Area one time from after the effective date of this Lease.
 - (e) All construction to be performed by Lessor pursuant to this Section within the No Change Area and the Leased Premises shall hereinafter be called the "Work".
- (2) If Lessor exercises its right to expand into the Expansion Area subsequent to Lessee's commencement of construction on its premises, then Lessor must give Lessee twenty (20) days prior notice before Lessor commences to obtain any governmental approvals or permits needed for the Work. Notwithstanding whether Lessor must give the twenty (20) day notice above, Lessor shall give Lessee fifteen (15) days notice prior to the commencement construction for the Work.
 - (3) Lessor must obtain all necessary governmental approvals and permits for the Work to be performed on both the Leased Premises and the Shopping Center Property prior to the commencement of the Work and at Lessor's sole cost and expense. In addition, Lessor shall supply Lessee with copies of all permits and approvals prior to commencement of the Work.
 - (4) All Work performed by Lessor on the No Change Area and the Leased Premises pursuant to this Section shall be completed in a good and workmanlike manner and shall be completed within seventy-two (72) hours after commencement of the Work.
 - (5) If Lessor fails to complete all construction associated with the Work within seventy-two (72) hours of commencement of such construction, then Lessor shall pay Lessee a sum of Seven Hundred and Fifty (\$750.00) Dollars per day as liquidated damages for a maximum of three (3) days or upon Lessee or Lessor's completion of the Work, whichever is earlier in time. Lessee may deduct any liquidated damages from the next accruing rental.

payment. If Lessor does not complete the Work within seventy-two (72) hours after commencement of such construction, then Lessee shall have the right to complete any part of the Work which Lessee deems necessary, and deduct all such costs for the completion of the Work from the next accruing rental payment.

- (6) For purposes of this provision, and so long as Lessee has commenced business upon the premises, all Work shall be performed during time periods approved by Lessee which such approval shall not be unreasonably withheld or delayed. It shall not be unreasonable for Lessee to withhold approval for the time periods between the hours of 11:00 A.M. to 2:00 P.M. and 4:00 P.M. to 7:00 P.M. (Monday through Sunday).
- (7) During construction for the Work, Lessor shall not interfere with the flow of traffic from Lessee's drive through lane and shall not block Lessee's access to and from the Leased Premises and the Toulouse Street access across the No Change Area. In addition, Lessor shall use its best efforts not to interfere with the flow of traffic, customer parking or Lessee's business located on the Leased Premises.
- (8) If Lessor exercises its right to expand into the Expansion Area in accordance with this Section, then the following Sections of the Lease shall be modified to reflect such changes:
 - (a) Lease Section IV(e) i and ii, and Lease Section X(b) i: The minimum number of parking spaces shall be increased to forty (40) parking spaces so long as all necessary governmental authorities grant such approvals needed to commence the Work.
 - (b) Lease Addendum Shopping Center, Section 2-(a)(ii): This Section shall become null and void thereby releasing any parking rights Lessee may have over the Shopping Center Property.
 - (c) Lease Addendum Shopping Center, Section 4: The second paragraph, first sentence: Any reference to constructing parking spaces within the No Change Area shall be deleted.

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COURT CLERK
SOUTHERN DISTRICT
OF NEW YORK

- (9) Lessor does hereby indemnify and hold Lessee harmless from all costs, expenses, claims, injunctions, actions, suits, fines, penalties, and demands of any kind, including reasonable attorneys' fees which directly or indirectly result from Lessor's Work.
- (10) For purposes of this Subsection 2(iii), in order for an expansion of the New Office/Rental Building into the Expansion Area to qualify as an expansion which triggers this Subsection, the expansion must:
- (a) Be a permanent structural change to the New Office/Rental Building, and
 - (b) The dimensions of the first floor of the New Office/Retail Building must be expanded into the Expansion Area in such a way that the Lessor must reconfigure the parking located within the Expansion Area.

2. Servitudes for Utilities: Lessor hereby grants to Lessee its successors and assigns, non-exclusive servitudes appurtenant to the Leased Premises for the purpose of installing, operating, maintaining, repairing, replacing and renewing any and all utility lines and related facilities over, above, along, under and in the Shopping Center Property wherever said utility lines may be located. Lessee will construct and install any utility lines that will be located on the Shopping Center Property that Lessee needs to serve the Leased Premises within forty-five (45) days after Lessor commences construction on the Shopping Center Property. Lessee agrees that any utility servitude granted across the Shopping Center Property needed to serve the Leased Premises shall be specifically defined and described in a recordable document and in a location approved by Lessor which such approval shall not be unreasonably withheld or delayed or made contingent upon monetary consideration or contractual modification in exchange therefor. Lessor covenants that in the event specific utility servitudes are necessary, Lessor will execute and cause the Owner to execute any servitudes to utility companies needed in order to serve the Leased Premises. Lessor covenants to maintain the utility lines which are located over, under or on the Shopping Center Property and do not exclusively serve the Leased Premises in good condition and repair. Lessee shall be responsible for the construction, operation, maintenance and repair of utility lines located over, under, or on the Shopping Center Property and which exclusively serve the Leased Premises.

Lessee and Lessor acknowledge and agree that after Lessor completes construction of the Shopping Center Property any future construction, maintenance and repair of any utility

lines located over, under or on the Shopping Center Property shall occur during non-peak business hours (any time other than 11:00 a.m. to 2:00 p.m. and 4:00 pm to 7:00 pm Monday through Sunday). Lessee further covenants that upon completion of any construction, maintenance or repairs that the Shopping Center Property shall be restored to the same condition that existed prior to the commencement of such work. In addition, during any maintenance and repairs, Lessee shall not block more than one-half of Lessor's ingress and egress to the City Park Avenue curb cut at any time. Lessor shall approve in writing the location of and time periods for the construction, maintenance and repair of any utility lines located over, under and on the Shopping Center Property. Lessor's approval shall not be unreasonably withheld or delayed or contingent upon monetary consideration or contractual modification; however, it shall not be unreasonable for Lessor to withhold its approval if such location, construction, maintenance or repairs unreasonably interfere with the business in the Shopping Center Property.

The non-exclusive servitudes shall be for the period of time during the entire term of this Lease Agreement and any extension thereof and the non-exclusive servitude for ingress and egress and utilities shall be for the benefit of the Lessee, its successors, sublessees and assignees and its employees, customers and other invitees.

B. LESSOR'S SERVITUDES

1. Ingress and Egress Servitudes: Lessee does hereby grant to Lessor a non-exclusive servitude for vehicular and pedestrian ingress and egress to and from the Shopping Center Property and the City Park Avenue curb cut over and across the driveway located on Leased Premises in the area labelled "Lessor's Driveway" on Exhibit "C" attached hereto and by this reference incorporated or as they may exist from time to time but subject to the restrictions described below. Lessee shall have the right to change the location of the City Park Avenue curb cut so long as the new location for the curb cut is within twenty-five feet (25') (measuring from the outside edge of either side of the curb cut) of the original curb cut. If Lessee moves the curb cut outside of the area labelled Lessor's Driveway on Exhibit "C" Lessee agrees that Lessor's non-exclusive servitude for ingress and egress shall be extended to the curb cut to enable Lessor to have passage from City Park Avenue to the Shopping Center Property. Lessee agrees that this area will be improved as a drive area with a width of at least twenty-three feet (23'), and Lessee will not construct any buildings or improvements that will unreasonably interfere with Lessor's passage across the Leased Premises and the ingress and egress to and from the

Shopping Center Property and City Park Avenue within the servitude area.

The use of the non-exclusive servitudes granted by Lessee shall be for the benefit of Lessor, Lessor's other tenants (hereinafter called "tenants" and the term tenants shall not include Lessee) and Lessor's and tenants' customers, employees and other invitees, but shall not include Lessor's and tenants' independent contractors hired to perform work on or in the Shopping Center Property or any construction vehicle or equipment or delivery trucks.

2. Utilities Servitude: Lessee does hereby grant to Lessor and its successors and assigns, a non-exclusive servitude for the purpose of installing, operating, maintaining, repairing, replacing and renewing any and all utility lines and related facilities over, above, along, under and on the Leased Premises wherever said utility lines may be located. Lessee shall approve in writing the location of and time periods for the construction, maintenance and repair of any utility line located over, under and on the Leased Premises. Lessee's approval shall not be unreasonably withheld or delayed or contingent upon monetary consideration or contractual modification; however, it shall not be unreasonable for Lessee to withhold its approval if such location, construction, maintenance, or repair interferes with Lessee's business operations upon the premises. Except for Lessor's construction which occurs prior to the commencement of Lessee's business upon the premises, Lessor acknowledges and agrees that any maintenance or repair of any utility lines located over, under or on the Leased Premises shall not occur between the hours of 11:00 a.m. to 2:00 p.m. and 4:00 p.m. to 7:00 p.m. (Monday through Sunday). In addition, during any maintenance or repair Lessor shall not block more than half of Lessee's ingress and egress through the City Park Avenue curb cut at any time. Any maintenance or repair performed on the Leased Premises by Lessor shall be completed in an expeditious manner. Lessor shall use its best efforts to least interfere with Lessee's business operation while maintaining or repairing any utility lines.

Lessor covenants that it will construct and install utility lines that Lessor needs to serve the Shopping Center Property within thirty (30) days after Lessee commences construction. Lessor shall give notice to Lessee prior to commencement of construction of any utility lines installed upon or within the Leased Premises. Lessor covenants and agrees to maintain the utility lines located over, under or on the Leased Premises and serving the Shopping Center Property in good condition and repair. Lessor further covenants that upon the completion of any construction, maintenance or repair, the Leased Premises shall be restored to the same condition that existed prior to the commencement of such work. So long as Lessor complies with

all the provisions set forth above, Lessee covenants that in the event specific servitudes are necessary, Lessee shall join in the granting of the specific servitudes to utility companies which are needed to serve the Shopping Center Property. Lessor acknowledges that any utility servitude granted across the Leased Premises shall be specifically defined and described in a recordable document approved by Lessee, which approval shall not be unreasonably withheld or delayed or contingent upon monetary consideration or contractual modification therefor.

III. Obligations, Covenants and Restrictions: Lessor and Lessee agree and acknowledge the following obligations, covenants and restrictions against the Shopping Center Property and the Leased Premises:

- A. **CONSTRUCTION OF SHOPPING CENTER** - Lessor agrees that no building or obstruction will be built that will interfere with or limit internal or external access between the proposed Leased Premises and the No Change Area, including the Toulouse Street curb cut. During the construction on the Shopping Center Property and so long as Lessee has commenced business upon the Leased Premises, Lessor will use its best efforts not to interfere with Lessee's ingress and egress over the No Change Area. In addition, Lessor will not construct any buildings or improvements in the No Change Area except as permitted in Section 2 above. Lessor further agrees that it will construct, at its own cost and expense, (if in the event the Shopping Center Property is not completely developed at the time of closing of this transaction) the other buildings located within the Shopping Center Property as shown on Exhibit "C" or substantially similar buildings and in locations there shown or substantially similar locations.

If in the event Lessor shall not have completed the Toulouse Street curb cut, the ingress and egress driveway to and from Toulouse Street and the Leased Premises and the parking spaces located within the No Change Area as indicated on Exhibit "C" within forty (40) days after the commencement of Lessee's construction, Lessee shall have the right, but not the obligation, to construct the curb cut and the driveway and parking areas in accordance with the plans and specifications supplied by Lessor. This right to complete shall include the right to complete the Toulouse Street curb cut and the ingress and egress area to and from Toulouse Street and Lessee's premises as shown on Exhibit "C". Lessor shall reimburse Lessee for the reasonable cost of construction of the No Change Area and until such reimbursement for such costs shall be made to Lessee, Lessee shall have the right to deduct such costs from its rental obligation subsequently accruing. Lessee shall, however, give Lessor the right to reimburse Lessee for the reasonable construction cost for a period of sixty (60) days after the completion of such construction by Lessee before Lessee will deduct such costs from the next

accruing rental obligation. Lessor shall not reduce the number of parking spaces on the Shopping Center Property below forty (40) spaces without Lessee's prior approval. In addition, Lessor shall only use the spaces located on the Shopping Center Property for purposes of meeting parking ratios and zoning requirements in order to obtain construction permits and authorizations.

B. MAINTENANCE

1. Maintenance by Lessor: Lessor covenants and agrees that all portions of the Shopping Center Property, other than buildings, other improved areas, sidewalks, and landscaping, shall be paved (asphalt) and maintained as a parking area and Lessor shall paint stripes thereon indicating car parking spaces and construct driveways, including curbs and sidewalks, and shall maintain same in good condition and repair. Lessor agrees to maintain, repair and keep in repair its driveways and parking areas. Lessor shall periodically resurface the lot to maintain such in good condition with a good quality surfacing material. Lessor shall keep the parking area free of all paper, debris, snow, ice and other refuse so as to keep the parking areas in a neat, clean and orderly condition. Lessor shall also maintain adequate lighting for the parking area and driveways, which lighting shall be kept on at night during Lessee's business hours. Lessor's obligations described herein shall not apply to any portion of Lessee's premises.
2. Maintenance by Lessee: Lessor shall not be responsible for any maintenance or repairs on Lessee's Leased Premises whatsoever except as stated in this Lease. Lessee shall maintain all buildings and improvements now or hereafter located on the premises in good condition. With respect to any and all buildings and improvements now or hereafter located on the premises, Lessee shall make at its own expense all repairs and improvements of any kind, in compliance with all city and state laws. Lessee covenants and agrees that all portions of its premises, other than buildings, other improved areas, sidewalks and landscaping, shall be paved and maintained as a parking area and Lessee shall paint stripes thereon indicating car parking spaces and to construct driveways, including curbs and sidewalks, and shall maintain same in good condition and repair. Lessee agrees to maintain, repair and keep in repair its driveways and parking areas. Lessee shall periodically resurface the lot to maintain such in good condition with a good quality surfacing material. Lessee shall keep the parking area free of all paper, debris, snow, ice and other refuse so as to keep the parking areas in a neat, clean and orderly condition. Lessee shall also maintain adequate lighting for the parking area and driveways, which lighting shall be kept on at night during Lessee's business hours.

- C. **BARRIERS** - Lessee shall have the right to define the boundaries of the Leased Premises subject to restrictions contained in the Lease. Lessor or Lessee shall not erect any barriers to prohibit or prevent the use of the other party's non-exclusive servitude rights as defined herein.
- D. **TITLE INSURANCE** - Lessor agrees that it has full right and authority to grant the servitudes for parking and access and utilities as outlined above and shall agree to cooperate in obtaining non-disturbance agreements, consents, waivers and any other agreements from lienholders, mortgagees, tenants or any other party with superior rights in order for Lessee to obtain affirmative title insurance coverage with respect to rights and servitudes granted Lessee herein.
- E. **HOLD HARMLESS** - Notwithstanding anything contained in this Agreement, it is specifically understood and agreed that Lessee shall have no obligation or liability whatsoever in connection with the ownership, maintenance or management of the parking and driveway areas or common areas of the Shopping Center Property. Lessor shall manage, operate and maintain, at its own cost and expense the parking driveway and common areas. In addition, Lessor shall obtain an insurance policy or policies which will insure Lessee against injury to persons occurring in, on or about said parking areas and common areas of the Shopping Center Property in an amount not less than One Million (\$1,000,000.00) Dollars. Lessor shall provide proper certificates of insurance evidencing the foregoing covenants of Lessor which will provide proper notice of any change or cancellation of insurance coverage to Lessee.

IV. Adjacent Property Use: As a material inducement for the Lessee to enter into this Lease, the Lessor agrees that during the term or any extensions of this Lease, Lessor shall not lease, sell, use or occupy any portion of the Shopping Center Property described in Exhibit "B" for use as a fast food restaurant which derives more than fifteen (15%) percent or more of its gross revenues from the sale of hamburger and hamburger combinations. In addition, Lessor shall not engage in the following uses or activities upon the Shopping Center Property:

"Bar or lounge (except as part of a restaurant), a massage parlor, a bingo hall, a bowling alley, a movie theatre, an x-rated adult book store, x-rated adult video store (not to include a non-adult book or a non-adult video store), or a business selling fireworks, other explosives or other types of inherently dangerous materials."

V. Financing by Lessor: Lessee agrees to subordinate its interest in the premises to a holder of a mortgage now or hereafter placed by Lessor in good faith for valid business reasons against the premises, including any mortgage made by Lessor in connection with its financing of the Shopping Center Property; provided, however, that any such mortgagee shall execute and deliver to Lessee a recordable Non-Disturbance and

Attornment Agreement acceptable to Lessee and in accordance with Section VI prior to Lessee subordinating its leasehold interest to such mortgage and such mortgage shall not place any additional obligations upon Lessee.

VI. Non-Disturbance and Attornment: At any time during the term of this Lease, or any extension thereof, if Lessor mortgages this Lease pursuant to Section V, Lessor shall, prior to Lessee's subordination of its Leasehold Interest and prior to Lessor's recording of such mortgage, cause mortgagee to execute a Non-Disturbance and Attornment Agreement. The Non-Disturbance and Attornment Agreement shall be in a form acceptable to Lessee and shall state that such mortgagee shall not disturb the possession of Lessee or the leasehold mortgagee and shall attorn to the terms and conditions of this Lease so long as the Lessee or any such leasehold mortgagee is not in default under the terms hereof.

VII. Assignment or Transfer by Lessor or Lessee: No assignment or transfer of this Lease by the Lessor shall be binding on the Lessee unless the assignee or transferee shall assume and agree to be bound by the terms of the unrecorded Lease and this Agreement and until notice of assignment or transfer together with an executed copy of such transfer instrument or assignment is received by the Lessee.

The Lessee shall have the right to assign, subject or transfer any or all of its rights and privileges under this Lease provided, however, that no such assignment, subletting or transfer shall operate to relieve the Lessee of its obligations for the performance of all of the terms and conditions of this Lease, including the payment of the rent.

VIII. Miscellaneous:

- A. If any provision of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such terms or provision to persons whose circumstances are other than those to which it is held invalid or unenforceable, shall not be affected thereby.
- B. The parties hereto shall not be considered joint venturers nor partners and neither shall have power to bind or obligate the other except as stated herein.
- C. Notices - All notices to the Lessee shall be sent by registered or certified mail addressed to the Lessee, Attention General Counsel at its business offices at 17777 OLD CUTLER ROAD, P.O. Box 520783, General Mail Facility, Miami, Florida 33152, or at such other address as the Lessee shall designate in writing.

All notices to the Lessor shall be sent by registered or certified mail to the Lessor at:

EXHIBIT "A"

LEASEHOLD PARCEL

ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 617, SECOND MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA & BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET & THE SOUTH RIGHT OF WAY LINE, OF NORTH ANTHONY STREET & MEASURE $N38^{\circ}44'07''E$, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET A DISTANCE OF 118.42' TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET WITH SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE; THENCE MEASURE $N75^{\circ}15'42''E$, ALONG THE SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE, A DISTANCE OF 98.64' TO A POINT; THENCE MEASURE $S47^{\circ}18'52''E$, A DISTANCE OF 94.79 FEET TO A POINT; THENCE MEASURE $S38^{\circ}44'07''W$, A DISTANCE OF 191.26' TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET; THENCE MEASURE $N51^{\circ}13'33''W$ ALONG THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET, A DISTANCE OF 153.27' TO THE POINT OF BEGINNING & CONTAINING 27,672.54 SQUARE FEET OR 0.635 ACRE.

TGA:tc
A-7469C
2/8/89

790288 FEB 14 89

RECEIVED
OFFICE OF
THE CLERK OF
THE DISTRICT
COURT OF
THE PARISH OF
ORLEANS

EXHIBIT "B"

SERVITUDE PARCEL

ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 617, SECOND MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA & BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET AND THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET AND BEING THE POINT OF BEGINNING MEASURE N 38°44'07"E, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET A DISTANCE OF 118.42 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE, THENCE MEASURE N 75°15'42"E, ALONG THE SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE, A DISTANCE OF 98.64 FEET TO A POINT; THENCE MEASURE S 47°18'52"E, A DISTANCE OF 94.79 FEET TO A POINT; THENCE MEASURE N 37°07'21"E, A DISTANCE OF 47.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TOULOUSE STREET; THENCE MEASURE S 51°34'43"E, ALONG THE WEST RIGHT OF WAY OF TOULOUSE STREET, A DISTANCE OF 167.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH BERNADOTTE STREET, AND BEING THE NORTHWEST CORNER OF TOULOUSE STREET AND NORTH BERNADOTTE STREET, THENCE MEASURE S 38°44'07"W, ALONG THE NORTH RIGHT OF WAY LINE OF NORTH BERNADOTTE STREET, A DISTANCE OF 239.34 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET, AND BEING THE NORTHEAST CORNER OF NORTH BERNADOTTE STREET AND ST. LOUIS STREET; THENCE MEASURE N 51°13'33"W, ALONG THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET, A DISTANCE OF 319.73 FEET TO THE POINT OF BEGINNING & CONTAINING 67,459.62 SQUARE FEET OR 1.548 ACRES MORE OR LESS.

Less and except:

ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 617, SECOND MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA & BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET & THE SOUTH RIGHT OF WAY LINE, OF NORTH ANTHONY STREET & MEASURE N 38°44'07"E, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET A DISTANCE OF 118.42' TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH ANTHONY STREET WITH SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE; THENCE MEASURE N 75°15'42"E, ALONG THE SOUTH RIGHT OF WAY LINE OF CITY PARK AVENUE, A DISTANCE OF 98.64' TO A POINT; THENCE MEASURE S 47°18'52"E, A DISTANCE OF 94.79 FEET TO A POINT; THENCE MEASURE S 38°44'07"W, A DISTANCE OF 191.26' TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET; THENCE MEASURE N 51°13'33"W ALONG THE EAST RIGHT OF WAY LINE OF ST. LOUIS STREET, A DISTANCE OF 153.27' TO THE POINT OF BEGINNING & CONTAINING 27,672.54 SQUARE FEET OR 0.635 ACRE.

Registered in
Conveyance Office

Book 825 Folio 282

New Orleans: 2/15/89

GASPER & SCHIRO

INSTR. No. 1579

CONVEYANCE OFFICE
PARISH OF ORLEANS

790288 FEB 14 89

RECEIVED
NOTARY PUBLIC
PARISH OF ORLEANS

SEE PLAN 790288 IN ~~Part 4~~

~~C13 D11~~

C21 ~~D9 P7~~ D5 P3



1527

CERTIFIED RESOLUTION

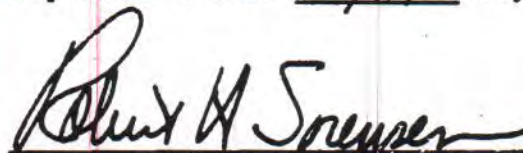
RESOLVED, that the resolution passed by this Board on March 30, 1978, authorizing and empowering the Vice President, Real Estate, to execute and deliver contracts and other documents on behalf of the corporation and its subsidiaries as the same pertain to the acquisition of real estate for BURGER KING® restaurant sites, whether the same be by lease or purchase, and further authorizing and empowering the Vice President, Real Estate, to execute and deliver grants of easements and rights of way affecting BURGER KING® restaurant sites when the same are necessary for the acquisition and/or improvement of the subject sites be amended as follows:

RESOLVED, that the Board of Directors of Burger King Corporation hereby authorizes and empowers the Vice President - Corporate Development, or any other Vice President, to execute and deliver contracts and other documents on behalf of the corporation and its subsidiaries as the same pertains to the acquisition of Real Estate for Burger King Corporation sites, whether the same be by lease or purchase, and it is

FURTHER RESOLVED, that the Vice President - Corporate Development or any other Vice President is hereby authorized to execute and deliver grants of easements and rights of way affecting restaurant sites when the same are necessary for the acquisition and/or improvements of the subject sites.

I, ROBERT H. SORENSEN, Secretary of Burger King Corporation, a Florida corporation, hereby certify that the foregoing is a true and correct copy of the resolution duly adopted by the Board of Directors of Burger King Corporation at a meeting duly held at the offices of The Pillsbury Company on the 28th day of August, 1985, at which a quorum was present throughout and that said resolution was affirmed and made a matter of record.

IN TESTIMONY WHEREOF, I have hereunto affixed my official signature and the seal of said Corporation this 9th day May, 1988.


Robert H. Sorensen
Secretary

750288 FEB 14 89

FILED
CLERK OF DISTRICT COURT
NORTH DAKOTA
FARMINGTON

Board2:9

c/o Commercial Ventures Limited
14 Rue Royale
Metairie, Louisiana 70002

with a copy to:

Stone, Pigman, Walther, Wittmann & Hutchinson
546 Carondelet Street
New Orleans, Louisiana 70130-3588
Attention: Michael R. Schneider

with a copy to:

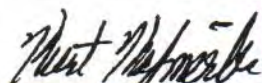
A. Albert Gardes, Jr.
c/o Gardes Development Group, Ltd.
4844 Purdue Drive
Metairie, Louisiana 70003

or at such other address as the Lessor shall designate in writing. Notwithstanding any provisions in this Lease to the contrary concerning modifications, a change in address may be effected by a registered or certified letter sent by either party to the other. All payments to the Lessor under the terms of this Lease shall be made at the address designated for notices to the Lessor.

- D. No term or condition of this Agreement will be deemed to have been waived or amended unless expressed in writing, and the waiver of any condition or the breach of any term will not be a waiver of any subsequent breach of the same or any other term or condition. This Agreement constitutes the entire Agreement of the parties which incorporates prior written or oral understanding.
- E. This Agreement shall be binding upon the parties, their heirs, successors or assigns.
- F. The parties agree and acknowledge that the term "easement" as used throughout this Agreement and any other related documents shall also be deemed and construed to include the term "servitude".

IN WITNESS WHEREOF, Lessor has caused this instrument to be executed on this 14 day of February, 1989.

WITNESS:


Print Name: Michael R. Schneider


Print Name: Stanton L. Middleton, III

PARK AVENUE PLACE PARTNERSHIP
By: Commercial Ventures,
Limited, Partner

By: 
Stanton L. Middleton, III
President

FILED
FEB 14 1989
FBI - NEW ORLEANS

Art Hoffmiller
Print Name: Art Hoffmiller

Michael R. Schneider
Print Name: Michael R. Schneider

By: Gardes Development Group,
Ltd, Partner

By: *A. Albert Gardes, Jr.*
A. Albert Gardes, Jr.,
President

IN WITNESS WHEREOF, Lessee has caused this instrument to be
executed on this 13 day of February, 1989.

WITNESS:

BURGER KING CORPORATION, a
Florida corporation

Marlene T. Friel
Print Name: MARLENE T. FRIEL

By: *Eugene Feola*
Print Name: EUGENE FEOLA
Title: Vice President

Valerie Moody Young
Print Name: VALERIE MOODY YOUNG

Attest: *Thomas G. Archer*
Print Name: THOMAS G. ARCHER
Title: Assistant Secretary

(SEAL)

FILED
CLERK OF
NOTARY PUBLICS
790283 FEB 14 89

ACKNOWLEDGMENT

STATE OF LOUISIANA
PARISH OF ORLEANS

On this 14 day of February, 1989, before me, the undersigned Notary Public, duly commissioned and qualified in and for the State and County indicated above, and in the presence of the undersigned competent witnesses, personally came and appeared: STANTON L. MIDDLETON, III, and A. ALBERT GARDES, JR., who being duly sworn, declared that they are the Presidents of COMMERCIAL VENTURES, LIMITED and GARDES DEVELOPMENT GROUP, LTD., respectively, General Partners of PARK AVENUE PLACE PARTNERSHIP, a Louisiana general partnership and that they freely and voluntarily signed the foregoing Memorandum of Lease and Servitude and Restrictive Covenant Agreement attached hereto in such capacity for the purposes and considerations expressed therein.

Witnesses:

West Hylton
Ann R. Hylton

Stanton L. Middleton, III
A. Albert Gardes, Jr.
STANTON L. MIDDLETON, III
A. ALBERT GARDES, JR.

Rose H. Hylton
NOTARY PUBLIC
MY COMMISSION EXPIRES:
at death

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

On this 13th day of February, 1989, before me, the undersigned Notary Public, duly commissioned and qualified in and for the State and County indicated above, and in the presence of the undersigned competent witnesses, personally came and appeared: EDGENE FEOLA, who being duly sworn, declared that he is the VICE President of BURGER KING CORPORATION and that he freely and voluntarily signed the foregoing Memorandum of Lease and Servitude and Restrictive Covenant Agreement attached hereto in such capacity for the purposes and considerations expressed therein.

Witnesses:

Valerie Rosemary
Marlene T. Fried

Eugene Feola
SIGNATURE

Sharon O.
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 21, 1989
BONDED THRU GENERAL INS. UND.

CERTIFICATE OF RESOLUTION AND INCUMBENCY

I, Thomas G. Archer, Assistant Secretary of Burger King Corporation, a Florida corporation, do hereby certify that the attached Certified Resolution certified by Secretary Robert H. Sorensen on the 9th day of May, 1988, is a true and correct copy of a Corporate Resolution passed by the Board of Directors of the corporation on the 30th day of March, 1978 and that

EUGENE FEOLA who executed the Memorandum of Lease and Servitude and Restrictive Covenant Agreement to which this Certificate and the Resolution are attached was a Vice President of the corporation on the date that he executed said document pursuant to said Resolution, and said Resolution has not been revoked, rescinded or amended and it is spread on the minutes of the corporation.

Witnesses:

BURGER KING CORPORATION

Valerie Mooney
Print Name: VALERIE MOONEY

Attest: Thomas G. Archer
Thomas G. Archer
Assistant Secretary

Margaret T. Friel
Print Name: MARGARET T. FRIEL

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing Certificate was acknowledged before me this 13th day of February, 1989, by Thomas G. Archer, Assistant Secretary of Burger King Corporation, a Florida corporation on behalf of the corporation.

Truemin Chin
Notary Public
State of Florida at Large

Print Name: Truemin Chin

My commission expires: 8/21/89

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 21, 1989
BONDED THRU GENERAL INS. UND.

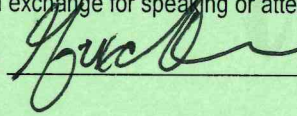
790283
FILED
NOTARY PUBLIC
STATE OF FLORIDA
AUG 21 1989
DADE COUNTY

City Planning Commission Speaker Card

Date: 11/11/25I would like to speak regarding CPC Docket: 061/25**IN SUPPORT**Name: Gretchen ChaseAddress: 4748 St. Roch Ave☒ I am the applicant for this docket☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 

City Planning Commission Speaker Card

Date: 11/11/25I would like to speak regarding CPC Docket: 061/25**IN SUPPORT**Name: Edgar "Dook" ChaseAddress: 4748 St. Roch Ave NOLA 70128☒ 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.

MOTION

NO. M-26-5

CITY HALL: January 8, 2026

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and **favorable recommendation**, subject to seven provisos, for **ZONING DOCKET 61/25 – Park Place Shopping Center, LLC**, requesting an amendment to Ordinance No. 28,097 MCS (Zoning Docket 32/19) for a Conditional Use to permit the operation of a previously constructed drive-through facility in an HU-MU Historic Urban Neighborhood Mixed-Use District, on an undesignated portion of ground on Square 617, in the Second Municipal District, bounded by City Park Avenue, North Anthony Street, North Bernadotte Street, Saint Louis Street, and Toulouse Street (Municipal Addresses: **512 City Park Avenue**), is approved and the request is **granted** subject to the seven provisos within the City Planning Commission report.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted the flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: December 4, 2025

CALENDAR NO. 35324

NO. _____ MAYOR COUNCIL SERIES

**BY: COUNCILMEMBERS GIARRUSSO, MORRELL, MORENO, HARRIS, KING, GREEN
 AND THOMAS**

AN ORDINANCE to respond to the current budget challenges facing the City of New Orleans through a temporary prohibition on spending any funds received from the Sewerage & Water Board of New Orleans (“SWBNO”), American Rescue Plan Act (“ARPA”), *Council of the City of New Orleans v. Edward Wisner Donation*, et al., Case No. 2022-06765, Civil District Court for the Parish of Orleans (“Wisner litigation”), or any other new sources of revenue; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,

That, beginning on the date this ordinance becomes effective and continuing until January 12, 2026, no city department nor division, including but not limited to the Department of Finance, Bureau of Revenue, or the Chief Administrative Office, shall spend any current funds held by the City or new funds received from the SWBNO, the Wisner litigation, any proceeds or interest accruing therefrom, or any other revenue sources recognized by the New Orleans City Council on December 1, 2025.

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HERBY ORDAINS,

That the Clerk of Council shall provide copies of this ordinance to the Chief Administrative Officer

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:

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.

193 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
194 **ORDAINS**, That sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628
195 of the Code of the City of New Orleans are amended to read as follows:

196 **“Chapter 26 – BUILDINGS, BUILDING REGULATIONS AND HOUSING STANDARDS.**

197 * * *

198 ARTICLE XI. – STANDARDS FOR SHORT TERM RENTALS

199 DIVISION 1. - IN GENERAL

200 * * *

201 **Sec. 26-615. - Short-term rental permits required.**

202 (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;

- 321 v. The owner read, understands, and agrees to comply with all legal duties
322 imposed by this article and the Comprehensive Zoning Ordinance;
- 323 vi. The owner possesses insurance that meets the requirements of section 26-
324 618(a)(1); and
- 325 vii. The owner will not discriminate in guest use or rental of a short-term rental,
326 and will comply with all applicable anti-discrimination laws, including, but
327 not limited to, Title VII of the Civil Rights Act of 1968, the Fair Housing
328 Act (FHA), and the Americans with Disabilities Act (ADA).
- 329 (9) Proof of completion of a short-term rental course, to be provided by the department
330 and made available virtually.
- 331 (d) The department shall deny any short-term rental application that does not contain all of
332 the information listed in section 26-617(b) and (c).
- 333 (e) Every short-term rental owner permit issued by the department shall contain the
334 following information:
- 335 (1) Short-term rental owner permit number;
- 336 (2) Municipal address of the dwelling unit associated with the permit;
- 337 (3) Owner's name and contact information;
- 338 (4) Operator's name and contact information;
- 339 (5) The permit's effective and expiration dates;
- 340 (6) The guest bedroom and occupancy limit of the dwelling unit associated with the
341 permit; and

342 (7) Contact information for the city's short term rental administration to facilitate
343 reporting complaints.

344 (f) Renewals shall be obtained in the same or substantially similar form and manner as the
345 initial permit, and shall also require:

346 (1) Completion and submission of a form created by the department of finance
347 providing the associated short-term rental taxes and fees paid to the city for the
348 previous permit year. The form, which shall be deemed confidential tax records for
349 purposes of La. R.S. 47:1508, shall include at a minimum:

- 350 a. A statement indicating if the required taxes and fees were paid by the owner,
351 a platform, or both, for the preceding tax year and in what total amounts;
- 352 b. The total number of nights the dwelling unit used as a short-term rental was
353 rented in the previous calendar year;
- 354 c. The rates charged for each nightly rental; and
- 355 d. Any IRS Forms 1099 or other financial reports or documents provided to
356 owners or operators by any platform related to rental activity on each
357 platform used.

358 (2) Updated owner and operator contact information, if applicable;

359 (3) An attestation signed by the owner providing, in addition to the continued
360 compliance with the items specified in subsection (c), above, that the short-term
361 rental owner permit has not been revoked in the previous year;

362 (4) An updated list of platforms that are used to solicit books transactions for the
363 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/XXXXXX> or <https://www.airbnb.com/rooms/XXXXXX>);

(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.

- 387 (3) Short-term rental advertisements. The owner shall ensure that the following
388 information be provided in connection with any short-term rental advertisement and
389 shall ensure, in any event, that each short-term rental listing advertises only one
390 dwelling unit permitted as a short-term rental:
- 391 a. The short-term rental owner permit number;
 - 392 b. The short-term rental operator permit number of the designated operator;
 - 393 c. Whether the dwelling unit is wheelchair accessible or otherwise compliant
394 with the Americans with Disabilities Act;
 - 395 d. The number of available guest bedrooms as indicated on the owner permit;
396 and
 - 397 e. The maximum available occupancy of the dwelling unit as indicated on the
398 owner permit.
- 399 (4) Adherence to dwelling and occupancy limits. Short-term rentals shall be subject to,
400 and may not exceed, the dwelling-unit-per-lot-of-record, guest bedroom, guest
401 occupancy, and density limitations set forth in the Comprehensive Zoning
402 Ordinance.
- 403 (5) Required postings at the short-term rental.
- 404 a. The owner shall ensure that a copy of the owner permit is displayed in a
405 location clearly visible from the street and legible to both guests and
406 neighbors.
 - 407 b. The owner shall ensure that the following are displayed in a location clearly
408 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

431 perishables left by the guests are disposed of at the conclusion of a short-
432 term rental.

433 e. Each dwelling unit shall have a working fire extinguisher, smoke alarms,
434 and carbon monoxide detectors and shall comply with all applicable fire
435 codes;

436 f. The dwelling unit shall have working locks, operable by guests, at all points
437 of ingress and egress.

438 g. Every dwelling unit shall comply with applicable provisions of the
439 Comprehensive Zoning Ordinance, the Minimum Property Maintenance
440 Code as provided in Chapter 26, Article IV, and the New Orleans Building
441 Code, as provided in section 26-14, et seq.

442 (7) Short-term rental guest use limitations. The owner shall ensure that no dwelling
443 unit used as a short-term rental is used as a reception facility, or any other
444 commercial use defined by the Comprehensive Zoning Ordinance, during guest use
445 of the short-term rental.

446 (8) Criminal activity. The owner shall timely report any known or suspected criminal
447 activity by a guest to the New Orleans Police Department.

448 (9) Reasonable inspections. The owner shall submit to inspections authorized by
449 section 26-624(c).

450 (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.

- 538 (2) The short-term rental operator permit is valid for one year from the date of issuance,
539 and shall be reapplied for annually.
- 540 (3) A separate short-term rental operator permit shall be required for each dwelling
541 unit used as a short-term rental.
- 542 (b) The application for a short-term rental operator permit shall be on forms created by the
543 department, which shall require, at a minimum, the following information:
- 544 (1) The name, address, phone number and email contact information of the operator.
- 545 (2) An attestation that the operator has read, understands, and agrees to comply with
546 all legal duties imposed by this article, and in the Comprehensive Zoning
547 Ordinance.
- 548 (3) Proof that the operator is at least 18 years of age.
- 549 (4) A nuisance prevention and neighborhood complaint response plan for each
550 dwelling unit used as a short-term rental.
- 551 (5) Proof of completion of a short-term rental course, to be provided by the department
552 and made available virtually.
- 553 (c) The department shall deny any short-term rental operator application that does not contain
554 all of the information listed in section 26-619(a) and (b).
- 555 (d) Renewals shall be obtained in the same or substantially similar form and manner as the
556 initial permit, and shall require:
- 557 (1) An attestation signed by the operator providing that, in addition to the items
558 specified in subsection (b), above, that a short-term rental operator permit has not
559 been revoked in the previous year;
- 560 (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).

- 606 (7) Short-term rental guest use limitations. The operator shall be solidarily responsible
 607 with the owner for ensuring that no dwelling unit associated with a short-term rental
 608 owner permit be used as a reception facility, or any other commercial use as set
 609 forth in section 26-618(a)(7).
- 610 (8) Criminal activity. The operator shall be solidarily responsible with the owner for
 611 reporting any known or suspected criminal activity by a short-term rental guest to
 612 the New Orleans Police Department as set forth in section 26-618(a)(8).
- 613 (9) Reasonable inspections. The operator shall be solidarily responsible with the owner
 614 for facilitating inspections required by section 26-618(a)(9).
- 615 (10) Compliance with other laws. The operator shall ensure that any short-term rental
 616 fully complies with this article, the Comprehensive Zoning Ordinance, and all other
 617 applicable laws.
- 618 (b) *Prohibited acts.* The following acts shall be prohibited and may be grounds for suspension
 619 or revocation of a short-term rental operator permit, or any other remedy authorized by
 620 the article. Each instance of a prohibited act may be cited separately in any enforcement
 621 action.
- 622 (1) Advertising an illegal short-term rental.
- 623 (2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-
 624 record limitation set forth in the Comprehensive Zoning Ordinance.
- 625 (3) Exceeding in any advertisement, the legally available guest bedroom limitation set
 626 forth in the Comprehensive Zoning Ordinance.
- 627 (4) Exceeding in any advertisement, the legally available guest occupancy limitations
 628 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.

- 696 a. The affidavit alleging probable cause shall identify the factual basis for the
697 belief that the short-term rental is not in compliance with this article, or
698 correlating provisions in the Comprehensive Zoning Ordinance.
- 699 b. Upon receiving the affidavit, the judge may issue a warrant authorizing the
700 director or his representative to search the premises. The scope of the search
701 authorized by the warrant shall be limited to a search for those designated,
702 alleged violations.
- 703 (5) An owner may avoid an inspection authorized by this section by voluntarily
704 forfeiting his or her short-term rental owner's permit, in which case the permit shall
705 be deemed revoked. Nothing herein shall limit the authority of a law enforcement
706 body to secure a search warrant in connection with criminal activity at a dwelling
707 unit unrelated to compliance with this article or the authority of the department to
708 conduct lawful inspections of a dwelling unit unrelated to compliance with this
709 article.
- 710 (d) *Rescission of permits.* The department is authorized to cancel and rescind a permit issued
711 under this article whenever a permit so issued is in error, was issued on the basis of
712 inaccurate or misleading information, or contravenes this article or the Comprehensive
713 Zoning Ordinance.
- 714 (e) *Suspension of permits where life safety issues are present.* The department may suspend
715 a short-term rental owner permit issued under this article whenever the property it
716 corresponds to is the subject of a violation of building code that may endanger the life or
717 safety of persons on the property. This suspension shall end automatically when the
718 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).

- 763 iii. The owner violated section 26-618(a)(7).
- 764 iv. The owner violated section 26-618(a)(8).
- 765 v. The owner violated section 26-618(b)(1).
- 766 vi. The owner violated section 26-618(b)(2).
- 767 vii. The owner violated section 26-618(b)(3).
- 768 viii. The owner violated section 26-618(b)(4).
- 769 ix. The owner violated section 26-618(b)(5)
- 770 x. The owner violated section 26-618(b)(6)
- 771 xi. The owner violated section 26-618(b)(7)
- 772 xii. The owner violated section 26-618(b)(8)
- 773 xiii The owner violated section 26-618(b)(14)
- 774 xiv. The owner made false, misleading or fraudulent statement(s) in the permit
775 application, subterfuge for the purpose of evading any requirement of this
776 article.
- 777 xv. Any three separate violations of any of the following sections have occurred
778 during a 12-month period:
 - 779 a. Section 26-618(a)(1)
 - 780 b. Section 26-618(a)(2)
 - 781 c. Section 26-618(a)(5)
 - 782 d. Section 26-618(a)(6)
 - 783 e. Section 26-618(a)(9)
 - 784 f. Section 26-618(a)(10)

- 785 g. Section 26-618(a)(11)
- 786 h. Section 26-618(a)(12)
- 787 i. Section 26-618(b)(9)
- 788 j. Section 26-618(b)(10)
- 789 k. Section 26-618(b)(11)
- 790 l. Section 26-618(b)(12)
- 791 m. Section 26-618(b)(13)
- 792 n. Section 26-618(b)(15)
- 793 o. Section 26-618(b)(16)

794 (2) A short-term rental operator permit shall be revoked if the hearing officer
795 determines by a preponderance of the evidence that:

- 796 i. The operator violated section 26-620(a)(3).
- 797 ii. The operator violated section 26-620(a)(4).
- 798 iii. The operator violated section 26-620(a)(7).
- 799 iv. The operator violated section 26-620(a)(8).
- 800 v. The operator violated section 26-618(b)(1).
- 801 vi. The operator violated section 26-618(b)(2).
- 802 vii. The operator violated section 26-618(b)(3).
- 803 viii. The operator violated section 26-618(b)(4).
- 804 ix. The operator violated section 26-618(b)(5).
- 805 x. The operator violated section 26-618(b)(6).

- 806 xi. The operator violated section 26-618(b)(7).
- 807 xii. The operator violated section 26-620(b)(8).
- 808 xiii. The operator violated section 26-620(b)(14).
- 809 xiv. The operator violated section 26-620(b)(17).
- 810 xv. The operator made false, misleading or fraudulent statement(s) in the permit
811 application, or misrepresented material facts in the permit application, or
812 used any scheme or subterfuge for the purpose of evading any requirement
813 of this article
- 814 xvi. Any three separate violations of any of the following sections have occurred
815 during a 12-month period:
- 816 a. Section 26-620(a)(1)
- 817 b. Section 26-620(a)(2)
- 818 c. Section 26-620(a)(5)
- 819 d. Section 26-620(a)(6)
- 820 e. Section 26-620(a)(9)
- 821 f. Section 26-620(a)(10)
- 822 g. Section 26-620(b)(9)
- 823 h. Section 26-620(b)(10)
- 824 i. Section 26-620(b)(11)
- 825 j. Section 26-620(b)(12)
- 826 k. Section 26-620(b)(13)
- 827 l. Section 26-620(b)(15)

828 m. Section 26-620(b)(16)

829 n. Section 26-620(b)(18)

830 (e) An appeal with respect to the revocation of any short-term rental permit must be executed
831 within 30 days of the issuance of the order of revocation.

832 (f) When an owner or operator permit is revoked under section 26-628(d)(1) or section
833 26-628(d)(2), a hearing officer shall order that a property be prohibited from operating as
834 a short-term rental for a period of five years. This order, once recorded, shall constitute a
835 charge on the immovable property that shall be effective against third parties and shall
836 prohibit all current and future owners from obtaining a short-term rental owner's permit
837 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)

Name Daisy Ellis Ext. 8-2508
Person responsible for routingDEC 24 04:15
RECEIVED CAD

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK**

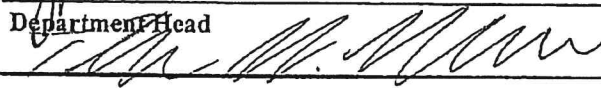
The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

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.

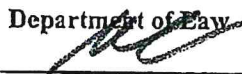
1.


Department Head

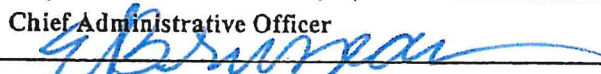
2.

 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.



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

19 nicotine to be ingested in the body, including but not limited to all types of vapes, e-cigarettes, and
20 pouches.

21 *Traditional Tobacco Product* means any product intended for nicotine to be ingested into
22 the body that contains tobacco, such as a cigar, cigarette, smokeless tobacco, dip, or smoking
23 tobacco.

24 *Flavored* when qualifying alternative nicotine or traditional tobacco product shall mean
25 that the product contains a constituent which imparts a flavor, including menthol.

26 **Sec. 82-719. – Limitation of Sale of Flavored Alternative Nicotine Products**

27 Notwithstanding anything else contained in the City Code, the sale of flavored alternative
28 nicotine products shall be limited to tobacco-nicotine specific businesses.

29 **Sec. 82-720. – Regulations**

30 Pursuant to Section 2-1000 of the City Code, the New Orleans Health Department may
31 promulgate rules and regulations in accordance with the provisions contained in this article and
32 such other rules and regulations as may be necessary for the purpose of implementing and carrying
33 out the provisions of this article.

34 **Sec. 82-721. – Enforcement**

35 1. The New Orleans Health Department, the New Orleans Department of Safety and Permits,
36 and the New Orleans Police Department shall have the power to enforce the provisions of
37 this article.

38 2. The New Orleans Health Department shall perform a compliance check after receiving a
39 complaint to determine if a tobacco-nicotine retail location is in compliance with this
40 article.

41 **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 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 CPC's consideration of distance and density restrictions to ensure

 compatibility with surrounding areas and limit youth exposure to harmful nicotine products

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: _____

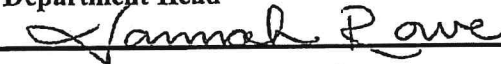
Calendar No. _____ (Rev)
(Exp)

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. 
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”

1 **SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That is the intent of this Ordinance, consistent with the Council's authority to
3 subdivide appropriations and to reduce appropriations, to make an express and un-ambiguous de-
4 appropriation of city funds available for professional services agreements in Sanitation Area 5.
5 Any previous appropriation or encumbrance inconsistent with this intent is revoked. The use or re-
6 dedication of funding from departments other than the Department of Sanitation, or from other
7 funding groups within the Department of Sanitation, to pay for professional services agreements
8 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

11 the submitted reports during each of its quarterly meetings held pursuant to Section 2-61 of the
12 City Code.

1 **SECTION 3. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER**
2 **ORDAINS**, That each of the Orleans Parish Sheriff, Orleans Parish District Attorney, and Orleans
3 Parish Criminal District Court shall comply with Section 1 within one year of the date of adoption
4 of this ordinance and shall comply with Section 2 within 90 days of the date of adoption of this
5 ordinance.

1 **SECTION 4. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER**
2 **ORDAINS**, That the Clerk of Orleans Parish Criminal District Court, the Municipal and Traffic
3 Court of New Orleans, the Orleans Parish Communications District, the Orleans Parish Coroner,
4 the Orleans Parish Juvenile Court, and the Orleans Public Defender shall comply with Section 1
5 within two years of the date of adoption of this ordinance, and shall comply with Section 2
6 beginning one year from the date of adoption of this ordinance.

1 **SECTION 5. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER**
2 **ORDAINS**, That the Council will appropriate funds as necessary to carry out the provisions of
3 this ordinance.

1 **SECTION 6. THE COUNCIL OF THE CITY OF NEW ORLEANS FURTHER**
 2 **ORDAINS**, That the Clerk of Council shall provide a certified copy of this ordinance via U.S.
 3 Mail, and the Council's Fiscal Office shall also provide an electronic copy of this ordinance, to
 4 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: December 4, 2025

CALENDAR NO. 35,320

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to approve and authorize the Mayor of the City of New Orleans (“City”), acting by and through the New Orleans Aviation Board (“NOAB”), to enter into lease amendments to the Airline-Airport Use and Lease Agreements with the signatory airlines operating at the Louis Armstrong New Orleans International Airport (the “Airport”), under circumstances in which a solicitation and selection process is not required by law; 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 custody, maintenance, administration, and operation of the Airport; and

WHEREAS, the City, through the NOAB, is the lessor under a series of lease agreements with signatory airlines: American Airlines, Inc., Delta Air Lines, Inc., Federal Express Corporation, JetBlue Airways Corporation, Southwest Airlines, Co., Spirit Airlines, Inc., United Air Lines, Inc., and United Parcel Service, Inc. as lessees of space within and outside the main terminal building and now desire to amend the Agreement to modify certain provisions of the Agreement; **NOW, THEREFORE**

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That the Council hereby approves or ratifies, as applicable, and that the Mayor of the
3 City of New Orleans be and she is hereby authorized to sign the following lease-related documents

4 in substantial conformance to and with Exhibits A through G, respectively, attached hereto and
5 made a part hereof:

6	Exhibit	<u>Document</u>	<u>Lessee</u>
7	A	Lease Amendment	American Airlines, Inc.
8	B	Lease Amendment	Delta Air Lines, Inc.
9	C	Lease Amendment	Federal Express Corporation
10	D	Lease Amendment	JetBlue Airways Corporation
11	E	Lease Amendment	Southwest Airlines Co
12	F	Lease Amendment	Spirit Airlines, Inc.
13	G	Lease Amendment	United Parcel Service, Inc.

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:

**EIGHTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
AMERICAN AIRLINES, INC.**

This Eighth Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”), by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and AMERICAN AIRLINES, INC. (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2024 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement with an effective date of September 14, 2012 (the “2012 Amendment”), (2) a second amendment to the Original Agreement with an effective date of January 1, 2014 and a third amendment to the Original Agreement with an effective date of January 16, 2014 (collectively the “2014 Amendments”), (3) a fourth amendment to the Original Agreement with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fifth amendment to the Original Agreement with

an effective date of January 1, 2016 (the “2016 Amendment”), and (5) a sixth amendment to the Original Agreement with an effective date of January 1, 2018 (the “2018” Amendment) (the Original Agreement, and 2012, 2014, 2015, 2016, and 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the North Terminal Building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the seventh amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the parties hereto desire to amend the Agreement to extend the Term for two additional years ; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the Term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if neither the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____

Hon. Michael Bagneris, Chairman
New Orleans Aviation Board

Date

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

AMERICAN AIRLINES, INC.

By: _____
American Airlines, Inc. Date

Print Name: _____

Title: _____

Tax ID #: _____

**SEVENTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
DELTA AIR LINES, INC.**

This Seventh Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”), by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and DELTA AIR LINES, INC. (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the

PAGE 1 OF 4

SEVENTH AMENDMENT TO AIRLINE-AIRPORT USE AND LEASE AGREEMENT BETWEEN
THE CITY OF NEW ORLEANS BY AND THROUGH THE NEW ORLEANS AVIATION BOARD AND
DELTA AIR LINES, INC.
BRASS#7543

Original Agreement with an effective date of February 1, 2012 (the “2012 Amendment”), (2) a second amendment to the Original Agreement with an effective date of January 1, 2014 (the “2014 Amendment”), (3) a third amendment to the Original Agreement with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fourth amendment to the Original Agreement with an effective date of January 1, 2016 (the “2016 Amendment”), (5) a fifth amendment to the Original Agreement with an effective date of January 1, 2018 (the “2018 Amendment”), and (6) a sixth amendment to the Original Agreement with an effective date of January 1, 2024 (“2024 Amendment”) extending the term of the Agreement until December 31, 2025 (the Original Agreement, and 2012, 2014, 2015, 2016, 2018 and 2024 Amendments, collectively the “Agreement”); and

WHEREAS, the Parties hereto desire to amend the Agreement to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the Term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

PAGE 2 OF 4

SEVENTH AMENDMENT TO AIRLINE-AIRPORT USE AND LEASE AGREEMENT BETWEEN
THE CITY OF NEW ORLEANS BY AND THROUGH THE NEW ORLEANS AVIATION BOARD AND
DELTA AIR LINES, INC.
BRASS#7543

Resolution approving this contract and directing the Chairman and Director of Aviation to sign on behalf of the NOAB passed on November 20, 2025.

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

DELTA AIR LINES, INC.

By: _____
Delta Air lines, Inc. Date

Print Name: _____

Title: _____

Tax ID #: _____

PAGE 4 OF 4

SEVENTH AMENDMENT TO AIRLINE-AIRPORT USE AND LEASE AGREEMENT BETWEEN
THE CITY OF NEW ORLEANS BY AND THROUGH THE NEW ORLEANS AVIATION BOARD AND
DELTA AIR LINES, INC.

BRASS#7543

**SIXTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
FEDERAL EXPRESS CORPORATION**

This Sixth Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”), by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and **FEDERAL EXPRESS CORPORATION** (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement, with an effective date of January 1, 2014 (the “2014 Amendment”), (2) a second amendment to the Original Agreement, with an effective date of January 1, 2015 (the “2015 Amendment”), (3) a third amendment to the Original Agreement, with an effective date of January 1, 2016 (the “2016 Amendment”), and (4) a fourth amendment to the Original Agreement, with an

effective date of January 1, 2018 (the “2018 Amendment”) (the Original Agreement, and 2014, 2015, 2016, and 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the fifth amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the parties hereto desire to amend the Agreement to extend the Term for two years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the Term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

FEDERAL EXPRESS CORPORATION

By: _____
FEDERAL EXPRESS CORPORATION Date

Print Name: _____

Title: _____

Tax ID #: _____

**SEVENTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
JETBLUE AIRWAYS CORPORATION**

This Seventh Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”) by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and **JETBLUE AIRWAYS CORPORATION** (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2024 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement, with an effective date of June 1, 2012 (the “2012 Amendment”), (2) a second amendment to the Original Agreement, with an effective date of January 1, 2014 (the “2014

PAGE 1 OF 4

SEVENTH AMENDMENT TO AIRLINE-AIRPORT USE AND LEASE AGREEMENT BETWEEN
THE CITY OF NEW ORLEANS BY AND THROUGH THE NEW ORLEANS AVIATION BOARD AND
JETBLUE AIRWAYS CORPORATION
BRASS#7541

Amendment”), (3) a third amendment to the Original Agreement, with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fourth amendment to the Original Agreement, with an effective date of January 1, 2016 (the “2016 Amendment”), and (5) a fifth amendment to the Original Agreement, with an effective date of January 1, 2018 (the “2018 Amendment”) (the Original Agreement, and 2012, 2014, 2015, 2016, and 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the sixth amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the Parties hereto desire to amend the Agreement to to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

JETBLUE AIRWAYS CORPORATION

By: _____
JETBLUE AIRWAYS CORPORATION Date

Print Name: _____

Title: _____

Tax ID #: _____

**SEVENTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
SOUTHWEST AIRLINES CO.**

This Seventh Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”) by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and **SOUTHWEST AIRLINES CO.** (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement, with an effective date of June 16, 2012 (the “2012 Amendment”), (2) a second amendment to the Original Agreement, with an effective date of January 1, 2014 (the “2014 Amendment”), (3) a third amendment to the Original Agreement, with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fourth amendment to the Original Agreement, with an

effective date of January 1, 2016 (the “2016 Amendment”), and (5) a fifth amendment to the Original Agreement, with an effective date of January 1, 2018 (the “2018 Amendment”) (the Original Agreement, and 2012, 2014, 2015, 2016, and 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the sixth amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the Parties hereto desire to amend the Agreement to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the Term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended, or the Agreement is terminated.

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____

Hon. Michael Bagneris, Chairman
New Orleans Aviation Board

Date

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

SOUTHWEST AIRLINES CO.

By: _____
SOUTHWEST AIRLINES CO. Date

Print Name: _____

Title: _____

Tax ID #: _____

**THIRD AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
SPIRIT AIRLINES, LLC.**

This Third Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”), by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and **SPRIT AIRLINES, LLC** (f/k/a Spirit Airlines, Inc.). (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed provided (1) a first amendment to the Original Agreement, with an effective date of January 1, 2018 (the “2018” Amendment”) (the Original Agreement and the 2018 Amendment, collectively the “Agreement”) that provided for, among other things, that the Term of the Agreement will extend through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North

PAGE 1 OF 4

Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached as Exhibit H and amended by the 2018 Amendment; and Effective January 1, 2024, the Parties entered into the second amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the Parties hereto desire to amend the Agreement to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

[NOAB SIGNATURES CONTAINED ON NEXT PAGE]

Resolution approving this contract and directing the Chairman and Director of Aviation to sign on behalf of the NOAB passed on November 20, 2025.

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

SPIRIT AIRLINES, LLC.

By: _____
SPIRIT AIRLINES, LLC. Date

Print Name: _____

Title: _____

Tax ID #: _____

**SEVENTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
UNITED AIRLINES, INC. F/K/A CONTINENTAL AIRLINES, INC.**

This Seventh Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”) by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and **UNITED AIRLINES, INC. F/K/A CONTINENTAL AIRLINES, INC.** (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement, with an effective date of July 21, 2012 (the “2012 Amendment”), (2) a second amendment to the Original Agreement, with an effective date of January 1, 2014 (the “2014

PAGE 1 OF 4

SEVENTH AMENDMENT TO AIRLINE-AIRPORT USE AND LEASE AGREEMENT BETWEEN
THE CITY OF NEW ORLEANS BY AND THROUGH THE NEW ORLEANS AVIATION BOARD AND
UNITED AIRLINES, INC. F/K/A CONTINENTAL AIRLINES, INC.
BRASS#7545

Amendment”), (3) a third amendment to the Original Agreement, with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fourth amendment to the Original Agreement, with an effective date of January 1, 2016 (the “2016 Amendment”), and (5) a fifth amendment to the Original Agreement, with an effective date of January 1, 2018 (the Original Agreement, and 2012, 2014, 2015, 2016, and 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the sixth amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the Parties hereto desire to amend the Agreement to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the Term of the Agreement to the date that is the earlier to occur of: (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE
PAGES FOLLOW]**

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

[AIRLINE SIGNATURE CONTAINED ON NEXT PAGE]

**UNITED AIRLINES, INC. F/K/A CONTINENTAL
AIRLINES, INC.**

By: _____
UNITED AIRLINES, INC. F/K/A DATE
CONTINENTAL AIRLINES, INC.

Print Name: _____

Title: _____

Tax ID #: _____

**SEVENTH AMENDMENT
AIRLINE-AIRPORT USE AND LEASE AGREEMENT
BETWEEN
THE CITY OF NEW ORLEANS
BY AND THROUGH
THE NEW ORLEANS AVIATION BOARD
AND
UNITED PARCEL SERVICE CO**

This Seventh Amendment (the “2026 Amendment”) to the Airline-Airport Use And Lease Agreement (the “Original Agreement”), dated January 1, 2009, between the City of New Orleans (“City”), by and through the New Orleans Aviation Board (“NOAB”) represented by Hon. Michael G. Bagneris, its Chairman and UNITED PARCEL SERVICE CO. (“AIRLINE”) represented by its authorized representative is entered into between the parties hereto with an effective date of January 1, 2026 (the “Effective Date”)

WITNESSETH:

WHEREAS, NOAB is charged with the custody, administration, operation, and management of the Louis Armstrong New Orleans International Airport (the “Airport”) that is owned by the City; and

WHEREAS, NOAB has the legal and sole responsibility for the operation, maintenance, improvement, and promotion of the Airport; and

WHEREAS, NOAB has the right to lease, license, or otherwise provide for the use of land, property, and facilities of the Airport and has full power and authority to enter into this Amendment in respect thereof subject to the approval of the New Orleans City Council; and

WHEREAS, AIRLINE is engaged in the business of transportation by air of persons, property, mail, parcels, and/or cargo; and

WHEREAS, AIRLINE previously entered into the Original Agreement that granted rights to certain Preferential Use Premises and Common Use Premises, as well as certain other rights, services, and privileges in connection with the use of the Airport and its facilities; and

WHEREAS, the Parties to the Agreement previously executed (1) a first amendment to the Original Agreement, with an effective date of January 1, 2013 (the “2013 Amendment”), (2) a second amendment to the Original Agreement, with an effective date of January 1, 2014 (the “2014 Amendment”), (3) a third amendment to the Original Agreement, with an effective date of January 1, 2015 (the “2015 Amendment”), (4) a fourth amendment to the Original Agreement, with an

effective date of January 1, 2016 (the “2016 Amendment”), and (5) a fifth amendment to the Original Agreement, with an effective date of January 1, 2018 (the “2018 Amendment”) (the Original Agreement, and 2013, 2014, 2015, 2016, 2018 Amendments, collectively the “Agreement”) that provided for, among other things, extension of the Term of the Agreement through December 31, 2023 and AIRLINE support of the North Terminal Project for the north terminal building (the “North Terminal”) and business plan outlined in an Airline-Airport Use and Lease Agreement Term Sheet (“Term Sheet”) that was attached to the 2015 Amendment as Exhibit A and amended by the 2016 Amendment and 2018 Amendment; and effective January 1, 2024, the Parties entered into the sixth amendment to the Original Agreement (“2024 Amendment”) extending the term of the Agreement until December 31, 2025; and

WHEREAS, the Parties hereto desire to amend the Agreement to extend the Term for two additional years; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, agree to further amend the Agreement, as set forth below:

- 1.) Extension and Amendment to Article 3 of the Agreement. The Parties hereby agree to amend Article 3 of the Agreement to extend the term of the Agreement to the date that is the earlier to occur of (1) the date that a new Airline-Airport Use and Lease Agreement is executed by NOAB and at least two (2) Signatory Airlines that together account for the numerical majority of the total enplaned passengers served at the Airport in the immediately preceding twelve-month period; or (2) December 31, 2027.

Notwithstanding the foregoing, if the execution of a new Airline-Airport Use and Lease Agreement as contemplated above has not occurred on or before December 31, 2027, unless otherwise extended, the Agreement will continue thereafter on a month-to-month basis until the date that a new Airline-Airport Use and Lease Agreement is executed as contemplated above, the Agreement is extended or the Agreement is terminated.

IN WITNESS WHEREOF the parties hereto have entered into this 2026 Amendment effective as of the Effective Date set forth hereinabove.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE PAGES FOLLOW]

**Resolution approving this contract and directing the
Chairman and Director of Aviation to sign on behalf of
the NOAB passed on November 20, 2025.**

NEW ORLEANS AVIATION BOARD

By: _____
Hon. Michael Bagneris, Chairman Date
New Orleans Aviation Board

By: _____
Kevin Dolliole, Director of Aviation Date
New Orleans Aviation Board

Reviewed as to form and legality:

By: _____
Legal Department Date
New Orleans Aviation Board

UNITED PARCEL SERVICE CO.

By: _____
United Parcel Service Co. Date

Print Name: _____

Title: _____

Tax ID #: _____

Name: Diane Buckley Ext.: 504-303-7600

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND
RESOLUTIONS BEFORE SUBMISSION TO THE
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 lease amendments to the Airline-Airport Use and Lease Agreements with the Signatory Airlines: American Airlines, Inc., Delta Airlines, Inc., Federal Express Corporation, JetBlue Airways Corporation, Southwest Airlines, Co., Spirit Airlines, Inc. United Air Lines, Inc., and United Parcel Service, Inc.

1. KC Hall
Department Head
2. [Signature]
Department of Law
3. [Signature]
Chief Administrative Officer
4. [Signature]
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.



LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Aviation

Name of Contact Person: Diane Buckley

Telephone Number: 504-303-7600

Email Address: diane@flymsy.com

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Signatory Airlines, American Airlines, Inc., Delta Air Lines, Inc., Federal Express Corp., JetBlue Airways Corporation, Southwest

Airlines Co., Spirit Airlines, Inc., United Air Lines, Inc., and United Parcel Service, Co., will lease certain premises and

obtain rights, services, and privileges in connection with the use of the Airport and its facilities. American Airlines, Inc.,

Delta Air Lines, Inc., Federal Express Corp., JetBlue Airways Corporation, Southwest Airlines Co., Spirit Airlines, Inc. United Air

Lines, Inc., and United Parcel Service, Co., will pay rents, fees, and charges in accordance with the Fee Schedule periodically

approved by NOAB in the manner contemplated under the Signatory Lease Agreements. A competitive solicitation process

is not required for Signatory Leases under La. R.S. 2:135.I.E and the term will last from January 01, 2026, until December 31, 2028.



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 NOAB and American Airlines, Inc., Delta Air Lines, Inc., Federal Express Corp., JetBlue Airways Corporation, Southwest Airlines Co., Spirit Airlines, Inc., United Air Lines, Inc., and United Parcel Service, Co.

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

American Airlines, Inc., Delta Air Lines, Inc., Federal Express Corp., JetBlue Airways Corporation, Southwest Airlines Co., Spirit Airlines, Inc., United Air Lines, Inc., and United Parcel Service, Co., agree to pay NOAB per the Airport's Rates & Charges, which are calculated and changed on an annual basis.

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 The Signatory Airlines namely American Airlines, Inc., Delta Air Lines, Inc., Delta Air Lines, Inc., Federal Express Corp., JetBlue Airways Corporation, Southwest Airlines Co., Spirit Airlines, Inc., United Air Lines, Inc., and United Parcel Service, Co., who provide service between routes across the U.S.

The duration of the contract:

The Term shall be January 01, 2026 until December 31, 2028.



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: December 4, 2025

CALENDAR NO. 35,323

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

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

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That sections 34-1 and 34-3 of the Code of the City of New Orleans, Louisiana are amended to read as follows:

“Chapter 34 – CARNIVAL, MARDI GRAS

ARTICLE I. – IN GENERAL

Sec. 34-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Carnival organization means a nonprofit corporation organized under the laws of the state for the sole purpose of creating, staging and presenting carnival parades, truck parades or marching club parades.

Carnival parade means a parade staged during the carnival parade season conducted by a nonprofit carnival organization consisting of, *inter alia*, floats and elements. A *carnival parade* also means a truck parade.

Carnival parade season means that period beginning with the second Friday before Mardi Gras Day and continuing through Mardi Gras Day, both inclusive.

Element means any marching band, military band, dance club, walking club, riding club, or dance troupe in a carnival parade, composed of more than 15 participants, not including chaperones, helpers, support vehicles, or public safety vehicles.

Fire watch means privately paid uniformed New Orleans Fire Department personnel subject to the fire official's orders at all times when so employed. The term "fire watch personnel" shall be synonymous with "fire watch", "standby personnel", "standby firefighter" or similar term.

Flambeaux means supplemental parade lighting consisting of burners mounted to a pole with an open flame which burns Class II combustible liquid fuel or propane or butane liquid compressed gas.

Flambeaux contractor means an individual or business entity that owns flambeaux and is retained by carnival organizations to provide the actual flambeaux, the stick men, flambeaux carriers, fuel and control over all flambeaux operations.

Flambeaux safety guidelines means section 34-24(9).

Float means vehicles with platforms used to carry maskers. Floats shall be not less than 23 feet long, nor less than nine feet wide, and not more than 17 feet ten inches high, exclusive of animation which shall not exceed 17 feet ten inches in its lowest position and 20 feet in its highest position, measured from the street level.

Marching band means a group of musicians that marches together while playing instruments and is officially sanctioned by a middle, junior, or high school, a college or university, or a youth-focused non-profit organization that is composed of no fewer than 30 participants. A *marching*

37 *band* also means an officially sanctioned military marching band regardless of the number of
38 participants.

39 *Marching club parade* means a parade staged during carnival parade season conducted by a
40 nonprofit carnival organization which consists entirely of marching participants and specifically
41 does not contain floats or minifloats.

42 *Minifloat* means a vehicle less than 23 feet long which may or may not have a platform used
43 to carry maskers.

44 *Night parade* means any parade beginning at 5:15 p.m. or later.

45 *Parade property truck* means a truck provided by the float builder containing tools and other
46 equipment needed for float maintenance.

47 *Pendency of a parade* means the immediate four hours before a parade leaves its starting
48 point.

49 *Pull unit* means a single tractor, mule, or truck tractor pulling a float, tandem float, or truck
50 trailer during a carnival parade.

51 *Stick man* means an individual hired by the flambeaux contractor to supervise no more than
52 15 flambeaux carriers.

53 *Pre-parade party* means an activity consisting of music employing sound amplification
54 equipment performed by a disc jockey or live performer(s), conducted by a carnival organization,
55 which begins and ends prior to the arrival of the first vehicle of a carnival parade within 120 yards
56 of the activity.

57 *Tandem float* means two or more floats, not more than 215 feet in length, attached to one
58 another and pulled by a single tractor or other vehicle.

Truck parade means a carnival parade which consists entirely of self-decorated truck trailers drawn by truck tractors.

* * *

ARTICLE II. – PARADE PERMITS

* * *

Sec. 34-3. – Application requirements; fees.

Before any parade permit is issued under this chapter, each carnival organization shall submit the following documents and fees to the designated offices prior to 5:00 p.m. of each date specified:

(a) On or before August 15, a parade permit application must be submitted to the department of finance, with copies to the department of police. The application must:

1. Designate whether the carnival organization will conduct a pre-parade party and the location of any proposed pre-parade party.
2. Designate the disbanding area of the carnival parade.
3. Designate the official reviewing stands and one other stop along the parade route to make a ceremonial toast, including the exact location of the stop and a list of no more than three floats, identified by float number and float name which will participate in the stop. Additional stops may be authorized only upon a showing of good cause.
4. Include the anticipated number of riders or maskers riding on each float or truck trailer, identified by float/trailer number and float/trailer name or theme.

79 5. Include the name, address and phone number of one current officer of the carnival
80 organization who will be the main point of contact between the city and that carnival
81 organization.

82 6. Include a copy of the articles of incorporation of the carnival organization, filed
83 with the Louisiana Secretary of State, if the carnival organization was not issued a
84 parade permit in the previous carnival season. A copy of any amendment to the
85 articles of incorporation must be included if the applicant has not included a copy
86 in a prior application for a carnival parade permit.

87 7. Include an affidavit of an authorized agent of the carnival organization, attesting
88 that the organization has no written or unwritten provision in its charter, bylaws,
89 rules, regulations or policies which call for the refusal, withholding or denying of
90 membership, or any of the services, accommodations, advantages, facilities or
91 privilege offered by the respondent to members or others, because of race, color,
92 creed, religion, national origin, sexual orientation or ancestry, or which
93 unreasonably calls for such discrimination on the basis of age, sex, physical
94 condition or disability, and that the applicant and its members will, except as
95 otherwise authorized by chapter 86, section 86-39 of the Code of the City of New
96 Orleans, treat all proposals for membership in a nondiscriminatory manner in
97 accordance with the procedures contained in the carnival organization's bylaws and
98 regulations. The filing of such an affidavit shall be a prerequisite to the granting of
99 the permit.

100 (b) On or before January 15, the carnival organization shall submit to the department of
101 finance, with copies to the department of police, a nonrefundable permit fee, in an

amount based on the number of pull units and riders, and equal to the sum of the following:

1. The amount equal to \$20.00 per rider or masker, ages 12 and older, riding on each float, minifloat, or truck trailer, and identified by float/trailer number and float/trailer name, title or theme; plus

2. The following amount determined according to the number of pull units:

14 to 27 pull units: \$750.00;

28 to 36 pull units: \$1,000.00; or

37 to 45 pull units: \$1,500.00.

(c) On or before January 15, the carnival organization shall submit to the department of the police the following:

1. A certification from the builder or builders of the structural elements of the floats that each float is structurally sound and meets the physical and safety requirements of this chapter. The certification shall also state the maximum weight and rider capacity of the float.

2. Evidence that the builder and the carnival organization each have a currently effective commercial general liability insurance policy for the date of the parade and the date of the prepared party, if applicable, with minimum insurance coverage as follows:

Commercial General Liability Policy	Carnival Organization	Float Owner/Builder
Each occurrence	\$500,000.00	\$500,000.00
Aggregate	\$1,000,000.00	\$1,000,000.00
Passenger hazard endorsement	Endorsement	

Riders named as additional insured	Endorsement	
Hired autos and nonowned autos	\$1,000,000.00	
Personal and advertising limit		\$500,000.00
Products complete operational aggregate		\$1,000,000.00
Fire damage limit		\$300,000.00

(d) Not less than 30 days prior to the beginning of the carnival parade season, but on or before January 15, the carnival organization shall submit the following to the department of finance, with copies to the department of police, and other agencies as indicated below:

1. A letter signed by the owner of any floats to be used in the carnival organization's parade which states that no float in the parade will be used more than twice in that carnival parade season, unless that float's exterior will be redecorated to the extent that at least 75 percent of the float's exterior appears different than when it was used previously.
2. A parade lineup form, supplied by the department of police, completed to designate the position of each float, minifloat, vehicle, marching band, element, and all other components of the parade. This completed form shall be also submitted to the agency designated by the city to maintain its animal control program under chapter 18, and to the city council president, the latter with copies of all contracts between

144 the carnival organization and the marching bands indicated in its completed parade
145 lineup form.

146 3. An affidavit attesting that all obligations have been satisfied.”

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE CITY COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

ENGROSSED VERSION:

Sec. 34-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Carnival organization means a nonprofit corporation organized under the laws of the state for the sole purpose of creating, staging and presenting carnival parades, truck parades or marching club parades.

Carnival parade means a parade staged during the carnival parade season conducted by a nonprofit carnival organization consisting of, inter alia, floats, ~~minifloats~~, and ~~marching organizations elements~~. **A carnival parade also means a truck parade.**

Carnival parade season means that period beginning with the second Friday before Mardi Gras Day and continuing through Mardi Gras Day, both inclusive.

~~*Elements in a parade*~~ shall mean any marching band, military band, dance club, walking club, riding club, or dance troupe in a carnival float parade, **composed of more than larger than a group of 15 participants**, not including chaperones, helpers, support vehicles, ~~and~~ **or** public safety vehicles.

Fire watch means privately paid uniformed New Orleans Fire Department personnel subject to the fire official's orders at all times when so employed. The term “fire watch personnel” shall be synonymous with “fire watch”, “standby personnel”, “standby firefighter” or similar term.

Flambeaux means supplemental parade lighting consisting of burners mounted to a pole with an open flame which burns Class II combustible liquid fuel or propane or butane liquid compressed gas.

Flambeaux contractor means an individual or business entity that owns flambeaux and is retained by carnival organizations to provide the actual flambeaux, the stick men, flambeaux carriers, fuel and control over all flambeaux operations.

Flambeaux safety guidelines means section 34-24(9).

Float means vehicles with platforms used to carry maskers. Floats shall be not less than 23 feet long, nor less than nine feet wide, and not more than 17 feet ten inches high, exclusive of animation which shall not exceed 17 feet ten inches in its lowest position and 20 feet in its highest position, measured from the street level.

Marching band means a group of musicians that marches together while playing instruments and is officially sanctioned by a middle, junior, or high school, a college or university, or a youth-focused non-profit organization that is composed of no fewer than 30 participants. A *marching band* also means an officially sanctioned military marching band regardless of the number of participants.

Marching club parade means a parade staged during carnival parade season conducted by a nonprofit carnival organization which consists entirely of marching participants and specifically does not contain floats or minifloats.

Minifloat means a vehicle less than 23 feet long which may or may not have a platform used to carry maskers.

Night parade means any parade beginning at 5:15 p.m. or later.

Parade property truck means a truck provided by the float builder containing tools and other equipment needed for float maintenance.

Pendency of a parade means the immediate four hours before a parade leaves its starting point.

Pull unit means a single tractor, ~~or~~ mule, or truck tractor pulling a float, ~~or~~ tandem float, or truck trailer during a carnival parade.

Stick man means an individual hired by the flambeaux contractor to supervise no more than 15 flambeaux carriers.

Pre-parade party means an activity consisting of music employing sound amplification equipment performed by a disc jockey or live performer(s), conducted by a carnival organization, which begins and ends prior to the arrival of the first vehicle of a carnival parade within 120 yards of the activity.

Tandem float means two or more floats, not more than 215 feet in length, attached to one another and pulled by a single tractor or other vehicle.

Truck parade means a carnival parade which consists entirely of self-propelled decorated trucks trailers drawn by truck tractors.

Sec. 34-3. – Application requirements; fees.

Before any parade permit is issued under this chapter, each carnival organization shall submit the following documents and fees to the designated offices prior to 5:00 p.m. of each date specified:

- (a) On or before August 15, a parade permit application must be submitted to the department of finance, with copies to the department of police. The application must:
 1. Designate whether the carnival organization will conduct a pre-parade party and the location of any proposed pre-parade party.
 2. Designate the disbanding area of the carnival parade.
 3. Designate the official reviewing stands and one other stop along the parade route to make a ceremonial toast, including the exact location of the stop and a list of no more than three floats, identified by float number and float name which will participate in the stop. Additional stops may be authorized only upon a showing of good cause.
 - 4. Include the anticipated number of riders or maskers riding on each float or truck trailer, identified by float/trailer number and float/trailer name or theme.**
 - ~~4.5.~~ Include the name, address and phone number of one current officer of the carnival organization who will be the main point of contact between the city and that carnival organization.

~~5.6.~~ Include a copy of the articles of incorporation of the carnival organization, filed with the Louisiana Secretary of State, if the carnival organization was not issued a parade permit in the previous carnival season. A copy of any amendment to the articles of incorporation must be included if the applicant has not included a copy in a prior application for a carnival parade permit.

~~6.7.~~ Include an affidavit of an authorized agent of the carnival organization, attesting that the organization has no written or unwritten provision in its charter, bylaws, rules, regulations or policies which call for the refusal, withholding or denying of membership, or any of the services, accommodations, advantages, facilities or privilege offered by the respondent to members or others, because of race, color, creed, religion, national origin, sexual orientation or ancestry, or which unreasonably calls for such discrimination on the basis of age, sex, physical condition or disability, and that the applicant and its members will, except as otherwise authorized by chapter 86, section 86-39 of the Code of the City of New Orleans, treat all proposals for membership in a nondiscriminatory manner in accordance with the procedures contained in the carnival organization's bylaws and regulations. The filing of such an affidavit shall be a prerequisite to the granting of the permit.

- (b) On or before January 15, the carnival organization shall submit to the department of finance, with copies to the department of police, a nonrefundable permit fee, in an amount based on ~~according to~~ the number of pull units and riders, and equal to the sum of the following ~~used in the parade as follows:~~

1. The amount equal to \$20.00 per rider or masker, ages 12 and older, riding on each float, minifloat, or truck trailer, and identified by float/trailer number and float/trailer name, title or theme; plus

2. The following amount determined according to the number of pull units:

14 to 27 pull units: \$750.00;

28 to 36 pull units: \$1,000.00; or

37 to 45 pull units: \$1,500.00.

- (c) On or before January 15, the carnival organization shall submit to the department of the police the following:

1. A certification from the builder or builders of the structural elements of the floats that each float is structurally sound and meets the physical and safety requirements of this chapter. The certification shall also state the maximum weight and rider capacity of the float.
2. Evidence that the builder and the carnival organization each have a currently effective commercial general liability insurance policy for the date of the parade and the date of the prepared party, if applicable, with minimum insurance coverage as follows:

Commercial General Liability Policy	Carnival Organization	Float Owner/Builder
Each occurrence	\$500,000.00	\$500,000.00
Aggregate	\$1,000,000.00	\$1,000,000.00
Passenger hazard endorsement	Endorsement	
Riders named as additional insured	Endorsement	
Hired autos and nonowned autos	\$1,000,000.00	
Personal and advertising limit		\$500,000.00
Products complete operational aggregate		\$1,000,000.00
Fire damage limit		\$300,000.00

(d) Not less than 30 days prior to the beginning of the carnival parade season, but on or before January 15, the carnival organization shall submit the following to the department of finance, with copies to the department of police, and other agencies as indicated below:

1. A letter signed by the owner of any floats to be used in the carnival organization's parade which states that no float in the parade will be used more than twice in that carnival parade season, unless that float's exterior will be redecorated to the extent that at least 75 percent of the float's exterior appears different than when it was used previously.
2. A parade lineup form, supplied by the department of police, completed to designate the position of each float, minifloat, vehicle, marching band, element, and all other components of the parade. This completed form shall be also submitted to the agency designated by the city to maintain its animal control program under chapter 18, and to the city council president, the latter with copies of all contracts between the carnival organization and the marching bands indicated in its completed parade lineup form.
3. An affidavit attesting that all obligations have been satisfied.

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 Code	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

(LYING OVER)

NO. M-25-614

CITY HALL: December 18, 2025

BY: COUNCILMEMBER KING

SECONDED BY:

WHEREAS, pursuant to its lease agreement with the City of New Orleans (hereinafter “the City”), the Jazz Casino Company, LLC, is required to make payments to the City in the amount of \$2,000,000 per fiscal year (annually adjusted to the revised CPI), to assist in funding education-related initiatives within Orleans Parish, whether operated by the City, the Orleans Parish School Board (hereinafter “OPSB”), or a third party, subject to disbursement by the Council of the City of New Orleans (hereinafter “the Council”); and

WHEREAS, in 2014 the Council passed Resolution R-14-75, establishing a process for the disbursement of these funds; and

WHEREAS, in 2014, the Council passed Motion M-14-132, establishing the Community Development Committee as a standing committee of the Council, combining the responsibilities of the former Housing and Human Needs, Health, Education and Social Services, and Youth and Recreation Committees; and

WHEREAS, in 2020, the lease agreement was amended in relevant part to designate “School Support Payments,” specifically providing that said payments “are intended to assist in funding education-related initiatives within Orleans Parish, whether operated by the City, the Orleans Parish School Board (hereinafter “OPSB”), or a third party”; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the following disbursement of the 2022 reserve, subject to the availability of funds, is approved:

<u>OPSB</u>	
OPSB Therapeutic Program	\$1,363,423.85
Services for Court-Involved Youth	<u>\$1,363,423.85</u>
Total Allocation	\$2,726,847.70

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,
That the Clerk of Council forward a certified copy of this Resolution to the Mayor's Office of Youth and Families, the Chief Administrative Officer, the Department of Finance, the Orleans Parish School Board, and the Rivergate Development Corporation.

**THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED
ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

MOTION

NO. M-25-655

CITY HALL: December 18, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

WHEREAS, in 2021, the New Orleans City Council formed the Street Renaming Commission, a collective group of historians, musicians, scholars, and residents tasked with suggesting new names for New Orleans streets named after white supremacists; and

WHEREAS, the Council unanimously voted to rename Robert E. Lee Boulevard for Allen Toussaint in 2022; and

WHEREAS, West Robert E. Lee Boulevard, being a separate street, was not renamed and maintains the Confederate designation; and

WHEREAS, noted photographer Herman Leonard, considered by many to be one of the most significant jazz musician photographers of his time, lived along West Robert E. Lee Boulevard for 15 years; and

WHEREAS, Leonard's artistic focus created some of the most famous portraits of jazz musicians across the world, and was well-known for the limited and highly controlled atmospheric lighting in his photographs; and

WHEREAS, Leonard's love of New Orleans culture, music, and artists helped shine a spotlight on the city and our people; **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 renaming the approximate entirety of 0.3 miles of West Robert E. Lee Boulevard, bounded by Hammond Highway, Regent Street, and Pontchartrain Boulevard, to Leonard Lane.

BE IT FURTHER MOVED, That the Office of Information Technology and Innovation and the Department of Public Works are directed to provide to the City Planning Commission any information that may be required to effectuate this request pursuant to the City Planning Commission's rules, policies and procedures within ten business days of the passage of this motion.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the City Planning Commission, Office of Information Technology and Innovation, and the Department of Public Works.

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.

RESOLUTION

(LYING OVER)

NO. R-25-671

CITY HALL: December 23, 2025

BY: COUNCILMEMBER KING

SECONDED BY:

WHEREAS, pursuant to its lease agreement with the City of New Orleans (hereinafter “the City”), the Jazz Casino Company, LLC, is required to make payments to the City in the amount of \$2,000,000 per fiscal year (annually adjusted to the revised CPI), to assist in funding education-related initiatives within Orleans Parish, whether operated by the City, the Orleans Parish School Board (hereinafter “OPSB”), or a third party, subject to disbursement by the Council of the City of New Orleans (hereinafter “the Council”); and

WHEREAS, in 2014 the Council passed Resolution R-14-75, establishing a process for the disbursement of these funds; and

WHEREAS, in 2014, the Council passed Motion M-14-132, establishing the Community Development Committee as a standing committee of the Council, combining the responsibilities of the former Housing and Human Needs, Health, Education and Social Services, and Youth and Recreation Committees; and

WHEREAS, in 2020, the lease agreement was amended in relevant part to designate “School Support Payments,” specifically providing that said payments “are intended to assist in funding education-related initiatives within Orleans Parish, whether operated by the City, the Orleans Parish School Board (hereinafter “OPSB”), or a third party”; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the following disbursement of the 2025 reserve, subject to the availability of funds, is approved:

<u>OPSB</u>	
OPSB Therapeutic Program	\$1,363,423.85
Services for Court-Involved Youth	<u>\$1,363,423.85</u>
Total Allocation	\$2,726,847.70

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,
That the Clerk of Council forward a certified copy of this Resolution to the Mayor's Office of Youth and Families, the Chief Administrative Officer, the Department of Finance, the Orleans Parish School Board, and the Rivergate Development Corporation.

**THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED
ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

MOTION

NO. M-26-6

CITY HALL: January 8, 2026

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

WHEREAS, in 2021, the New Orleans City Council formed the Street Renaming Commission, a collective group of historians, musicians, scholars, and residents tasked with suggesting new names for New Orleans streets named after white supremacists; and

WHEREAS, the Council unanimously voted to rename Robert E. Lee Boulevard for Allen Toussaint in 2022; and

WHEREAS, West Robert E. Lee Boulevard, being a separate street, was not renamed and maintains the Confederate designation; and

WHEREAS, many New Orleanians fondly remember the Zephyr Roller Coaster in Pontchartrain Amusement Park, which delighted young and old thrill-seekers alike until its closure in 1983; and

WHEREAS, in 1993, the Denver Zephyrs, a Minor League Baseball team, relocated to the Crescent City and became known as the New Orleans Zephyrs; and

WHEREAS, "Zephyr" is synonymous with New Orleans history of entertainment, amusement, and culture; **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 renaming the approximate entirety of 0.3 miles of West Robert E. Lee Boulevard, bounded by Hammond Highway, Regent Street, and Pontchartrain Boulevard, to Zephyr Court.

BE IT FURTHER MOVED, That the Office of Information Technology and Innovation and the Department of Public Works are directed to provide to the City Planning Commission any information that may be required to effectuate this request pursuant to the City Planning Commission's rules, policies and procedures within ten business days of the passage of this motion.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the City Planning Commission, Office of Information Technology and Innovation, and the Department of Public Works.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

MOTION
NO. M-26-7

CITY HALL: January 8, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

WHEREAS, Adult live performance venues can produce undesirable secondary effects when rapidly proliferating in high-density, historic areas like the VCE Vieux Carré Entertainment District, including increased noise levels disrupting residential peace, heightened traffic congestion exacerbating pedestrian safety risks, amplified public intoxication and disorderly conduct straining law enforcement resources, and environmental impacts such as litter and strain on public infrastructure; and

WHEREAS, Motion Number M-26-8 directs the City Planning Commission to consider amending the Comprehensive Zoning Ordinance to shift Adult Live Performance Venues to a conditional or prohibited use in the VCE district, while also considering provisions to allow existing venues to relocate within the district under strict criteria that prevent expansion or intensification, in order to mitigate these secondary effects while preserving options for existing operations; **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 an amendment to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance (“CZO”), to amend Article 19 to establish a new Interim Zoning District to be named the *VCE Adult Live Performance Venue Interim Zoning District* (“IZD”), the intent of which is to require the approval of a conditional use by ordinance for Adult Live Performance Venues where Adult Use is designated as a permitted use (“P”) in the VCE Vieux Carre Entertainment District of the Comprehensive Zoning Ordinance. Adult Live Performance Venues shall be subject to all provisions in the CZO related to conditional uses, including but not limited to Section 4.3. All other regulations in the CZO that may relate to Adult Live Performance Venues, including but not limited to use permissions in other zoning districts, use standards, bulk and yard standards, parking requirements, and stormwater management, shall continue to apply to the use if approved under the terms of this IZD, unless expressly waived by the ordinance approving the conditional use. Where Adult Use is prohibited in the CZO, it shall remain prohibited under this IZD.

BE IT FURTHER MOVED, That this IZD shall not apply to any Adult Use other than Adult Live Performance Venues.

BE IT FURTHER MOVED, That this IZD shall be limited to the VCE Vieux Carre Entertainment District.

BE IT FURTHER MOVED, That this IZD shall be in effect for a period of one year and may be extended as provided in Section 3-126 of the City Charter.

BE IT FURTHER MOVED, That, in accordance with Article 19, Section 19.3.C.5 of the CZO, all appropriate agencies of the City shall neither accept any new application for a license or permit for an Adult Live Performance Venue, nor issue any permit or license that conflicts with the intent and provisions of this IZD for any applicable property while this IZD is in effect. Except for properties where the relevant use has been deemed discontinued or abandoned for a continuous period of 180 days, this IZD shall not operate to require a conditional use ordinance for any property which has already received a permit or license for an Adult Live Performance Venue, including any property which has received a building permit but has not yet received a license to operate.

BE IT FURTHER MOVED, That appeals of this IZD shall be made to the Executive Director of the City Planning Commission. Every application for appeal shall be made on forms provided by the City and shall be accompanied by the payment of a filing fee in the amount of \$750.00. Every application shall also include a written statement explaining why the appellant should be exempted from the conditional use requirement imposed by this IZD. The Executive Director shall not accept any appeal application that is not submitted and completed on the forms provided by the City, does not include all information required by this IZD and CZO Section 4.3, or does not include complete payment of the filing fee. The Executive Director or his or her staff shall review the accepted appeal application and shall make a recommendation to the Council of approval, modified approval, or denial based on the following standards:

1. Is the use requested in the appeal compatible with the surrounding land uses and structures?
2. Does the use requested in the appeal provide for an efficient use of land?
3. Will granting the use requested in the appeal increase traffic congestion, pedestrian safety hazards, public intoxication, or disorderly conduct, thereby straining law enforcement resources?

4. Will the use requested in the appeal increase community environmental impacts, such as noise disturbances to residential peace, litter, or strain on public infrastructure?
5. Is the use requested in the appeal consistent with all applicable zoning regulatory provisions except this Interim Zoning District, as found in the Comprehensive Zoning Ordinance and the City Code?
6. Do special circumstances exist that would justify granting the appeal and bypassing the conditional use process set forth herein rather than requiring the applicant to adhere to the terms of this Interim Zoning District?

In conducting this review, the Executive Director may request that the applicant provide additional information, beyond that required by the official appeal application forms, as is necessary for the Executive Director to provide a recommendation. The Executive Director shall transmit the recommendation to the City Council within 60 days of receipt of the completed application to appeal and payment of the filing fee. The Council shall have 60 days from receipt of the Executive Director's recommendation to act by motion directing the drafting of an ordinance to grant the appeal (with or without modifications) or to deny the appeal. If the Council fails to act within 60 days from receipt of the recommendation, the appeal shall be deemed to be denied.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D.1 is hereby waived to expedite the review and implementation of this Interim Zoning District pending the City Planning Commission's consideration of text amendments to the CZO as outlined in M-26.8.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed, or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-8

CITY HALL: January 8, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to change Adult Live Performance Venues from a permitted use to a conditional or prohibited use in the VCE Vieux Carré Entertainment District.

BE IT FURTHER MOVED, That the City Planning Commission shall consider adding a new subsection to Article 25, Section 25.3, as follows:

"25.3.H RELOCATION OF NONCONFORMING ADULT LIVE PERFORMANCE VENUES IN THE VCE DISTRICT

A legal nonconforming Adult Live Performance Venue may be relocated to a new lot within the VCE Vieux Carré Entertainment District, provided it meets all of the following criteria:

- a. The square footage of the new location is less than or equal to the square footage of the prior location, as measured by the gross floor area dedicated to the Adult Live Performance Venue use.
- b. The person obtaining the new Adult Live Performance Venue occupational license must be the same person surrendering the Adult Live Performance Venue license at the prior location, in accordance with Section 30-2 of the Code of Ordinances.

- c. Upon relocation, the nonconforming status shall transfer to the new location, but the prior location shall lose its nonconforming status and may not resume the use without full compliance with current zoning regulations.
- d. If the use is discontinued or abandoned for a continuous period of 180 days at either the prior or new location, the nonconforming status is lost in accordance with Section 25.3.C."

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D.1 is hereby waived in order to facilitate timely review and implementation of this request.

BE IT FURTHER MOVED, That the application fee of \$1,500 to effectuate this request be and is hereby 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 relative to this request to ensure consistency and continuity and to make need and/or appropriate adjustments deemed necessary stemming from the study and review of this request.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-17

CITY HALL: January 8, 2026

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

WHEREAS, Meyer Provisions, located in Maple area of the Carrollton neighborhood at 7913-7915 Maple Street, wishes to expand its business and sell packaged alcoholic beverages; and

WHEREAS, based on community feedback following the first Neighborhood Participation Program (NPP) meeting on August 27, 2025, Meyer Provisions amended its initial application from conditional use permit for “Retail Sales of Packaged Alcoholic Beverages” to conditional use permit for “Wine Shop”; and

WHEREAS, a second NPP meeting pertaining to the amended application was held October 30th, public notice for which fell short by one day of the required 14 days; and

WHEREAS, further delay of the proposed development is unnecessary as the neighborhood expressed written support and two neighborhood meetings were held to discuss the conditional use permit application; **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 a conditional use to permit a “wine shop” in the HU-B1 Historic Urban Neighborhood Business District, for the property located on Square 95, Lot A, bounded by Fern Street, Burthe Street, Short Street, and Maple Street (Municipal Address: **7913-7915 Maple Street**).

BE IT FURTHER MOVED, That the required Neighborhood Participation Program (NPP) meeting is hereby waived.

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.

RESOLUTION

NO. R-26-18

CITY HALL: January 8, 2026

BY: COUNCILMEMBER THOMAS

SECONDED BY:

A RESOLUTION urging the New Orleans City Council to undertake formal and permanent public recognition of the lives, works, and contributions of Dorothy Mae Taylor and Dyan “Mama D” French Cole through the naming of streets or other enduring civic memorials.

WHEREAS, the City of New Orleans is built and sustained by the strength of its neighborhoods and by community leaders whose work—often rooted in service rather than recognition—has shaped opportunity, dignity, and belonging for generations; and

WHEREAS, Dorothy Mae Taylor was a pioneer whose courage and commitment to community opened doors for countless residents, particularly women and African Americans, to participate meaningfully in civic life, and whose leadership helped ensure that the voices of New Orleans neighborhoods were heard at the highest levels of government; and

WHEREAS, Dorothy Mae Taylor’s legacy lives on not only in historic firsts, but in the everyday civic engagement she inspired, reminding this City that progress is driven by people who organize, advocate, and refuse to be excluded; and

WHEREAS, Dyan “Mama D” French Cole was a beloved neighborhood matriarch whose leadership was grounded in care, culture, and accountability, and whose influence strengthened families, mentored young people, and preserved the traditions and values that define New Orleans communities; and

WHEREAS, Mama D embodied the kind of grassroots leadership that holds neighborhoods together—work that is often unseen, but essential to the social, cultural, and moral fabric of this City; and

WHEREAS, as the New Orleans City Council undergoes a transition in membership, it is important to affirm that the City remembers, honors, and learns from those whose lives were dedicated to lifting others and protecting community voice; and

WHEREAS, permanent public memorials—such as street renamings or similar commemorations—serve as lasting educational tools and visible affirmations of the City’s values, ensuring that the stories of transformational leaders remain present in the daily lives of residents and visitors alike; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that Councilmember Oliver M. Thomas respectfully requests and urges the incoming New Orleans City Council to take deliberate and meaningful action to honor the lives and contributions of Dorothy Mae Taylor and Dyan “Mama D” French Cole through permanent public recognition, including but not limited to street naming; and

BE IT FURTHER RESOVLED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that any such recognition be developed in partnership with the families of the honorees, neighborhood residents, community organizations, and cultural historians, ensuring that the memorials reflect the true spirit and community impact of their lives; and

BE IT FURTHER RESOVLED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council shall transmit certified copies of this resolution to the incoming members of the New Orleans City Council.

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.