THE COUNCIL
City of New Orleans

MATTHEW WILLARD
Councilmember-At-Large

JP MORRELL
Councilmember-At-Large

AIMEE McCARRON
Councilmember District A

LESLI D. HARRIS
Councilmember District B

FREDDIE KING III
Councilmember District C

EUGENE J. GREEN, JR.
Councilmember District D

JASON HUGHES
Councilmember District E

AGENDA

Regular Meeting of the City Council
to be held in City Hall Council Chamber
on Thursday, June 4, 2026 at 10:00 AM

PRESIDENT
JP MORRELL
Councilmember-At-Large

VICE PRESIDENT
MATTHEW WILLARD
Councilmember-At-Large

ROLL CALL
AISHA R. COLLIER
CLERK OF COUNCIL

INVOCATION

PLEDGE OF ALLEGIANCE
MATTHEW WILLARD
COUNCILMEMBER-AT-LARGE

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 - May 7, 2026, May 11, 2026 **(Special)** and May 21, 2026**.**

Annotation:
TO BE APPROVED.

CONSENT AGENDA

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

Brief:
Submitting the transmittal document for communications related to electric and gas utility matters to be received by the Council of the City of New Orleans at its meeting on June 4, 2026:

Communications from Entergy New Orleans, LLC

1. Energy Smart Battery Energy Storage System (BESS) Pilot Phase 3 Supplemental Implementation Plan, UD-24-02
2. Environmental Adjustments for the June 2026 Billing Cycle, UD-18-07
3. Purchased Power Cost Recovery Adjustments for the June 2026 Billing Cycle, UD-18-07
4. Fuel Adjustments for June 2026 Billing Cycle, UD-18-07

Communication from Delta New Orleans Gas Company, LLC

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

Other Communications

1. Petition for Intervention, submitted by the Alliance for Affordable Energy, UD-26-01
2. Petition for Intervention, submitted by Together New Orleans, UD-26-01

Annotation:
MAY BE RECEIVED.

Attachments: 2026-06-04 Electric Gas Communications
Delta New Orleans Gas Company LLC - 2026-05-29 Ltr to Clerk re DNO June PGA
ENO - 2026-05-26 ENO BESS Suppl Incentive Plan UD-24-02 (1)
ENOL EAC - June 2026 Billing Month
ENOL FAC Filing Package June 2026 Billing Month
ENOL PPCR Filing Package June 2026 Billing Month (1)
Other - Alliance for Affordable Energy - UD-26-01 - Cover Letter - 52626
Other - TNO - 2026-05-23 TNO petition to intervene in UD-26-01

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

Brief:
Submitting for Council approval: Amendments to the Classified Pay Plan **(Fire)** in accordance with Article X, Section 10 of the Constitution of Louisiana as adopted by the Civil Service Commission at its meeting of May 21, 2026.

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

Attachments: Amy B. Trepagnier - CouncilFireTransitional

3. COMMUNICATION - FROM ELIZABETH D. HOLMAN, HOUSING POLICY AND COMMUNITY ASSETS MANAGER, CITY OF NEW ORLEANS | OFFICE OF COMMUNITY DEVELOPMENT

Brief:
Submitting the 2025 New Orleans Housing Trust Fund Annual Report Amendment.

Annotation:
MAY BE RECEIVED.

Attachments: 2025 HTF Budget Report Amendment (1)

4. COMMUNICATION - FROM RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH CONSULTING & DESIGN

Brief:
Requesting to withdraw the appeal of the Historic District Landmarks Commission's decision for the application for property located at **3100 Calhoun Street.**

Annotation:
MAY BE RECEIVED.

Attachments: 3100 Calhoun HDLC Appeal Withdraw Letter

5. REPORT - OF DANNIELLE BERGER, DEPUTY CHIEF DEFENDER, CAO, ORLEANS PUBLIC DEFENDER OFFICE

Brief:
Submitting the Orleans Public Defender's Office January-April 2026 Budget report pursuant to City Code § 2-63.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Dannielle Berger - Orleans Public Defenders - 2026_Budget_Report_Template Jan-April

6. REPORT - OF DANE S. CIOLINO, GENERAL COUNSEL AND EXECUTIVE ADMINISTRATOR, ETHICS REVIEW BOARD, CITY OF NEW ORLEANS

Brief:
Submitting the Ethics Review Board's annual report for calendar year 2025.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Dane S. Ciolino - 2026-03-01 ERB Annual Report for 2025

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

Brief:
Submitting the revenue, expenditure and staffing report for April 2026, in accordance with Section 2-63 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Lenee S Crowley - 2026 MTCNO Monthly Report - April 2026 _Final - Granicus

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

Brief:
Transmitting Zoning Docket Numbers 30/26 - Cm. McCarron; 48/26 - All Cms.; 49/26 - Cm. Hughes; 51/26 - Cm. Harris; 52/26 - Cm. Harris; Cn. Deadline 8/3/26 and Property Disposition 1/26 - Cm. Harris; Cn. Deadline **(None)**.

Annotation:
MAY BE RECEIVED. (Hearing Date Set For 6/18/26).

Attachments: Transmittal letter for 5-12-26 CPC meeting (1)

9. **REPORT - OF MICAH INCE, CHIEF OF STAFF AND STAFF AND EXECUTIVE ADA, ORLEANS PARISH DISTRICT ATTORNEY**

Brief:
Submitting the Orleans Parish District Attorney's Office report for April 2026, in accordance with Section 2-63 of the City Code.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Budget report cover letter
Report - 2026_Budget_Report_Template_Final April

10. **REPORT - OF JENNY MAINS, M.D., DEPUTY-MAYOR OF ECONOMIC DEVELOPMENT, CITY OF NEW ORLEANS**

Brief:
Submitting the Office of Economic Development (OED) recommendation for the following PILOT application:

River District - Rivana Apartments Development Project
- RDNI Batture, LLC (Applicant)
- OED Recommends Approval
- Project Overview: Rivana Apartments will deliver a mixed-use development anchored by 220 affordable and workforce housing units and 18,000 square feet of district- and neighborhood-serving commercial space adjacent to the Morial Convention Center in the River District.

Annotation:
MAY BE RECEIVED.

Attachments: Report - Jenny Mains - CNO_OED Report incl Cover Memo_ Rivana PILOT

11. CAL. NO. 35,428 - BY: COUNCILMEMBER HARRIS

Brief:
An Ordinance to establish a conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District, on Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street **(Municipal Address: 1039 Constance Street)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 27/26).**

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35428

12. CAL. NO. 35,429 - BY: COUNCILMEMBER HARRIS

Brief:
An Ordinance to establish a conditional use to permit a hotel in CBD-6 Urban Core Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street **(Municipal Address: 521 Saint Joseph Street)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 28/26).**

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35429

13. CAL. NO. 35,430 - BY: COUNCILMEMBER HARRIS

Brief:
An Ordinance to establish a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street **(Municipal Address: 527 St. Joseph Street)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 29/26).**

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35430

14. CAL. NO. 35,431 - BY: COUNCILMEMBER GREEN

Brief:
An Ordinance to effect a zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and to establish a conditional use to permit a stadium, on Lot Y, on an undesignated square, in the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street **(Municipal Addresses: 4290 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard])**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 32/26)**

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35431

15. CAL. NO. 35,441 - BY: COUNCILMEMBERS HARRIS, MORRELL, WILLARD AND MCCARRON (BY REQUEST)

Brief:
An Ordinance to amend Ordinance No. 30531 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2026", to transfer funds in Personal Services and Other Operating from the Department of Public Works to the Police Department for Grounds Transportation; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 5/7/26).
(BUDGET/AUDIT/BOARD OF REVIEW COMMITTEE RECOMMENDED APPROVAL).

Attachments: 35441

16. CAL. NO. 35,446 - BY: COUNCILMEMBER KING

Brief:
An Ordinance to establish a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 128, Lots 20 through 23 and 32 through 35 (proposed Lot 21A), Orleans Tract, in the Fifth Municipal District, bounded by Van Buren Street, Jackson Street, Woodland Highway, and Maumas Avenue **(Municipal Addresses: 3803-3909 Van Buren Street)**; and otherwise to provide with respect thereto. **(ZONING DOCKET NO. 33/26)**

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35446

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

EXECUTIVE SESSION

1. Executive Session

Brief:
Executive session to discuss the following litigation:

- *Bret Bodin; Darian Morgan; Brad Newell; Michael Rosas; Mid-City Mike Rentals, LLC; and AirBnB, Inc. v. City of New Orleans*, Civ. Action No. 25-cv-00329, Section A, United States District Court for the Eastern District of Louisiana, Judge Jay C. Zainey
- *Stanton Square, LLC v. The City of New Orleans, the New Orleans City Council, and Freddie King, III, in his official capacity as a member of the New Orleans City Council*, Case No. 23-5733, Sec. O, United States District Court for the Eastern District of Louisiana, Judge Brandon S. Long
- *Chelsey Richard Napoleon, in her official capacity as Clerk of Court for Orleans Parish v. City of New Orleans, ; Jean Paul "J.P." Morrell in his capacity as President of the New Orleans City Council the New Orleans City Council, Helena Moreno in her capacity as the Mayor of the City of New Orleans and Calvin Johnson, in his capacity as City Appointed Interim Clerk of Court for Orleans Parish.*, Case No. C-7782244 23, Division A, 19th Judicial District Court for the Parish of East Baton Rouge, Judge Tarvald A. Smith
- *John Johnson, et al. v. City of New Orleans, Helena Moreno, in her official capacity as Mayor of the City of New Orleans, the New Orleans City Council, and the Orleans Parish School Board Members in their official capacities*, Case No. 2:26-cv-01025, Sec. I, United States District Court for the Eastern District of Louisiana, Judge Lance M. Africk

Annotation:
SESSION TO BE HELD.

Attachments: Executive Session Public Notice 2026.06.04

REGULAR AGENDA

PUBLIC COMMENT RULES
All public comment shall comply with the following Council Rules:

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

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

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

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

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

Annotation:
(Communication received on 12/18/25).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

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

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

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

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: R-26-9 Lying Over

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

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

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: R-26-10 Lying Over

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

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

Annotation:
(Communication received on 12/18/25).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

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

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

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

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: R-26-11 Lying Over

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

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

Annotation:
(This matter was introduced on 1/8/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: R-26-12 Lying Over

7. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF JILL SUSSMAN**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of denial of the retention of the installation of inappropriate windows at a Contributing rated, two-story, two-family residential building without a Certificate of Appropriateness for property located at **1413 Columbus Street, Apts. A and B**.

Annotation:
(Cm. King, Cn. Deadline 6/7/26).
(Communication received on 4/23/26).
(Report Received 5/7/26).
ON DEADLINE.

Attachments: Jill Sussman - HDLC Appeal - 1413 Columbus St Apts A and B
Yvette Jett- HDLC Report - 1413 Columbus St HDLC Report

8. **b. MOTION (LYING OVER) - NO. M-26-183 - BY: COUNCILMEMBER KING**

Brief:
Approving the application's request as to the windows labeled 7 and 8, provided that full screens be added, is granted; for property located at **1413 Columbus Street, Apartments A and B**.

Annotation:
(This matter was introduced on 5/7/26).

Attachments: M-26-183 Lying Over

9. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH, CONSULTING & DESIGN**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision to defer action on the application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further for property located at **6309-6311 S. Claiborne Avenue**.

Annotation:
(Cm. McCarron, Cn. Deadline 6/7/26).
(Communication received on 4/23/26).
ON DEADLINE.

Attachments: Ron Loesel - HDLC Appeal 6309-6311 S Claiborne Ave
Eleanor S. Burke - HDLC Report - Teds Frostop - on Calhoun St - South Miro St and South Claiborne Ave

10. **b. MOTION - NO. M-26-231 - BY: COUNCILMEMBER MCCARRON**

Brief:
Granting and approving the applicant's request for property located at **6309-6311 S. Claiborne Avenue.**

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-231

11. **a. LEGISLATIVE GROUPING - HDLC APPEAL - OF RON LOESEL, GOVERNMENTAL AFFAIRS LEAD CONSULTANT, ZACH SMITH, CONSULTING & DESIGN**

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision to defer action on the application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further for property located at **6307-6309 S. Miro Street**.

Annotation:
(Cm. McCarron, Cn. Deadline 6/7/26).
(Communication received on 4/23/26).
ON DEADLINE.

Attachments: Ron Loesel - HDLC Appeal 6307-6309 S Miro St
Eleanor S. Burke - HDLC Report - Teds Frostop - on Calhoun St - South Miro St and South Claiborne Ave

12. **b. MOTION - NO. M-26-230 - BY: COUNCILMEMBER MCCARRON**

Brief:
Granting and approving the applicant's request for property located at **6307-6309 S. Miro Street.**

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-230

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

Brief:

Requesting to appeal the Historic District Landmarks Commission's decision to deny the request for demolition to grade based on the building's fair to good condition and minimal alterations for property located at **3100 Calhoun Street**.

Annotation:

(Cm. McCarron, Cn. Deadline 6/7/26).
(Communication received on 4/23/26).
ON DEADLINE.
WITHDRAWAL REQUESTED. (At the applicant's request).

Attachments: Ron Loesel - HDLC Appeal - 3100 Calhoun St

Eleanor S. Burke - HDLC Report - Teds Frostop - on Calhoun St - South Miro St and South Claiborne Ave

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

Brief:
Requesting to appeal the Historic District Landmarks Commission's decision of a de-facto denial, for property located at **1537-1539 Euterpe Street.**

Annotation:
(Cm. Harris, Cn. Deadline 7/5/26).
(Communication received 5/21/26).
(Report received 5/21/26).

Attachments: HDLC APPEAL - 1537-1539 Euterpe St. - Ron Loesel, Governmental Affairs, Lead Consultant
HDLC APPEAL - Report - Eleanore Burke, Deputy Director -1537-39 Euterpe Street

15. **b. MOTION - NO. M-26-233 - BY: COUNCILMEMBER HARRIS**

Brief:
Approving and granting the applicant's request and the decision of the Commission is overruled for property located at **1537-1539 Euterpe Street**.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-233

16. **ZONING DOCKET NO. 21/26 - LA MARIE LLC**

Brief:
Requesting a conditional use to permit a commercial short-term rental (CSTR) in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District Property description: Square 154, Lot 3, in the Fifth Municipal District, bounded by Brooklyn Avenue, Homer Street, Newton Street, and Teche Street **(Municipal Address(es): 926 Brooklyn Ave).** The recommendation of the City Planning Commission being **"FOR DENIAL".**

Annotation:
(Cm. King, Cn. Deadline 5/25/26).
PAST DEADLINE.

Attachments: ZD NO. 21/26

17. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 22/26 - JAMES T. CALI AND AIMEE C. CALI**

Brief:
Requesting a conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, Boathouse #84, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain **(Municipal Address(es): 8112 Breakwater Drive).** The recommendation of the City Planning Commission being **"FOR APPROVAL"**, subject to two (2) provisos.

Annotation:
(Cm. McCarron, Cn. Deadline 7/20/26).

Attachments: ZD022-26 Final Report

18. **b. MOTION - NO. M-26-226 - BY: COUNCILMEMBER MCCARRON**

Brief:
Approving the applicant's request for **ZD NO. 22/26**, subject to the two (2) provisos recommended by the City Planning Commission.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-226

19. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 23/26 - JAMES T. CALI AND AIMEE C. CALI**

Brief:
Requesting a conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain **(Municipal address(es): 8114 Breakwater Drive).** The recommendation of the City Planning Commission being **"FOR APPROVAL"**, subject to two (2) provisos.

Annotation:
(Cm. McCarron, Cn. Deadline 7/20/26).

Attachments: ZD023-26 Final Report

20. **b. MOTION - NO. M-26-227 - BY: COUNCILMEMBER MCCARRON**

Brief:
Approving the applicant's request for **ZD NO. 23/26**, subject to the two (2) provisos recommended by the City Planning Commission.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-227

21. ZONING DOCKET NO. 24/26 - ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY

Brief:
Requesting a text amendment to **Article 18** of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements. The entirety of Squares 12-A, 24-A, 25, and a portion of the Public Street, situated in the First Municipal District, generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park **(Municipal Addresses: 1000 South Peters Street, 1001 Convention Center Boulevard, 1040 South Peters Street, John Churchill Chase Street between South Peters Street and Convention Center Boulevard).** The recommendation of the City Planning Commission being **"FOR APPROVAL".**

Annotation:
(Cm. Harris, Cn. Deadline 7/6/26).
DEFERRAL REQUESTED TO THE MEETING OF 6/18/26.

Attachments: ZD NO. 24/26
SPEAKER CARDS

22. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 31/26 - JOSEPH H. BABINGTON ET AL.**

Brief:
Requesting a Conditional Use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 24, Lot 2, in the Fourth Municipal District, bounded by Third Street, Tchoupitoulas Street, Rousseau Street, and Fourth Street **(Municipal Address(es): 424-428 Third Street).** The recommendation of the City Planning Commission being **"FOR DENIAL"**.

Annotation:
(Cm. Harris, Cn. Deadline 6/8/26).
ON DEADLINE.

Attachments: ZD NO. 31/26

23. **b. MOTION - NO. M-26-234 - BY: COUNCILMEMBER HARRIS**

Brief:
Denying the applicant's request for **ZD NO. 31/26**.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-234

24. **ZONING DOCKET NO. 37/26 - CITY COUNCIL MOTION NO. M-26-63**

Brief:
Requesting a text amendment to **Article 19** of the Comprehensive Zoning Ordinance to create a new Interim Zoning District (IZD) to be named the *Data Center Interim Zoning District*, for the purpose of prohibiting issuance of an occupational license or otherwise permit the operation of data centers citywide. The recommendation of the City Planning Commission being **"FOR APPROVAL"**.

Annotation:
(All Cms. Cn. Deadline 7/20/26).

Attachments: ZD037-26 Final

25. **ZONING DOCKET NO. 38/26 - MICHAEL SULLIVAN AND DANELLE SULLIVAN**

Brief:
Requesting a conditional use to permit a commercial short-term rental in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District located on Lots 18, Lake Catherine Land Company-Three, in the Third Municipal District **(Municipal Address(es): 25800 Chef Menteur Highway).** The recommendation of the City Planning Commission being **"FOR APPROVAL"**, subject to two (2) provisos.

Annotation:
(Cm. Hughes, Cn. Deadline 7/6/26).
DEFERRAL REQUESTED TO THE MEETING OF 6/18/26.

Attachments: ZD NO. 38/26 FR

26. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 39/26 - ART HOUSE NOLA, INC. AND GET THE GORILLA, LLC**

Brief:
Requesting an amendment to Ordinance No. 26,276 MCS (Zoning Docket 123/14) to permit a planned development authorizing the expansion of an indoor amusement facility, located on Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street **(Municipal address: 636-650 North Broad Street**). The recommendation of the City Planning Commission being **"FOR APPROVAL",** subject to two (2) exceptions and five (5) provisos.

Annotation:
(Cm. King, Cn. Deadline 7/6/26).

Attachments: ZD NO. 39/26

27. **b. MOTION - NO. M-26-232 - BY: COUNCILMEMBER KING**

Brief:
Approving the applicant's request for **ZD NO. 39/26**, as recommended by the City Planning Commission with modifications.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-232

28. **ZONING DOCKET NO. 41/26 - CITY COUNCIL MOTION M-26-72**

Brief:
Requesting a zoning change from S-RS Single-Family Residential District to any zoning designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District, located on all lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course. The recommendation of the City Planning Commission being **"FOR APPROVAL".**

Annotation:
(Cm. King, Cn. Deadline 7/6/26).
DEFERRAL REQUESTED TO THE MEETING OF 6/18/26.

Attachments: ZD NO. 41/26

29. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 43/26 - ABC NOLA, LLC**

Brief:
Requesting a Zoning Change from a HU-RD2 Historic Urban Two-Family Residential District to a C-2 Auto-Oriented Commercial District, on Square 669, Lot C, in the Sixth Municipal District, bounded by South Claiborne Avenue, Willow Street, General Taylor Street and Milan Street **(Municipal Address: 2923 Milan Street).** The recommendation of the City Planning Commission being **"FOR DENIAL"**.

Annotation:
(Cm. Harris, Cn. Deadline 7/20/26).

Attachments: ZD043-26 Final ReportGranicus Packet

30. **b. MOTION - NO. M-26-235 - BY: COUNCILMEMBER HARRIS**

Brief:
Denying the applicant's request for **ZD NO. 43/26**.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-235

31. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 44/26 - LISAN SHELL, LLC**

Brief:
Requesting a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to HU-MU Historic Urban Mixed-Use District, on Square 389, Lots 12 and 13 in the Fourth Municipal District and bounded by Jackson Avenue, South Claiborne Avenue, Josephine Street, and Willow Street **(Municipal Address: 2819-2821 Jackson Avenue).** The recommendation of the City Planning Commission being **"FOR APPROVAL"**.

Annotation:
(Cm. Harris, Cn. Deadline 7/20/26).

Attachments: ZD044-26 FINAL

32. **b. MOTION - NO. M-26-236 - BY: COUNCILMEMBER HARRIS**

Brief:
Approving the applicant's request for **ZD NO. 44/26**.

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-236

33. **a. LEGISLATIVE GROUPING - ZONING DOCKET NO. 45/26 - HEBREW REST CEMETERY ASSOCIATION, INC.**

Brief:
Requesting a Zoning Change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District, on Square 3038, Lots 6, 8-B, 9 and 10, in the Third Municipal District, bounded by Touro Street, Frenchman Street, Mandolin Street, and Pelopidas Street **(Municipal Addresses: 4235-4237 Touro Street, 2110-2116 Mandolin Street)**. The recommendation of the City Planning Commission being **"FOR APPROVAL"**.

Annotation:
(Cm. Green, Cn. Deadline 7/20/26).

Attachments: ZD045-26 Final

34. **b. MOTION - NO. M-26-228 - BY: COUNCILMEMBER GREEN**

Brief:
Approving the applicant's request for **ZD NO. 45/26.**

Annotation:
(This matter was introduced on 6/4/26).

Attachments: M-26-228

35. **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 6/18/26.

Attachments: 34385

36. **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 6/18/26.

Attachments: M-23-426 Lying Over

37. **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 6/18/26.

Attachments: M-23-427 Lying Over

38. 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

39. CAL. NO. 35,384 - BY: COUNCILMEMBER MORRELL (BY REQUEST)

Brief:
An Ordinance to reform and provide for the sustainability of the city's sanitation services by amending and reordaining Sections 138-57, 138-58, 138-59, 138-61, and 138-63 of the Code of the City of New Orleans to amend the city's sanitation fees and provide relative to the scope thereof; to expressly authorize initiatives intended to augment services by providing for periodic no-cost access to city transfer stations; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 3/12/26).

Attachments: 35384

40. CAL. NO. 35,433 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
An Ordinance to approve and authorize the New Orleans Aviation Board ("NOAB") to enter into an amendment to the Amended and Restated Lease Agreement at Louis Armstrong New Orleans International Airport with **New Orleans Fuel Facilities, LLC ("NOFF")**; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/7/26).

Attachments: 35433

41. **CAL. NO. 35,434 - BY: COUNCILMEMBER KING (BY REQUEST)**

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City"), and Ubuntu Village NOLA, relative to reducing crime and incarceration through the INSTEAD Program which focuses on youth and adults who have been arrested but not adjudicated for nonviolent offenses and have underlying behavioral health challenges, desire to modify the provisions of the CEA and extend the term thereof for an additional one year, as more fully set forth in the Amendment No. 1 as Exhibit "A"; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced on 5/7/26).

Attachments: 35434

42. **a. LEGISLATIVE GROUPING - CAL. NO. 35,448 - BY: COUNCILMEMBER KING**

Brief:
An Ordinance to temporarily waive certain fees, permit fees, and requirements within and around Hunter's Field Playground located at 1659 North Claiborne Avenue, New Orleans, Louisiana in conjunction with the Social Aid & Pleasure Club Coalition Picnic event on Sunday, June 14, 2026 from 8:45 a.m. to 7:00 p.m., to specify the duration and boundaries of said waiver; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/21/26).

Attachments: 35448

43. **b. AMENDMENT TO ORD. CAL. NO. 35,448 - BY: COUNCILMEMBER KING**

Brief:
An amendment to Calendar Number 35,448 to change the event date to July 5th, 2026.

Annotation:
(This matter was introduced 6/4/26).

Attachments: 35448 Amendment

44. CAL. NO. 35,450 - BY: COUNCILMEMBER KING (BY REQUEST)

Brief:
An Ordinance to amend Ordinance No. 30530 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Revenues for the City of New Orleans for the Year 2026", to appropriate funds for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/21/26).

Attachments: 35450

45. CAL. NO. 35451 - BY: COUNCILMEMBER KING (BY REQUEST)

Brief:
An Ordinance to amend Ordinance No. 30531 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2026", to appropriate funds for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/21/26).

Attachments: 35451

46. CAL. NO. 35,452 - BY: COUNCILMEMBER GREEN (BY REQUEST)

Brief:
An Ordinance to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City") and University Medical Center Management Corporation (UMC), relative to a Data Sharing Agreement with UMC, desire to modify the provisions of the CEA and extend the term thereof for an additional 5 years, as more fully set forth in the Amendment No. 1 form as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

Annotation:
(This matter was introduced 5/21/26).

Attachments: 35452

47. MOTION (LYING OVER) - NO. M-25-182 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-182 Lying Over
Speaker

48. MOTION (LYING OVER) - NO. M-25-183 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-183 Lying Over

49. MOTION (LYING OVER) - NO. M-25-184 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-184 Lying Over

50. **MOTION (LYING OVER) - NO. M-25-186 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-186 Lying Over

51. **MOTION (LYING OVER) - NO. M-25-187 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-187 Lying Over

52. **MOTION (LYING OVER) - NO. M-25-189 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-189 Lying Over

53. MOTION (LYING OVER) - NO. M-25-235 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-235 Lying Over

54. MOTION (LYING OVER) - NO. M-25-236 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-236 Lying Over

55. MOTION (LYING OVER) - NO. M-25-238 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-238 Lying Over

56. MOTION (LYING OVER) - NO. M-25-288 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-288 Lying Over

57. MOTION (LYING OVER) - NO. M-25-435 - BY: COUNCILMEMBERS HARRIS, 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 7/9/26.

Attachments: M-25-435 Lying Over

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

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

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-38 Lying Over

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

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

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-39 Lying Over

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

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

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-40 Lying Over

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

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

Annotation:
(This matter was introduced 1/27/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-41 Lying Over

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

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

Annotation:
(This matter was introduced 1**/27/26).**
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-44 Lying Over

63. **MOTION (LYING OVER) - NO. M-26-83 - BY: COUNCILMEMBER HARRIS**

Brief:
Submitting for Council approval the amendment(s) to the Classified Pay Plan (Sewerage and Water Board: Cybersecurity Series) as adopted by the Civil Service Commission at its February 6, 2026 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 1, 2026.

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

Attachments: M-26-83 Lying Over

64. **MOTION (LYING OVER) - NO. M-26-84 - BY: COUNCILMEMBER HARRIS**

Brief:
Submitting for Council approval the amendment(s) to the Classified Pay Plan (Sewerage and Water Board: Operational Technology System) as adopted by the Civil Service Commission at its February 6, 2026 meeting, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 1, 2026.

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

Attachments: M-26-84 Lying Over

65. MOTION (LYING OVER) - NO. M-26-115 - BY: COUNCILMEMBER HARRIS

Brief:
Submitting for Council approval, the following the amendment(s) to the Classified Pay Plan (Sewerage and Water Board): Information Management Series as adopted by the Civil Service Commission at its meeting of March 13, 2026, in accordance with Article X, Section 10 of the Constitution of Louisiana is approved to be effective March 29, 2026.

Annotation:
(This matter was introduced 3/26/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-115

66. MOTION (LYING OVER) - NO. M-26-198 - BY: HARRIS, WILLARD, MORRELL, MCCARRON AND KING

Brief:
Submitting for Council approval the following amendments to the Classified Pay Plan (**Health/EMS**), Hiring Rates: **Emergency Medical Technician, Emergency Medical Technician, Advanced, Emergency Medical Technician, Paramedic, Emergency Medical Coordinator, Assistant, Emergency Medical Coordinator** as adopted by the Civil Service Commission at its meeting of May 8, 2026, in accordance with Article X, Section 10 of the Constitution of Louisiana, that the amendment to the Classified Pay Plan is approved to be effective May 24, 2026.

Annotation:
(This matter was introduced 5/21/26).
DEFERRAL REQUESTED TO THE MEETING OF 7/9/26.

Attachments: M-26-198 Lying Over

67. MOTION - NO. M-26-225 - BY: COUNCILMEMBER MORRELL

Brief:
Selecting The Times-Picayune/The New Orleans Advocate as the official journal for the City of New Orleans for the period beginning June 1, 2026 to and ending May 31, 2027.

Annotation:
(This matter was introduced 6/4/26).

Attachments: M-26-225

68. **MOTION - NO. M-26-229 - BY: COUNCILMEMBER MORRELL**

Brief:
A MOTION directing the City Planning Commission to conduct a public hearing to consider amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to amend all necessary articles to implement the findings of the Transient Lodging Study, with the specified modifications.

Annotation:
(This matter was introduced 6/4/26).
DEFERRAL REQUESTED TO THE MEETING OF 6/18/26.

Attachments: M-26-229

69. **MOTION - NO. M-26-237 - BY: COUNCILMEMBER MORRELL (BY REQUEST)**

Brief:
Adding the President of the Council as a signatory, Amendment No. 4, to the contract between the City of New Orleans and Granicus, LLC; and authorizing the President of the Council to sign, Amendment No. 4, the contract between the City of New Orleans and Granicus, LLC (Exhibit A).

Annotation:
(This matter was introduced 6/4/26).

Attachments: M-26-237

70. **RESOLUTION - NO. R-26-238 - BY: COUNCILMEMBERS GREEN, MCCARRON, HARRIS AND KING**

Brief:
A RESOLUTION RECOGNIZING COMMUNITY BLOOD DONATION EFFORTS DURING THE SEMIQUINCENTENNIAL OF THE UNITED STATES OF AMERICA

Annotation:
(This matter was introduced 6/4/26).

Attachments: R-26-238

71. MOTION - NO. M-26-239 - BY: COUNCILMEMBER MORRELL

Brief:
Amending the job description for Fiscal Officer Ashley M. Spears to include legal counsel to assist the Council's Executive Counsel in providing legal advice to the Council.

Annotation:
(This matter was introduced 6/4/26).

Attachments: M-26-239

72. RESOLUTION - NO. R-26-240 - BY: COUNCILMEMBER MORRELL (BY REQUEST)

Brief:
A **RESOLUTION** providing for the issuance and sale of Taxable Limited Tax Bonds of the City of New Orleans, Louisiana, authorizing the application to the State Bond Commission for approval of said bonds, and providing for other matters in connection therewith.

Annotation:
(This matter was introduced 6/4/26).

Attachments: R-26-240 w-LS CS

73. ORDINANCES ON FIRST READING

SPECIAL ORDERS OF BUSINESS

MEMORANDUM

TO:	Clerk of Council
FROM:	Erin Spears, Chief of Staff & Counsel, Council Utilities Regulatory Office
DATE:	June 1, 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 June 4, 2026.

Communications from Entergy New Orleans, LLC

1. Energy Smart Battery Energy Storage System (BESS) Pilot Phase 3 Supplemental Implementation Plan, UD-24-02
2. Environmental Adjustments for the June 2026 Billing Cycle, UD-18-07
3. Purchased Power Cost Recovery Adjustments for the June 2026 Billing Cycle, UD-18-07
4. Fuel Adjustments for June 2026 Billing Cycle, UD-18-07

Communications from Delta New Orleans Gas Company, LLC

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

Other Communications

1. Petition for Intervention, submitted by the Alliance for Affordable Energy, UD-26-01
2. Petition for Intervention, submitted by Together New Orleans, UD-26-01

GORDON D. POLOZOLA, PARTNER
PH 225.389.3729
GORDON.POLOZOLA@KEANMILLER.COM

May 29, 2026

Via Email Only

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

Re: Delta New Orleans Gas Company, LLC – June 2026 PGA Filing
File No. 35983.2

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 June 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 $3.8943/MCF
2. All other customers $4.7918/MCF

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

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

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

Very truly yours,

Gordon D. Polozola

GP
Enclosure



Delta Utilities℠

PURCHASED GAS ADJUSTMENT

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

FILED WITH:

COUNCIL OF THE CITY OF NEW ORLEANS

COMPANY CONTACT:

STACEY BORGSTADT
Director, Rates and Regulatory

AFFIDAVIT

STATE OF LOUISIANA
PARISH OF ORLEANS

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

Vice President, Gas Supply
Delta Utilities

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

Notary Public or Official

KOURTNEY D. JONES - NO. 201506
NOTARY
PUBLIC
EAST BATON ROUGE PARISH, LA

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 28th day of May 2026

Notary Public or Official

KOURTNEY D. JONES - NOTARY PUBLIC - NO. 201506 - EAST BATON ROUGE PARISH, LA

DELTA NEW ORLEANS COMPANY, LLC

PURCHASED GAS ADJUSTMENT RATE FORMULA

Data Based on Operations Month of **April-26**
Applied to Bill in the Month of **June-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	$3.4026	/MCF
2	Gas Rate for Rate Schedule LM in Billing Month	Attachment A: P5, L19	$3.5113	/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	$1.4728	/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	($0.0836)	/MCF
5	(Over) / Under Surcharge Rate for Rate Schedule LM Sales	Attachment A: P3, L9	$0.3831	/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	$4.7918	/MCF
7	Purchased Gas Rate for Rate Schedule LM	L2 + L5	$3.8943	/MCF

DELTA NEW ORLEANS COMPANY, LLC

SURCHARGE FOR (OVER) / UNDER BILLING RECOVERY

Data Based on Operations Month of **April-26**
Applied to Bill in the Month of **June-26**

SECTION 1

INTEREST FOR (OVER)/UNDER BALANCE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM

LINE NO	DESCRIPTION	REFERENCE	
1	Beginning-of-Month (Over)/Under Balance from Operations Month		($151,392.57)
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	($537,639.66)
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	($1,937.90)
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	($539,577.56)

SECTION 2

SURCHARGE FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM

5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	6,457,677	MCF	
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L8			$2,135,414.84
7	Operations Month PGA Revenues	WP5			$2,521,661.93
8	(Over) / Under for Operations Month	L6 - L7	($386,247.09)		
9	(Over) / Under Surcharge Rate for All Sales in Billing Month Excluding Rate Schedule LM Sales	L4 / L5			($0.0836) $/MCF

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

DELTA NEW ORLEANS COMPANY, LLC

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

Data Based on Operations Month of **April-26**
Applied to Bill in the Month of **June-26**

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1	**INTEREST FOR (OVER)/UNDER BALANCE FOR RATE SCHEDULE LM**				
1	Month		**$246,572.41**		
2	End-of-Month Cumulative (Over)/Under Balance from Operations Month Before Interest	L1 + L8	$261,942.96		
3	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over)/Under Balance from Operations Month	((L1 + L2) / 2) * (Prime Rate / 12)	$1,430.20		
4	End-of-Month Cumulative (Over)/Under Balance from Operations Month	L2 + L3	$263,373.16		
SECTION 2	**SURCHARGE FOR RATE SCHEDULE LM**				
5	Sales for 12 Months Ending with Operations Month	(WP2 L1)	687,532 MCF		
6	Cost of Gas for Purchased Gas Adjustment	Attachment A: P4 L16		$20,136.36	
7	Collections from Sales in Operations Month	WP5		$4,765.81	
8	(Over) / Under for Operations Month	L6 - L7	$15,370.55		
9	(Over) / Under Surcharge Rate for Rate Schedule LM Sales in Billing Month	L4 / L5		$0.3831	$/MCF

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

DELTA NEW ORLEANS COMPANY, LLC
ACTUAL COSTS FOR OPERATION MONTH

Data Based on Operations Month of **April-26**
Applied to Bill in the Month of **June-26**

LINE NO	DESCRIPTION	REFERENCE	
SECTION 1			
	RATE SCHEDULE LM (1)		
1	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	$2,113,405.45
2	Hedging Results in Operations Month	(WP2 L6)	$0.00
3	Storage Withdrawals in Operations Month	(WP2 L7)	($629,217.78)
4	Prior Period Adjustments	(WP2 L4)	$0.00
5	Demand Charges for Gas Purchases in Operations Month (97.544% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	$652,097.99
6	Credits Per Resolution R-92-111	(WP2 L9)	($870.82)
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	$2,135,414.84
SECTION 2			
	COSTS FOR RATE SCHEDULE LM (1)		
9	Commodity Cost of Gas Purchases in Operations Month	(WP2 L3)	$5,296.76
10	Hedging Results in Operations Month	(WP2 L6)	$0.00
11	Storage Withdrawals in Operations Month	(WP2 L7)	($1,576.99)
12	Prior Period Adjustments	(WP2 L4)	$0.00
13	Demand Charges for Gas Purchases in Operations Month (2.456% of Fixed Charges per Resolution R-00-650)	(WP2 L8)	$16,418.77
14	Credits Per Resolution R-92-111 and Resolution R-98-721	(WP2 L9)	($2.18)
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	$20,136.36

(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 **April-26**
Applied to Bill in the Month of **June-26**

LINE NO	DESCRIPTION	REFERENCE			
SECTION 1					
		PURCHASES			
1	MCF Purchases In Billing Month	(WP4)(g)	**459,400**		MCF
SECTION 2					
		ESTIMATED SALES AND COSTS FOR ALL RATE SCHEDULES EXCLUDING RATE SCHEDULE LM (1)			
2	MCF Sales in Billing Month	(WP1 L1)	325,990		MCF
3	Sales for 12 Months Ending with Operations Month	(WP2 L1)	6,457,677		MCF
4	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	$1,109,223.22		
5	Hedging Results in Billing Month	(WP1 L3)	$0.00		
6	Storage Withdrawals in Billing Month	(WP1 L4)	$0.00		
7	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)+(WP1 L7)	$0.00		
8	Cost of Commodity Gas for Purchased Gas Adjustment in Billing Month	L4 + L5 + L6 + L7	$1,109,223.22		
9	Commodity Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L8 / L2		$3.4026	$/MCF
10	Demand Charges for Gas Purchases for 12 months ending with Operations Month (97.544% of Demand Charges per Resolution R-00-650)	(WP3.1 L14)	$9,510,637.76		
11	Demand Charge Rate for All Rate Schedules in Billing Month Excluding Rate Schedule LM	L10 / L3		$1.4728	$/MCF
SECTION 3					
		ESTIMATED SALES AND COSTS FOR RATE SCHEDULE LM (1)			
12	MCF Sales in Billing Month	(WP1 L1)	111,635		MCF
13	Commodity Cost of Gas Purchases in Billing Month	(WP1 L2)	$379,846.89		
14	Hedging Results in Billing Month	(WP1 L3)	$0.00		
15	Storage Withdrawals in Billing Month	(WP1 L4)	$0.00		
16	Demand Charges for Gas Purchases in Billing Month (2.456% of Demand Charges per Resolution R-00-650)	(WP1 L5)	$12,132.66		
17	Credits Per Resolution R-92-111 & Resolution R-18-38 in Billing Month	(WP1 L6)	$0.00		
18	Cost of Gas for Purchased Gas Adjustment in Billing Month	L13 + L14 + L15 + L16 + L17	$391,979.55		
19	Gas Rate for Rate Schedule LM in Billing Month	L18 / L12		$3.5113	$/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 **June-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)	**437,625**	325,990	74.491%	**111,635**	25.509%
	TOTAL ESTIMATED GAS COSTS	ALLOCATED TO CUSTOMERS EXCL. LM		ALLOCATED TO LM CUSTOMERS	
2. EST. COMMODITY PURCHASES					
APACHE (From WP3)	$0.00	$0.00		$0.00	
ATMOS/BRIDGELINE (From WP3)	494,226.41	$368,154.20		$126,072.21	
GSPL NNS TRANSPORTATION (From WP3)	4,751.10	$3,539.14		$1,211.96	
TRANSLA (From WP3)	0.00	$0.00		$0.00	
CES via GSPL NNS (From WP3)	990,092.60	$737,529.88		$252,562.72	
TOTAL EST. COMMODITY PURCHASES	$1,489,070.11	$1,109,223.22	74.491%	$379,846.89	25.509%
3. ESTIMATED HEDGING RESULTS (From WP3.2)	$0.00	$0.00	74.491%	$0.00	25.509%
4. ESTIMATED STORAGE WITHDRAWALS (From WP3)	$0.00	$0.00	74.491%	$0.00	25.509%
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)	357,000.00	348,232.08		8,767.92	
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	$494,000.75	$481,868.09	**97.544%**	$12,132.66	**2.456%**
6. CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		$0.00	74.491%	$0.00	25.509%
7 CREDITS FOR PRIOR PERIOD ADJUSTMENTS		$0.00	74.491%	$0.00	25.509%
TOTAL EST. COST OF GAS FOR PGA (L2 + L3 + L4 + L5 + L6)	$1,983,070.86	$1,591,091.31		$391,979.55	

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 **April-26**

		TOTAL ACTUAL MCF SALES	CUSTOMERS EXCL. LM	% OF TOTAL	LM CUSTOMERS	% OF TOTAL
1.	12 MONTHS MCF SALES (From WP5 L13)	7,145,209	6,457,677	90.378%	687,532	9.622%
2.	CURRENT MONTH MCF SALES (From WP5 L12)	479,648	478,448	99.750%	1,200	0.250%

		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	**147,558**	**$535,672.06**	$534,332.88		$1,339.18	
	SYMMETRY	**616,659**	**$1,963,255.38**	$1,958,347.24		$4,908.14	
	BP	**0**	**$0.00**	$0.00		$0.00	
	BBT-SIGCO	**0**	**$0.00**	$0.00		$0.00	
	CNG	**0**	**$0.00**	$0.00		$0.00	
	TEXLA	**0**	**$0.00**	$0.00		$0.00	
	DTE	**0**	**$0.00**	$0.00		$0.00	
	RevLNG	**0**	**$0.00**	$0.00		$0.00	
	ENOI POWER Imbalance	**0**	**$0.00**	$0.00		$0.00	
	NJ	**(111,503)**	(380,225.23)	(379,274.67)		($950.56)	
	SUBTOTAL	652,714	$2,118,702.21	$2,113,405.45	99.750%	$5,296.76	0.250%
	PRIOR PERIOD ADJUSTMENTS						
	ATMOS	**0**	**$0.00**	$0.00		$0.00	
	GSPL	**0**	**$0.00**	$0.00		$0.00	
	SYMMETRY	**0**	**$0.00**	$0.00		$0.00	
	CENTERPOINT	**0**	**$0.00**	$0.00		$0.00	
	Sept (Jul Ops) Revenue Correction - Non-LM impact	**0**	**$0.00**	$0.00	100.000%	$0.00	0.000%
	All Over/Under Corrections - LM impact	**0**	**$0.00**	$0.00	0.000%	$0.00	100.000%
	Nov. Loss Factor Correction - Non-LM impact	**0**	**$0.00**	$0.00	100.000%	$0.00	0.000%
	Nov. Loss Factor Correction - LM impact	**0**	**$0.00**	$0.00	0.000%	$0.00	100.000%
	TOTAL PRIOR PERIOD ADJUSTMENTS	0	$0.00	$0.00	99.750%	$0.00	0.250%
5.	TOTAL COMMODITY COST OF GAS (L3 + L4)	652,714	$2,118,702.21	$2,113,405.45		$5,296.76	
6.	HEDGING RESULTS (From WP2.1)		$0.00	0.00	99.750%	0.00	0.250%
7.	GAS STORAGE (From WP2.2 Resale and WP7)	**(207,354)**	**($630,794.77)**	(629,217.78)	99.750%	(1,576.99)	0.250%
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	
	BRIDGELINE-INJECTION TRANSPORT		**$18,762.06**	18,301.26		460.80	
	SPOTLIGHT		**$0.00**	0.00		0.00	
	GSPL / CENTERPOINT Reservation Fee		**$512,753.95**	500,160.71		12,593.24	
	DTE		**$0.00**	0.00		0.00	
	TOTAL GAS FIXED CHARGES		$668,516.76	$652,097.99	**97.544%**	$16,418.77	**2.456%**
9.	CREDITS PER RESOLUTION R-92-111 (From WP6 L2)		**($873.00)**	($870.82)	99.750%	($2.18)	0.250%
10.	OTHER COSTS INCLUDABLE (From WP6 L1)		**$0.00**	$0.00	99.750%	$0.00	0.250%
11.	TOTAL COST OF GAS FOR PGA (L5 + L6 + L7 + L8 + L9 + L10)		$2,155,551.20	$2,135,414.84		$20,136.36	

DELTA NEW ORLEANS COMPANY, LLC
ACTUAL HEDGING RESULTS
FOR THE OPERATIONS MONTH OF **April-26**

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
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
BANK OF AMERICA	-	$0.0000	**$0.000**	$0.00
Total	0			$0.00

DELTA NEW ORLEANS COMPANY, LLC
GAS/OIL INVOICES

CURRENT MONTH INVOICES LAG

SUPPLIER	AMOUNT	REASON
	$0.00	

PRIOR MONTH INVOICES RECEIVED

SUPPLIER	AMOUNT	REASON
	$0.00	

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
2021	Jan	WITHDRAWAL	STORAGE	(409,322)	$1.7759	($726,914.94)	$0.00	($726,914.94)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$3,159.55	$0.00	$3,159.55
	Feb	WITHDRAWAL	STORAGE	(183,301)	$1.7910	($328,292.09)	$0.00	($328,292.09)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$1,992.95	$0.00	$1,992.95
	Mar	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$571.00	$0.00	$571.00
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		226,830	$2.6799	$607,885.65	$0.00	$607,885.65
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$129.91	$0.00	$129.91
	May	WITHDRAWAL		(6,158)	$2.6007	($16,015.11)	$0.00	($16,015.11)
	May	INJECTION		234,391	$3.0074	$704,897.92	$0.00	$704,897.92
	May	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$954.04	$0.00	$954.04
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		197,180	$3.1909	$629,168.55	$0.00	$629,168.55
	Jun	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$2,711.55	$0.00	$2,711.55
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$4,501.38	$0.00	$4,501.38
	Aug	WITHDRAWAL		(4,968)	$2.9251	($14,531.90)	$0.00	($14,531.90)
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$5,363.14	$0.00	$5,363.14
	Sep	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$5,356.82	$0.00	$5,356.82
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$5,351.66	$0.00	$5,351.66
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$5,366.16	$0.00	$5,366.16
	Dec	WITHDRAWAL			$2.1500	$0.00	$0.00	$0.00
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$5,380.67	$0.00	$5,380.67
2021 Running Balance				673,892		$1,994,774.44		$1,994,774.44
2021 Total Activity				54,652		$897,036.91		$897,036.91
2022	Jan	WITHDRAWAL	STORAGE	(307,264)	$2.9649	($911,007.03)	$0.00	($911,007.03)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$5,395.23	$0.00	$5,395.23
	Feb	WITHDRAWAL	STORAGE	(269,858)	$2.9797	($804,095.88)	$0.00	($804,095.88)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$4,176.16	$0.00	$4,176.16
	Mar	WITHDRAWAL	STORAGE	(97,875)	$3.0235	($295,925.06)	$0.00	($295,925.06)
	Mar	INJECTION		1,129	$5.8600	$6,739.00	$0.00	$6,739.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$1,866.59	$0.00	$1,866.59
	Apr	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		218,553	$5.9875	$1,332,574.86	$0.00	$1,332,574.86
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$394.29	$0.00	$394.29
	May	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		233,999	$7.7552	$1,848,054.50	$0.00	$1,848,054.50
	May	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$1,949.52	$0.00	$1,949.52
	Jun	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		226,830	$8.5504	$1,939,484.50	$0.00	$1,939,484.50
	Jun	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$7,532.98	$0.00	$7,532.98
	Jul	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$16,460.35	$0.00	$16,460.35
	Aug	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$23,558.99	$0.00	$23,558.99
	Sep	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$23,650.71	$0.00	$23,650.71
	Oct	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$26,998.74	$0.00	$26,998.74
	Nov	WITHDRAWAL			$0.0000	$0.00	$0.00	$0.00
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$27,130.64	$0.00	$27,130.64
	Dec	WITHDRAWAL	STORAGE	(95,376)	$7.6456	($729,206.75)	$0.00	($729,206.75)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (@ 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$30,544.20	$0.00	$30,544.20
2022 Running Balance				584,030		$4,582,432.73		$4,582,432.73

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
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

YEAR	MONTH	ACTIVITY TYPE	VENDOR NAME	MMBTU	$/MMBTU	NET COST	TAX	TOTAL $
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$10,679.08	$0.00	$10,679.08
	Dec	WITHDRAWAL		(55,000)	$0.0000	($127,000.50)	$0.00	($127,000.50)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$10,414.23	$0.00	$10,414.23
2024 Running Balance				638,435		$1,532,660.87		$1,532,660.87
2024 Total Activity				(34,334)		($222,554.12)		
2025	Jan	WITHDRAWAL	STORAGE	(377,000)	$2.3252	($876,600.40)	$0.00	($876,600.40)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$9,747.33	$0.00	$9,747.33
	Feb	WITHDRAWAL	STORAGE	(126,000)	$2.4052	($303,055.20)	$0.00	($303,055.20)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$6,674.08	$0.00	$6,674.08
	Mar	WITHDRAWAL	STORAGE	(123,812)	$2.3684	($293,236.34)	$0.00	($293,236.34)
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$3,136.12	$0.00	$3,136.12
	Apr	WITHDRAWAL	STORAGE		$0.0000	$0.00	$0.00	$0.00
	Apr	INJECTION		225,000	$4.1905	$942,853.47	$0.00	$942,853.47
	Apr	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$1,400.51	$0.00	$1,400.51
	May	WITHDRAWAL	STORAGE		$0.0000	$0.00	$0.00	$0.00
	May	INJECTION		232,500	$4.1905	$846,963.40	$0.00	$846,963.40
	May	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Apr	CARRYING COSTS			$0.0000	$3,444.74	$0.00	$3,444.74
	Jun	WITHDRAWAL	STORAGE		$0.0000	$0.00	$0.00	$0.00
	Jun	INJECTION		224,480	$3.5962	$807,278.06	$0.00	$807,278.06
	Jun	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	May	CARRYING COSTS			$0.0000	$9,053.06	$0.00	$9,053.06
	Jul	WITHDRAWAL	STORAGE	(9)	$3.9274	($35.35)	$0.00	($35.35)
	Jul	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jul	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jun	CARRYING COSTS			$0.0000	$14,262.54	$0.00	$14,262.54
	Aug	WITHDRAWAL	STORAGE	0	$3.9274	$0.00	$0.00	$0.00
	Aug	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Aug	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jul	CARRYING COSTS			$0.0000	$16,858.96	$0.00	$16,858.96
	Sep	WITHDRAWAL	STORAGE	(7,221)	$3.9649	($28,630.60)	$0.00	($28,630.60)
	Sep	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Sep	FUEL RETENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Aug	CARRYING COSTS			$0.0000	$16,390.90	$0.00	$16,390.90
	Oct	WITHDRAWAL	STORAGE	0	$3.9274	$0.00	$0.00	$0.00
	Oct	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Oct	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Sep	CARRYING COSTS			$0.0000	$16,404.85	$0.00	$16,404.85
	Nov	WITHDRAWAL	STORAGE	(11,827)	$3.9274	($46,449.63)	$0.00	($46,449.63)
	Nov	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Nov	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Oct	CARRYING COSTS			$0.0000	$15,851.32	$0.00	$15,851.32
	Dec	WITHDRAWAL	STORAGE	(44,036)	$3.9952	($175,932.63)	$0.00	($175,932.63)
	Dec	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Dec	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Nov	CARRYING COSTS			$0.0000	$15,809.92	$0.00	$15,809.92
2025 Running Balance				630,510		$2,534,849.98		$2,534,849.98
2025 Total Activity				(7,925)		$1,002,189.11		
2026	Jan	WITHDRAWAL	STORAGE	(337,769.00)	$4.0203	($1,357,932.71)	$0.00	($1,357,932.71)
	Jan	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Jan	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Dec	CARRYING COSTS			$0.0000	$14,708.88	$0.00	$0.00
	Feb	WITHDRAWAL	STORAGE	(81,144.00)	$4.0706	($330,304.77)	$0.00	($330,304.77)
	Feb	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Feb	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Jan	CARRYING COSTS			$0.0000	$10,480.71	$0.00	$0.00
	Mar	WITHDRAWAL	STORAGE	(130,740.00)	$4.1201	($538,661.87)	$0.00	($538,661.87)
	Mar	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Mar	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Feb	CARRYING COSTS			$0.0000	$5,803.39	$0.00	$0.00
	Apr	WITHDRAWAL	STORAGE	214,527.00	$2.9404	$630,794.77	$0.00	$630,794.77
	Apr	INJECTION			$0.0000	$0.00	$0.00	$0.00
	Apr	FUEL RENTENTION (at 1.8%)			$0.0000	$0.00	$0.00	$0.00
	Mar	CARRYING COSTS			$0.0000	$0.00	$0.00	$0.00
2026 Running Balance				295,384		$969,738.38		$938,745.40
2026 Total Activity				(335,126)		($1,565,111.60)		

295,384	$973,143.60	WP 7 Ending Balance
0	$3,405.22	Difference
	$3,405.22	Total of monthly carrying charge (see WP 7)
		Adjustment to Feb. balance
0	$0.00	$ Variance
0.00	0.00	% Variance

						NYMEX Settlement		$	3.040
DATE:	May 26, 2026								**Based upon Nymex**
									June 2026 settlement as of
TO:	Mrs. Stacey Borgstadt								May 26, 2026
FROM:	Beau Tichenor								$3.09
The following are estimated total volumes and prices (@14.73 psia) of natural gas to be received from various sources in the resale system for the month of February 2026.									
			VOLUME		**PRICE**				
	PRODUCERS		**(mmBtu)**	**(MCF)**	**$/mmBtu**	**($/MCF)**			**AMOUNTS**
	APACHE			0		$ -		$	-
	ATMOS/BRIDGELINE		146,097	143,684	$3.38	$ 3.4397		$	494,226.41
	STORAGE		0	0	**$ -**	$ -		$	-
	STORAGE DEMAND		**60,000**		**$ 0.2000**			**$**	**137,000.75**
					*				
	CALLS								
			0	0	$0.000	$ -		$	-
			0	0	$0.000	$ -		$	-
			0	0	$ -	$ -		$	-
	SES via GSPL NNS			315,716		$ 3.1360		$	990,092.60
								$	-
	GSPL NNS DEMAND		29,750		**$ 12.0000**			$	357,000.00
	GSPL NNS TRANSPORTATION				$ 0.0148	$ 0.015049		$	4,751.10
	TOTAL			459,400		$ 4.3167		$	1,983,070.86

DELTA NEW ORLEANS COMPANY, LLC
DEMAND CHARGES FOR NON-LM CUSTOMERS FOR THE 12 MONTHS ENDED
WITH THE OPERATIONS MONTH OF **April-26**

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	May-25	137,000.00	0.00	0.00	0.00	371,070.70	0.00	508,070.70
2	Jun-25	137,000.00	0.00	0.00	0.00	359,905.30	0.00	496,905.30
3	Jul-25	137,001.47	0.00	0.00	0.00	376,247.00	0.00	513,248.47
4	Aug-25	137,000.75	0.00	0.00	0.00	376,014.19	0.00	513,014.94
5	Sep-25	137,000.75	0.00	0.00	0.00	363,979.73	0.00	500,980.48
6	Oct-25	137,000.75	0.00	0.00	0.00	529,976.52	0.00	666,977.27
7	Nov-25	137,000.75	0.00	0.00	0.00	1,024,505.16	0.00	1,161,505.91
8	Dec-25	137,000.75	0.00	0.00	0.00	1,067,744.11	0.00	1,204,744.86
9	Jan-26	137,000.75	0.00	0.00	0.00	1,098,568.87	0.00	1,235,569.62
10	Feb-26	137,000.75	0.00	0.00	0.00	962,886.94	0.00	1,099,887.69
11	Mar-26	137,000.75	0.00	0.00	0.00	1,062,439.53	0.00	1,199,440.28
12	Apr-26	**137,000.75**	0.00	0.00	0.00	**512,753.95**	0.00	649,754.70
13	12 MONTH TOTAL	1,644,008.22	0.00	0.00	0.00	8,106,092.00	0.00	9,750,100.22
14	97.544% OF TOTAL FOR NON-LM CUSTOMERS PER RESOLUTION R-00-650							$9,510,637.76

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

Quantity Hedged		**-**
Contract Price		**-**
Estimated Settlement Price	*	3.0400
Estimated Gain/(Loss) ($)		-

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

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

HENRY HUB NATURAL GAS FUTURES - SETTLEMENTS

TRADE DATE Wednesday, 27 May 2026

Last Updated 27 May 2026 11:55:00 PM CT

ESTIMATED VOLUME TOTALS 539,383 **PRIOR DAY OPEN INTEREST TOTALS** 1,640,082

MONTH	OPEN	HIGH	LOW	LAST	CHANGE	SETTLE	EST. VOLUME	PRIOR DAY OI
JUN 26	2.91000	3.05500	2.85700	3.03600A	+.14600	3.04000	5,770	3,627

3.04000

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	2021	2022	2023	2024	2025	2026	5 YR ROLLING AVERAGE
JANUARY		127,842	159,767	171,965	225,219	28,219	**142,602**
FEBRUARY		159,777	85,586	109,664	91,589	63,285	**101,980**
MARCH		282,208	83,420	128,030	70,112	14,930	**115,740**
APRIL		130,454	495,452	66,282	76,305	**1,200**	**153,939**
MAY	155,908	153,385	148,799	136,164	50,691		**128,989**
JUNE	129,634	144,816	116,794	62,588	104,342		**111,635**
JULY[(1)]	146,719	139,227	133,912	161,247	52,546		**126,730**
AUGUST	167,973	158,058	59,474	117,689	0		**100,639**
SEPTEMBER	190,562	163,514	133,871	113,077	226,252		**165,455**
OCTOBER	141,429	160,753	84,313	102,542	44,186		**106,645**
NOVEMBER	153,511	111,142	563	79,970	68,136		**82,664**
DECEMBER	153,598	132,258	92,133	31,323	33,690		**88,600**

DELTA NEW ORLEANS COMPANY, LLC
MCF SALES FOR 12 MONTHS ENDED **April-26**
MCF @ Sales Pressure Base

Line No.	Oper. Mth.	(a) Residential	(b) Public Auth. Incl. LM & NJ	(c) Public Auth. LM	(d) Commercial	(e) Industrial Incl. NJ	(f) NJ Industrial	(g) NJ Public Auth.	(h) Interdept.	(i) Total Sales for PGA Excl. LM and NJ (a+b-c+d+e-f-g+h)
1	May-25	145,794	116,039	50,691	220,067	118,309	95,192	16,599	0	437,727
2	Jun-25	117,283	174,434	104,342	182,173	82,140	60,668	22,159	0	368,861
3	Jul-25	117,976	103,902	52,546	166,935	84,528	67,810	18,130	0	334,855
4	Aug-25	100,912	19,682	56	77,717	97,527	78,221	15,207	0	202,354
5	Sep-25	109,482	319,358	226,252	169,574	103,388	87,459	18,911	0	369,180
6	Oct-25	110,582	83,227	44,186	135,401	96,021	80,283	19,787	0	280,974
7	Nov-25	131,239	95,612	68,136	130,393	88,728	84,330	19,888	0	273,617
8	Dec-25	408,321	142,094	33,690	262,872	77,239	64,630	16,507	0	775,700
9	Jan-26	608,316	145,752	28,219	338,796	93,011	88,919	21,874	0	1,046,863
10	Feb-26	626,841	154,124	63,285	480,929	93,073	73,077	18,796	0	1,199,809
11	Mar-26	332,633	81,282	14,930	298,463	76,262	64,686	19,736	0	689,288
12	Apr-26	**196,135**	**62,108**	**1,200**	**232,521**	**100,387**	**91,676**	**19,827**	**0**	**478,448**
13	Total 12 Mths.	3,005,513	1,497,613	687,532	2,695,840	1,110,612	936,950	227,420	0	6,457,677

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	May-25	681,688	530,943		329,242	1,090,681	503,467	395,396	69,300	0	2,012,840
2	Jun-25	608,160	639,510		45,036	906,239	293,903	182,560	74,287	0	2,145,928
3	Jul-25	611,880	460,006	*	498,644	854,598	314,022	227,331	60,780	0	1,453,751
4	Aug-25	487,090	72,991		206	373,951	358,570	263,621	51,249	0	977,526
5	Sep-25	513,954	1,270,116		845,358	805,506	342,102	267,377	70,289	0	1,748,654
6	Oct-25	569,395	317,088		146,805	684,061	378,271	297,211	73,252	0	1,431,548
7	Nov-25	719,802	354,507		247,516	689,371	323,292	277,213	65,377	0	1,496,866
8	Dec-25	2,691,086	748,794		136,942	1,619,021	327,659	209,774	53,577	0	4,986,266
9	Jan-26	4,320,718	891,197		144,660	2,317,955	421,090	338,401	83,247	0	7,384,652
10	Feb-26	6,590,114	1,185,567		338,094	3,892,845	619,643	358,437	92,193	0	11,499,445
11	Mar-26	2,215,107	529,584		129,437	2,075,540	405,607	334,720	102,123	0	4,659,559
12	Apr-26	**1,023,085**	**397,904**		**4,766**	**1,262,462**	**795,745**	**783,351**	**169,417**	**0**	**2,521,662**

DELTA NEW ORLEANS COMPANY, LLC
OTHER CHARGES(CREDITS) FOR PGA
FOR THE OPERATIONS MONTH OF **April-26**

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

2. CREDITS PER RESOLUTION R-92-111	
Transportation of Gas to ENOI Power Plants (See WP2.2)	**($873.00)**
Total from WP1 L6 and WP2 L9	($873.00)

DELTA NEW ORLEANS COMPANY, LLC
NATURAL GAS STORAGE PROGRAM
SUMMARY EXPLANATION
April-26

During the month ended **April-26** DELTA NEW ORLEANS GAS COMPANY, LLC injected **214,527** MMBtu's and withdrew **0** MMBtu's of gas from the storage facility. There are **$0.00** in charges for storage withdrawals included in gas costs for the **April-26** operating month.

As of **April-26** **295,384** 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
April-26

INJECTIONS

	MMBtu	NET COST	COST/MMBTU
SYMMETRY ENERGY	214,527	$630,794.77	$2.9404
	0	$0.00	
			$0.0000
TOTAL	214,527	$630,794.77	
LESS COMPRESSION LOSSES 1.8%		$0.00	
SUBTOTAL	214,527	$630,794.77	
TRANSPORTATION FEE	-	$0.00	
SUBTOTAL SUPPLIERS	214,527	$630,794.77	
March-26 CARRYING CHARGES	-	$3,405.22	
TOTAL	214,527	$634,199.99	

CARRYING COSTS FOR OPERATING MONTH OF March-26 =

BEGINNING BALANCE	+	ENDING BALANCE	X	PRIME RATE 12 MONTHS	=	
2						
$871,802.09	+	$338,943.61	X	6.75%		
2				12		$3,405.22

WITHDRAWALS

	MMBtu	COST	RATE
WITHDRAWAL	0	$0.00	$0.0000
WITHDRAWAL (PRIOR PERIOD ADJ)	0	$0.00	$0.0000
TRANSPORTATION CHARGE	0	$0.00	$0.0000
REDELIVERY OVERRUN CHARGE	0	$0.00	$0.0000
TOTAL	0	$0.00	$0.0000
WITHDRAWAL MMBtu	0		
mmbtu/cf	0		
MCF @ 14.73 psia	0		

BALANCE

	MMBtu	COST	RATE
BEGINNING BALANCE	80,857	$338,943.61	$4.1919
Apr-26 INJECTIONS	214,527	$634,199.99	-
Apr-26 WITHDRAWAL	0	$0.00	-
ENDING BALANCE	295,384	$973,143.60	$3.2945

SUPPORTING DOCUMENTATION FOR DELTA NEW ORLEANS GAS COMPANY PGA

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
P[redacted]

symmetry ENERGY SOLUTIONS

Sales Invoice

Invoice #:	2181413
Invoice Date:	05/18/26
Due Date:	05/28/26
Amount Due:	**$1,963,255.38**
Account #:	
Svc. Addr:	
Cust. Ref.:	
PO #:	
Buyer:	DELTA NEW ORLEANS GAS COMPANY, LLC-541894

CURRENT DELIVERY PERIOD - APR-26

Gas Sales

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price ($/MMBtu)	Volume (MMBtu)	Amount ($)
32113102	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Apr-26	1 30	3.0700	150,000	$460,500.00
32113102	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Apr-26	24 24	2.8100	10,000	$28,100.00
32113102	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Apr-26	25 27	2.6800	15,000	$40,200.00
32113102	Natural Gas Sales	Sell	Gulf South	NOPSI Aggregate	Apr-26	30 30	2.7500	5,000	$13,750.00
32113102	Undertake	Sell	Gulf South	NOPSI Aggregate	Apr-26	1 30	2.3491	(1,596)	$(3,749.24)
						Total for Pipeline Gulf South:		178,404	$538,800.76
32175157	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	2 2	3.0050	7,500	$22,537.50
32184352	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	3 6	2.9050	30,000	$87,150.00
32185277	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	7 13	2.8129	52,500	$147,675.00
32288812	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	14 14	2.7950	7,500	$20,962.50
32293756	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	15 15	2.8000	7,700	$21,560.00
32294633	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	16 20	2.7640	38,500	$106,414.00
32348758	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	21 21	2.8200	7,700	$21,714.00
32348761	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	22 22	2.7700	7,700	$21,329.00

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

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

Deal Num	Description	Buy / Sell	Pipeline	Location	Delivery Period	Start/End Dates	Price ($/MMBtu)	Volume (MMBtu)	Amount ($)
32369320	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	23 23	2.7700	7,700	$21,329.00
32373432	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	24 27	2.5775	30,800	$79,387.00
32382830	Natural Gas Sales	Sell	Henry Hub	Bridgeline Holdings	Apr-26	28 30	2.6900	23,100	$62,139.00
						Total for Pipeline Henry Hub:		220,700	$612,197.00
32123953	Natural Gas Sales	Sell	LRM	St. Claude	Apr-26	1 30	3.4100	237,019	$808,234.79
						Total for Pipeline LRM:		237,019	$808,234.79
						Total for Gas Sales:		636,123	$1,959,232.55
Transport Fuel									
32113102	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Apr-26	1 30	3.1000	1,103	$3,419.46
32113102	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Apr-26	24 24	2.8100	74	$206.64
32113102	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Apr-26	25 27	2.6800	110	$295.62
32113102	Transport Fuel	Sell	Gulf South	NOPSI Aggregate	Apr-26	30 30	2.7500	37	$101.11
						Total for Transport Fuel:		1,324	$4,022.83
					Total for Current Delivery Period:				**$1,963,255.38**
					TOTAL AMOUNT DUE:				**$1,963,255.38**

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

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

Atmos Energy Louisiana Industrial Gas, LLC
Fifth Third Bank
PO Box 630872
Cincinnati, OH 45263-0872

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

Bill To:

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

Account Summary:

Customer Account:	3073914303
Contract:	4004601
Invoice:	AELIG-0023649
Due Date:	**05/25/2026**
Total Amount Due:	**$7,675.69**

Retain this portion for your Records

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

Please return this portion when paying by mail.

Delta Utilities

ELECTRONIC REMITTANCE TO:

[redacted]

CHECK REMITTANCE TO:

[redacted]

Customer Account: [redacted]
Contract:
Invoice: [redacted]
05/25/2026
$7,675.69

00000000000000000000307391430300007675694

INVOICE

Payment by Wire Transfer To:

[redacted]

Mail All Other Remittance To:

Atmos Energy Louisiana Industrial Gas, LLC

[redacted]

Customer:

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

Primary Atmos Representative:

Cliff Wilson
cliff.wilson@atmosenergy.com
601-503-5664

Secondary Atmos Representative:

Charles Stiebing, III
charles.stiebing@atmosenergy.com
504-677-3756

Customer Contacts:

Gas Supply
gassupply@deltautilities.com

Customer Contacts:

Beau Tichenor
beau.tichenor@deltautilities.com

Account Summary:

Customer:	3073914303
Contract:	4004601
Invoice:	AELIG-0023649
Invoice Date:	15-May-2026
Due Date:	**25-May-2026**
Total Amount Due:	**$7,675.69**

Production Date	Delivery Location	Delivery Location Name
Apr-26	607322	AELIG-Delta Utilities NOPSI Algiers

Line Item	Description	MCF	MMBTU/Count	Rate	Net Amount
1	Utility L&U	23.642	24.000*	3.90583	$93.74
2	Natural Gas Sales	1,909.000	1,938.000*	3.91225	$7,581.95
	SUBTOTAL FOR LOCATION: 607322	1,932.642	1,962.000		$7,675.69
	TOTAL FOR PROD DATE: Apr-2026	1,932.642	1,962.000		$7,675.69

*** 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	$7,675.69
Previous Balance	$0.00
Total Amount Due	$7,675.69

Atmos Energy Louisiana Industrial Gas, LLC
[redacted]

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

Bill To:

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

Account Summary:

Customer Account:	3074386338
Contract:	4004599
Invoice:	AELIG-0023654
Due Date:	**05/25/2026**
Total Amount Due:	**$65.22**

Retain this portion for your Records

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

Please return this portion when paying by mail.

Delta Utilities

[redacted]

ABA# for Wire: [redacted]
Account #: [redacted]
Ref No: [redacted]

CHECK REMITTANCE TO:

[redacted]

Customer Account:	3074386338
Contract:	4004599
Invoice:	AELIG-0023654
DUE DATE:	**05/25/2026**
TOTAL AMOUNT DUE:	**$65.22**

0000000000000000000030743863380000065220

INVOICE

Payment by Wire Transfer To:

[redacted]

Mail All Other Remittance To:

[redacted]

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

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

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

Customer Contacts:
Gas Supply
gassupply@deltautilities.com

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

Account Summary:

Customer:	3074386338
Contract:	4004599
Invoice:	AELIG-0023654
Invoice Date:	15-May-2026
Due Date:	**25-May-2026**
Total Amount Due:	**$65.22**

Production Date	Delivery Location	Delivery Location Name
Apr-26	900032	AELIG-Delta Utilities NO S&WB

Line Item	Description	MCF	MMBTU/Count	Rate	Net Amount
1	Natural Gas Sales	22.000	22.000*	2.96455	$65.22
	SUBTOTAL FOR LOCATION: 900032	22.000	22.000		$65.22
	TOTAL FOR PROD DATE: Apr-2026	22.000	22.000		$65.22

*** 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	$65.22
Previous Balance	$0.00
Total Amount Due	$65.22

11:02:12 AM **Travis Friesenhahn** Also, what pricing are you showing for the 22dths flow on S&WB for April.
11:02:28 AM **cliff wilson** we are using GD HH +.30

[redacted]

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

Bill To:

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

Account Summary:

Customer Account:	3074386570
Contract:	4004600
Invoice:	AELIG-0023657
Due Date:	**05/25/2026**
Total Amount Due:	**$527,931.15**

APPROVED
By Travis Friesenhahn at 10:47 am, May 20, 2026

Retain this portion for your Records

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

Please return this portion when paying by mail.

ATMOS energy

[redacted]

Delta Utilities

Customer Account:	3074386570
Contract:	4004600
Invoice:	AELIG-0023657
DUE DATE:	**05/25/2026**
TOTAL AMOUNT DUE:	**$527,931.15**

00000000000000000000307438657005279311158

INVOICE

Payment by Wire Transfer To:

[redacted]

Mail All Other Remittance To:

[redacted]

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

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

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

Customer Contacts:
Gas Supply
gassupply@deltautilities.com

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

Account Summary:

Customer:	3074386570
Contract:	4004600
Invoice:	AELIG-0023657
Invoice Date:	15-May-2026
Due Date:	**25-May-2026**
Total Amount Due:	**$527,931.15**

Production Date	Delivery Location	Delivery Location Name
Apr-26	8000219404	AELIG-Delta Utilities NOPSI City Gate

Line Item	Description	MCF	MMBTU/Count	Rate	Net Amount
1	Natural Gas Sales	145,627.000	148,713.000*	3.55000	$527,931.15
	SUBTOTAL FOR LOCATION: 8000219404	145,627.000	148,713.000		$527,931.15
	TOTAL FOR PROD DATE: Apr-2026	145,627.000	148,713.000		$527,931.15

*** 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	$527,931.15
Previous Balance	$0.00
Total Amount Due	$527,931.15


https://www.nrg.com/resources/energy-tools/nymex-settlement-history.html

nrg About Residential

Month	2026	2025	2024
Jan	4.687	3.514	2.619
Feb	7.460	3.535	2.490
Mar	2.969	3.906	1.615
Apr	3.095	3.950	1.575

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
5/15/2026

Statement #: 0508202600133

Statement due Date: 5/25/2026

Contract #: TRN00605

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00605

Total Receipt Quantity:	**32**
Total Delivery Quantity:	**0**
Current Month Imbalance:	**32**
Net Prior Month Adjustments:	**0**
Current CashOut Quantity:	**0**
Prior Month Accumulated Imbalance:	**62,925**
Accumulated Imbalance:	**62,957**

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

Please Wire Transactions To:
[redacted]

Please Remit Check To:
[redacted]

Please Send Correspondence To:
,

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year Apr-2026
Shipper 4102 - Delta New Orleans Gas Company, LLC
Contract TRN00605
Shipper Pool ENTERGY NO TRN00605 FTS SHIPPER POOL

Run Date: 5/15/2026
Statement #: 0508202600133-0
Invoice #: C2605S0474

Receipts

Meter		Volumes (Monthly)**				Into Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U	Mmbtu	Fee	Value	Charge Type	Charge Basis
850142	BRIDGELINE STORAGE WD									
		32.0	32	1.0000		32	$0.0000	$0.00	Base Rate	MMBTU
		32.0	32	1.0000	0	32		$0.00		

Balance 32

Production Month: 04/2026

Other Charges

Other Charge Description		
RESERVATION FEE		$41,100.75
	Total Other Charges	$41,100.75
	Total for 04/2026	$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
5/15/2026

Statement #: 0508202600137

Statement due Date: 5/25/2026

Contract #: TRN00629

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRN00629

Total Receipt Quantity:	**218,493**
Total Delivery Quantity:	**3,966**
Current Month Imbalance:	**214,527**
Net Prior Month Adjustments:	**0**
Current CashOut Quantity:	**0**
Prior Month Accumulated Imbalance:	**71,123**
Accumulated Imbalance:	**285,650**

Base Rate	**$0.00**
RESERVATION FEE	**$95,900.00**
Storage Withdrawl	**$2.56**
	$95,902.56
Total Net Prior Month Adjustments:	**$0.00**
Total Cashouts:	**$0.00**
Invoice Total Amount:	**$95,902.56**

Please Wire Transactions To:

[redacted]

Please Remit Check To:

[redacted]

Please Send Correspondence To:

,

77

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year Apr-2026
Shipper 4102 - Delta New Orleans Gas Company, LLC
Contract TRN00629
Shipper Pool ENTERGY NO TRN00629 STORAGE POOL

Run Date: 5/15/2026
Statement #: 0508202600137-0
Invoice #: C2605S0475

Receipts

Meter		Volumes (Monthly)**				Into Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U	Mmbtu	Fee	Value	Charge Type	Charge Basis
850141-R	BRIDGELINE STORAGE INJ RCT									
		218,493.0	218,493	1.0000	3,934	214,559	$0.0000	$0.00	Base Rate	MMBTU
		218,493.0	218,493	1.0000	3,934	214,559		$0.00		

Deliveries

Meter		Volumes (Monthly)**				Out of Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U		Fee	Value	Charge Type	Charge Basis
850142-D	BRIDGELINE STORAGE WD DEL									
		32.0	32	1.0000		32	$0.0800	$2.56	Storage Withdrawl	MMBTU
		32.0	32	1.0000	0	32		$2.56		

Balance 214,527

Production Month: 04/2026

Other Charges

Other Charge Description		
RESERVATION FEE		$95,900.00
	Total Other Charges	$95,900.00
	Total for 04/2026	$95,900.00
	Total Amount Due	**$95,900.00**

Bridgeline Holdings, L.P.

,
Phone: (214) 721-9358

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

Statement Date
5/15/2026

Statement #: 0515202600007

Statement due Date: 5/25/2026

Contract #: TRNG0766

Customer #: 4102

Pipeline: Bridgeline Holdings, L.P.

Activity Summary for Contract Number: TRNG0766

Total Receipt Quantity:	**220,700**
Total Delivery Quantity:	**220,700**
Current Month Imbalance:	**0**
Net Prior Month Adjustments:	**0**
Current CashOut Quantity:	**0**
Prior Month Accumulated Imbalance:	**0**
Accumulated Imbalance:	**0**

Base Rate	**$0.00**
COMMODITY CHARGE	**$18,759.50**
	$18,759.50
Total Net Prior Month Adjustments:	**$0.00**
Total Cashouts:	**$0.00**
Invoice Total Amount:	**$18,759.50**

Please Wire Transactions To:
[redacted]

Please Remit Check To:
[redacted]

Please Send Correspondence To:
,

Bridgeline Holdings, L.P.
Shipper Pool Detail

Prod Month/Year Apr-2026
Shipper 4102 - Delta New Orleans Gas Company, LLC
Contract TRNG0766
Shipper Pool DELTA TRNG0766 ALL RP TO ALL DP

Run Date: 5/15/2026
Statement #: 0515202600007-0
Invoice #: C2605S0476

Receipts

Meter		Volumes (Monthly)**				Into Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U	Mmbtu	Fee	Value	Charge Type	Charge Basis
846121	SAB/BHLP - HENRY HUB									
		220,700.0	220,700	1.0000	2,207	218,493	$0.0850	$18,759.50	COMMODITY CHARGE	MMBTU
		220,700.0	220,700	1.0000	2,207	218,493		$18,759.50		

Deliveries

Meter		Volumes (Monthly)**				Out of Pool				
Number	Name	MCF	Mmbtu	BTU	FL&U		Fee	Value	Charge Type	Charge Basis
850141	BRIDGELINE STORAGE INJ									
		218,493.0	218,493	1.0000		218,493	$0.0000	$0.00	Base Rate	MMBTU
		218,493.0	218,493	1.0000	0	218,493		$0.00		

Balance 0

Invoice Summary

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** April 2026 **Invoice Status Code:** Final

Invoice Identifier: 15001312 **Service Requester/Name:** 119375230 Delta New Orleans Gas Company, LLC **Billable Party (Payer)/Name:** 119375230 Delta New Orleans Gas Company, LLC

Invoice Date: 05/11/2026 **Net Due Date:** 05/21/2026 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Jack Donato (888) 888-8888

INVOICE TOTAL AMOUNT

$512,753.95

SVC REQ K OR ACCT ID TOTAL AMOUNT

$512,753.95

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT
59571	NNS	$512,753.95	$0.00	$512,753.95
Svc Req K or Acct ID Total Amount				$512,753.95
Invoice Total Amount				$512,753.95

Transportation Invoice

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** April 2026 **Invoice Status Code:** Final

Invoice Identifier: 15001312 **Service Requester/Name:** 119375230 Delta New Orleans Gas Company, LLC **Billable Party (Payer)/Name:** 119375230 Delta New Orleans Gas Company, LLC
Invoice Date: 05/11/2026 **Net Due Date:** 05/21/2026 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Jack Donato (888) 888-8888

Payment Information

WIRE TRANSFER PAYMENT

[redacted]

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

Service Requester Level Charge/Allowance Invoice Details

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

Transportation Invoice

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** April 2026 **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

$512,753.95

LINE NO	BEG TRAN DATE / END TRAN DATE	REC LOC/NAME / DEL LOC/NAME	REC ZN / DEL ZN	TT	CHRG IND	CHARGE TYPE	MISC NOTES (CHRG TYPE DESC)	QUANTITY	CHRG TYPE RATE	AMOUNT DUE	ACCT ADJ MTHD	REPL REL CD	LOC IND
1	04/01/2026 04/30/2026	9921 NOPSI Aggregate	SYS	129	D	RSV	NNS Resv	1,275,000	0.400000	$510,000.00			XXPDXXZD
2	04/01/2026 04/30/2026	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	22	0.001500	$0.00			PRPDZRZD
3	04/01/2026 04/30/2026	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	30	0.000800	$0.00			PRPDZRZD
4	04/01/2026 04/30/2026	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	22	0.012500	$0.22			PRPDZRZD
5	04/01/2026 04/30/2026	11462 Pooling Area #2 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	30	0.000000	$0.00			PRPDZRZD
6	04/01/2026 04/30/2026	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	77,806	0.001500	$116.72			PRPDZRZD
7	04/01/2026 04/30/2026	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	162,039	0.000800	$129.65			PRPDZRZD
8	04/01/2026 04/30/2026	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	77,806	0.012500	$972.59			PRPDZRZD
9	04/01/2026 04/30/2026	11463 Pooling Area #3 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	160,853	0.000000	$0.00			PRPDZRZD
10	04/01/2026 04/30/2026	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	31,553	0.001500	$47.33			PRPDZRZD
11	04/01/2026 04/30/2026	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	68,640	0.000800	$54.87			PRPDZRZD
12	04/01/2026 04/30/2026	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	31,553	0.012500	$394.44			PRPDZRZD

LINE NO	BEG TRAN DATE END TRAN DATE	REC LOC/NAME DEL LOC/NAME	REC ZN DEL ZN	TT	CHRG IND	CHARGE TYPE	MISC NOTES (CHRG TYPE DESC)	QUANTITY	CHRG TYPE RATE	AMOUNT DUE	ACCT ADJ MTHD	REPL REL CD	LOC IND
13	04/01/2026 04/30/2026	11465 Pooling Area #5 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	68,143	0.000000	$0.00			PRPDZRZD
14	04/01/2026 04/30/2026	22116 Pooling Area #16 - Exp... 9921 NOPSI Aggregate	SYS SYS	01	D	ACA	ACA	69,023	0.001500	$103.55			PRPDZRZD
15	04/01/2026 04/30/2026	22116 Pooling Area #16 - Exp... 9921 NOPSI Aggregate	SYS SYS	01	R	CMP	Electric Power Cost	89,802	0.000800	$71.76			PRPDZRZD
16	04/01/2026 04/30/2026	22116 Pooling Area #16 - Exp... 9921 NOPSI Aggregate	SYS SYS	01	D	COT	Commodity	69,023	0.012500	$862.82			PRPDZRZD
17	04/01/2026 04/30/2026	22116 Pooling Area #16 - Exp... 9921 NOPSI Aggregate	SYS SYS	126	R	ETX	Supp Rec	89,153	0.000000	$0.00			PRPDZRZD
Current Month Total Amount										**$512,753.95**			
Svc Req K or Acct ID Total Amount										**$512,753.95**			
Invoice Total Amount										**$512,753.95**			

Table 1

	Incentive per Installed kWh	Installed kWh (per account/customer)	Upfront Incentive (per account/customer)	Estimated Annual No. Battery Installations	Total Upfront Incentives ($/Year)	Total Installed kWh	Total kW*	Total MW*
BESS Residential (LMI)	$ 480	13.5	$ 6,480	169	$ 1,095,120	2,282	1,141	1.1
BESS Residential	$ 400	13.5	$ 5,400	204	$ 1,101,600	2,754	1,377	1.4
BESS Commercial	$ 400	162	$ 64,800	35	$ 2,268,000	5,670	2,835	2.8
Year 1 Upfront Total					$ 4,464,720	10,706	5,353	5.4
Year 2 Upfront Total					$ 4,464,720	10,706	5,353	5.4
Year 3 Upfront Total					$ 4,464,720	10,706	5,353	5.4
			Program Total		**$ 13,394,160**	**32,117**	**16,058**	**16.1**

Table 2

	Residential	Small Commercial	Existing Participants	Total
Year 1 (2026) Participation Incentive Total	$ 223,800	$ 63,000	$ 100,000	$ 386,800
Year 2 (2027) Participation Incentive Total	$ 447,600	$ 126,000	$ 100,000	$ 673,600
Year 3 (2028) Participation Incentive Total	$ 671,400	$ 189,000	$ 100,000	$ 960,400
Year 1-3 Total				**$ 2,020,800**
Year 4 (2029) Participation Incentive Total				$ 960,400
Year 5 (2030) Participation Incentive Total				$ 960,400
Year 6 (2031) Participation Incentive Total				$ 960,400
Year 7 (2032) Participation Incentive Total				$ 960,400
Year 8 (2033) Participation Incentive Total				$ 960,400
Year 9 (2034) Participation Incentive Total				$ 960,400
Year 10 (2035) Participation Incentive Total				$ 960,400
Year 4-10 Total				**$ 6,722,800**
Total Ongoing DR Participation Incentives				**$ 8,743,600**

Table 3

Administrative and Other Non-Incentive Costs	Total
Energy Hub Fee (3 Years)	$ 797,840
ICF International Fee (3 Years)	$ 2,000,000
EM&V	$ 250,000
System Study and Upgrade Budget	$ 2,000,000
Total	**$ 5,047,840**

Year 1 (2026) Particpation Incentive Total	Total
Residential ($600/Year)	$ 223,800
Commercial ($1,800/Year)	$ 63,000
Existing Participants	$ 100,000
	$ 386,800
Year 2 (2027)Participation Incentive Total	
Residential	$ 447,600
Commercial	$ 126,000
Existing Participants	$ 100,000
	$ 673,600
Year 3 (2028)Participation IncentiveTotal	
Residential	$ 671,400
Commercial	$ 189,000
Existing Participants	$ 100,000
	$ 960,400
Year 4 (2029) Participation IncentiveTotal	$ 960,400
Year 5 (2030) Participation IncentiveTotal	$ 960,400
Year 6 (2031) Participation IncentiveTotal	$ 960,400
Year 7 (2032) Participation IncentiveTotal	$ 960,400
Year 8 (2033) Participation IncentiveTotal	$ 960,400
Year 9 (2034) Participation IncentiveTotal	$ 960,400
Year 10 (2035) Participation IncentiveTotal	$ 960,400
Ten Year On-Going Incentive Budget	$ 8,743,600

Energy Hub Fee (3 Years)	$ 797,840
3rd Party Incentive Admin Fee (3 Years)	$ 2,000,000
EM&V	$ 250,000
System Study and Upgrade Budget	$ 2,000,000
Total Program Budget	**$ 27,185,600**

Table 4

Upfront Incentives (Years 1-3)	$ 13,394,160
Ongoing DR Participation Incentives (Years 1-3)	$ 2,020,800
Admin and Non-Incentive Costs (Years 1-3)	$ 5,047,840
Ongoing DR Participation Incentives (Years 4-10)	$ 6,722,800
Total Phase 3 Budget	**$ 27,185,600**

Edward R. Wicker, Jr.
Assistant General Counsel
Entergy Services, LLC
504-576-3101 | ewicker@entergy.com
639 Loyola Avenue, New Orleans, LA 70113

May 26, 2026

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

Re: Establishment of DER Program and Implementation (CNO Docket No. UD-24-02)

Dear Clerk of Council:

Attached please find Entergy New Orleans, LLC's ("ENO") Energy Smart Battery Energy Storage System (BESS) Pilot Phase 3 Supplemental Implementation Plan for filing in the above-referenced docket pursuant to Resolution No. R-26-150. 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,

Edward R. Wicker, Jr.

ERW/jlc
Enclosures
cc: Official Service List UD-24-02 *(via electronic mail)*

BEFORE THE

COUNCIL OF THE CITY OF NEW ORLEANS

RESOLUTION AND ORDER R-24-624 ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE TO ENHANCE DISTRIBUTED ENERGY RESOURCE PROGRAMS	**)** **)** **)** **)** **)**	**DOCKET NO. UD-24-02**

ENERGY SMART BATTERY ENERGY STORAGE SYSTEM PILOT PHASE 3 SUPPLEMENTAL IMPLEMENTATION PLAN

Entergy New Orleans, LLC ("ENO" or "Company") respectfully submits this Energy Smart Battery Energy Storage System Pilot Phase 3 Supplemental Implementation Plan ("Supplemental Plan") for the Distributed Energy Resource ("DER") Program ("Program"), as requested by the Council of the City of New Orleans ("Council") through Resolution No. R-26-150 ("Resolution"), dated April 23, 2026.

I. Procedural Background

Resolution No. R-25-669 dated December 18, 2025 ("Initial Resolution"), established the DER Program that would be administered as Phase 3 of the existing Battery Energy Storage System ("BESS") Pilot under Energy Smart for Program Years 16-18 (2026-28).[1] In so doing, the prior Council directed $30 million in System Energy Resources, Inc. ("SERI") settlement credits to be used for the Program, a concept championed extensively by TNO and the Alliance, who petitioned to allocate these credits to incentivize and subsidize their Virtual Power Plant ("VPP") endeavors – instead of allowing those credits to be used to offset and potentially eliminate bill impacts for all customers resulting from the Company's ongoing utility investments.

[1] Initial Resolution, Ordering Paragraph 1.

In compliance with the Initial Resolution, ENO engaged in months of collaborative discussions and technical meetings between ENO, the Council's Advisors, and the DER Program implementation advisors, as required by the Initial Resolution. ENO timely submitted its DER Implementation Plan ("Plan"),[2] and that Plan fully complied with the Initial Resolution and reflected substantial Company resources devoted toward developing a practical and implementable compliance framework that balanced multiple competing objectives. Specifically, the Plan sought to advance the prior Council's goal of establishing a robust BESS VPP program in New Orleans while also protecting customers from future rate impacts by structuring the Program to be fully funded through SERI credits rather than requiring incremental customer funding through Energy Smart or another future recovery mechanism.[3]

Although not expressly permitted or requested by the then-current procedural process established by the Council, TNO submitted comments on ENO's Plan, which, among other things, complained about ENO's use of the Council-mandated customer incentive levels established in the Initial Resolution and asked that the Council increase the levels it previously set. In addition to undermining the Council's prior directives, TNO further argued that the SERI credits should only be used for customer incentives, not the administrative costs associated with the Program, which would effectively result in a funding gap for the Program that would need to be recovered in rates from customers.[4]

---

2 Unless specifically modified herein, ENO incorporates the Plan previously submitted into this filing.

3 ENO's Plan (and the Supplemental Plan) protects customers from ***additional*** bill impacts associated with the Program. The Program, however, will impact customers' bills because the prior Council, in the Initial Resolution, allocated ***all*** remaining SERI credits to fund it. Thus, unless the current Council revisits that decision, the SERI credits will no longer be available to offset bill impacts for all customers from ENO's utility operations, which occurred with regard to the Company's Test Year 2024 Formula Rate Plan ("FRP").

4 ENO plans to further discuss TNO's comments in a subsequent submittal as provided in the Resolution's procedural schedule.

The Council promptly determined that an additional procedural schedule was appropriate and directed ENO in the Resolution to submit supplemental information by May 26, 2026. The supplemental information requested relates primarily to reporting and participation metrics, revisions to budgets and timelines, clarification regarding the role of the Third-Party Incentive Administrator, and additional detail concerning ENO's distribution planning considerations associated with BESS Phase 3. The Resolution also determined that $29.2 million in SERI credits, rather than $30.0 million as specified in the Initial Resolution, is available to fund the Program. The Company now submits its Supplemental Plan pursuant to the Resolution.[5]

II. Energy Smart BESS Pilot Phase 3—Program Implementation Plan

A. Phase 3 Program Implementer

In the Energy Smart PY16-18 Implementation Plan filed on June 16, 2025, ENO proposed EnergyHub to be Program Implementer of its BESS Pilot program. The filing discussed that EnergyHub has experience in implementing DER programs and with current Energy Smart programs, and that EnergyHub's DERMS platform already is integrated with most of the leading battery manufacturers; in addition, the filing discussed the benefits of consolidating the Energy Smart demand response ("DR") programs under the EnergyHub DERMS. For these reasons, EnergyHub should continue as the Program Implementer of the Energy Smart BESS Phase 3 Pilot program during the current program cycle. EnergyHub's proposed role is discussed further in Attachment 1. ENO requests Council approval of EnergyHub as the Program Implementer.

[5] The Advisors previously submitted data requests to ENO which were largely duplicative of the request for additional details in the Resolution. ENO timely submitted responses to the data requests. In the interest of administrative efficiency, ENO incorporates herein those responses by reference. Moreover, on May 21, 2026, the Advisors submitted additional data requests to ENO. Due to the timing of those requests, ENO is unable to address them before or in this filing, but will respond in due course.

B. Phase 3 Third-Party Incentive Administrator ("TPIA")

In the Initial Resolution, the Council expressed the desire for a third-party administrator to be retained to "implement, deliver, administer and conduct quality control/quality assurance for existing Energy Smart programs".[6] ENO has selected ICF International ("ICF") to carry out such tasks through discussions with the Advisors and DER Program implementation advisors. ICF was one of the firms identified by the Council as meeting the requirements of its 2025 RFP for DER Consultants and having the qualifications to provide services in this docket.[7] A description of ICF's scope of services as the TPIA for the Program is contained in Attachment 2. ENO requests Council approval of the selection of ICF as the TPIA.

C. Phase 3 Revised Program Budget

The DER Program is structured to distribute upfront battery incentives over a three-year period.[8] To achieve reasonable benefits from the batteries installed under the DER Program, the Council stated in the Resolution that customers receiving upfront incentives should be required to participate in the Energy Smart demand response program for a minimum of seven years.[9] As noted above, the Resolution, among other things, reduced the total SERI credits available for the Program from $30 million to $29.2 million, and requested that ENO submit a revised budget as part of its Supplemental Plan.[10]

Table 1, below, details the revised budget for estimated upfront incentives over the three years of the DER Program. ENO reiterates its request for approval to allow flexibility in allotting

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6 Initial Resolution, p. 7.

7 See Council Motion No. M-25-511, dated September 25, 2025.

8 Initial Resolution, Ordering Paragraph 3.

9 Resolution, p. 9.

10 A native Excel file containing the revised budget is attached hereto as Attachment 3.

budget amounts between customer groups to meet market demand for batteries and maximize deployments.

Table 1—Estimated Upfront Incentives (REVISED)

	Incentive per Installed kWh	Installed kWh (per account/customer)	Upfront Incentive (per account/customer)	Estimated Annual No. Battery Installations	Total Upfront Incentives ($/Year)	Total Installed kWh	Total kW*	Total MW*
BESS Residential (LMI)	$ 480	13.5	$ 6,480	169	$ 1,095,120	2,282	1,141	1.1
BESS Residential	$ 400	13.5	$ 5,400	204	$ 1,101,600	2,754	1,377	1.4
BESS Commercial	$ 400	162	$ 64,800	35	$ 2,268,000	5,670	2,835	2.8
Year 1 Upfront Total					$ 4,464,720	10,706	5,353	5.4
Year 2 Upfront Total					$ 4,464,720	10,706	5,353	5.4
Year 3 Upfront Total					$ 4,464,720	10,706	5,353	5.4
			Program Total		**$ 13,394,160**	**32,117**	**16,058**	**16.1**

In the Plan, ENO utilized the incentive rates per installed kWh that were prescribed in the Initial Resolution. Keeping those incentive levels consistent, the budget estimates in Table 1 assume 408 battery system installations per year for the three-year period. This estimate was developed using the requirements of the Initial Resolution that upfront incentives should be split evenly between residential and commercial participants, and that 40% of the residential incentives should be earmarked for Low-to-Moderate-Income ("LMI") customers.[11] For residential customers, the budget estimates adding 373 new battery systems per year, including 204 non-LMI and 169 LMI customers. The budget also lays out $2.27 million in annual incentives for an estimated 35 new commercial projects per year, although the project count could vary depending on system size.

Table 2, below, shows the revised budget for ongoing DR participation incentives over the full ten years to account for customers receiving upfront incentives over the first three years. In ENO's discussions with potential Third-Party Owners ("TPOs") who would provide financing to support ENO customers' installation of batteries in exchange for owning the assets and collecting lease payments over time, it became apparent that Council approval of long-term DR participation

[11] Initial Resolution, p. 8.

incentive funding is necessary so that TPOs can include the ongoing revenue stream into their lease buy down, ultimately lowering the cost for BESS for ENO customers. Thus, the revised BESS Phase 3 budget accounts for ongoing DR participation incentives for all customers receiving upfront incentives in years one, two, and three of the Program. Similar to the budget revision relating to upfront incentives in Table 1, there is a corresponding revision to the ongoing DR participation incentives in Table 2.

Table 2—Estimated Ongoing DR Participation Incentives (REVISED)

	Residential	Commercial	Existing Participants	Total
Year 1 Participation Incentive Total	$ 223,800	$ 63,000	$ 100,000	$ 386,800
Year 2 Participation Incentive Total	$ 447,600	$ 126,000	$ 100,000	$ 673,600
Year 3 Participation Incentive Total	$ 671,400	$ 189,000	$ 100,000	$ 960,400
Year 1-3 Total				**$ 2,020,800**
Year 4 Participation Incentive Total				$ 960,400
Year 5 Participation Incentive Total				$ 960,400
Year 6 Participation Incentive Total				$ 960,400
Year 7 Participation Incentive Total				$ 960,400
Year 8 Participation Incentive Total				$ 960,400
Year 9 Participation Incentive Total				$ 960,400
Year 10 Participation Incentive Total				$ 960,400
Year 4-10 Total				**$ 6,722,800**
Total Ongoing DR Participation Incentives				**$ 8,743,600**

Table 3, below, is revised from the Plan to the extent it reflects ICF as the selected TPIA. Otherwise, the breakdown of administrative costs over the first three years remains as previously filed in the Plan.

Table 3—Estimated Administrative and Non-Incentive Costs (REVISED)

Administrative and Other Non-Incentive Costs	Total
Energy Hub Fee (3 Years)	$ 797,840
ICF International Fee (3 Years)	$ 2,000,000
EM&V	$ 250,000
System Study and Upgrade Budget	$ 2,000,000
Total	**$ 5,047,840**

Table 4, below, summarizes ENO's total revised Program budget for the full ten year period, including three years of upfront and ongoing DR participation incentives and administrative costs, as well as seven additional years of ongoing DR incentives.

Table 4—Phase 3 Total Estimated Budget (REVISED)

Upfront Incentives (Years 1-3)	$	13,394,160
Ongoing DR Participation Incentives (Years 1-3)	$	2,020,800
Admin and Non-Incentive Costs (Years 1-3)	$	5,047,840
Ongoing DR Participation Incentives (Years 4-10)	$	6,722,800
Total Phase 3 Budget	**$**	**27,185,600**

Because the Program costs would not exceed $10 million annually, ENO anticipates that SERI credits will fully mitigate the cost of the DER Program on Energy Smart – and thus there should be no incremental rate impacts from costs flowing through the Energy Efficiency Cost Recovery ("EECR") Rider.

D. Phase 3 Updated Cost Benefit Analysis

ENO conducted a Ratepayer Impact Measure ("RIM") and Utility Cost Test ("UCT") to consider the cost-effectiveness of the Program. The results of the tests are:

	RIM Test	UCT Test
ENO Phase 3 BESS Proposal	0.31	0.32

The analysis indicates that the Program does not pass the RIM or UCT threshold cost-effectiveness of 1.0. Given that the Program is not cost-effective at this level of spending, it is important to recognize that ENO's Plan (and the Supplemental Plan) does not contemplate any further cost increase to customers, beyond what is described in footnote 3 above and the cost shift inherent in all programs that fail to pass cost-effectiveness tests.

This cost-effectiveness analysis is provided as Attachment 4 and contains information designated as Highly Sensitive Protected Materials ("HSPM").

III. Conclusion and Prayer for Relief

ENO respectfully requests that this Council issue a resolution:

1. Approving the Company's Energy Smart BESS Phase 3 Pilot Supplemental Implementation Plan, with ICF International as the Program Third-Party Incentive Administrator and EnergyHub as the Program Implementer, for implementation during the appropriate Energy Smart Program Years;

2. Approving the Company's proposed Program budget, including upfront incentives and the flexibility to allot budget amounts between customer groups to meet market demand for batteries and maximize deployments, ongoing Energy Smart DR participation incentives, and administrative and other non-incentive costs;

3. Approving recovery of the entirety of the Program costs through the use of the $29.2 million in SERI settlement credits identified in the Resolution; and

4. Granting all other general and equitable relief that the law and the nature of this proceeding may permit.

Respectfully submitted,

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ATTORNEYS FOR
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Attachment 1

Additional Information for ENO's Supplemental Implementation Plan Filing

The following information supplements ENO's March 2, 2026, DER Implementation Plan filing and seeks to address questions and issues identified in Council Resolution R-26-150.

I. EnergyHub Company Background

The EnergyHub Edge DERMS delivers flexibility at scale, helping utilities quickly expand VPPs to manage load growth and renewables, and deliver reliable flexibility at every level of the grid. EnergyHub pioneered the BYOD approach with smart thermostats in 2012. Today, EnergyHub has administered **230+ flexibility programs** across North America, representing over **3.5 GW** of grid-responsive capacity, with over **2.5 million DERs** under management - the largest in the industry. With o**ver 74 directly integrated OEM** and vendor partners, our solution can build the largest possible flexibility resource by offering the widest customer choice.



Figure x - EnergyHub's largest BYOD clients

EnergyHub has been a leader in delivering demand flexibility program solutions. We built North America's largest behind-the-meter VPP in under six months, led grid innovation with AI-driven predictive analytics, scaled novel EV programs, and enhanced BYOT program design to engage customers.

Over the last two years, the list of industry recognition includes:

- 2026 Brattle Report: Demonstrating the Full Value of Managed Electric Vehicle Charging
- 2025 #1 Ranked DERMS Deployment in WoodMac's VPP report
- 2025 PLMA Award of Excellence
- 2024 Guidehouse Insights DERMS Leaderboard
- 2024 GridForward Grid Innovator of the Year
- 2024 PLMA Award - Pacesetter Program
- 2024 Wood McKenzie VPP Market Report - Dominant VPP DERMS
- 2023 AESP Energy Award for Innovation in Demand Flexibility
- 2023 PLMA 20th Annual PLMA Awards (2): Pacesetter & Thought Leader

Participating OEMs:

Manufacturer	**Energy Storage System Model**
Cadenza Innovation	CI48400-I-2P, CI48500-I-2P, CI48600-I-2P, CI48700-I-2P, CI48800-I-2P, CI481600-O-2P, CI481600-O-3P
Canadian Solar	EP Cube (9.9, 13.3, 16.6, 19.9 kWh)
Eguana Technologies	Evolve LFP (14.2 kWh)

EG4 Electronics	FlexBOSS18 (13 kW), FlexBOSS21 (16 kW) inverter with WallMount 280 Ah Indoor (14.3 kWh), WallMount 280 Ah All Weather (14.3 kWh), and select Briggs & Stratton and Discover Energy Systems batteries
Enphase Energy	IQ Battery 3T, 10T, 5P, 10C
Fortress Power	Avalon High Voltage Energy Storage System, eBoost 16 (16 kWh), eBoost 32 (32 kWh), eBoost 48 (48 kWh), eVault Max (18.5 kWh); eFlex (5.4 kWh); eForce (9.6 kWh), Avalon HV – 3 Modules (14.7 kWh), Avalon HV – 4 Modules (19.6 kWh), Avalon HV – 5 Modules (24.5 kWh), Avalon HV – 6 Modules (29.4 kWh) batteries with select Fortress Power, Sol-Ark and Solis inverters
FranklinWH	aPower X (13.6 kWh), aPower 2 (15 kWh), aPower S (15 kWh)

Generac PWRcell	PWRcell M3, M4, M5, M6
GM Energy	PowerBank e1.10 (10.6 kWh), PowerBank e1.17 (17.7 kWh) with Inverter e1.11 (11.52 kW) inverter
Qcells	Q.Home CORE (10, 15, 20 kWh)
SolarEdge	BAT-10K1P with SE3000H-US / SE3800H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US
Sol-Ark	Sol-Ark 12K (9 kW) & Sol-Ark 15K (12 kW) inverters with select Briggs & Stratton, EndurEnergy Systems, Fortress, Homegrid Energy, PylontTech, StackRack, and Discover Energy Systems batteries

Tesla[4]	Powerwall 3 (Passive and Active Dispatch); Powerwall 2, Powerwall+ (Active Dispatch Only)
Tigo Energy	GO (5 kWh) and EI (10 kWh) batteries with EI inverters (3.8, 7.6, 11.4 kW)

II. EnergyHub partner integration process and ongoing validation/monitoring of API integration with OEM partners

a. Integration Testing & Validation

- Every new partner integration is validated in a dedicated sandbox environment before going live
- Partners complete a defined set of self-test cases covering enrollment, dispatch, and data reporting
- EnergyHub engineers independently verify all test cases before approving production deployment
- Automated test suites (unit, integration, and regression) run continuously via EnergyHub data pipelines on every code change and release

b. Ongoing Monitoring & Observability

- EnergyHub managed dashboards provide real-time monitoring of integration health — dispatch success/failure, enrollment status, message processing, and system resource utilization
- Automated alerts notify engineering teams of anomalies such as data gaps, latency spikes, or processing failures

- Data completeness monitors track device reporting rates during events by partner and flag issues as they occur
- Nightly automated builds and test runs ensure ongoing code stability across all integration services

c. Data Quality & Remediation

- Proactive monitoring detects missing, delayed, or inaccurate telemetry data at the source
- When gaps are identified, EnergyHub initiates backfill requests to partners and reprocesses affected data pipelines
- Analytics and reporting are refreshed to reflect corrected data, ensuring accurate event performance and incentive calculations
- A defined data specification sets clear expectations for partners on format, cadence, and accuracy

d. Continuous Improvement

- Integration services receive regular dependency and security updates
- Quarterly planning cycles prioritize enhancements, bug fixes, and observability improvements
- Per-partner integration overviews are maintained as living documentation capturing known deviations and open work
- Cross-team collaboration between engineering, Partner Solutions, Data Engineering, and Analytics ensures efficient issue triage and resolution

III. Tech Specs & Protocols for new partners

EnergyHub's integration is OADR-based, a proprietary API. We make this spec available to potential partners after an NDA has been signed. The partner must have the ability to enroll a device, dispatch that device, and share 15-minute telemetry reporting. EnergyHub has a Partner Integration team ready to support integrations and onboarding of new partners, as well as a Partner

Solutions team dedicated to all contracting, program launch, and ongoing operational support.

IV. Battery Program Incentive Processing and Payment

a. Upfront Incentives

- Once the battery is installed and EnergyHub/TPIA confirms the device is enrolled on the platform and connected to the internet before the customer is eligible for payout
- ENO and TPIA use EnergyHub's enrollment and connectivity reports to validate that the customer's device is online and operating before releasing the upfront incentive

b. Pay-for-Performance Reporting & Sign-Off

- After each dispatch season, EnergyHub calculates per-device performance based on telemetry data from partners — specifically the average kW discharged across all events in the season
- EnergyHub platform produces a performance report that breaks down each customer's average performance and earned incentive
- Partner data is validated with each battery partner prior to finalizing — partners review and provide written approval of their data
- The finalized report is sent to the utility for review and written sign-off before any payments are issued
- Once the utility signs off, the approved results drive invoicing and customer payouts

V. Experience with TPO's (Third-Party Owners)

a. Partner Contracting & Onboarding

- TPO partners sign an Integration Agreement with EnergyHub, followed by program-specific Statements of Work ("SOW's") that define participation terms and incentive structures

- TPO partners do not need to build their own technical integration with EnergyHub — they leverage existing OEM integrations to participate in the utility program
- This significantly lowers the technical barrier, enabling TPO partners who are often non-technical companies to participate quickly

b. Identifying Ownership for Program Administration

- A dedicated field on each enrollment record distinguishes TPO-owned devices from customer-owned devices
- When a device is customer-owned, the OEM is displayed as the partner; when a device is TPO-owned, the TPO is displayed as the partner
- This field flows through to reporting, analytics dashboards, and the Device-level Event Performance Report so utilities can see all devices under a single TPO partner regardless of the underlying OEM or integration path

c. Participation Incentive Allocation & Reporting

- Incentive percentages are configurable per partner in the Device-level Event Performance Report
- When a TPO is identified, the incentive allocation is calculated based on the TPO — not the OEM — ensuring the correct entity is credited for program participation
- ENO can filter dashboards by TPO partner to see consolidated enrollment, event performance, and incentive data across all devices that partner owns



May 26, 2026

Entergy New Orleans, LLC
DER Program Support Scope Outline

Submitted to:
Entergy New Orleans, LLC

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Project Overview

ICF will support ENO in implementing the BESS Phase 3 Pilot DER Program as a vendor-neutral, customer-sited battery energy storage program under Energy Smart. ICF will serve as the Third Party Incentive Administrator ("TPIA") and will administer the operational processes required to support customer participation, fund reservation, incentive processing, customer support, installer support, virtual QA/QC, reporting, budget tracking, and annual program performance review.

ICF will configure and operate its Sightline platform as the primary program administration system of record. Sightline will track applications, eligibility determinations, customer classification, fund reservations, interconnection status, installation documentation, QA/QC results, EnergyHub enrollment status, incentive approvals, payments, clawback triggers, customer support activity, budget utilization, and reporting metrics.

EnergyHub will serve as the DERMS / device enrollment and dispatch platform. EnergyHub will provide device connectivity, telemetry, dispatch capability, event data, device status, and performance data necessary for ENO to administer ongoing participation incentives and program performance reporting. EnergyHub will also issue ongoing demand response participation incentives to enrolled customers.

ENO will remain the program owner, regulatory filing entity, budget owner, and final decision-maker for program rules, customer eligibility, technology eligibility, customer terms and conditions, program modifications, and filings with the Council.

Scope of Services

Task 1: Program Governance, Startup, and Management

ICF will establish a formal implementation governance structure to manage program startup, launch, ongoing operations, reporting, and issue resolution.

ICF Scope

ICF will:

1. Establish a program management structure with clear roles for program operations, incentive administration, customer care, installer support, IT/reporting, QA/QC, budget tracking, and EnergyHub coordination.
2. Conduct a program kickoff meeting with ENO, Energy Smart, and EnergyHub.
3. Develop a program implementation schedule identifying major milestones, dependencies, deliverables, responsible parties, and decision points.
4. Maintain an implementation tracker for open decisions, risks, assumptions, dependencies, and required approvals.

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5. Coordinate with EnergyHub on enrollment workflow, data transfer, event reporting, device status, telemetry requirements, and performance data.
6. Coordinate with Energy Smart on customer-facing materials, program alignment, website content, call center routing, and participant conflict screening.
7. Maintain a controlled document repository for program procedures, customer materials, installer materials, reporting templates, budget trackers, QA/QC protocols, and approved program rules.
8. Support ENO with materials needed for regulatory filings.

TPIA Interface Responsibilities

ICF will serve as the operational TPIA interface among ENO, Energy Smart, EnergyHub, customers, installers, and OEMs. ICF will coordinate implementation activities, data needs, reporting inputs, issue resolution, and program documentation across these parties.

Interface	ICF Responsibilities	Non-ICF Responsibilities
ENO	Administer program processes, provide reporting, track budgets, support filings, escalate policy decisions, prepare incentive files.	ENO approves program rules, budgets, filings, cost recovery, customer terms, and final policy decisions.
Energy Smart	Coordinate customer messaging, conflict screening, website content, customer routing, and program alignment.	Energy Smart supports approved customer channels and existing program coordination.
EnergyHub	Coordinate enrollment fields, telemetry, device status, dispatch performance data, and troubleshooting workflows.	EnergyHub provides DERMS functions, device connectivity, telemetry, dispatch support, and event data.
Installers/OEMs	Train, support, qualify, monitor and hold installers accountable to program rules. Training covers the application process, support is provided via the program email, and monitoring is conducted through virtual desk QA/QC.	Installers/OEMs sell, install, document, and support eligible systems.

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Task 2: Program Design, Operational Goals, and Implementation Timeline

ICF will provide program rule implementation support. ICF will translate Council-approved incentive structures, eligibility criteria, and participation requirements into operational procedures, application requirements, Sightline workflows, reporting fields, customer/installer documentation, and QA/QC protocols.

ICF Scope

ICF will develop and maintain a program goal tracker for internal and external reporting that includes some or all of the following:

Goal Category	ICF Will Track
Participation	Applications received, eligible applications, ineligible applications, reservations issued, installations completed, batteries enrolled, active participants, unenrollment's.
Customer segment	LMI, non-LMI, commercial, residential, multifamily if applicable, and other ENO-approved participant classifications.
DER capacity	Enrolled kW, enrolled kWh, dispatchable kW, average battery size, solar-paired systems, non-solar-paired systems.
Budget	Funds reserved, committed, paid, cancelled, expired, remaining, forecasted, and pending.
Incentives	Upfront incentives, ongoing incentives, participant caps, payment timing, and clawbacks.
Interconnection	Submitted, pending, approved, denied.
Dispatch	Events called, devices dispatched, devices responding, event kW, event kWh, opt-outs, offline devices, and event performance by segment.
Customer experience	Calls, emails, complaints, escalations, resolution time, application cycle time, customer surveys.
Installer performance	Application quality, QA/QC pass rate, corrective actions, documentation defects, installation closeout timing.

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Participant Classification and Identification Protocol

ICF will configure Sightline to identify, classify, and report each participant as LMI, non-LMI, commercial, or another ENO-approved participant category. ICF will maintain the participant category as a required reporting field for each application, reservation, completed installation, enrolled device, incentive payment, and ongoing participation record.

ICF will classify participants using ENO-approved criteria, which may include customer account type, rate class, premise type, income-qualification documentation, census tract qualification, participation in income-qualified assistance programs, or other ENO-approved eligibility data. ICF will document the classification source, verification date, reviewer, and supporting documentation for each participant.

ICF will report participant identification metrics including:

1. Applications received by LMI, non-LMI, and commercial category.
2. Applications approved, rejected, withdrawn, or pending by category.
3. Reservations issued by category.
4. Funds reserved, committed, paid, cancelled, and remaining by category.
5. Completed installations by category.
6. Active EnergyHub enrollments by category.
7. Dispatchable kW and kWh by category.
8. Event performance by category.
9. Ongoing incentive payments by category.
10. Customer complaints and resolution time by category.
11. Customer acquisition source by category.
12. Geographic distribution by category.

ENO will approve the final classification criteria and provide any customer account, rate class, income qualification, or program participation data required for ICF to classify participants.

Implementation Timeline

ICF will implement the program using the following phased schedule, subject to ENO approval and Council timing:

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Phase	Timing	ICF Implementation Activities
Phase 0 — Supplemental filing support	Immediate–May 2026	Prepare detailed implementation plan, compliance matrix, budget support, incentive analysis, customer eligibility criteria, TPIA role definition, and reporting framework.
Phase 1 — Program setup	30–60 days after approval	Configure Sightline, build intake workflow, create reservation logic, draft operating procedures, develop reporting templates, and prepare customer/installer materials.
Phase 2 — EnergyHub integration coordination	60–90 days after approval	Coordinate enrollment fields, data exchange, telemetry requirements, event data, device status, and reporting outputs with EnergyHub.
Phase 3 — Installer/OEM onboarding	45–90 days after approval	Launch installer application and qualification process, provide application training, confirm documentation requirements, and activate installer portal access.
Phase 4 — Testing	60–90 days after approval	Test application intake, test eligibility screening, reservation workflow, virtual desk QA/QC process, EnergyHub enrollment confirmation, and incentive payment process.
Phase 5 — Launch	90–120 days after approval	Open full customer acquisition channels, activate installer referrals, begin routine reporting, and administer reservations and incentive payments.
Phase 6 — Ongoing administration	Years 1–3	Administer applications, incentives, QA/QC, reporting, customer care, installer support, budget tracking, and dispatch performance reporting.
Phase 7 — Long-term administration (TBD)	Years 4–10	Track ongoing incentive obligations, event performance, customer status, and budget impacts.
Phase 8 — Annual review	Annually	Prepare annual program review, incentive evaluation, budget reallocation analysis, and program improvement recommendations.

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Task 3: Customer and Technology Eligibility Administration

ICF will administer customer and technology eligibility screening.

ICF Scope

ICF will develop and administer a defined eligibility matrix covering customer eligibility, technology eligibility, installer eligibility, documentation requirements, and disqualification criteria.

ICF will verify that each customer:

1. Has an active ENO electric account.
2. Is located within ENO's electric service territory.
3. Provides required customer information and site information.
4. Is classified as LMI, non-LMI, or commercial.
5. Accepts program terms and conditions.
6. Confirms consent for data sharing, telemetry, device monitoring, and dispatch.
7. Uses approved BESS equipment.
8. Receives required interconnection approval.
9. Uses an approved installer and provides required installation information.
10. Is not participating in a non-ENO sponsored battery program.
11. Provides all documentation required for incentive reservation and payment.

ICF will verify that each BESS system:

1. Is a behind-the-meter, solar-tied battery energy storage system.
2. Meets ENO-approved system size requirements.
3. Uses approved battery and inverter equipment.
4. Is capable of enrollment in EnergyHub.
5. Meets applicable permitting, interconnection, safety, and code requirements.
6. Has complete serial number, specification, commissioning, and installation documentation.
7. Maintains communication capability for ongoing program participation.

Disqualification Criteria

ICF will disqualify or suspend applications when ENO-approved rules indicate that:

1. The account is inactive or outside ENO territory.
2. The customer does not provide required consent.

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3. The battery is not compatible or communicating with EnergyHub.
4. Required interconnection approval is missing or denied.
5. The installation fails city (AHJ) electric inspection.Required documentation is missing.
6. The customer is enrolled in a conflicting program.
7. A duplicate or prohibited incentive is identified.
8. The installer violates program rules.
9. Fraud, misrepresentation, or material noncompliance is identified.

Task 4: Customer Acquisition and Outreach Implementation

ICF will develop and execute the customer acquisition plan in coordination with ENO, Energy Smart, EnergyHub, installers, and OEMs.

ICF Scope

ICF will:

1. Identify customer acquisition channels and assign responsible entities.
2. Develop customer-facing program materials, including program overview flyer and welcome brochures with FAQs.
3. Develop program training material for installers.
4. Provide content for Energy Smart website.
5. Coordinate with ENO on customer marketing emails and digital advertising.
6. Coordinate with installers and OEMs on approved program promotion.
7. Track lead source, application conversion, reservation conversion, installation completion, enrollment completion, and customer drop-off points.
8. Report customer acquisition performance monthly.
9. Annualy recommend modifications to outreach, installer engagement, and customer education.

Responsibility Matrix

Activity	ICF	ENO	Energy Smart	EnergyHub	Installers/OEMs
Program materials	Lead draft	Approve	Support alignment	Provide technical content	Use approved materials

Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.

Activity	ICF	ENO	Energy Smart	EnergyHub	Installers/OEMs
Website content	Draft/support	Approve	Host/support	Provide enrollment language	Link/reference
Marketing email /digital advertising	Develop content / execute	Approve	Support	N/A	N/A

Task 5: Application Intake, Reservation Queue, and Enrollment Workflow

ICF will configure Sightline to administer the full application and reservation workflow.

ICF Scope

ICF will:

1. Create and host the online application intake workflow in Sightline.
2. Configure application statuses, required fields, document upload fields, validation rules, and internal task assignments.
3. Establish the fund reservation queue.
4. Track application status from submission through payment and ongoing participation.
5. Track interconnection status.
6. Track EnergyHub enrollment status.
7. Track incentive payment status.
8. Track application expiration, extensions, cancellations, and waitlist status.
9. Maintain a full audit trail of application statuses.

Application Status Flow

Status	ICF Action
Application Received	ICF logs application and begins completeness review.

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Status	ICF Action
Eligibility Review	ICF verifies account, customer segment, territory, consent, technology, and documentation.
Additional Information Required	ICF requests missing or corrected documentation.
Interconnection Pending	ICF tracks interconnection status until approved, denied, or withdrawn.
Reservation Approved	ICF reserves funds according to approved rules.
Installation Pending	ICF monitors installation progress and reservation expiration.
Installer Documentation Submitted	ICF reviews completion package.
EnergyHub Enrollment Confirmed	ICF verifies battery visibility and dispatch capability.
Upfront Incentive Approved	ICF validates payment amount and prepares payment approval file.
Upfront Payment Processed	ICF records payment date, amount, payee, and check/payment details.
Active Participation	ICF tracks ongoing enrollment, events, and ongoing incentive eligibility.
Unenrolled / Suspended / Clawback Review	ICF tracks and reports status changes to ENO.

Task 6: Fund Reservation Administration

ICF will administer the fund reservation process and maintain accountability for budget tracking and reporting.

ICF Scope

ICF will:

1. Configure reservation logic in Sightline.

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2. Reserve funds only after required eligibility criteria are met.
3. Assign each reservation to an approved customer category and budget category.
4. Track reservation date, expiration date, reserved amount, incentive type, customer segment, and project status.
5. Issue reservation confirmation notices.
6. Issue reservation expiration notices.
7. Process extension requests.
8. Cancel expired or ineligible reservations.
9. Maintain a waitlist if demand exceeds available budget.
10. Reconcile reserved, committed, paid, cancelled, expired, and remaining funds monthly.
11. Provide ENO with budget accountability reports that can be used for reporting.
12. Document any fund transfer or budget category reallocation for ENO review and approval.

Task 7: Incentive Processing and Payment Administration

ICF will administer upfront and incentive processing through Sightline.

Upfront Incentives

ICF will:

1. Verify customer eligibility.
2. Verify technology eligibility.
3. Verify customer category.
4. Verify fund reservation.
5. Verify interconnection approval.
6. Verify completed installation.
7. Verify required permits, inspections, and documentation.
8. Verify EnergyHub enrollment.
9. Calculate the upfront incentive using Council approved incentive rates.
10. Apply applicable customer or project caps.
11. Identify duplicate payment risks.
12. Prepare incentive approval files.
13. Issue or coordinate customer incentive checks.

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14. Record payment details in Sightline.
15. Maintain records for audit and reporting.

Ongoing Incentives

ICF will:

1. Coordinate with ENO and EnergyHub for reporting reponsibilities.
2. Track payment history and remaining obligations.
3. Identify nonperformance, unenrollment, or clawback triggers.
4. Report ongoing incentive obligations by year, customer segment, and budget category.

Incentive Timing

ICF will administer payment timing as follows, subject to ENO approval:

Incentive Type	Payment Trigger	ICF Action
Upfront incentive	Installation complete, interconnection approved, QA/QC passed, EnergyHub enrollment confirmed	ICF prepares payment approval file and processes/coordinates payment.
Corrective payment	ENO-approved appeal, payment correction, or administrative adjustment	ICF documents basis and processes/coordinates corrected payment.
Clawback	Fraud, duplicate payment, early unenrollment, noncompliance, or failure to maintain eligibility	ICF initiates clawback review.

Task 8: Clawback Process and Organizational Responsibilities

ICF will develop, document, monitor, and administer the clawback process using Council-approved rules. ICF will be responsible for identifying potential clawback triggers, documenting the basis for review, calculating the proposed recovery amount, communicating with customers or installers using ENO-approved language, and tracking final disposition. ENO will retain final authority to approve clawback actions, waive recovery, escalate disputes, or determine regulatory treatment.

ICF Scope

ICF will:

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1. Define clawback triggers based on approved program procedures.
2. Configure clawback flags in Sightline.
3. Track events that may trigger clawback review.
4. Notify ENO of potential clawback events.
5. Document the basis for clawback review.
6. Coordinate customer or installer communication.
7. Calculate proposed clawback amount.
8. Submit clawback recommendation to ENO.
9. Administer the recovery process after ENO approval.
10. Record final disposition in Sightline.
11. Include clawback activity in reporting.

Clawback Triggers

ICF will monitor for:

1. Duplicate incentive payment.
2. Fraud or misrepresentation.
3. Failure to complete EnergyHub enrollment.
4. Early unenrollment before required participation period.
5. Persistent offline or disconnected status.
6. Failure to maintain dispatch capability.
7. Installer documentation misrepresentation.
8. Customer refusal to comply with required program terms.
9. Material violation of customer or installer terms and conditions.

Responsibility Matrix

Function	ICF	ENO	EnergyHub	Installer/OEM
Identify potential clawback	Lead	Support	Provide device/performance data	Provide documentation
Calculate amount	Lead	Approve	Support data	Support if installer-caused

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Function	ICF	ENO	EnergyHub	Installer/OEM
Customer notice	Draft/send as approved	Approve	N/A	Support as needed
Recovery decision	Recommend	Final authority	N/A	N/A
Recovery tracking	Lead	Oversight	N/A	Support as needed

Task 9: Installer and OEM Management

ICF will establish and manage the installer qualification process but will not oversee, or be responsible for, installation or maintenance of customer assets.

ICF Scope

ICF will:

1. Develop installer qualification requirements.
2. Create installer application materials.
3. Provide installer training on application process.
4. Provide installer portal access.
5. Maintain approved installer list.
6. Monitor installer application quality, documentation quality, QA/QC outcomes, customer complaints, and corrective actions.
7. Implement corrective action plans.
8. Recommend installer suspension or removal to ENO when warranted.

Installer Requirements

ICF will require installers to:

1. Maintain applicable Louisiana and local licenses.
2. Maintain required insurance.
3. Demonstrate experience with BESS, solar-plus-storage, or comparable DER installations.
4. Demonstrate familiarity with ENO interconnection and permitting requirements.
5. Use approved customer-facing program materials.

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6. Submit complete installation documentation.
7. Support EnergyHub enrollment.
8. Cooperate with QA/QC reviews.
9. Comply with consumer protection requirements.
10. Avoid misleading marketing claims.

Task 10: QA/QC and Installation Verification

ICF will implement a QA/QC process that includes a virtual desktop review of 100% of completed enrollments.

ICF Scope

ICF will perform virtual desktop QA/QC to verify:

1. Customer eligibility.
2. Customer category.
3. ENO account status.
4. Equipment eligibility.
5. Battery and inverter serial numbers.
6. Installation documentation.
7. Permit documentation.
8. Interconnection approval.
9. Photo documentation.
10. EnergyHub enrollment.
11. Incentive calculation.
12. Duplicate payment risk.
13. Customer consent and T&C acceptance.

QA/QC Disposition

ICF will classify each project as:

Disposition	Action
Pass	ICF approves project for incentive processing.

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Disposition	Action
Conditional Pass	ICF withholds payment until minor documentation or corrective action is complete.
Fail	ICF denies incentive payment until major deficiency is resolved.
Escalated Review	ICF escalates to ENO for decision.

Task 11: Terms and Conditions and Consumer Protections

ICF will support the Council and CURO as necessary to ensure consumer protections. ICF will administer and enforce Council approved terms and conditions through the application, reservation, installation, QA/QC, incentive payment, and ongoing participation processes. ICF will not approve incentive payment unless the customer has accepted the applicable terms and conditions and the project satisfies all program requirements.

ICF will enforce program terms and conditions and consumer protections by:

1. Requiring customer acceptance of program T&Cs.
2. Requiring installer agreement to program participation rules before installer activation.
3. Reviewing customer-facing installer materials for consistency with approved program language.
4. Withholding incentive payment for incomplete documentation, failed QA/QC, or missing EnergyHub enrollment.
5. Tracking customer complaints in Sightline or CRM.
6. Requiring corrective action from installers when customer protection issues arise.
7. Escalating material installer misconduct, misleading claims, fraud, or safety concerns to ENO.
8. Recommending installer suspension or removal for repeated or material violations.
9. Initiating clawback review when customer or installer conduct violates incentive eligibility requirements.
10. Reporting consumer protection issues, corrective actions, and resolutions to ENO.

ENO Responsibilities

ENO will approve the final customer terms and conditions, consumer disclosures, privacy language, data sharing language, and any legal or regulatory language included in customer-facing materials.

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Task 12: Customer Care and Complaint Resolution

ICF will provide customer and installer support through a dedicated program email inbox.

ICF Scope

ICF will:

1. Maintain a dedicated program email inbox.
2. Provide email support during approved business hours.
3. Develop email templates.
4. Train support staff on program rules, eligibility, application status, incentive timing, EnergyHub enrollment, interconnection status, and escalation procedures.
5. Track all customer contacts in CRM or Sightline.
6. Resolve routine questions directly.
7. Escalate complex or policy-related issues to ENO.
8. Maintain a complaint log.
9. Track complaint type, date received, customer segment, assigned owner, corrective action, and resolution date.

Escalation Process

Escalation Type	ICF Action	ENO Action
Routine application issue	Resolve directly	N/A
Missing documentation	Contact customer/installer	N/A
Incentive dispute	Review records and recommend resolution	Approve final disposition if needed
Installer complaint	Investigate and document	Approve corrective action if material
Safety concern	Escalate immediately	Lead utility response as needed
Regulatory inquiry	Provide supporting data	Lead formal response

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Escalation Type	ICF Action	ENO Action
Interconnection dispute	Provide documentation	Lead resolution

Task 13: EnergyHub Coordination, Event Monitoring, and Performance Reporting

ICF will coordinate with EnergyHub to support device enrollment, event monitoring, dispatch performance reporting, and ongoing incentive administration.

ICF Scope

ICF will:

1. Coordinate with EnergyHub on enrollment workflow.
2. Confirm required data fields for customer, device, and event reporting.
3. Assist with tracking whether each battery is visible and dispatch-capable in EnergyHub.
4. Track device status, offline devices, opt-outs, event participation, and performance.
5. Coordinate with EnergyHub and installers on device troubleshooting.
6. Report event results by customer segment and technology type.
7. In coordination with EnergyHub, identify underperforming devices or customer groups.

Task 14: Budget Tracking and Financial Controls

ICF will track program budgets, incentive commitments, and administrative costs within ICF's scope.

ICF Scope

ICF will:

1. Track upfront incentive budget by customer segment.
2. Track ongoing incentive obligations by year.
3. Track administrative costs within ICF's scope.
4. Track non-incentive program delivery costs within ICF's scope.
5. Track interconnection study cost data provided by ENO.
6. Track reserved, committed, paid, cancelled, expired, and remaining funds.
7. Prepare monthly budget forecasts.

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8. Identify oversubscription risk.
9. Provide ENO with budget data needed for reporting.
10. Maintain incentive audit records.

Task 14A: Support for Administrative Budget Detail and TPIA Scope Cost

ICF will develop a detailed budget justification for the estimated $2 million administrative budget associated with the TPIA scope of services. ICF will break down the administrative budget by workstream, labor category, non-labor cost, system cost, reporting cost, QA/QC cost, customer support cost, installer support cost, and program management cost.

ICF will prepare a budget support workbook and narrative that explains the cost basis for:

1. Program management and governance.
2. Sightline configuration and maintenance.
3. Application intake and eligibility review.
4. Fund reservation administration.
5. Incentive processing.
6. Ongoing incentive administration.
7. Customer care and complaint resolution.
8. Installer onboarding, training, and support.
9. QA/QC administration.
10. EnergyHub coordination.
11. Program reporting development.
12. Budget tracking and forecasting.
13. Council, CURO, and Advisor reporting support.
14. Annual incentive evaluation and adjustment analysis.

Data security, document control, and audit support.

ICF will identify the assumptions used to support the administrative budget, including expected application volume, completed installation volume, QA/QC volume, customer contact volume, reporting cadence, installer participation, EnergyHub coordination needs, and annual review requirements.

ICF will provide ENO with supporting documentation sufficient for ENO to explain the reasonableness of the administrative budget in the supplemental filing and in subsequent Council reporting. ENO will approve final budget treatment, cost recovery positioning, and Council-facing financial presentation.

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Task 16: Program Reporting

ICF will develop program reporting packages to meet operational, financial, and regulatory requirements.

ICF Scope

ICF will provide:

Report	Content
Operational reporting	Applications, reservations, installations, enrollments, QA/QC, customer care
Budget report	Reserved, committed, paid, cancelled, expired, remaining, forecasted funds.
Participation report	LMI, non-LMI, commercial, geography, battery size, technology type, installer.
Incentive report	Upfront incentives, ongoing incentives, payment status, caps, clawbacks, payment timing.
Customer acquisition report	Leads, applications, conversion, outreach channel, drop-off points.
Installer report	Pipeline, documentation quality, QA/QC outcomes, corrective actions, complaints.
Event performance report	Device performance, kW, kWh, opt-outs, offline devices, customer segment results.
Complaint report	Complaints, escalations, resolution time, corrective actions.
Council/CURO/Advisor support package	Metrics required for regulatory reporting and stakeholder review.
Annual program review	Incentive evaluation, budget utilization, customer segment performance, recommended adjustments.

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Deliverables

#	Deliverable	ICF Responsibility
1	Resolution Compliance Matrix	Prepare and maintain.
3	Program Governance Plan	Prepare and implement.
4	Implementation Schedule	Prepare, update, and manage.
5	Customer Eligibility Matrix	Draft, administer, and update after ENO approval.
6	Technology Eligibility Matrix	Draft, administer, and update after ENO approval.
7	Customer Disqualification Criteria	Draft, administer, and update after ENO approval.
8	Customer Acquisition Plan	Draft and implement with ENO-approved channels.
9	Consumer Protection Framework	Draft and administer after ENO approval.
10	Terms and Conditions Support	Draft and coordinate ENO legal/regulatory review.
11	TPIA Responsibility Matrix	Prepare and maintain.
12	Sightline Application Workflow	Configure and operate.
13	Fund Reservation Procedure	Configure and administer.
14	Incentive Calculation Procedure	Develop and administer.
15	Upfront Incentive Payment Process	Administer.
16	Ongoing Incentive Payment Process	Calculate for EnergyHub to issue.
17	Clawback Procedure	Develop and administer after ENO approval.
18	Installer Participation Package	Draft and administer.
19	Installer Training Materials	Develop and deliver.

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#	Deliverable	ICF Responsibility
20	Virtual QA/QC Plan	Develop and implement.
21	EnergyHub Coordination Procedure	Develop and administer with EnergyHub.
22	Energy Smart / DR Conflict Monitoring Procedure	Develop and administer.
23	Monthly Reporting package	Develop and maintain.
24	Quarterly Reporting Package	Prepare.
25	Annual Incentive Evaluation	Prepare.
26	Budget Reallocation Analysis	Prepare annually or as directed.

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BEFORE THE

LOUISIANA PUBLIC SERVICE COMMISSION

RESOLUTION AND ORDER R-24-624 ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE TO ENHANCE DISTRIBUTED ENERGY RESOURCE PROGRAMS	**)**	**DOCKET NO. UD-24-02**

ATTACHMENT-3

PROVIDED ELECTRONICALLY
AS EXCEL SPREADSHEET

MAY 2026

BEFORE THE

LOUISIANA PUBLIC SERVICE COMMISSION

RESOLUTION AND ORDER R-24-624 ESTABLISHING A DOCKET AND PROCEDURAL SCHEDULE TO ENHANCE DISTRIBUTED ENERGY RESOURCE PROGRAMS	**)**	**DOCKET NO. UD-24-02**

ATTACHMENT-4

HIGHLY SENSITIVE PROTECTED MATERIALS

INTENTIONALLY OMITTED

MAY 2026

CERTIFICATE OF SERVICE
UD-24-02

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

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Apex Analytics, LLC
2500 30th Street, Ste 207
Boulder, CO 80301

New Orleans, Louisiana, this 26th day of May, 2026.

Edward R. Wicker, Jr.

May 28, 2026

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

In accordance with Rider Schedule EAC-1, Entergy New Orleans, LLC has calculated Environmental Adjustments for the June 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 June 01, 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 20th day of

May, 2026.

MICHAEL DODSON NOTARY PUBLIC STATE OF LOUISIANA COMMISSIONED FOR LIFE NOTARY ID NO. 151127 ORLEANS PARISH, LA

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 5th day of May, 2026

Notary Public or Official

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

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

EAC RATES

1	Actual Costs for the Operations Month-Per Books	WP3	$0.00		
1a	kWh Input for Operations Month	WP4	401,577,857	kWh	
1b	Cost/kWh of Input for Operations Month	L1 / L1a	$0.000000	/kWh	
2	Non-Transmission Service Level Voltage Loss Factor	WP1 Line 5	1.002389		
3	EAC Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2		$0.000000	/kWh
4	Transmission Service Level Voltage Loss Factor	WP1 Line 6	1.004522		
5	EAC Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month Excluding Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L1b * L4		$0.000000	/kWh
6	EAC Rate per kWh Delivered for Rate Schedule EIS Available and Off-Peak kWh Sales in Billing Month	L5 * 1.3		$0.000000	/kWh
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Page 2 L7		$0.000000	/kWh
8	Non-Transmission Service Voltage Level kWh Rate	L3 + L7		$0.000000	/kWh
9	Transmission Service Voltage Level Sales Excluding Rate Schedule EIS Available and Off-Peak kWh Rate	L5 + L7		$0.000000	/kWh
10	Rate Schedule EIS Available and Off-Peak kWh Rate	L6 + L7		$0.000000	/kWh

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

CUMULATIVE (OVER)/UNDER RECOVERY

1	Cumulative (Over) / Under Collection from Previous Month	Prior Month Legacy ENO Attachment A, Page 2, Line 5	$2,794.70		
2	Actual Costs for Operations Month - Per Books	WP3	$0.00		
3	EAC Revenue for Operations Month-Per Books	WP2, Ln 21e	$216.31		
4	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L1 + (L1 + L2 - L3)) / 2) * ((Prime Rate) / 12) (See Note)	$15.11		
5	Cumulative (Over) / Under for Operations Month	L1 + L2 - L3 + L4		$2,593.50	

(OVER) / UNDER SURCHARGE RATE

6	Sales for 12 Months Ending With Operations Month	(WP2, Ln 13 Cols. e+f+g+h+j)	5,543,228,012	kWh	
7	(Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L5/L6		$0.000000	/kWh

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

ENTERGY NEW ORLEANS, LLC.
LOSS FACTORS
Data Based on Operations Month of April 2026
Applied to Bill in the Month of June 2026

SALES AND INPUT

1	Non-Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month	WP2, Ln 13 Col. (j)	5,248,855,439	kWh	
2	Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,557,099,539	kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	295,703,726	kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3			5,261,395,813 kWh

LOSS FACTORS

5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1	1.002389
6	Transmission Service Level Voltage Loss Factor	WP5	1.004522

ENTERGY NEW ORLEANS, LLC.
KWH SALES FOR 12 MONTHS ENDED APRIL 2026
AS REVISED FOR EIS FIRM AND EIS AVAILABLE/OFF PEAK

Line No.	Oper. Mth.	a Residential	b Gov. & Mun. Incl. HV	c Commercial	d Industrial Incl. Transmission Service Level	e HV	f LIS	g EIS Firm	h EIS Available & Off-Peak	i Interdept.	j Non-Transmission Level Sales for FAC (a+b+c+d-e-f-g-h+i)
1	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
2	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
3	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
4	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
5	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
6	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
7	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
8	Dec-25	157,173,569	61,837,854	149,449,945	30,898,101	11,088,826	14,658,000	-	-	212,664	373,825,308
9	Jan-26	181,440,043	61,517,118	153,614,231	24,090,024	11,315,083	7,434,000	-	-	212,664	402,124,997
10	Feb-26	198,276,188	56,611,458	146,134,482	24,870,251	11,421,009	8,694,000	-	-	212,664	405,990,034
11	Mar-26	141,236,381	59,195,578	147,233,719	27,567,343	10,116,151	11,004,000	-	-	212,664	354,325,534
12	Apr-26	135,845,968	62,126,971	150,125,647	30,012,163	12,763,319	12,180,000	-	-	212,664	353,380,093
13	Total 12 Mths.	2,333,846,455	780,538,025	2,050,296,722	375,994,842	154,092,573	140,280,000	0	0	2,551,968	5,248,855,439

	12 Months Transmission Service Level Sales	
	Adjusted to Input Level:	
14	Transmission Service Excl. EIS Available & Off-Peak	294,372,573
15	Voltage Level Adj.	1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)	295,703,726
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	295,703,726

ENTERGY NEW ORLEANS, LLC.
PER BOOK REVENUES FOR APRIL 2026

	(a) Residential	(b) Gov. & Mun. Incl. HV	(c) Commercial	(d) Industrial	(a+b+c+d) Total Per Book Revenues
21	2.43	56.22	128.01	29.65	216.31

ENTERGY NEW ORLEANS, LLC.
Environmental Adjustment Clause Costs
April 2026

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

FAC Recoverable Costs

Year	2026
GL Business Unit	N0000
Accounting Period	4

Row Labels	Sum of Monetary Amt
447002	**(7,754,113.81)**
737	**(7,754,113.81)**
MISO Energy Sales	(7,744,861.51)
MISO Other Rev	(783.62)
Rev 202603 MISO Sales	(35,738.20)
Rev 202512 MISO Sales	(88.03)
Rev 202512 MISO Ancillaries	161.17
Rev 202512 MISO Uplift	18,784.46
MISO Ancillary Rev	(32,435.47)
Rev 202603 MISO Uplift	40,847.39
501203	**6,747,434.47**
172	**6,747,434.47**
GSPL	155,890.65
ARM ENERGY	1,284,557.29
STORAGE - Injection	(431,035.18)
STORAGE - Withdrawal	63,102.09
TRANS-UNION	3,513.60
CASTLETON COMMODITIES MERCHANT	21,039.63
VITOL INC	451,544.52
ENTERPRISE PRODUCTS OPERATING	412,765.49
Enable Energy Resouces LLC	308,223.49
KOCH ENERGY SERVICES LLC	2,081,527.43
REGENCY INTRASTATE GAS LP	97,118.69
CIMA ENERGY	50.00
CONOCOPHILLIPS COMPANY	25,667.12
REGENCY	8,644.19
MORGAN STANLEY CAPITAL GROUP I	362,026.31
SOUTHWEST ENERGY L.P.	68,729.70
SPOTLIGHT ENERGY LLC	49.95
CONCORD ENERGY LLC	728,560.18
TENASKA MARKETING VENTURES	15,372.51
UNITED ENERGY TRADING	141,178.16
Union Offline Aux	456.63
GULF SOUTH PIPELINE COMPANY LL	459,000.00
NEXTERA ENERGY MARKETING LLC	209,760.35
DTE	102,237.80
TRANS-UNION INTERSTATE PIPELIN	110,451.50
ADJ 2.2026 STORAGE - Injection	81,073.12
ADJ 1.2026 STORAGE - Withdrawa	(146,162.13)
TRANS-UNION IMBALANCE	(2,675.64)
ADJ 1.2026 STORAGE - Injection	(195,033.61)
ADJ 1.2026 STORAGE	(1,943.24)
TEXLA ENERGY MANAGEMENT INC.	4,776.38
ADJ 2.2026 STORAGE - Withdrawa	(180,512.56)
Union Power 1 1Q26 LTSA True-u	(1,004.45)
ECO-ENERGY LLC	34,269.98
ADJ 2.2026 STORAGE	(3,091.12)
Union Power 1 Apr 2026 LTSA	477,305.64
555002	**458,771.35**
215	**458,771.35**
MISO Congestion	(791,796.06)
MISO Congestion_ARR	7,348.32
MISO Energy Purchases	465,983.11
MISO Losses	72,561.21
MISO Uplift Exp	203,253.11
IRIS - ENERGY ADJUSTMENT	38,171.07
IRIS Delivered RE Energy	359,760.75
STJAMES - ENERGY ADJUSTMENT	20,172.67
STJAMES Delivered RE Energy	150,998.00
Rev 202603 Purchases Iris RE A	(21,861.45)
Rev 202509 MISO Ancillaries	0.94
Rev 202603 MISO Losses	11,835.15
Rev 202508 Purchases St James	(13.20)
20YY Excess Congestion Fund di	(88,696.30)
Rev 202512 MISO Congestion AAR	(272.91)
Rev 202603 MISO Purchases	1,498.44
Rev 202509 MISO Other Charges	0.03

Rev 202512 Purchases Iris Sche	10.79
Rev 202508 MISO Ancillaries	0.27
Rev 202603 MISO Congestion	7,124.02
Rev 202508 MISO Congestion	523.07
Rev 202508 Purchases Iris Sche	1.01
Rev 202509 Purchases Iris RE A	(35.53)
Rev 202509 Purchases St James	(0.01)
Rev 202512 Purchases Iris RE A	(383.83)
Rev 202603 Purchases St James	765.29
Rev 202509 MISO Losses	0.64
Rev 202603 MISO Other Charges	0.01
Rev 202508 MISO Other Charges	(523.06)
Rev 202508 MISO Uplift	(3.21)
Rev 202508 Purchases Iris RE A	1.46
Rev 202509 Purchases Iris Sche	0.65
Rev 202603 MISO Ancillaries	5,616.25
Rev 202603 MISO Congestion AAR	(121.00)
Rev 202512 MISO Other Charges	(0.07)
Rev 202603 Purchases Iris Sche	24,511.00
Rev 202512 MISO Purchases	(5,735.63)
Rev 202512 MISO Losses	(1,923.62)
Rev 202508 MISO Losses	7.38
Rev 202509 MISO Uplift	(7.41)
555005	**2,051.65**
221	**2,051.65**
CRESCENT CROWN_CoG_Mar'26	95.04
Net Metering Credit - Apr'26	1,956.61
555006	**1,434,829.74**
181	**1,434,829.74**
Fuel Charge	1,434,829.74
555010	**2,832,848.00**
235	**2,832,848.00**
Algiers PPA Energy	870,301.91
Algiers PPA Energy (NP6)	37,748.59
EAL MSS-4 ENERGY	132,571.16
ELA - RB30 Energy	1,046,206.91
ENOL - NM6 Energy	746,019.43
Grand Total	**3,721,821.40**

KWH

Year	2026
GL Business Unit	N0000
Accounting Period	4

Row Labels	Sum of Statistics Amt
447002	**(317,907,789.00)**
MISO Energy Sales	(316,642,787.00)
Rev 202512 MISO Sales KWH	1,729.00
Rev 202603 MISO Sales KWH	(1,266,731.00)
501203	**360,954,901.00**
NOPS	19,927,000.00
NOPS Aux	(195,249.00)
UNION 1 NAT GAS	341,223,150.00
555002	**37,014,471.00**
MISO Energy Purchases	21,221,763.00
IRIS Delivered RE Energy	7,518,356.00
STJAMES Delivered RE Energy	3,129,489.00
IRIS - 50 MW - CAP CHG ADJUSTM	265,432.00
IRIS - 50 MW CAP CHG	2,506,243.00
STJAMES - 20 MW - CAP CHG ADJU	139,164.00
STJAMES - 50 MW CAP CHG	1,043,311.00
IRIS - ENERGY ADJUSTMENT KWH	796,670.00
STJAMES - ENERGY ADJUSTMENT KW	417,936.00
Rev 202603 Purchases Iris RE E	(452,226.00)
Rev 202508 Purchases Iris Sche	22.00
Rev 202509 Purchases Iris Sche	14.00
Rev 202512 Purchases Iris RE E	(228.00)
Rev 202603 MISO Purchases KWH	60,669.00
Rev 202508 Purchases Iris RE E	3,038.00
Rev 202512 Purchases Iris Sche	228.00
Rev 202603 Purchases Iris CAP	20,003.00
Rev 202509 Purchases Iris RE E	(14.00)
Rev 202512 MISO Purchases KWH	(189,655.00)
Rev 202508 Purchases Iris CAP	1,020.00
Rev 202603 Purchases Iris Sche	512,236.00
Rev 202603 Purchases St James	21,000.00
555005	**41,143.76**
CRESCENT CROWN_CoG_Mar'26	4,362.00
Net Metering Credit - Apr'26	36,781.76
555010	**147,918,921.00**
Algiers PPA Energy	36,545,869.00
Algiers PPA Energy (NP6)	1,171,173.00
EAL MSS-4 ENERGY	17,420,531.00
ENOL - NM6 Energy	23,145,701.00
ELA - RB30 Energy	69,635,647.00
555006	**172,278,011.00**
POWER PURCHASED - KWH	172,278,011.00
558200	**1,278,198.00**
CANTELLI ALMONASTER SOLAR/QF -	40,229.00
MICHOUD GLOBAL SOLAR/QF - MICH	52,328.00
NOS SOLAR/QF - NOS SOLAR	602,973.00
PATERSON SOLAR	33,360.00
QF DWYER SOLAR/QF - DWYER SOLA	5,190.00
QF TCI FRANCE SOLAR/QF - TCI F	202,499.00
TCI ALVAR ST SOLAR/QF - TCI AL	234,217.00
UNO SOLAR/QF - UNO SOLAR	94,134.00
RTA CARROLLTON SOLAR/QF - RTA	13,268.00
Grand Total	**401,577,856.76**

GROUP 2
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
Beginning Balance	12	$37.40	$3.14	March 2026 Ending Balance
Allowances Granted by EPA				
EPA New Unit Set Aside Redistribution				
Prior Period Allowance Adjustment				
Current Month Allowances Purchased				
Current Month Accrual				
Prior Month Accrual Reversal				
Total available	12	$37.40	$3.14	
Less Allowances consumed				
Ending inventory	12	$37.40	$3.14	

GROUP 3
ENOL Seasonal NOx Allowance Inventory

	# of Allowances	Cost	Avg Price	
Beginning Balance	67	$ 753.84	$ 11.25	March 2026 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	67	$ 753.84	$ 11.25	
Less Allowances consumed				
Ending inventory	67	$ 753.84	$ 11.25	

ENTERGY NEW ORLEANS, LLC
AREA INPUT FOR 12 MONTHS ENDED APRIL 2026

Oper. Mth.	(a) kWh Generation	(b) kWh Purchases	(c) kWh Sales for Resale	(d) ENOI Net Area Input a+b+c
May 2025	40,872,957	477,329,956	(39,070,049)	479,132,864
June 2025	273,316,322	449,839,849	(182,409,629)	540,746,542
July 2025	369,792,032	470,236,635	(258,455,207)	581,573,460
August 2025	378,376,145	468,587,409	(257,308,923)	589,654,631
September 2025	335,658,659	440,383,467	(246,129,644)	529,912,482
October 2025	207,666,967	390,179,696	(195,932,090)	401,914,573
November 2025	252,557,973	401,135,414	(238,460,081)	415,233,306
December 2025	91,724,074	464,341,713	(146,555,632)	409,510,155
January 2026	177,170,388	483,980,150	(218,897,513)	442,253,025
February 2026	133,634,829	348,699,284	(115,546,483)	366,787,630
March 2026	177,300,257	351,821,475	(130,318,718)	398,803,014
April 2026	362,233,099	357,252,547	(317,907,789)	401,577,857
Total 12 Mths.	2,800,303,702	5,103,787,595	(2,346,991,758)	5,557,099,539

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

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

ENTERGY NEW ORLEANS, LLC.
NOX ALLOWANCES TRANSACTIONS
April 2026

NOX ALLOWANCES PURCHASED

SEASONAL NOX ALLOWANCES:

Total Seasonal Allowances Purchased	0	

NOX ALLOWANCES SOLD

SEASONAL NOX ALLOWANCES:

COUNTERPARTY	ALLOWANCES	PRICE	TOTAL COST
Total Seasonal Allowances Sold	0		

May 28, 2026

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

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

ENO Fuel Adjustment Clause Rate for the Billing Month for:

1.	Non-Transmission Service Voltage Level Sales	$0.008599 /kWh
2.	Transmission Service Voltage Level Sales	$0.008616 /kWh

The rates above include $7.8M in revenue from sales to MISO. Per the letter received from Councilmember Morrell on May 28, 2026, the Fuel Adjustments for the June 2026 billing cycle will include a $2.4M adjustment plus interest that will be used to mitigate future FAC rates, as the Council deems appropriate. These adjusted rates are as follows:

1.	Non-Transmission Service Voltage Level Sales	$0.014953 /kWh
2.	Transmission Service Voltage Level Sales	$0.014982 /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 June bills.

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/jl

JP MORRELL
COUNCILMEMBER AT-LARGE

Office (504) 658-1070
1300 Perdido Street • Suite 2W50
New Orleans, Louisiana 70112

New Orleans City Council

May 28, 2026

Harry Barton
Director – Regulatory Affairs
Entergy New Orleans, LLC
1600 Perdido Street, Bldg 505
New Orleans, LA 70112

Dear Mr. Barton,

I have reviewed your letter dated May 21, 2026 regarding the June 2026 Fuel Adjustment Clause ("FAC"), wherein you indicate that the as-calculated FAC rate for June 2026 is 65% lower that the May 2026 FAC rate. The letter also noted that the as-calculated Purchased Power Capacity Adjustment ("PPCR") for June 2026 is 186% higher than the May 2026 PPCR. ENO proposed billing a FAC rate of $0.014965/kWh for June 2026, which is lower than the May rate, sufficient to offset the June PPCR rate, and would generate a credit that can be used for future mitigation according to the Council's direction.

I am authorizing Entergy New Orleans to implement its proposed June 2026 FAC rate. If you need anything else, please contact me, the Council Utilities Regulatory Office, or the utility advisors.

Sincerely,



JP Morrell
President, New Orleans City Council

AFFIDAVIT

STATE OF TEXAS

COUNTY OF MONTGOMERY

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

Vice President, Fuel Supply Operations
Entergy Services, LLC

SWORN TO AND SUBSCRIBED before me this 5th day of May, 2026

Michelle Condon
Notary Public or Official

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

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 20th day of

May, 2026.

MICHAEL DODSON NOTARY PUBLIC STATE OF LOUISIANA COMMISSIONED FOR LIFE NOTARY ID NO. 151127 ORLEANS PARISH, LA

ENTERGY NEW ORLEANS, LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
Data Based on Operations Month of April 2026
Applied to Bill in the Month of June 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	$5,544,861.35		
1a	Total Company kWh Input for Operations Month	WP4	401,577,857	kWh	
1b	Fuel Rate	L1/L1a	$0.013808	/kWh	
2	Non-Transmission Service Level Voltage Loss Factor	Attachment A: P3, L5	1.002389		
3	Rate per kWh Delivered for Non-Transmission Service Voltage Level Sales in Billing Month	L1b * L2			$0.01384 /kWh
4	Transmission Service Level Voltage Loss Factor	Attachment A: P3, L6	1.004522		
5	Rate per kWh Delivered for Transmission Service Voltage Level Sales in Billing Month	L1b* L4			$0.01387 /kWh
SECTION 2					
		(OVER) / UNDER SURCHARGE RATE			
6	ENOL (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	Attachment A: P2, L11			$0.001112 /kWh
SECTION 3					
		FUEL ADJUSTMENT CLAUSE RATES			
	ENO Fuel Adjustment Clause Rate in Billing Month for:				
7	Non-Transmission Service Voltage Level Sales	L3 + L6			$0.014953 /kWh
8	Transmission Service Voltage Level Sales	L5 + L6			$0.014982 /kWh

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

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**FUEL ADJUSTMENT REVENUE**			
1	Non-Transmission Service Voltage Level Revenue for Operations Month	WP2	$7,956,275.96	
2	Transmission Service Voltage Level Revenue for Operations Month	WP2	$559,004.73	
3	Total Fuel Adjustment Revenue for Operations Month	L1+L2		$8,515,280.69
SECTION 2	**CUMULATIVE (OVER) / UNDER COLLECTION**			
4	ENO Cumulative (Over) / Under Collection from Previous Month	Attachment A: P2 L9 of Previous Month Filing	$9,093,306.54	
5	ENO Fuel & Purchased Power Costs	WP3: L13	$5,544,861.35	
6	Fuel Adjustment Revenue for Operations Month	L3	$8,515,280.69	
7	Prior Period Adjustments			
8	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4+L5 -L6+L7)) / 2) * ((Prime Rate) / 12) (See Note)	$42,795.54	
9	ENO Cumulative (Over) / Under for Operations Month	L4 + L5 - L6 + L7 + L8		$6,165,682.74
SECTION 3	**(OVER) / UNDER SURCHARGE RATE**			
10	ENO Sales for 12 Months Ending With Operations Month	WP2, Ln 13	5,543,228,012 kWh	
11	ENO (Over) / Under Surcharge Rate for All kWh Sales in Billing Month	L9/L10		$0.001112 /kWh

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

ENTERGY NEW ORLEANS, LLC
FUEL ADJUSTMENT CLAUSE RATE FORMULA
LOSS FACTORS / LOSS MULTIPLIERS
Data Based on Operations Month of April 2026
Applied to Bill in the Month of June 2026

LINE NO	DESCRIPTION	REFERENCE		
SECTION 1	**SALES AND INPUT**			
1	Total Company Sales Subject to FAC for 12 Months Ending with Operations Month	WP2, Ln 13	5,248,855,439 kWh	
2	Total Company Net Area Input for 12 Months Ending with Operations Month	WP4, Col. (d) 12 Mths.	5,557,099,539 kWh	
3	Transmission Service Voltage Level Sales for 12 Months Ending with Operations Month Adjusted to Input Level	WP2, Ln 20	295,703,726 kWh	
4	Net Area Input for Non-Transmission Service Voltage Level for 12 Months Ending with Operations Month	L2 - L3		5,261,395,813 kWh
SECTION 2	**LOSS FACTORS**			
	Loss Factors:			
5	Non-Transmission Service Level Voltage Loss Factor	L4 / L1		1.002389
6	Transmission Service Level Voltage Loss Factor	WP5		1.004522

ENTERGY NEW ORLEANS, LLC
KWH SALES FOR 12 MONTHS ENDED April 2026
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	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
2	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
3	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
4	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
5	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
6	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
7	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
8	Dec-25	157,173,569	61,837,854	149,449,945	30,898,101	11,088,826	14,658,000	-	-	212,664	373,825,308
9	Jan-26	181,440,043	61,517,118	153,614,231	24,090,024	11,315,083	7,434,000	-	-	212,664	402,124,997
10	Feb-26	198,276,188	56,611,458	146,134,482	24,870,251	11,421,009	8,694,000	-	-	212,664	405,990,034
11	Mar-26	141,236,381	59,195,578	147,233,719	27,567,343	10,116,151	11,004,000	-	-	212,664	354,325,534
12	Apr-26	135,845,968	62,126,971	150,125,647	30,012,163	12,763,319	12,180,000	-	-	212,664	353,380,093
13	**Total 12 Mths.**	**2,333,846,455**	**780,538,025**	**2,050,296,722**	**375,994,842**	**154,092,573**	**140,280,000**	**0**	**0**	**2,551,968**	**5,248,855,439**
	12 Months Transmission Service Level Sales Adjusted to Input Level:										
14	Transmission Service Excl. EIS Available & Off-Peak										294,372,573
15	Voltage Level Adj.										1.004522
16	Input for Transmission Service Level Sales (Excl. EIS Avail. & Off-Peak)										295,703,726
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										295,703,726

ENTERGY NEW ORLEANS, LLC
REVENUE FOR 12 MONTHS ENDED April 2026
AS REVISED FOR EIS FIRM AND EIS AVAILABLE/OFF PEAK

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
						Transmission Service Level					
Line No.	Oper. Mth.	Residential	Gov. & Mun. Incl. HV	Commercial	Industrial Incl. Transmission Service Level	HV	LIS	EIS Firm	EIS Available & Off-Peak	Interdept.	Non-Transmission Level Revenues for FAC (a+b+c+d-e-f-g-h+i)
1	May-25	3,575,444	1,352,397	3,701,732	640,080	262,383	229,623	-	-		8,777,646
2	Jun-25	4,060,936	1,305,672	3,613,380	628,902	247,255	216,454	-	-		9,145,182
3	Jul-25	5,571,614	1,490,252	4,186,909	725,317	273,960	242,017	-	-		11,458,115
4	Aug-25	4,906,373	1,294,924	3,755,910	668,005	264,620	233,683	-	-		10,126,909
5	Sep-25	3,888,551	1,130,270	3,168,196	552,113	225,461	196,446	-	-		8,317,224
6	Oct-25	3,212,937	1,083,059	2,865,678	519,644	214,915	179,395	-	-		7,287,008
7	Nov-25	2,089,417	905,860	2,316,216	469,449	200,889	197,353	-	-		5,382,700
8	Dec-25	2,221,631	874,894	2,121,447	436,485	156,585	206,986	-	-		5,290,886
9	Jan-26	1,759,573	601,146	1,531,893	233,039	109,270	71,790	-	-		3,944,591
10	Feb-26	2,829,454	802,283	2,039,881	353,943	162,133	123,420	-	-		5,740,008
11	Mar-26	3,764,526	1,582,994	3,802,467	742,099	272,468	296,382	-	-		9,323,237
12	Apr-26	3,038,569	1,392,881	3,412,128	671,703	286,039	272,966	-	-		7,956,276
13	**Total 12 Mths.**	**40,919,025**	**13,816,631**	**36,515,838**	**6,640,778**	**2,675,978**	**2,466,513**	**0**	**0**		**92,749,782**

ENTERGY NEW ORLEANS, LLC
FUEL/ PURCHASED POWER COSTS AND NET AREA KWH
April 2026

COSTS

				Per Book
1.	Fuel to Acct. 501			6,747,434.47
2.	Gas Hedging Results			0.00
3.	Fuel to Acct. 547			0.00
4.	Purchased Energy to Acct. 555 - Resource Plan PPAs			2,832,848.00
4a.	Purchased Energy to Acct. 555 - MISO Economy Purchases			(113,327.32)
4b.	Purchased Energy to Acct. 555 - Solar PPAs			572,098.67
4c.	Purchased Energy to Acct. 555 - Grand Gulf PPA			1,434,829.74
4d.	Purchased Energy to Acct. 555 - Cogen, Net Metering			2,051.65
5.	Total Fuel & Purchased Energy Costs		Sum of Lns. 1 to 4d	11,475,935.21
6.	Sales to Non-Assoc. Cos. Acct. 447			0.00
6a.	Sales to Non-Assoc. Cos. Acct. 447002 - MISO Economy Sales			7,754,113.81
7.	Total Sales for Resale		Sum of Lns. 6 and 6a	7,754,113.81
8.	Fuel Oil Costs:			
8a.		Acct. 501		0.00
8b.		Acct. 547		0.00
9.	Total Fuel Oil		Sum of Lns. 8a and 8b	0.00
10.	Fuel Credit Deferral including interest			2,373,573.13
10a.				0.00
11.	Fuel Cost Adjustments		Sum of Lns. 10 and 10a	2,373,573.13
12.	Removal of LTSA included in costs above		WP3.6	(550,533.18)
13.	Fuel & Purchased Power Energy to ENOL Net Area		L5 - L7 +L9 + L11 + L12	5,544,861.35

NET AREA INPUT (KWH)

14.	MISO sales	(317,907,789)
15.	Gas Generation	360,954,901
16.	Grand Gulf PPA	172,278,011
17.	Purchased Power - Resource Plan energy	147,918,921
18.	Purchased Power - Non-Assoc	21,092,777
19.	Purchased Power - Solar	15,921,694
20.	Solar Generation	1,278,198
21.	Cogen and Net Metering	41,144
22.	TOTAL NET AREA INPUT	401,577,857

FAC Recoverable Costs

Year	2026
GL Business Unit	N0000
Accounting Period	4

Row Labels	Sum of Monetary Amt
447002	**(7,754,113.81)**
737	**(7,754,113.81)**
MISO Energy Sales	(7,744,861.51)
MISO Other Rev	(783.62)
Rev 202603 MISO Sales	(35,738.20)
Rev 202512 MISO Sales	(88.03)
Rev 202512 MISO Ancillaries	161.17
Rev 202512 MISO Uplift	18,784.46
MISO Ancillary Rev	(32,435.47)
Rev 202603 MISO Uplift	40,847.39
501203	**6,747,434.47**
172	**6,747,434.47**
GSPL	155,890.65
ARM ENERGY	1,284,557.29
STORAGE - Injection	(431,035.18)
STORAGE - Withdrawal	63,102.09
TRANS-UNION	3,513.60
CASTLETON COMMODITIES MERCHANT	21,039.63
VITOL INC	451,544.52
ENTERPRISE PRODUCTS OPERATING	412,765.49
Enable Energy Resouces LLC	308,223.49
KOCH ENERGY SERVICES LLC	2,081,527.43
REGENCY INTRASTATE GAS LP	97,118.69
CIMA ENERGY	50.00
CONOCOPHILLIPS COMPANY	25,667.12
REGENCY	8,644.19
MORGAN STANLEY CAPITAL GROUP I	362,026.31
SOUTHWEST ENERGY L.P.	68,729.70
SPOTLIGHT ENERGY LLC	49.95
CONCORD ENERGY LLC	728,560.18
TENASKA MARKETING VENTURES	15,372.51
UNITED ENERGY TRADING	141,178.16
Union Offline Aux	456.63
GULF SOUTH PIPELINE COMPANY LL	459,000.00
NEXTERA ENERGY MARKETING LLC	209,760.35
DTE	102,237.80
TRANS-UNION INTERSTATE PIPELIN	110,451.50
ADJ 2.2026 STORAGE - Injection	81,073.12
ADJ 1.2026 STORAGE - Withdrawa	(146,162.13)
TRANS-UNION IMBALANCE	(2,675.64)
ADJ 1.2026 STORAGE - Injection	(195,033.61)
ADJ 1.2026 STORAGE	(1,943.24)
TEXLA ENERGY MANAGEMENT INC.	4,776.38
ADJ 2.2026 STORAGE - Withdrawa	(180,512.56)
Union Power 1 1Q26 LTSA True-u	(1,004.45)
ECO-ENERGY LLC	34,269.98
ADJ 2.2026 STORAGE	(3,091.12)
Union Power 1 Apr 2026 LTSA	477,305.64
555002	**458,771.35**
215	**458,771.35**
MISO Congestion	(791,796.06)
MISO Congestion_ARR	7,348.32
MISO Energy Purchases	465,983.11
MISO Losses	72,561.21
MISO Uplift Exp	203,253.11
IRIS - ENERGY ADJUSTMENT	38,171.07
IRIS Delivered RE Energy	359,760.75
STJAMES - ENERGY ADJUSTMENT	20,172.67
STJAMES Delivered RE Energy	150,998.00
Rev 202603 Purchases Iris RE A	(21,861.45)
Rev 202509 MISO Ancillaries	0.94
Rev 202603 MISO Losses	11,835.15
Rev 202508 Purchases St James	(13.20)
20YY Excess Congestion Fund di	(88,696.30)
Rev 202512 MISO Congestion AAR	(272.91)
Rev 202603 MISO Purchases	1,498.44
Rev 202509 MISO Other Charges	0.03
Rev 202512 Purchases Iris Sche	10.79
Rev 202508 MISO Ancillaries	0.27
Rev 202603 MISO Congestion	7,124.02
Rev 202508 MISO Congestion	523.07
Rev 202508 Purchases Iris Sche	1.01
Rev 202509 Purchases Iris RE A	(35.53)
Rev 202509 Purchases St James	(0.01)
Rev 202512 Purchases Iris RE A	(383.83)
Rev 202603 Purchases St James	765.29
Rev 202509 MISO Losses	0.64
Rev 202603 MISO Other Charges	0.01
Rev 202508 MISO Other Charges	(523.06)
Rev 202508 MISO Uplift	(3.21)
Rev 202508 Purchases Iris RE A	1.46
Rev 202509 Purchases Iris Sche	0.65
Rev 202603 MISO Ancillaries	5,616.25
Rev 202603 MISO Congestion AAR	(121.00)
Rev 202512 MISO Other Charges	(0.07)
Rev 202603 Purchases Iris Sche	24,511.00
Rev 202512 MISO Purchases	(5,735.63)
Rev 202512 MISO Losses	(1,923.62)
Rev 202508 MISO Losses	7.38
Rev 202509 MISO Uplift	(7.41)
555005	**2,051.65**
221	**2,051.65**
CRESCENT CROWN_CoG_Mar'26	95.04
Net Metering Credit - Apr'26	1,956.61
555006	**1,434,829.74**
181	**1,434,829.74**
Fuel Charge	1,434,829.74
555010	**2,832,848.00**
235	**2,832,848.00**
Algiers PPA Energy	870,301.91
Algiers PPA Energy (NP6)	37,748.59
EAL MSS-4 ENERGY	132,571.16
ELA - RB30 Energy	1,046,206.91
ENOL - NM6 Energy	746,019.43
Grand Total	**3,721,821.40**

FAC Non-recoverable Costs

Year	2026
GL Business Unit	N0000
Accounting Period	4

Row Labels	Sum of Monetary Amt
447002	**(292,313.18)**
219	**(292,313.18)**
MISO Resource Adequacy Auction	(390,768.97)
Rev 202603 MISO Rsrce Adqcy Au	0.07
Rev 202512 MISO Rsrce Adqcy Au	98,455.72
555002	**190,699.55**
219	**190,699.55**
IRIS - 50 MW - CAP CHG ADJUSTM	12,717.65
IRIS - 50 MW CAP CHG	119,926.29
STJAMES - 20 MW - CAP CHG ADJ	6,716.94
STJAMES - 50 MW CAP CHG	50,339.95
Rev 202603 Purchases Iris CAP	883.18
Rev 202508 Purchases St James	(4.40)
Rev 202512 Purchases Iris CAP	(124.35)
Rev 202509 Purchases Iris CAP	(11.63)
Rev 202603 Purchases St James	255.09
Rev 202508 Purchases Iris CAP	0.83
555006	**7,895,430.29**
180	**7,895,430.29**
Demand Charge	8,509,057.32
ENOL 25FRP-BillMitTurnaround	(613,627.03)
555010	**9,265,369.02**
239	**9,265,369.02**
Algiers PPA Capacity	1,653,609.70
Algiers PPA Capacity (NP6)	86,547.23
Algiers PPA WF3 Decomm	20,732.07
EAL MSS-4 CAPACITY	2,344,915.71
ELA - RB30 Capacity	3,449,144.73
ENOL - NM6 Capacity	1,710,419.58
555015	**13,275.33**
219	**13,275.33**
MISO Sch 24 Admin	13,269.67
Rev 202509 MISO Admin Sched 24	0.05
Rev 202508 MISO Admin Sched 24	0.05
Rev 202603 MISO Admin Sched 24	(10.74)
Rev 202512 MISO Admin Sched 24	16.30
5552RE	**454.25**
269	**454.25**
Automated Accrual	454.25
5553RE	**-**
269	**84,946.62**
codeblock correction	84,946.62
178	**(84,946.62)**
codeblock correction	(84,946.62)
Grand Total	**17,072,915.26**

KWH

Year	2026
GL Business Unit	N0000
Accounting Period	4

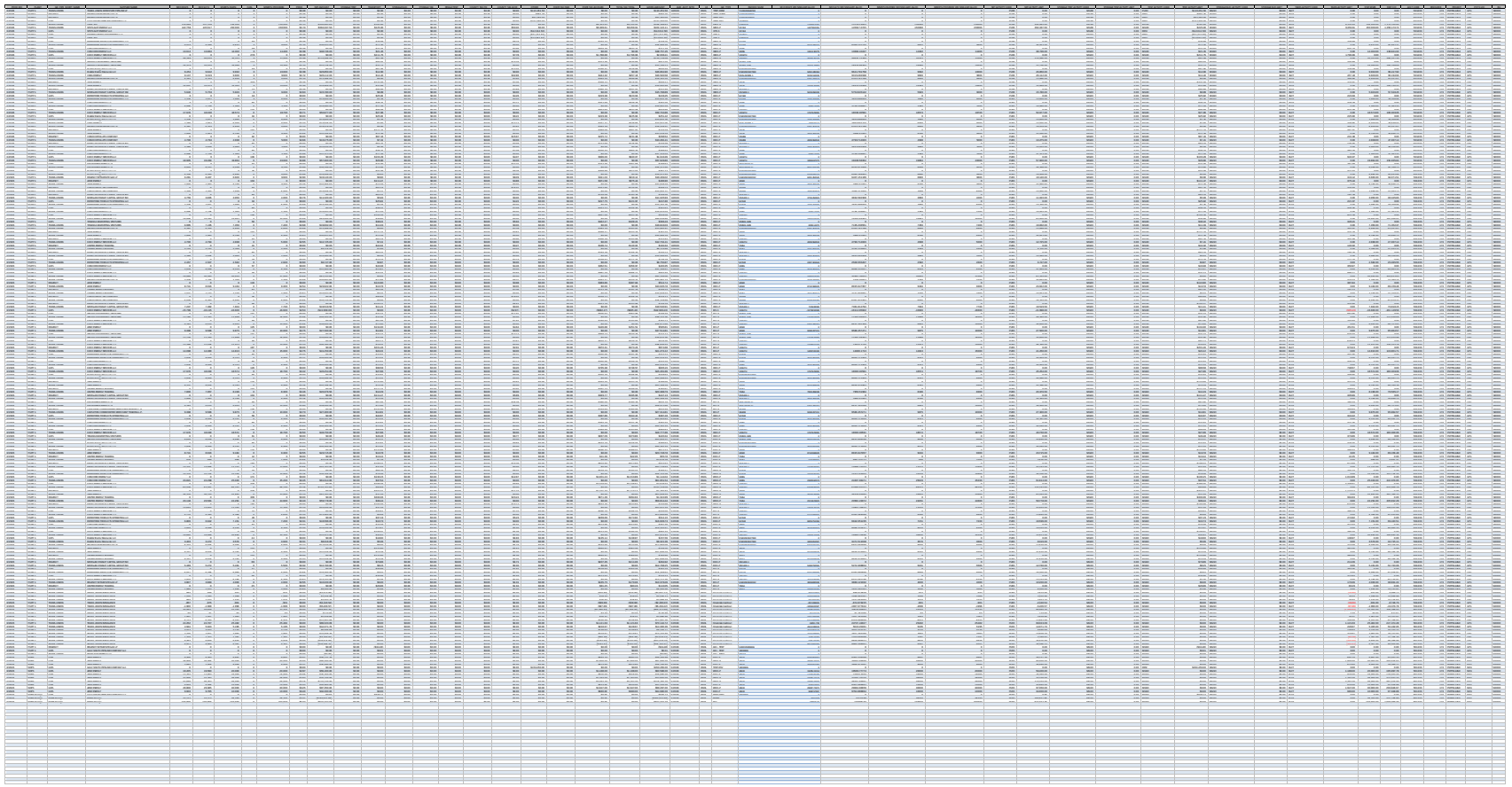
Row Labels	Sum of Statistics Amt
447002	**(317,907,789.00)**
MISO Energy Sales	(316,642,787.00)
Rev 202512 MISO Sales KWH	1,729.00
Rev 202603 MISO Sales KWH	(1,266,731.00)
501203	**360,954,901.00**
NOPS	19,927,000.00
NOPS Aux	(195,249.00)
UNION 1 NAT GAS	341,223,150.00
555002	**37,014,471.00**
MISO Energy Purchases	21,221,763.00
IRIS Delivered RE Energy	7,518,356.00
STJAMES Delivered RE Energy	3,129,489.00
IRIS - 50 MW - CAP CHG ADJUSTM	265,432.00
IRIS - 50 MW CAP CHG	2,506,243.00
STJAMES - 20 MW - CAP CHG ADJU	139,164.00
STJAMES - 50 MW CAP CHG	1,043,311.00
IRIS - ENERGY ADJUSTMENT KWH	796,670.00
STJAMES - ENERGY ADJUSTMENT KW	417,936.00
Rev 202603 Purchases Iris RE E	(452,226.00)
Rev 202508 Purchases Iris Sche	22.00
Rev 202509 Purchases Iris Sche	14.00
Rev 202512 Purchases Iris RE E	(228.00)
Rev 202603 MISO Purchases KWH	60,669.00
Rev 202508 Purchases Iris RE E	3,038.00
Rev 202512 Purchases Iris Sche	228.00
Rev 202603 Purchases Iris CAP	20,003.00
Rev 202509 Purchases Iris RE E	(14.00)
Rev 202512 MISO Purchases KWH	(189,655.00)
Rev 202508 Purchases Iris CAP	1,020.00
Rev 202603 Purchases Iris Sche	512,236.00
Rev 202603 Purchases St James	21,000.00
555005	**41,143.76**
CRESCENT CROWN_CoG_Mar'26	4,362.00
Net Metering Credit - Apr'26	36,781.76
555010	**147,918,921.00**
Algiers PPA Energy	36,545,869.00
Algiers PPA Energy (NP6)	1,171,173.00
EAL MSS-4 ENERGY	17,420,531.00
ENOL - NM6 Energy	23,145,701.00
ELA - RB30 Energy	69,635,647.00
555006	**172,278,011.00**
POWER PURCHASED - KWH	172,278,011.00
558200	**1,278,198.00**
CANTELLI ALMONASTER SOLAR/QF -	40,229.00
MICHOUD GLOBAL SOLAR/QF - MICH	52,328.00
NOS SOLAR/QF - NOS SOLAR	602,973.00
PATERSON SOLAR	33,360.00
QF DWYER SOLAR/QF - DWYER SOLA	5,190.00
QF TCI FRANCE SOLAR/QF - TCI F	202,499.00
TCI ALVAR ST SOLAR/QF - TCI AL	234,217.00
UNO SOLAR/QF - UNO SOLAR	94,134.00
RTA CARROLLTON SOLAR/QF - RTA	13,268.00
Grand Total	**401,577,856.76**

Estimated FOR ENTERGY ENOL FOR 202604

SUPPLIER	Data MCF@14.73	Scheduled Delivered	Fuel MMBTU	Scheduled Receivable	Net Amount	TRSP	Other	State Tax	County Tax	Gross Amount
ARM ENERGY	351,324.68	361,898.00	4,429.00	366,327.00	$ 845,808.11	5,280.15	0.00	13,744.38	0.00	$ 864,832.64
CASTLETON COMMODITIES MERCHANT TRADING L.P.	7,996.63	8,237.00	63.00	8,300.00	$ 20,654.00	74.55	0.00	335.63	0.00	$ 21,064.18
CONCORD ENERGY LLC	293,423.11	302,330.00	1,264.00	303,594.00	$ 716,861.19	1,946.27	0.00	11,648.99	0.00	$ 730,456.46
CONOCOPHILLIPS COMPANY	10,064.08	10,367.00	133.00	10,500.00	$ 25,207.50	156.54	0.00	409.62	0.00	$ 25,773.66
DTE	40,609.18	41,831.00	469.00	42,300.00	$ 100,603.00	558.28	0.00	1,634.80	0.00	$ 102,796.08
ECO-ENERGY LLC	14,092.82	14,517.00	183.00	14,700.00	$ 33,722.00	219.21	0.00	547.98	0.00	$ 34,489.19
Enable Energy Resouces LLC	122,732.90	126,452.00	498.00	126,950.00	$ 303,245.75	775.82	0.00	4,927.74	0.00	$ 308,949.31
ENTERPRISE PRODUCTS OPERATING LLC	165,372.07	170,397.00	713.00	171,110.00	$ 406,116.10	1,086.44	0.00	6,599.39	0.00	$ 413,801.93
GULF SOUTH PIPELINE COMPANY LLC	0.00	0.00	0.00	0.00	$ -	0.00	459,000.00	0.00	0.00	$ 459,000.00
KOCH ENERGY SERVICES LLC	837,140.88	862,455.00	3,020.00	865,475.00	$ 2,048,194.27	4,863.06	0.00	33,283.16	0.00	$ 2,086,340.49
MORGAN STANLEY CAPITAL GROUP INC	145,337.95	149,712.00	1,838.00	151,550.00	$ 356,188.25	2,186.01	0.00	5,788.06	0.00	$ 364,162.32
NEXTERA ENERGY MARKETING LLC	84,070.40	86,600.00	0.00	86,600.00	$ 206,406.25	116.85	0.00	3,354.10	0.00	$ 209,877.20
REGENCY INTRASTATE GAS LP	16,309.11	16,800.00	0.00	16,800.00	$ 42,688.50	25.20	53,686.50	693.69	0.00	$ 97,093.89
SOUTHWEST ENERGY L.P.	26,882.85	27,732.00	118.00	27,850.00	$ 67,581.50	185.74	0.00	1,098.20	0.00	$ 68,865.44
TENASKA MARKETING VENTURES	5,939.23	6,124.00	26.00	6,150.00	$ 15,077.50	41.02	0.00	245.01	0.00	$ 15,363.53
TEXLA ENERGY MANAGEMENT INC.	1,932.82	1,977.00	23.00	2,000.00	$ 4,700.00	37.98	0.00	76.38	0.00	$ 4,814.35
TRANS-UNION INTERSTATE PIPELINE LP	0.00	0.00	0.00	0.00	$ -	0.00	110,451.50	0.00	0.00	$ 110,451.50
UNITED ENERGY TRADING	54,671.68	56,317.00	683.00	57,000.00	$ 138,871.50	813.92	0.00	2,256.66	0.00	$ 141,942.08
VITOL INC	155,380.21	185,057.00	0.00	185,057.00	$ 444,275.05	240.09	0.00	7,219.47	0.00	$ 451,734.60
Grand Total	**2,333,280.63**	**2,428,803.00**	**13,460.00**	**2,442,263.00**	**$ 5,776,200.47**	**18,607.13**	**623,138.00**	**93,863.26**	**0.00**	**$ 6,511,808.85**

ENOL ACTUAL GAS ACCOUNTING CLOSE FOR March 2026

					Data												
PROD MO	PLANT	PIPELINE	GD TYPE	SUPPLIER NAME	MCF 14.73	BURN MMBTU	FUEL MMBTU	PROV MMBTU	NET $AMOUNT	$TRANSPORT	Sum of RESALE TRSP	$STORAGE TRSP	$OTHER	Sum of COUNTY TAX ACCR	Sum of COUNTY TAX PD	Sum of STATE TAX ACCRUED	Sum of STATE TAX PAID	GROSS $AMOUNT
3/2026	NOPS	GSPL	TRSP-RSV	GULF SOUTH PIPELINE COMPANY LLC	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	$0.00	$0.00	$0.00	$153,450.00
			WDX-P	ARM ENERGY	138,108	141,000	0	141,000	$433,070.00	$0.00	0	$0.00	$0.00	$0.00	$0.00	$8,661.40	$0.00	$441,731.40
			DDX-P	ARM ENERGY	51,610	52,691	0	52,691	$168,201.46	$0.00	0	$0.00	$0.00	$0.00	$0.00	$3,364.03	$0.00	$171,565.48
	NOPS Storage	GSPL	TRSP-STRG	GULF SOUTH PIPELINE COMPANY LLC	0	0	0	0	$0.00	$636.12	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$636.12
		NOPS Storage	INIJ	NOPS Storage	100,906	103,933	0	103,933	$574,374.78	$0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$574,374.78
			INWD	NOPS Storage	(44,114)	(45,437)	0	-45,437	($150,621.58)	$0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($150,621.58)
	PUPP 1	GSPL	TRSP-RSV	GULF SOUTH PIPELINE COMPANY LLC	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	$0.00	$0.00	$0.00	$474,300.00
			CPR-S	VITOL INC	0	0	0	0	$0.00	$0.00	0	$0.00	($13,562.50)	$0.00	$0.00	$0.00	$0.00	($13,562.50)
				SPOTLIGHT ENERGY LLC	0	0	0	0	$0.00	$0.00	0	$0.00	($12,012.50)	$0.00	$0.00	$0.00	$0.00	($12,012.50)
				NEXTERA ENERGY MARKETING LLC	0	0	0	0	$0.00	$0.00	0	$0.00	($21,312.50)	$0.00	$0.00	$0.00	$0.00	($21,312.50)
			WDX-P	ENTERPRISE PRODUCTS OPERATING LLC	0	0	138	0	$0.00	$105.36	0	$0.00	$0.00	$16.48	$0.00	$849.52	$0.00	$971.36
				CONCORD ENERGY LLC	0	0	269	0	$0.00	$204.52	0	$0.00	$0.00	$20.63	$0.00	$1,630.69	$0.00	$1,855.84
				KOCH ENERGY SERVICES LLC	0	0	656	0	$0.00	$501.51	0	$0.00	$0.00	$17.47	$0.00	$4,017.80	$0.00	$4,536.78
				TENASKA MARKETING VENTURES	0	0	110	0	$0.00	$83.67	0	$0.00	$0.00	$13.23	$0.00	$717.36	$0.00	$814.26
				Enable Energy Resouces LLC	0	0	68	0	$0.00	$51.65	0	$0.00	$0.00	$12.37	$0.00	$436.31	$0.00	$500.33
			DDX-P	ENTERPRISE PRODUCTS OPERATING LLC	0	0	247	0	$0.00	$188.00	0	$0.00	$0.00	$28.70	$0.00	$1,479.36	$0.00	$1,696.05
				CONCORD ENERGY LLC	0	0	376	0	$0.00	$287.16	0	$0.00	$0.00	$29.37	$0.00	$2,321.96	$0.00	$2,638.50
				KOCH ENERGY SERVICES LLC	0	0	821	0	$0.00	$625.97	0	$0.00	$0.00	$25.14	$0.00	$5,783.87	$0.00	$6,434.98
				TENASKA MARKETING VENTURES	0	0	111	0	$0.00	$84.70	0	$0.00	$0.00	$12.72	$0.00	$689.36	$0.00	$786.78
				Enable Energy Resouces LLC	0	0	215	0	$0.00	$164.24	0	$0.00	$0.00	$37.63	$0.00	$1,326.98	$0.00	$1,528.84
				SOUTHWEST ENERGY L.P.	0	0	62	0	$0.00	$47.00	0	$0.00	$0.00	$24.22	$0.00	$427.36	$0.00	$498.57
			IDS-S	KOCH ENERGY SERVICES LLC	(16,115)	(16,600)	0	-16,600	($41,998.00)	$0.00	0	$0.00	$0.00	($2.97)	$0.00	($682.47)	$0.00	($42,683.43)
			IDX-P	ENTERPRISE PRODUCTS OPERATING LLC	0	0	41	0	$0.00	$30.99	0	$0.00	$0.00	$4.82	$0.00	$248.63	$0.00	$284.43
				KOCH ENERGY SERVICES LLC	0	0	235	0	$0.00	$179.22	0	$0.00	$0.00	$6.54	$0.00	$1,505.47	$0.00	$1,691.23
				TENASKA MARKETING VENTURES	0	0	202	0	$0.00	$154.95	0	$0.00	$0.00	$24.05	$0.00	$1,304.06	$0.00	$1,483.07
				SOUTHWEST ENERGY L.P.	0	0	68	0	$0.00	$51.65	0	$0.00	$0.00	$25.78	$0.00	$455.00	$0.00	$532.43
			ADJ - TRSP	GULF SOUTH PIPELINE COMPANY LLC	0	0	0	0	$0.00	$0.01	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.01
		TRANS-UNION	TRSP-DEM	TRANS-UNION INTERSTATE PIPELINE LP	0	0	0	0	$0.00	$0.00	0	$0.00	##########	$0.00	$0.00	$0.00	$0.00	$110,451.50
			MDX-P	VITOL INC	121,348	125,000	0	125,000	$330,687.50	$187.50	0	$0.00	$0.00	$50.00	$0.00	$5,373.67	$0.00	$336,298.67
				SPOTLIGHT ENERGY LLC	145,617	150,000	0	150,000	$394,437.50	$225.00	0	$0.00	$0.00	$50.00	$0.00	$6,409.61	$0.00	$401,122.11
			WDX-P	ARM ENERGY	42,660	43,944	0	44,500	$111,455.00	$65.92	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$111,520.92
				REGENCY INTRASTATE GAS LP	6,407	6,600	0	6,600	$17,985.00	$9.90	0	$0.00	$0.00	$7.60	$0.00	$292.26	$0.00	$18,294.76
				ENTERPRISE PRODUCTS OPERATING LLC	19,670	20,262	0	20,400	$52,278.00	$30.39	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$52,308.39
				CONCORD ENERGY LLC	38,182	39,331	0	39,600	$100,350.00	$59.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,409.00
				KOCH ENERGY SERVICES LLC	93,623	96,444	0	97,100	$247,249.50	$144.66	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$247,394.16
				TENASKA MARKETING VENTURES	15,620	16,090	0	16,200	$44,145.00	$24.14	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$44,169.14
				Enable Energy Resouces LLC	9,642	9,932	0	10,000	$26,850.00	$14.90	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26,864.90
				CIMA ENERGY	9,319	9,600	0	9,600	$26,112.00	$14.40	0	$0.00	$0.00	$32.86	$0.00	$424.32	$0.00	$26,583.58
				MORGAN STANLEY CAPITAL GROUP INC	19,557	20,146	0	20,400	$50,700.00	$30.22	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,730.22
				UNITED ENERGY TRADING	23,581	24,291	0	24,600	$59,778.00	$36.44	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,814.44
			DDX-P	ARM ENERGY	59,532	61,324	0	62,100	$157,475.50	$91.99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$157,567.49
				REGENCY INTRASTATE GAS LP	32,521	33,500	0	33,500	$90,083.50	$50.25	0	$0.00	$0.00	$38.08	$0.00	$1,463.86	$0.00	$91,635.69
				ENTERPRISE PRODUCTS OPERATING LLC	35,097	36,153	0	36,400	$91,037.50	$54.23	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$91,091.73
				CONCORD ENERGY LLC	53,610	55,224	0	55,600	$142,890.00	$82.84	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$142,972.84
				KOCH ENERGY SERVICES LLC	137,767	141,917	0	142,800	$368,655.50	$187.97	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$368,843.47
				TENASKA MARKETING VENTURES	15,813	16,289	0	16,400	$42,422.00	$24.43	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$42,446.43
				Enable Energy Resouces LLC	30,662	31,585	0	31,800	$81,660.00	$47.38	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$81,707.38
				CIMA ENERGY	4,854	5,000	0	5,000	$13,625.00	$7.50	0	$0.00	$0.00	$17.14	$0.00	$221.41	$0.00	$13,871.05
				MORGAN STANLEY CAPITAL GROUP INC	46,110	47,498	0	48,100	$121,430.00	$71.25	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$121,501.25
				CONOCOPHILLIPS COMPANY	15,339	15,801	0	16,000	$42,370.00	$23.70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$42,393.70
				SOUTHWEST ENERGY L.P.	8,774	9,038	0	9,100	$26,299.00	$13.56	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26,312.56
				UNITED ENERGY TRADING	25,117	25,873	0	26,200	$63,834.50	$38.81	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$63,873.31
			IDX-P	ARM ENERGY	9,586	9,875	0	10,000	$27,500.00	$14.81	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27,514.81



ENO LTSA Costs Realigned to base rates

Cost Month Apr-26

Plant	total cost	ENO Share	ENO Cost
Union PB1	476,301	100.000%	476,301
NM6 (Includes Algiers %)	270,885	21.012%	56,918
Perryville	804,237	0.461%	3,706
Acadia	1,109,278	1.227%	13,607
			550,533

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

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

MISO Fuel Credit Deferral

April 2026 Deferred Credit (2,387,000)

Annual Prime Rate for April 2026 6.75%

Adjustment to FAC by Cost Month	Billing Month	Beginning balance	Credit Deferral	Deferral Turnaround	Remaining balance	Prime Rate	Interest	Fuel Credit Deferral with interest included in FAC
Apr-26	Jun-26	0	2,387,000	0	2,387,000	0.56%	(13,427)	2,373,573

VITOL INC.
2925 RICHMOND AVENUE, 11TH FLOOR
HOUSTON, TX 77098, UNITED STATES
Tel. 001 713-230-1000, Fax 001 713-583-2176
Annie Hurley +17132301276;auh@vitol.com

INVOICE DATE : 09 APRIL 2026

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

COMMERCIAL INVOICE
INVOICE NUMBER : S2607631 DUE DATE : 27 APRIL 2026

DESCRIPTION	AMOUNT	QUANTITY MMU
SALES	330,687.50 USD	125,000
PURCHASES	(13,562.50) USD	
TOTAL DUE TO VITOL INC.	**317,125.00 USD**	**125,000**

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

Invoice#: 49530
Invoice Date: April 20, 2026
Payment Terms: Net Due on or Before April 27, 2026
Delivery Period: March 2026

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

Sales

Pipeline / Location	Start Date	End Date	Volume	Price	Amount	Details
Gulf South Pipeline Company LLC						
Nine Mile Power Plt (To Lp&L)						
	3/1/2026	3/2/2026	(20,000)	$2.9700	$59,400.00	
	3/5/2026	3/5/2026	(15,000)	$3.0500	$45,750.00	
	3/6/2026	3/6/2026	(9,691)	$3.0050	$29,121.46	
	3/7/2026	3/9/2026	(36,000)	$3.1450	$113,220.00	
	3/13/2026	3/13/2026	(10,000)	$3.3650	$33,650.00	
	3/14/2026	3/16/2026	(30,000)	$3.2450	$97,350.00	
	3/17/2026	3/17/2026	(10,000)	$3.4000	$34,000.00	
	3/20/2026	3/20/2026	(8,000)	$3.2100	$25,680.00	
	3/21/2026	3/23/2026	(30,000)	$3.0000	$90,000.00	
	3/26/2026	3/26/2026	(5,000)	$2.9000	$14,500.00	
	3/27/2026	3/30/2026	(20,000)	$2.9300	$58,600.00	
Nine Mile Power Plt (To Lp&L) Subtotal			**(193,691)**		**$601,271.46**	
Gulf South Pipeline Company LLC Subtotal			**(193,691)**		**$601,271.46**	
Tennessee Gas Pipeline Company, L.L.C.						
REGENCY/TGP PANDA POWER BIENVILLE						
	3/1/2026	3/2/2026	(16,600)	$2.6300	$43,658.00	
	3/3/2026	3/3/2026	(8,300)	$2.6550	$22,036.50	
	3/4/2026	3/4/2026	(8,300)	$2.7550	$22,866.50	
	3/5/2026	3/5/2026	(8,300)	$2.5150	$20,874.50	
	3/6/2026	3/6/2026	(9,300)	$2.5400	$23,622.00	
	3/24/2026	3/24/2026	(10,000)	$2.7500	$27,500.00	
	3/26/2026	3/26/2026	(9,300)	$2.4500	$22,785.00	
	3/27/2026	3/27/2026	(9,300)	$2.5500	$23,715.00	
	3/28/2026	3/30/2026	(27,900)	$2.4300	$67,797.00	
	3/31/2026	3/31/2026	(9,300)	$2.3200	$21,576.00	
REGENCY/TGP PANDA POWER BIENVILLE Subtotal			**(116,600)**		**$296,430.50**	
Tennessee Gas Pipeline Company, L.L.C. Subtotal			**(116,600)**		**$296,430.50**	
Sales Subtotal			**(310,291)**		**$897,701.96**	

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

Stamford CT 06912 US

Invoice #: 384495
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:
Wire City/State:
ABA Number:
Account Number:
Swift:



Invoice:
Accounting Month: Mar 2026
Invoice_date: 06-Apr-2026
Payment Due Date: 27-Apr-2026
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
11377925	TGP	PANDA PWR	25-Mar-2026		25-Mar-2026	25-Mar-2026	10,000	MMBTU	2.7300	USD	27,300.00
		PANDA PWR					**10,000**				**27,300.00**
Sub Total:	**TGP**						**10,000**				**27,300.00**
Sub Total:	**CCI SALES**						**10,000**				**27,300.00**

Total Due To/(From) CCMT: 27,300.00

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:**	**0326-493909-1**
Address:	10055 Grogan's Mill Road Suite 300 The Woodlands, Texas 77380	**If paying via ACH or Wire:**	[redacted]	Delivery Period:	Mar 2026
				Invoice Date:	04/08/2026
				Due Date:	04/27/2026
				CIMA Tax ID#:	XXXXXX1884
				Contract Number:	2705
				P. O. Number:	
				Amount Due To/(From) CIMA:	**$39,737.00**
Phone:	(281) 297-3637	**If paying via Check:**		Currency:	USD
Fax:	(281) 297-3937	CIMA ENERGY, LP P O Box 7410721 Chicago, IL 60674-0721		**Supplemental CIMA Invoice Reference Numbers:**	
				977489	
CIMA Contact Information		*Note: CIMA will **NOT** change bank details without prior written notification. Please contact CIMA for any bank related inquiries.*			
Phone:	(713) 209-1112				
Fax:	(713) 759-1186				
Email:	gasinvoices@cima-energy.com				

Description	Volume (MMBtu)	Amount (USD)
Sales	14,600	$39,737.00
Total Amount Due To / (From) CIMA:	**14,600**	**$39,737.00**

INVOICE - NATURAL GAS

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

REVISED

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

Production Month	3 / 2026	Invoice Number	32855	Due Date	4/27/26

ID	Location	Start Date	End Date	Nominated Quantity	Index	Premium	Calculated Price	Actual Volume	Amount
754461	GulfX Sherma	3/1/2026	3/2/2026	7,200	GDA, NGPL Texok zone	$0.035	$2.690	14,400	$38,736.00
754794	GulfX Sherma	3/3/2026	3/3/2026	7,400	GDA, NGPL Texok zone	$0.050	$2.700	7,400	$19,980.00
755069	GulfX Sherma	3/4/2026	3/4/2026	7,400	GDA, NGPL Texok zone	$0.045	$2.880	7,400	$21,312.00
755279	GulfX Sherma	3/5/2026	3/5/2026	7,400	GDA, NGPL Texok zone	$0.045	$2.680	7,400	$19,832.00
755387	GulfX Sherma	3/6/2026	3/6/2026	8,400	GDA, NGPL Texok zone	$0.033	$2.583	8,400	$21,693.00
759383	GulfX Sherma	3/26/2026	3/26/2026	8,300	GDA, NGPL Texok zone	$0.025	$2.410	8,300	$20,003.00
759707	GulfX Sherma	3/27/2026	3/27/2026	8,300	GDA, NGPL Texok zone	$0.025	$2.500	8,300	$20,750.00
760235	GulfX Sherma	3/28/2026	3/30/2026	8,400	GDA, NGPL Texok zone	$0.025	$2.445	25,200	$61,614.00
760245	GulfX Sherma	3/31/2026	3/31/2026	8,400	GDA, NGPL Texok zone	$0.020	$2.300	8,400	$19,320.00
							GulfX Sherman	95,200	$243,240.00
							United States Dollars	**Amount Due:** 95,200	$243,240.00

Remit by Wire or ACH to:

[redacted]

International Wires:

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

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

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

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

Remit To:

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

Customer#: 3110
Invoice#: 617440
Delivery Period: Mar-26
Invoice Date: 04/08/2026
Due Date: 04/27/2026
Currency: USD

Deal Num	Description	Buy / Sell	Trader	Pipeline	Meter ID	Location	Start/End Dates		Price ($)	Volume		Amount ($)
694984	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	1	2	2.6950	9,600	MM	25,872.00
695414	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	3	3	2.7000	5,000	MM	13,500.00
695703	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	5	5	2.6800	5,000	MM	13,400.00
696012	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	6	6	2.5950	2,600	MM	6,747.00
698668	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	26	26	2.4100	8,300	MM	20,003.00
698838	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	27	27	2.5050	8,300	MM	20,791.50
698976	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	28	30	2.4450	10,800	MM	26,406.00
699232	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	30	30	2.5500	6,000	MM	15,300.00
699114	COMM-PHYS - Commodity	Sell	ddcraig	ENTERPRISE TX	631015	Gulf Crossing Sherman	31	31	2.3050	7,200	MM	16,596.00
						Gulf Crossing Sherman			**Sub Total**	**62,800**	MM	**$158,615.50**
						ENTERPRISE TX			**Total**	**62,800**	MM	**$158,615.50**

Entergy New Orleans, Inc. will remit the following amount: **158,615.50** **USD**

Invoice Summary

Payee/Name: 078444247 Gulf South Pipeline Company, LLC **Accounting Period:** March 2026 **Invoice Status Code:** Final

Invoice Identifier: 15000865 **Service Requester/Name:** 006947824 Entergy New Orleans, LLC **Billable Party (Payer)/Name:** 006947824 Entergy New Orleans, LLC

Invoice Date: 04/09/2026 **Net Due Date:** 04/20/2026 **Supporting Document Indicator:** OTHR **Contact Name/Phone:** Princess Burch (713) 479-8234

INVOICE TOTAL AMOUNT

$631,146.71

SVC REQ K OR ACCT ID TOTAL AMOUNT

$631,146.71

SERVICE REQUESTER LEVEL CHARGE/ALLOWANCE TOTAL AMOUNT

$0.00

SVC REQ K OR ACCT ID	RATE SCH OR ACCT	CURRENT MONTH TOTAL AMOUNT	PRIOR MONTH TOTAL AMOUNT	SVC REQ K OR ACCT ID TOTAL AMOUNT
52810	NNS-A	$154,086.12	$0.00	$154,086.12
56372	FTS	$477,060.59	$0.00	$477,060.59
Svc Req K or Acct ID Total Amount				$631,146.71
Invoice Total Amount				$631,146.71

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
[redacted]

KOCH
KOCH ENERGY SERVICES, LLC

Sales Invoice

Invoice #: 1291274
Delivery Period: Mar-26
Invoice Date: 21-Apr-2026
Due Date: 27-Apr-2026

Invoice Summary

Description	Amount		Quantity (MMBTU)
Purchases	$(41,998.00)	USD	(16,600)
Sales	$749,799.00	USD	289,600
Entergy New Orleans, Inc will remit the following amount :	**$707,801.00**		**273,000**

Please click here for Excel version

Final Invoice

Invoice Date: Apr-01-2026
Invoice Number: 2521408-1
Due Date: Apr-24-2026

Morgan Stanley Capital Group Inc.
1585 Broadway,20th Floor
Attn: Commodities
New York, NY 10036
GST Registration Number: 138 847 140
DUNS Number: 130198013
Federal Tax ID: 13-3200368

ENTERGY NEW ORLEANS, LLC
1600 PERDIDO STREET
NEW ORLEANS 70112
USA

From: Commodities Operations
Voice: +1 212 762-2630
Email: physngsettle@morganstanley.com

Attn:
Voice:

Match Number:

Customer VAT No:

Our VAT No:

Johnsonville CT

Trade ID	Trade Date	Description		Quantity	Price	Amount Due
26334040	Feb-27-2026	Sell Natural Gas DLVD Mar 01-2, 2026		6,000 MMBT	2.63	15,780.00 USD
26343137	Mar-02-2026	Sell Natural Gas DLVD Mar 03, 2026		4,000 MMBT	2.655000	10,620.00 USD
26358228	Mar-03-2026	Sell Natural Gas DLVD Mar 04, 2026		4,000 MMBT	2.755000	11,020.00 USD
26364576	Mar-04-2026	Sell Natural Gas DLVD Mar 05, 2026		4,000 MMBT	2.515000	10,060.00 USD
26370330	Mar-05-2026	Sell Natural Gas DLVD Mar 06, 2026		7,700 MMBT	2.535000	19,519.50 USD
			Sub Total:	-25,700 MMBT		66,999.50 USD

Panda

Trade ID	Trade Date	Description		Quantity	Price	Amount Due
26434886	Mar-25-2026	Sell Natural Gas DLVD Mar 26, 2026		8,300 MMBT	2.445000	20,293.50 USD
26440080	Mar-26-2026	Sell Natural Gas DLVD Mar 27, 2026		14,600 MMBT	2.545000	37,157.00 USD
26443158	Mar-27-2026	Sell Natural Gas DLVD Mar 28-30, 2026		14,400 MMBT	2.425000	34,920.00 USD
26452492	Mar-30-2026	Sell Natural Gas DLVD Mar 31, 2026		5,500 MMBT	2.32	12,760.00 USD
			Sub Total:	-42,800 MMBT		105,130.50 USD

Total Due To Morgan Stanley Capital Group Inc. in USD 172,130.00
Due Date: Apr-24-2026

Please send payments by WIRE to:

Purchase Statement

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

Purchase Statement: **1019014**
Counterparty: **Entergy New Orleans, Inc.**
Date: **Apr 08, 2026**
Period: **Mar 01, 2026 - Mar 31, 2026**
Amount: **$(21,312.50) USD**
Due Date: **Apr 27, 2026**

Pay 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	$(21,312.50)	USD
	GAS Subtotal	$(21,312.50)	USD
	TOTAL	**$(21,312.50)**	**USD**

Details

Type	Deal #	Trade Dt	Start Dt	End Dt	Commodity	Description	Volume	UoM	Price	Amount Due	Curr
GAS											
Buy											
	4376683	10/29/25	03/01/26	03/31/26	GAS	Adjustment Flat	387,500.00	MMBTU	$0.0550	$(21,312.50)	USD
									Buy Subtotal	**$(21,312.50)**	**USD**
									GAS Subtotal	**$(21,312.50)**	**USD**
									TOTAL	**$(21,312.50)**	**USD**

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Sales Invoice

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

Bank: [redacted]
Acct #:
ABA:

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: [redacted]
Acct #:
ABA:

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

Contract Party: Entergy New Orleans
Invoice Number: GS202603128152
Invoice Date: 4/20/2026
Delivery Period: March 2026
SAP Vendor:
SAP Customer: 1000393752
Due Date: 4/27/2026
Payment Method: WIR
Short Name: Entergy New Orleans

Pipeline	Prod Period	Description	Tier	Contract	Deal #	Meter	MMBTU	Rate	Amount Due
RIGS	03/2026	PRODUCT		7015	456705	14888 TRANSUNION INTERSTATE PL	6,600	$2.725	$17,985.00
RIGS	03/2026	PRODUCT		7015	457009	14888 TRANSUNION INTERSTATE PL	6,600	$2.730	$18,018.00
RIGS	03/2026	PRODUCT		7015	457298	14888 TRANSUNION INTERSTATE PL	6,600	$2.900	$19,140.00
RIGS	03/2026	PRODUCT		7015	457557	14888 TRANSUNION INTERSTATE PL	6,600	$2.680	$17,688.00
RIGS	03/2026	PRODUCT		7015	457839	14888 TRANSUNION INTERSTATE PL	7,700	$2.675	$20,597.50
RIGS	03/2026	PRODUCT		7015	461692	14888 TRANSUNION INTERSTATE PL	6,000	$2.440	$14,640.00
RIGS	03/2026	PRODUCT		7015	461793	14888 TRANSUNION INTERSTATE PL	4,000	$2.550	$10,200.00
Total RIGS							44,100		$118,268.50

TOTALS **44,100 MMbtu** **$118,268.50**

ENERGY TRANSFER

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

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

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

March 2026 Invoice Summary

FINAL
Invoice Date: 04/10/2026
Invoice Identifier: G032026269666

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
931288102203	FTS-311	0	0	0	$0.00	0	0	0	$58,915.57	$58,915.57
Total		0	0	0	$0.00	0	0	0	$58,915.57	$58,915.57

Net Due Date 04/25/2026 $58,915.57

The invoice amounts set out above include all associated charges for surcharges, ACA, and GRI where applicable.
Please submit documentation of any differences when paying an amount different than the invoice amount (Section 18.6 of tariff) and fax to ( ) - For remittance b electronic a ment remit to WELLS FARGO, BANK;

[redacted]

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

Physical Natural Gas Invoice

SPOTLIGHT ENERGY

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

Bill to:

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

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

Invoice Id:	**237412**
Vendor Code:	
Counterparty Reference:	**5569**
Delivery Month:	**Mar-2026**
Invoice Date:	**01-Apr-2026**
Due Date:	**27-Apr-2026**

For Billing Inquiries Contact:

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

Trade ID	Transaction Type	Trade Index	Trade Date	Side	Start/ EndDate	Pipeline	Physical Point	Quantity (MMBtu)	Price(USD)	Amount Owed (USD)
3828824	PhysicalGDIndex	GD Tx. Gas, zone 1	10-10-2025	Sell	01 - 31	Gulf South	26016 - Bbt Trans-Union Claiborne Parish	(150,000)	$2.629583	$394,437.45
						Gulf South Total:		**(150,000)**		**$394,437.45**
							Total Sell :	**(150,000)**		**$394,437.45**
							Net Amount:	**(150,000)**		**$394,437.45**
3828824	AMA Fee							NaN	$12,012.5000	($12,012.50)
							Grand Total:			**$382,424.95**

Total Amount Due To Spotlight Energy, LLC On Due Date 04/27/2026 : USD 382,424.95

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

Remit b Wire Transfer:
[redacted]

Remit b ACH:

Remit by Mail:

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 :	**2603-00073-01**
Production Month :	**03/26**
Statement Date :	**04/10/2026**
Due Date :	**04/27/2026**

Fin Mth	Prod Mth	Pipeline	Point Number	Adjustment Description	Confirm ID	Ticket No.	Day Range	Days	Daily Volumes	Total Volumes	Price	Amount
03/26												
Sales to Entergy New Orleans, Inc.												
Pipeline: Arkoma Connector												
742490 : Benny/Gulf Crossing												
03/26	03/26	Arkoma	742490 : Benny/Gulf Crossin		676708	18307-54	04-04	1	9,100	9,100	2.890000	26,299.00
			Total For: 742490 : Benny/Gulf Crossing							**9,100**		**26,299.00**
			Total For Pipeline: Arkoma Connector							**9,100**		**26,299.00**
Pipeline: Midship Pipeline Co												
MS219951 : G South Bennington												
03/26	03/26	Midship	MS219951 : G South Bennin		678633	18312-14	25-25	1	10,000	10,000	2.800000	28,000.00
			Total For: MS219951 : G South Bennington							**10,000**		**28,000.00**
			Total For Pipeline: Midship Pipeline Co							**10,000**		**28,000.00**
				Total - Sales to Entergy New Orleans, Inc.						**19,100**		**54,299.00**

Net Receivable for 03/26 **54,299.00**

Net Receivable Due from Entergy New Orleans, Inc. **$54,299.00**

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
Bank Name :
Bank Number :
Acct Number :
Bank City/State :
Further Instructi

[redacted]

ACH Information
Bank Name :
Bank Number :
Acct Number :
Bank City/State :
Further Instructions :

TENASKA MARKETING VENTURES

To: ENTERGY NEW ORLEANS, LLC	From: TENASKA MARKETING VENTURES	Invoice #: 202603-0405
2107 Research Forest Drive Mail Code: T-LFN-6 The Woodlands, TX 77380 Attention: Diane Mehra Phone: Fax: (281) 297-3735 Email: dmehra@entergy.com	14302 FNB Parkway Omaha, NE 68154 Attention: Jose Menchaca Phone: 402-691-9598 Fax: (402) 758-6253 Email: JMenchaca@TENASKA.com Email: Invoices-TMV@tenaska.com	Delivery Period: MAR 2026 Invoice Date: 04/13/2026 Due Date: 04/27/2026 **Total Due: $166,817.00 $US**

Description	Quantity (MMBTU)	Amount ($US)
Sale	62,600	$166,817.00
Current Month Subtotal:	**62,600**	**$166,817.00**
Total Due TENASKA MARKETING VENTURES	**62,600**	**$166,817.00**

TENASKA MARKETING VENTURES Payment Instructions:

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

[redacted]

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

Tax ID: 47-0741451

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

BLACK BEAR
TRANSMISSION

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

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

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

March 2026 Invoice Summary

FINAL
Invoice Date: 04/13/2026
Invoice Identifier: TUI03202624783

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	1,144,926	1,147,709	(2,783)	$112,168.89	$112,168.89	
IMB-TUI-0003	IMB	0	0	0	$(5,009.93)	0	0	0	$0.00	~~$(5,009.93)~~	($5,015.18)
Total		0	0	0	$(5,009.93)	1,144,926	1,147,709	(2,783)	$112,168.89	~~$107,158.96~~	$107,153.71

Net Due Date 04/23/2026 ~~$107,158.96~~ $107,153.71

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

[redacted]

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

United Energy Trading, LLC

P.O. Box 837
918 E Divide Ave, 3rd Floor
Bismarck, ND 58502-0837
Fax: (701) 255-7952

INVOICE

Entergy New Orleans, LLC
ATTN: Lacey Butler
20 East Greenway Plaza
Houston, TX 77046
Phone: 281-297-3611
Fax: 281-297-5347

Contract Number:	NAESB ENTERGY NEW ORLEANS
Statement Number:	75264
Statement Version:	0
Financial Month:	03/26
Statement Date:	04/21/2026
Due Date	04/27/2026
Currency:	USD

Prod Month	Point Name/Meter	Deal ID	Date Range	Days	Deal Volume	Total Volume	Price	Amount
Sales to Entergy New Orleans, LLC								
Pipeline: TGP								
	Meter: 420917 : REGENCY/TGP PANDA POWER BIENVILLE							
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	674652	5	1	(3,300)/D	(3,300)	2.5500	8,415.00
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	675297	6	1	(4,300)/D	(4,300)	2.5400	10,922.00
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	681563	26	1	(8,300)/D	(8,300)	2.4550	20,376.50
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	681677	27	1	(1,000)/D	(1,000)	2.5450	2,545.00
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	682118	28-30	3	(8,200)/D	(24,600)	2.4300	59,778.00
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	682862	30	1	(2,000)/D	(2,000)	2.5000	5,000.00
Mar 2026	420917 : REGENCY/TGP PANDA POWER BIENVILLE	682819	31	1	(9,300)/D	(9,300)	2.3200	21,576.00
	Total For Gas: 420917 : REGENCY/TGP PANDA POWER BIENVILLE					**(52,800)**		**128,612.50**
	Total For Meter: 420917 : REGENCY/TGP PANDA POWER BIENVILLE					**(52,800)**		**128,612.50**
	Total for Pipeline: TGP					**(52,800)**		**128,612.50**
Total - Entergy New Orleans, LLC						**(52,800)**		**128,612.50**
Grand Total - Net Receivable Due From Entergy New Orleans, LLC						**52,800**		**128,612.50**

Funds due on or before Due Date

Remit To

Print Date: 4/21/2026
Print Time: 11:20:28 AM

Volumes Subject To Adjustment

INVOICE

SYSTEM ENERGY RESOURCES, INC

TO: ENTERGY NEW ORLEANS, LLC

To bill Entergy New Orleans, LLC for service for: April-26

Cost of Service Operations	$	43,793,398.45
Sales Agreement Billing		19.43%
DEMAND CHARGE	$	8,509,057.32
Grand Gulf Fuel Cost	$	7,384,610.08
Sales Agreement Billing		19.43%
FUEL CHARGE	$	1,434,829.74
TOTAL	$	9,943,887.06

ACTUALS

Billed In Month of: Apr-26
Service Period: Mar-26

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 Mar-26

Capacity	KW:	**98,200**		$	B2	2,714,213.03 1
Energy	KWH:	72,188,096 2		$	B1	460,093.73
		B4				
Total				$	B3	3,174,306.76

ESTIMATES

Billed In Month of: Apr-26
Service Period: Apr-26

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 Apr-26

Capacity	KW:	**98,200**		$	B2	3,433,516.34 1
Energy	KWH:	69,635,647 2		$	B1	1,046,206.91
		B4				
Total				$	B3	4,479,723.25

ESTIMATES

Billed in	**Apr-26**
Service Period	**Apr-26**

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: Apr-26

Capacity	KW		118,600	$	B1	1,552,375.44	1
Energy	KWH	B3	23,178,610	$	B2	620,024.94	
			2				
Total				**$**		**2,172,400.38**	

ACTUALS

Billed in **Apr-26**
Service Period **Mar-26**

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: Mar-26

Capacity	KW		118,600	$	B1	1,441,303.57	1
Energy	KWH	B3	83,909,755	$	B2	2,625,712.28	
			2				
Total				**$**		**4,067,015.85**	

ESTIMATES

Billed in **Apr-26**
Service Period **Apr-26**

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: Apr-26

Capacity				$	1,504,620.15
Capacity (WF3 Decomm)				$	20,732.07
Energy	KWH	36,546,263		$	852,123.30
Ninemile 6 Capacity				$	78,550.20
Ninemile 6 Energy	KWH	1,172,838		$	31,373.27
Total				**$**	**2,487,398.99**

B2 2 1 B1 + B3 +T1

ACTUALS

Billed in: **Apr-26**
Service Period: **Mar-26**

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: Mar-26

Capacity				$	1,365,451.13
Capacity (WF3 Decomm)				$	20,732.07
Energy	KWH	35,571,315	2	$	853,105.60
Ninemile 6 Capacity				$	72,929.96
Ninemile 6 Energy	KWH	4,245,834		$	132,861.05
Total				**$**	**2,445,079.81**

B2

1

B1 + B3 +T1

Actual

Billed In Month of: Apr-26
Service Period: Mar-26

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 Mar-26

Capacity	KW:	**82,468**	$	1,588,614.88				
Energy	KWH:	29,303,672.00	$	321,626.38		$	321,626.38	Energy
Decommissioning			$	-	1	$	1,588,614.88	Capacity
Subtotal			$	1,910,241.26				
Total			$	1,910,241.26	2		29,303,672.00	KWH

Estimate

Billed In Month of: Apr-26
Service Period: Apr-26

Entergy Louisiana, LLC
In Account with Entergy Arkansas, LLC

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

To bill the Energy and Capacity associated with the Resource Plan Sales for Service month of Apr-26

Capacity	KW:	**82,456**	$	1,963,294.23	$	1,963,294.23	Capacity
Energy	KWH:	17,435,647.00	$	172,168.38	$	172,168.38	Energy
Decommissioning			$	-	[1]		
Subtotal			$	2,135,462.61			
Total			$	2,135,462.61	[2]	17,435,647.00	KWH

Company	Net Gen	To Area	UPP	Inadvertent	Firm Sales	Sales	Unacct
ACADIA 2	4,343,089		0	0	0		0
ARK.NU 1	17,524,518		0	0	0		0
ARK.NU 2	13,616		0	0	0		0
G.GULF 1N	172,020,352		0	0	0		0
L.GPSY 2	1,028,615		0	0	0		0
L.GPSY 2/Aux	(3,094)		0	0	0		0
L.GPSY 3	462,527		0	0	0		0
L.GPSY 3/Aux	(15,344)		0	0	0		0
NINEMI 4	4,486,964		0	0	0		0
NINEMI 5/Aux	(5,019)		0	0	0		0
NINEMI 6	24,351,448		0	0	0		0
NINEMI 6/Aux	(7,671)		0	0	0		0
NO POWER STATION	19,927,000		0	0	0		0
NO POWER STATION/Aux	(195,249)		0	0	0		0
PERVIL 1	1,734,959		0	0	0		0
PERVIL 2	52,264		0	0	0		0
PERVIL 2/Aux	(8,039)		0	0	0		0
RVRBND 1	72,198,239		0	0	0		0
STERLN 7/Aux	(2,293)		0	0	0		0
UNION 1	341,223,150		0	0	0		0
WATERF 2	355,853		0	0	0		0
WATERF 2/Aux	(12,045)		0	0	0		0
WATERF 3	15,083,230		0	0	0		15,701
WATERF 4	11,790		0	0	0		0
WATERF 4/Aux	(414)		0	0	0		0
INDEPN 1	218,376		0	0	0		0
INDEPN 1/Aux	(9,905)		0	0	0		0
WH.BLF 1/Aux	(40,506)		0	0	0		0
WH.BLF 2/Aux	(31,595)		0	0	0		0
Un-accounted In	90		0	0	0		0
BASIC CHEMICALS/QF - BASIC CHEMICALS	250		0	0	0		0
CANTELLI ALMONASTER SOLAR/QF - CANTELLI	40,229		0	0	0		0
ENMP MISO DA PURCH	218,973		0	0	0		0
ENMP MISO RT PURCH	21,002,790		0	0	0		0
ENO Paterson Solar/QF - ENO Paterson Solar	33,360		0	0	0		0
IRIS - 50 MW CAP CHG	2,506,243		0	0	0		0
IRIS Delivered	7,518,356		0	0	0		0
MICHOUD GLOBAL SOLAR/QF - MICHOUD GLOBAL SOLAR	52,328		0	0	0		0
MURRAY HYDRO	1,543,975		0	0	0		0
NOS SOLAR/QF - NOS SOLAR	602,973		0	0	0		0
OCCIDENTAL POWER SERVICES/BASE CAPACITY	4,070,870		0	0	0		0
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL	392,288		0	0	0		0
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION	96,432		0	0	0		0
QF DWYER SOLAR/QF - DWYER SOLAR	5,190		0	0	0		0
QF TCI FRANCE SOLAR/QF - TCI FRANCE SOLAR	202,499		0	0	0		0
RTA CARROLLTON SOLAR/QF - RTA CARROLLTON SOLAR	13,268		0	0	0		0
STJAMES - 50 MW CAP CHG	1,043,311		0	0	0		0
STJAMES Delivered	3,129,489		0	0	0		0
TCI ALVAR ST SOLAR/QF - TCI ALVAR ST SOLAR	234,217		0	0	0		0
UNO SOLAR/QF - UNO SOLAR	94,134		0	0	0		0
Totals	**717,506,081**	**400,847,593**	**0**	**0**	**0**	**316,642,787**	**15,701**

Generating Unit	NO
ACADIA 2 - UPP from LA	4,343,089
ARK.NU 1 - UPP from AR	17,524,518
ARK.NU 2 - UPP from AR	13,616
INDEPN 1 - UPP from AR	218,376
L.GPSY 2 - UPP from LA	1,028,615
L.GPSY 3 - UPP from LA	462,527
MURRAY HYDRO - UPP from LA	1,543,975
NINEMI 4 - UPP from LA	4,486,964
NINEMI 6 - UPP from LA	24,351,448
OCCIDENTAL POWER	4,070,870
OCCIDENTAL POWER	392,288
OCCIDENTAL POWER	96,432
PERVIL 1 - UPP from LA	1,734,959
PERVIL 2 - UPP from LA	52,264
RVRBND 1 - UPP from LA	72,198,239
WATERF 2 - UPP from LA	355,853
WATERF 3 - UPP from LA	15,083,230
WATERF 4 - UPP from LA	11,790
Totals	**147,969,053**

Company / Type	KWH	Mills per KWH	Charge
ENMP MISO DA SALE	304,521,652	24.354417	7,416,447.28
ENMP MISO RT SALE	12,121,135	27.094346	328,414.23
Totals	**316,642,787**	**24.459302**	**7,744,861.51**

Source	NO
Owned Capability	
UNION	530.100
PERRYVILLE	3.472
WATERFORD	28.107
NO POWER STATION	129.700
LITTLE GYPSY	16.840
NINEMILE PT.	151.287
INDEPENDENCE	7.167
NO SOLAR STATION	20.000
ACADIA	6.689
ANO	50.624
ENO PATERSON SOLAR	1.000
WHITE BLUFF	20.013
Subtotal Owned Capability	**964.999**
Purchased Capacity	
GRAND GULF #1	213.741
GRAND GULF #1(RET/RP)	30.670
RIVERBEND 30	101.407
ST JAMES	20.000
OCCIDENTAL-OXYTAFT	9.200
MURRAY HYDRO	2.096
IRIS	50.000
Subtotal Purchased Capacity	**427.114**
Totals	**1,392.113**

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
Purchases and Sales - Associated Companies				
ACADIA 2 - UPP from LA Desig. Energy	0	4,343,089	0.00	0.00
ARK.NU 1 - UPP from AR Desig. Energy	0	17,524,518	0.00	0.00
ARK.NU 2 - UPP from AR Desig. Energy	0	13,616	0.00	0.00
INDEPN 1 - UPP from AR Desig. Energy	0	218,376	0.00	0.00
L.GPSY 2 - UPP from LA Desig. Energy	0	1,028,615	0.00	0.00
L.GPSY 3 - UPP from LA Desig. Energy	0	462,527	0.00	0.00
MURRAY HYDRO - UPP from LA Desig. Energy	0	1,543,975	0.00	0.00
NINEMI 4 - UPP from LA Desig. Energy	0	4,486,964	0.00	0.00
NINEMI 6 - UPP from LA Desig. Energy	0	24,351,448	0.00	0.00
OCCIDENTAL POWER SERVICES/BASE CAPACITY - UPP from Desig.	0	4,070,870	0.00	0.00
OCCIDENTAL POWER SERVICES/DAY-AHEAD CALL OPTION - Desig.	0	392,288	0.00	0.00
OCCIDENTAL POWER SERVICES/INTRA-DAY CALL OPTION - Desig.	0	96,432	0.00	0.00
PERVIL 1 - UPP from LA Desig. Energy	0	1,734,959	0.00	0.00
PERVIL 2 - UPP from LA Desig. Energy	0	52,264	0.00	0.00
RVRBND 1 - UPP from LA Desig. Energy	0	72,198,239	0.00	0.00
WATERF 2 - UPP from LA Desig. Energy	0	355,853	0.00	0.00
WATERF 3 - UPP from LA Desig. Energy	0	15,083,230	0.00	0.00
WATERF 4 - UPP from LA Desig. Energy	0	11,790	0.00	0.00
Rev - UPP Purchases - KWH	0	(58,648)	0.00	0.00
Subtotal Purchases and Sales - Associated Companies	**0**	**147,910,405**	**0.00**	**0.00**

Non-Associated Companies - Purchases	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
IRIS - 50 MW CAP CHG	0	2,506,243	0.00	119,926.29
IRIS Delivered RE Energy	0	7,518,356	0.00	359,760.75
STJAMES - 50 MW CAP CHG	0	1,043,311	0.00	50,339.95
STJAMES Delivered RE Energy	0	3,129,489	0.00	150,998.00
IRIS - 50 MW - CAP CHG ADJUSTMENT	0	0	0.00	12,717.65
IRIS - 50 MW - CAP CHG ADJUSTMENT KWH	0	265,432	0.00	0.00
IRIS - ENERGY ADJUSTMENT	0	0	0.00	38,171.07
IRIS - ENERGY ADJUSTMENT KWH	0	796,670	0.00	0.00
Rev 202508 Purchases Iris CAP CHG	0	0	0.00	0.83
Rev 202508 Purchases Iris CAP CHG KWH	0	1,020	0.00	0.00
Rev 202508 Purchases Iris RE ADJ CHG	0	0	0.00	1.46
Rev 202508 Purchases Iris RE ENG ADJ KWH	0	3,038	0.00	0.00
Rev 202508 Purchases Iris Scheduled ENG CHG	0	0	0.00	1.01
Rev 202508 Purchases Iris Scheduled ENG CHG KWH	0	22	0.00	0.00
Rev 202508 Purchases St James CAP CHG	0	0	0.00	(4.40)
Rev 202508 Purchases St James Energy ADJ CHG	0	0	0.00	(13.20)
Rev 202509 Purchases Iris CAP CHG	0	0	0.00	(11.63)
Rev 202509 Purchases Iris RE ADJ CHG	0	0	0.00	(35.53)
Rev 202509 Purchases Iris RE ENG ADJ KWH	0	(14)	0.00	0.00
Rev 202509 Purchases Iris Scheduled ENG CHG	0	0	0.00	0.65
Rev 202509 Purchases Iris Scheduled ENG CHG KWH	0	14	0.00	0.00
Rev 202509 Purchases St James Energy ADJ CHG	0	0	0.00	(0.01)
Rev 202512 Purchases Iris CAP CHG	0	0	0.00	(124.35)
Rev 202512 Purchases Iris RE ADJ CHG	0	0	0.00	(383.83)
Rev 202512 Purchases Iris RE ENG ADJ KWH	0	(228)	0.00	0.00
Rev 202512 Purchases Iris Scheduled ENG CHG	0	0	0.00	10.79
Rev 202512 Purchases Iris Scheduled ENG CHG KWH	0	228	0.00	0.00
Rev 202603 Purchases Iris CAP CHG	0	0	0.00	883.18
Rev 202603 Purchases Iris CAP CHG KWH	0	20,003	0.00	0.00
Rev 202603 Purchases Iris RE ADJ CHG	0	0	0.00	(21,861.45)
Rev 202603 Purchases Iris RE ENG ADJ KWH	0	(452,226)	0.00	0.00
Rev 202603 Purchases Iris Scheduled ENG CHG	0	0	0.00	24,511.00
Rev 202603 Purchases Iris Scheduled ENG CHG KWH	0	512,236	0.00	0.00
Rev 202603 Purchases St James CAP CHG	0	0	0.00	255.09
Rev 202603 Purchases St James CAP CHG KWH	0	5,250	0.00	0.00
Rev 202603 Purchases St James Energy ADJ CHG	0	0	0.00	765.29
Rev 202603 Purchases St James Scheduled ENG CHG KWH	0	15,750	0.00	0.00
STJAMES - 20 MW - CAP CHG ADJUSTMENT	0	0	0.00	6,716.94
STJAMES - 20 MW - CAP CHG ADJUSTMENT KWH	0	139,164	0.00	0.00
STJAMES - ENERGY ADJUSTMENT	0	0	0.00	20,172.67
STJAMES - ENERGY ADJUSTMENT KWH	0	417,936	0.00	0.00
Subtotal Non-Associated Companies - Purchases	**0**	**15,921,694**	**0.00**	**762,798.22**

Non-Associated Companies - MISO	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)

	Sales(KWH)	Purchases(KWH)	Revenue($)	Expense($)
ENMP MISO DA Purchases	0	218,973	0.00	20,736.54
ENMP MISO DA Sales	304,521,652	0	7,416,447.28	0.00
ENMP MISO RT Purchases	0	21,002,790	0.00	445,246.57
ENMP MISO RT Sales	12,121,135	0	328,414.23	0.00
MISO Admin	0	0	0.00	94,272.70
MISO Admin Sched 24	0	0	0.00	13,269.67
MISO Ancillaries	0	0	32,435.47	0.00
MISO Congestion	0	0	791,796.06	0.00
MISO Congestion_ARR	0	0	0.00	7,348.32
MISO Losses	0	0	0.00	72,561.21
MISO Other Charges	0	0	783.62	0.00
MISO Resource Adequacy Auction Revenue	0	0	390,768.97	0.00
MISO Uplift	0	0	0.00	203,253.11
Rev 202508 MISO Admin Sched 24	0	0	0.00	0.05
Rev 202508 MISO Ancillaries	0	0	0.00	0.27
Rev 202508 MISO Congestion	0	0	(523.07)	0.00
Rev 202508 MISO Losses	0	0	(7.38)	0.00
Rev 202508 MISO Other Charges	0	0	0.00	(523.06)
Rev 202508 MISO Uplift	0	0	0.00	(3.21)
Rev 202509 MISO Admin Sched 24	0	0	0.00	0.05
Rev 202509 MISO Ancillaries	0	0	0.00	0.94
Rev 202509 MISO Losses	0	0	(0.64)	0.00
Rev 202509 MISO Other Charges	0	0	0.00	0.03
Rev 202509 MISO Uplift	0	0	0.00	(7.41)
Rev 202512 MISO Admin Sched 24	0	0	0.00	16.30
Rev 202512 MISO Ancillaries	0	0	(161.17)	0.00
Rev 202512 MISO Congestion AAR	0	0	0.00	(272.91)
Rev 202512 MISO Losses	0	0	0.00	(1,923.62)
Rev 202512 MISO Other Admin	0	0	0.00	(17.95)
Rev 202512 MISO Other Charges	0	0	0.00	(0.07)
Rev 202512 MISO Purchases	0	0	0.00	(5,735.63)
Rev 202512 MISO Purchases KWH	0	(189,655)	0.00	0.00
Rev 202512 MISO Rsrce Adqcy Auc	0	0	0.00	98,455.72
Rev 202512 MISO Sales	0	0	88.03	0.00
Rev 202512 MISO Sales KWH	(1,729)	0	0.00	0.00
Rev 202512 MISO Uplift	0	0	(18,784.46)	0.00
Rev 202603 MISO Admin Sched 24	0	0	10.74	0.00
Rev 202603 MISO Ancillaries	0	0	0.00	5,616.25
Rev 202603 MISO Congestion	0	0	0.00	7,124.02
Rev 202603 MISO Congestion AAR	0	0	0.00	(121.00)
Rev 202603 MISO Losses	0	0	(11,835.15)	0.00
Rev 202603 MISO Other Admin	0	0	0.00	(4.72)
Rev 202603 MISO Other Charges	0	0	0.00	0.01
Rev 202603 MISO Purchases	0	0	0.00	1,498.44
Rev 202603 MISO Purchases KWH	0	60,669	0.00	0.00
Rev 202603 MISO Rsrce Adqcy Auc	0	0	0.00	0.07
Rev 202603 MISO Sales	0	0	35,738.20	0.00
Rev 202603 MISO Sales KWH	1,266,731	0	0.00	0.00
Rev 202603 MISO Uplift	0	0	(40,847.39)	0.00
Subtotal Non-Associated Companies - MISO	**317,907,789**	**21,092,777**	**8,924,323.34**	**960,790.69**
Non-MISO Subtotals	**0**	**163,832,099**	**0.00**	**762,798.22**
MISO Subtotals	**317,907,789**	**21,092,777**	**8,924,323.34**	**960,790.69**
Totals	**317,907,789**	**184,924,876**	**8,924,323.34**	**1,723,588.91**

NO Receivable from Entergy New Orleans, Inc. to Non-MISO	**762,798.22**
NO Payable to Entergy New Orleans, Inc. from MISO	**7,963,532.65**
NO Payable to Entergy New Orleans, Inc.	**7,200,734.43**

May 28, 2026

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

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

1.	Residential	5.111519%
2.	Small Electric	5.237340%
3.	Municipal Buildings	4.348725%
4.	Large Electric	7.671688%
5.	Large Electric High Load Factor	6.638656%
6.	Master Metered Non Residential	0.625172%
7.	High Voltage	6.433740%
8.	Large Interruptible	3.875355%
9.	Lighting	2.706348%

The rates above include $377k 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 June bills.

Very truly yours,

Scott Celino

Scott Celino
Manager, Fuel & Special Riders

SC/jl

AFFIDAVIT

STATE OF LOUISIANA

PARISH OF ORLEANS

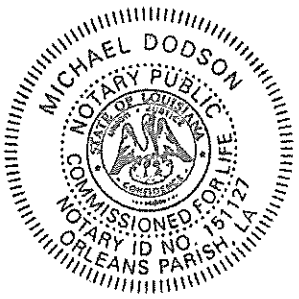
BEFORE ME, the undersigned authority personally came and appeared, Scott M. Celino, who after being duly sworn, deposed that he is the officer or person responsible for the preparation of the purchased power cost adjustment and all information and calculations contained herein are, to the best of his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

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

SWORN TO AND SUBSCRIBED

before me this 20th day of

May, 2026.



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

Ln No.	Rate Class (1)	**Rider PPCR Rates (2)**
1	Residential	**5.111519%**
2	Small Electric	**5.237340%**
3	Municipal Buildings	**4.348725%**
4	Large Electric	**7.671688%**
5	Large Electric High Load Factor	**6.638656%**
6	Master Metered Non Residential	**0.625172%**
7	High Voltage	**6.433740%**
8	Large Interruptible	**3.875355%**
9	Lighting	**2.706348%**

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 - June 2026

Ln No.	Col A Rate Class (1)	Col B Class Allocation (%) (2)	Col C Rider PPCR Revenue Requirement (PPCRRR) PPCRRR ($) (3)	Col D Applicable Base Rate Revenue ($) (4)	Col E Rider PPCR Rates (5)
1	Residential	45.7398%	$ 955,836	$ 18,699,642	**5.111519%**
2	Small Electric	15.6998%	$ 328,083	$ 6,264,310	**5.237340%**
3	Municipal Buildings	0.5647%	$ 11,801	$ 271,368	**4.348725%**
4	Large Electric	7.7446%	$ 161,840	$ 2,109,580	**7.671688%**
5	Large Electric High Load Factor	27.0563%	$ 565,402	$ 8,516,818	**6.638656%**
6	Master Metered Non Residential	0.0113%	$ 236	$ 37,782	**0.625172%**
7	High Voltage	2.0538%	$ 42,919	$ 667,090	**6.433740%**
8	Large Interruptible	0.6930%	$ 14,482	$ 373,708	**3.875355%**
9	Lighting	0.4366%	$ 9,124	$ 337,137	**2.706348%**
10	Total ENO	100.0000%	$ 2,089,724	$ 37,277,435	

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 April 2026

Applied to Bill in the Month of June 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	$2,027,925.78	
2	Recoverable Cumulative (Over) / Under for Operations Month	Attachment B: P2 L11	$61,798.49	
3	Total Operations Month Rider Schedule PPCR Revenue Requirement	L1 + L2	$2,089,724.28	
SECTION 2				
	CUMULATIVE (OVER) / UNDER COLLECTION			
4	Cumulative (Over) / Under Collection from Previous Month	Attachment B: P2 L10 of Previous Month Filing	($1,159,473.12)	
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	$2,405,310.25	
6	PPCR Rider Revenue for Operations Month	WP2	$122,824.89	
7	Prior Period Adjustment	WP4a		
8	Other Council-approved Adjustments	WP4b	($380,258.28)	
9	Interest on Average of Beginning-of-Month and End-of-Month Cumulative (Over) / Under Balances for Operations Month	((L4 + (L4 + L5- L6 +L7 + L8)) / 2) * ((Prime Rate) / 12) (See Note)	($1,172.02)	
10	Cumulative (Over) / Under for Operations Month	L4 + L5- L6 +L7 + L8 +L9	$741,581.94	
11	Recoverable Cumulative (Over) / Under for Operations Month	L10/12		$61,798.49

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

Entergy New Orleans, LLC

SCHEDULE A CAPACITY AND LTSA COSTS IN BASE RATES

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

Current Month Actual Capacity AND LTSA Costs

	Grand Gulf - ENO Legacy	EAL Resource PPA - ENO Legacy	Riverbend PPA - ENO Legacy	Ninemile 6 PPA - ENO Legacy	Algiers SOS PPA, incl NM6 costs	**Iris PPA**	**St. James PPA**	**LTSA Costs - Union**	**LTSA Costs - Ninemile 6**	**LTSA Costs- Perryville 1 (Algiers SOS PPA)**	**LTSA Costs- Acadia (Algiers SOS PPA)**	Total
Current Month Cost	8,509,057	2,344,916	3,449,145	1,710,420	1,760,889	133,392	57,308	476,301	56,918	3,706	13,607	18,515,659

Difference to include in PPCR

Difference for PPCR	1,061,057	(234,357)	1,042,820	438,088	304,994	24,249	12,123	(102,766)	(147,218)	837	5,484	2,405,310

Entergy New Orleans, LLC
PPCR Rider Revenue for Operations Month

F&SR - ENOL PPCR Rider Revenue	Apr-26
CCS_AMT_9_MILE_RIDER	
ENOL	
Commercial	
Subtotal CCS_AMT_9_MILE_RIDER	
PURCHASED POWER COST RECOVERY	
ENOL	
Residential	$52,268.43
Commercial	$50,227.16
Industrial	$4,851.70
Public Street & Hwy Lighting	$183.45
Other Sales to Public Auth	$15,294.15
Subtotal PURCHASED POWER COST RECOVERY	**$122,824.89**
Total	
ENOL	
Residential	$52,268.43
Commercial	$50,227.16
Industrial	$4,851.70
Public Street & Hwy Lighting	$183.45
Other Sales to Public Auth	$15,294.15
Subtotal Total	**$122,824.89**

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

PRIVILEGED AND CONFIDENTIAL
SUBJECT TO THE SETTLEMENT EVIDENTIARY PRIVILEGE

Summary of Bill Mitigation per Resolution R-24-194

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

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

May 26, 2026

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

RE: RESOLUTION AND ORDER ESTABLISHING RULEMAKING TO CONSIDER REVISING THE INTEGRATED RESOURCE PLAN RULES WITH RESPECT TO DISTRIBUTED ENERGY RESOURCES
(UD-26-01)

Dear Clerk,

Please find the attached Petition of the Alliance for Affordable Energy for Intervention and Inclusion on Service list for filing under the docket referenced above. We will submit physical copies at your instruction. Thank you for your attention to this matter.

Sincerely,

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

4505 S. Claiborne Ave., New Orleans, LA 70175 | Office: 504.208.9761 | www.all4energy.org

Before
The Council of the City of New Orleans

IN RE: RESOLUTION AND ORDER ESTABLISHING RULEMAKING TO CONSIDER REVISING THE INTEGRATED RESOURCE PLAN RULES WITH RESPECT TO DISTRIBUTED ENERGY RESOURCES

DOCKET NO. UD-26-01

MAY 26, 2026

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

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

On May 21, 2026, the Council adopted Resolution R-26-220, establishing docket UD-26-01, providing for intervention by interested parties by June 5, 2026.

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

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

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

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

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

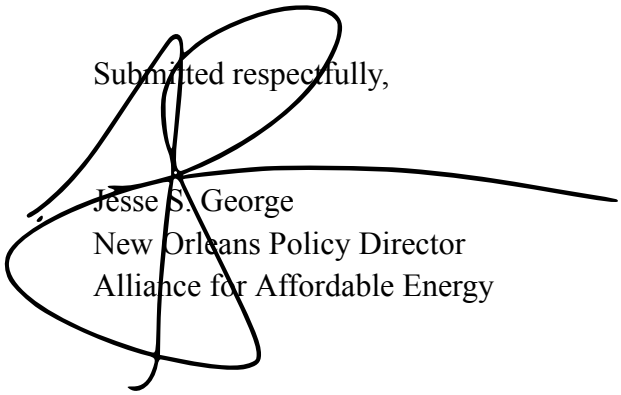
All communications and pleadings in this proceeding should be directed to:

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

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

Alyx Darensbourg
4505 S. Claiborne Ave.
(504) 208-9761
regulatory@all4energy.org

Submitted respectfully,



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

Before
The Council of the City of New Orleans

IN RE: RESOLUTION AND ORDER ESTABLISHING RULEMAKING TO CONSIDER REVISING THE INTEGRATED RESOURCE PLAN RULES WITH RESPECT TO DISTRIBUTED ENERGY RESOURCES

DOCKET NO. UD-26-01

MAY 26, 2026

CERTIFICATE OF SERVICE

I do hereby certify that I have, this 26th day of May 2026, served the foregoing correspondence upon all other known parties of this proceeding by electronic mail.

Jesse S. George
Alliance for Affordable Energy

Service List

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

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Chief of Staff, Council Utilities Regulatory Office
Bobbie Mason, bfmason1@nola.gov
Christopher Roberts, cwroberts@nola.gov
Byron Minor, Byron.minor@nola.gov
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Jared Reese, jared.reese@nola.gov
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1300 Perdido Street
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Krystal D. Hendon, CM Morrell Chief-of-Staff, Krystal.hendon@nola.gov
1300 Perdido St. Rm. 2W50
New Orleans, LA. 70112

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

Sherae M. Hunter , CM McCarron Chief-of-Staff, smhunter@nola.gov
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New Orleans, LA 70112

Courtney Fleming, CM Willard Chief-of-Staff, Courtney.Fleming@nola.gov

Erin Hansen, Policy Director, Erin.Hansen@nola.gov
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New Orleans, LA. 70112

Sandra G. Thomas, CM Green Chief-of-Staff, Sandra.Thomas@nola.gov
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New Orleans, LA. 70112

Tammie Jackson, CM Hughes Chief-of-Staff, ttjackson@nola.gov
1300 Perdido St. Rm. 2W60
New Orleans, LA. 70112

Charline K. Gipson, Charline.Gipson@nola.gov
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City Hall - 5th Floor
New Orleans, LA 70112
Tel: (504) 658-9800
Fax: (504) 658-9869
Service of Discovery not required

Tanya L. Irvin, tlirvin@nola.gov
Chief Deputy City Attorney
Law Department
City Hall - 5th Floor
New Orleans, LA 70112
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Meagan Williams, memwilliams@nola.gov
Office of Resilience & Sustainability
1300 Perdido Street, Suite 8E08
New Orleans, LA 70112
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Cell: 504-729-9615

ADMINISTRATIVE HEARING OFFICER

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

CITY COUNCIL CONSULTANTS and SUPPORT STAFF

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Legend Consulting Group
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ENTERGY NEW ORLEANS, LLC

Sharonda Williuams, swill62@entergy.com
Entergy New Orleans, LLC
Vice-President, Regulatory and Public Affairs

Harry Barton, hbarton@entergy.com
Entergy New Orleans, LLC
Director, Regulatory Affairs

Deanna Rodriguez, drodri2@entergy.com
Entergy New Orleans, LLC
President and Chief Executive Officer
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Entergy Services, LLC
Mail Unit L-ENT-26E
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Jessica Coolidge, (504) 576-5407**,** jcoolid@entergy.com

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

Regina Bartholomew-Woods, rbartho@entergy.com

Kimberly Caron,, kcaron@entergy.com

May 23, 2026

Via Electronic Mail

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

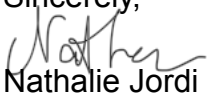
Re: Resolution and Order **R-26-220** (Docket No. **UD-26-01**)

Dear Ms. Collier,

Together New Orleans respectfully submits the attached petition to intervene in docket **UD-26-01**, the Resolution & Order Establishing Rulemaking to Consider Revising the IRP Rules with Respect to DERs.

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

Sincerely,



Nathalie Jordi
Together New Orleans

Before
The Council of the City of New Orleans

Re: Resolution & Order Establishing Rulemaking to Consider Revising the IRP Rules with Respect to DERs.

DOCKET UD-26-01

Together New Orleans

PETITION TO INTERVENE AND FOR INCLUSION ON SERVICE LIST

Together New Orleans respectfully requests that the Council of the City of New Orleans ("the Council") grant Nathalie Jordi and Broderick Bagert, Jr the right to intervene in the above captioned proceeding and participate as a party therein.

On **May 21, 2026**, the full Council for the City of New Orleans issued Resolution **R-26-220**, providing for intervention by interested parties by **June 5, 2026**.

Together New Orleans is a broad-based coalition of faith congregations, labor organizations, schools, and community groups working to advance the common good and ensure that public systems serve the people of New Orleans. TNO has participated in numerous energy proceedings before the Council, including dockets related to renewable energy, and distributed energy resources, with a focus on affordability, reliability, resilience, and equitable access for Entergy New Orleans customers. Through this work, TNO has advocated for greater community participation and transparency in utility planning processes and for policies that expand opportunities for customer-owned and community-based energy solutions.

Together New Orleans is interested in following the integration of DERs into Entergy New Orleans' grid because these resources have the potential to improve resilience, reduce energy burdens, and expand customer participation in the energy system. TNO seeks to participate in this docket to ensure that the perspectives and interests of New Orleans residents and Entergy New Orleans customers are represented as the Council considers revisions to the IRP rules related to DERs.

Together New Orleans has members served by Entergy New Orleans, LLC. There is no other party representing the interests of Together New Orleans and its members.

Together New Orleans therefore possesses standing to intervene, and respectfully seeks intervenor status in order to fully participate in this matter.

Together New Orleans requests placement on the service list of this proceeding, and to be served with all pleadings, notices, orders, and other filings.

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

Nathalie Jordi, 2721 S Broad St, New Orleans LA 7015, 504.715.7142,
nathalie@togetherla.org
Broderick Bagert Jr., 2721 S Broad St, New Orleans LA 70125, 225.803.5876,
broderick@togetherla.org

Respectfully submitted,
Nathalie Jordi
Together New Orleans

Before
The Council of the City of New Orleans

Re: Resolution and Order **R-26-220** (Docket No. **UD-26-01**)

CERTIFICATE OF SERVICE

I do hereby certify that I have, this May 23, 2026, served the foregoing correspondence upon all other known parties of this proceeding by electronic mail.



Nathalie Jordi, Together 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
MARK SURPRENANT
RUTH WHITE-DAVIS
ANDREW MONTEVERDE

AMY B. TREPAGNIER
DIRECTOR OF PERSONNEL

May 21, 2026

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

Submitting for Council Approval: Amendments to the Classified Pay Plan (Fire)

Dear Ms. Collier:

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of May 21, 2026 as outlined below:

New Classifications:

Class Code	**New Classification**	Grade/Step Hiring Rate
C7260	Firefighter (Transitional Duty)	57/40 $45,734
C7261	Fire Apparatus Operator (Transitional Duty)	61/40 $50,513
C7262	Fire Captain (Transitional Duty)	67/40 $58,633

At the request of the Fire Department, the Commission approved the creation of the aforementioned Fire Transitional Duty classifications. It is the intent of these positions to provide medically restricted fire service employees the opportunity to remain gainfully employed while recovering from an on-duty or non-duty injury or medical condition. Assignments are structured to comply with physician-imposed restrictions and do not involve emergency response or fire suppression duties.

.

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

Very truly yours,

Amy B. Trepagnier
Personnel Director

cc: Joseph I. Giarrusso III, Chief Administrative Officer
Roman Nelson, Superintendent of Fire
Justyn Hawkins, Chief of Staff
Calvin Aguillard, Councilmanic Fiscal Officer
Ashley Spears, Councilmanic Fiscal Officer
Anita Curran, Council Research Officer
Christina Hamilton, Assistant Chief Administrative Officer

2025 New Orleans Housing Trust Fund Annual Report Amendment
Prepared by the Housing Trust Fund Advisory Committee
May 20, 2025

Amendment Overview

Shortly after the Housing Trust Fund (HTF) Advisory Committee passed its report and budget in November 2025, the City Council adopted a budget that recognized $74M in additional revenue for the 2026 budget year. The Council also committed to ensuring that this additional revenue would be counted as part of the 2% of the general fund which must be committed to the HTF. The additional revenue increased the 2026 general fund estimate to $799,716,564 and the 2026 HTF total to $15,994,331. The HTF program funds increased from $12,334,632 to $13,595,182, or an increase of $1,260,550. This amendment to the 2025 HTF Annual Report serves as the Advisory Committee's official recommendation for how to allocate this new $1.26M.

The Advisory Committee agrees that the primary limitation for these funds is that they should be for existing programs or programs that both the HTF administrators and their developer/contractor partners are familiar with. It would otherwise be unfair and inefficient to ask NORA or FNO to begin development and administration of new programs when we are already five months into 2026.

Recommendation

The Advisory Committee recommends that 50% of the $1,260,550 additional revenue be devoted to NORA's Owner Occupied Roof Rehab program and 50% be devoted to NORA's Homeownership Construction Subsidy program.

For the additional Owner Occupied Roof Rehab funds, NORA should prioritize applicants to the state's Louisiana Fortify Homes Program (LFHP) with incomes below 120% AMI who face a gap between the grant award and the cost of the roof. NORA should be granted additional flexibility from the Implementation Plan directives in the 2025 HTF Annual Report, if they are necessary to serve this population.

ZACH SMITH
CONSULTING & DESIGN

June 1, 2026

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Clerk of Council:

We are requesting to withdraw the appeal of the HDLC Commission's decision for the application for 3100 Calhoun to deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid 20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts..

Thank you,

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

Outlook

FW: Orleans Public Defenders - 2026 Budget Template Jan - April 2026

From Clerk of Council <clerkofcouncil@nola.gov>
Date Wed 5/27/2026 11:33 AM
To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

1 attachment (433 KB)
Orleans Public Defenders - 2026_Budget_Report_Template Jan-April.xlsx;

From: Dannielle Berger <dberger@opdla.org>
Sent: Tuesday, May 26, 2026 11:52 AM
To: Clerk of Council <clerkofcouncil@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Brandye A. DeLarge <badelarge@nola.gov>; Danny Engelberg <DEngelberg@opdla.org>
Subject: Orleans Public Defenders - 2026 Budget Template Jan - April 2026

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, please use the **Phish Alert Report** button in your Outlook to send this message to Security.

Madam Clerk,

Attached, please find OPD's monthly budget template through April 30, 2026.

If you have any questions or need additional information, please don't hesitate to reach out.

Dannielle Berger *she/her*
Deputy Chief Defender, CAO

Orleans Public Defenders
2601 Tulane Avenue, Suite 700
New Orleans, LA 70119
504-827-8200 (Direct)
504-338-3356 (Mobile)

City of New Orleans — Orleans Public Defenders — Monthly Budget Detail

WHAT THIS TAB SHOWS: Month-by-month actuals for every budget line, plus YTD totals and variances. All data pulls automatically from the Actuals tab and budget setup — no entry needed her

REPORTING MONTH: The current reporting month is set on the Instructions tab (cell B9) and displayed below in cell B4. All Expected YTD and Variance figures update automatically based on that

TIP: Use the Show? filter in Column U to hide zero-activity lines before printing or sharing.

Reporting Month	April

DETAILED LINE ITEM SUMMARY

Section	LineID	Line Item Name	Annual Budget	January	February	March
Revenue	REV001	Federal Grants	$50,000	$0	$0	$0
Revenue	REV002	State Aid / State Revenue	$3,107,957	$9,301	$10,904	$24,200
Revenue	REV003	City Allocation - General	$10,252,180	$0	$0	$1,794,132
Revenue	REV004	City Allocation - Special	$750,000	$0	$0	$131,250
Revenue	REV005	Court Costs - Traffic Court	$480,000	$35,287	$0	$107,368
Revenue	REV006	Court Costs - Seat Belt Violations	$15,000	$525	$0	$1,688
Revenue	REV007	Court Costs - Municipal Court	$12,000	$350	$0	$1,087
Revenue	REV008	Court Costs - Criminal District Court	$8,000	$849	$853	$631
Revenue	REV009	Traffic Cameras	$0	$0	$13,830	$0
Revenue	REV010	Bond Fees	$340,000	$23,319	$35,417	$33,257
Revenue	REV011	Probation Fees	$400	$0	$0	$0
Revenue	REV012	Charges for Service - Application Fees	$2,000	$80	$81	$100
Revenue	REV014	Donations & Contributions	$20,000	$0	$0	$764
Revenue	REV015	Grants	$42,000	$0	$0	$0
Personal Services	PS001	Regular Salaries & Wages	$8,950,000	$772,770	$774,609	$762,018
Personal Services	PS003	Payroll Taxes	$680,000	$62,849	$60,892	$58,676

Personal Services	PS004	Health Insurances	$1,300,000	$110,089	$112,108	$113,079
Personal Services	PS005	Retirement Contributions	$500,000	$42,995	$42,984	$42,810
Personal Services	PS009	Workers Compensation	$10,000	$0	$0	$0
Other Operating	OO001	Pro Svc: Audit/Accounting	$50,000	$1,145	$12,548	$1,944
Other Operating	OO002	Pro Svc: Expert Witnesses	$350,000	$18,268	$36,210	$22,663
Other Operating	OO003	Pro Svc: Contract Investigators	$50,000	$4,000	$6,500	$6,500
Other Operating	OO004	Pro Svc: Contract Intrepreters/Admin	$10,000	$93	$9	$179
Other Operating	OO005	Pro Svc: Contract Social Workers	$20,000	$5,000	$5,000	$5,500
Other Operating	OO006	Pro Svc: Contract Conflict Rep	$1,000,000	$95,515	$100,265	$97,515
Other Operating	OO007	Pro Svc: Contract Juvenile & CINC Rep	$150,000	$15,324	$17,153	$15,324
Other Operating	OO008	Pro Svc: Contract Misdemeanor Rep	$50,000	$5,950	$4,250	$4,250
Other Operating	OO009	Pro Svc: Contract Attys LCCR & Other	$750,000	$0	$0	$131,250
Other Operating	OO010	Pro Svc: IT & Technology Services	$83,100	$6,925	$6,925	$6,925
Other Operating	OO011	Other Op: Ins Malpractice	$60,000	$0	$0	$0
Other Operating	OO012	Other Op: Ins Auto/Physical Liability	$12,000	$0	$0	$0
Other Operating	OO013	Other Op: Lease Office Space	$433,800	$36,150	$38,200	$38,200
Other Operating	OO014	Other Op: Lease Equipment	$30,000	$5,387	$2,610	$2,349
Other Operating	OO015	Other Op: Office Repair & Maintenance	$20,000	$824	$1,692	$594
Other Operating	OO016	Other Op: Telephone/Internet	$100,000	$8,111	$8,544	$8,317
Other Operating	OO017	Other Op: Professional Development	$75,000	$1,585	$17,100	$300
Other Operating	OO018	Other Op: Law Books, Research Subscriptions	$80,000	$7,435	$3,862	$3,864
Other Operating	OO019	Other Op: Office Supplies	$75,000	$4,631	$3,292	$5,047
Other Operating	OO020	Other Op: Travel, Lodging, Mileage	$30,000	$1,006	$1,001	$1,498
Other Operating	OO021	Other OpEx: File Storage, Recruiting, FT Volunteer/Fe	$150,000	$3,254	$3,363	$36,599
Other Operating	OO022	Assets: Equipment, Furniture	$60,000	$0	$0	$0
Bottom Section Totals						
Revenue Total			$15,079,537	$ 69,711.06	$ 61,085.12	$ 2,094,474.63
Personal Services Total			$11,440,000	$ 988,703.49	$ 990,593.53	$ 976,583.17
Other Operating Total			$3,638,900	$ 220,602.89	$ 268,523.30	$ 388,817.34

Total Expenditures	$15,078,900	$ 1,209,306.38	$ 1,259,116.83	$ 1,365,400.51
Net Surplus / (Deficit)	$637	$ (1,139,595.32)	$ (1,198,031.71)	$ 729,074.12

e.

: selection.

April	May	June	July	August	September	October	November	December
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$63,402	$0	$0	$0	$0	$0	$0	$0	$0
$1,558	$0	$0	$0	$0	$0	$0	$0	$0
$460	$0	$0	$0	$0	$0	$0	$0	$0
$996	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$28,350	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$340	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$776,768	$0	$0	$0	$0	$0	$0	$0	$0
$58,417	$0	$0	$0	$0	$0	$0	$0	$0

$112,114	$0	$0	$0	$0	$0	$0	$0	$0
$43,501	$0	$0	$0	$0	$0	$0	$0	$0
($8,620)	$0	$0	$0	$0	$0	$0	$0	$0
$7,213	$0	$0	$0	$0	$0	$0	$0	$0
$13,154	$0	$0	$0	$0	$0	$0	$0	$0
$6,500	$0	$0	$0	$0	$0	$0	$0	$0
$16,200	$0	$0	$0	$0	$0	$0	$0	$0
$5,000	$0	$0	$0	$0	$0	$0	$0	$0
$96,315	$0	$0	$0	$0	$0	$0	$0	$0
$15,324	$0	$0	$0	$0	$0	$0	$0	$0
$4,250	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$6,925	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$38,200	$0	$0	$0	$0	$0	$0	$0	$0
$2,851	$0	$0	$0	$0	$0	$0	$0	$0
$1,102	$0	$0	$0	$0	$0	$0	$0	$0
$9,171	$0	$0	$0	$0	$0	$0	$0	$0
$4,750	$0	$0	$0	$0	$0	$0	$0	$0
$3,938	$0	$0	$0	$0	$0	$0	$0	$0
$4,023	$0	$0	$0	$0	$0	$0	$0	$0
$2,845	$0	$0	$0	$0	$0	$0	$0	$0
$4,160	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0

$ 95,104.95	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 982,179.42	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 241,922.78	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

| | | |

YTD Actual	Expected YTD	Variance from Expected	Show?
$0	$16,667	($16,667)	Show
$44,405	$35,986	$8,419	Show
$1,794,132	$3,417,393	($1,623,262)	Show
$131,250	$250,000	($118,750)	Show
$206,057	$160,000	$46,057	Show
$3,770	$5,000	($1,231)	Show
$1,897	$4,000	($2,103)	Show
$3,328	$2,667	$662	Show
$13,830	$0	$13,830	Show
$120,343	$113,333	$7,010	Show
$0	$133	($133)	Show
$601	$667	($66)	Show
$764	$6,667	($5,903)	Show
$0	$14,000	($14,000)	Show
$3,086,165	$2,983,333	($102,832)	Show
$240,834	$226,667	($14,168)	Show

$447,390	$433,333	($14,057)	Show
$172,290	$166,667	($5,623)	Show
($8,620)	$3,333	$11,954	Show
$22,851	$16,667	($6,184)	Show
$90,294	$116,667	$26,373	Show
$23,500	$16,667	($6,833)	Show
$16,481	$3,333	($13,148)	Show
$20,500	$6,667	($13,833)	Show
$389,610	$333,333	($56,277)	Show
$63,125	$50,000	($13,125)	Show
$18,700	$16,667	($2,033)	Show
$131,250	$250,000	$118,750	Show
$27,700	$27,700	$0	Show
$0	$20,000	$20,000	Show
$0	$4,000	$4,000	Show
$150,750	$144,600	($6,150)	Show
$13,198	$10,000	($3,198)	Show
$4,212	$6,667	$2,455	Show
$34,144	$33,333	($810)	Show
$23,735	$25,000	$1,265	Show
$19,098	$26,667	$7,568	Show
$16,993	$25,000	$8,007	Show
$6,350	$10,000	$3,650	Show
$47,376	$50,000	$2,624	Show
$0	$20,000	$20,000	Show
YTD Actual	Expected YTD	Variance	Show
$2,320,375.76	$4,026,512.33	($1,706,136.57)	Show
$3,938,059.61	$3,813,333.33	($124,726.28)	Show
$1,119,866.31	$1,212,966.67	$93,100.36	Show

$5,057,925.92	$5,026,300.00	($31,625.92)	Show
($2,737,550.16)	($999,787.67)	($1,737,762.49)	Show

January
February
March
April
May
June
July
August
September
October
November
December

ETHICS REVIEW BOARD
CITY OF NEW ORLEANS

2025 ANNUAL REPORT

ETHICS REVIEW BOARD
CITY OF NEW ORLEANS

Current Board Members

C. Holly Callia, Chair

Monique G. Doucette

Sally B. Richardson, Secretary.

Patrice Sentino, Ed.D., Vice-Chair

Current Staff Members

Dane S. Ciolino, Executive Administrator and General Counsel

Jordy Stiggs, Ethics Trainer

525 St. Charles Avenue, Suite 300
New Orleans, LA 70130
Telephone: (504) 517-0299
www.nolaerb.gov

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Message from the Chair

The New Orleans Ethics Review Board (ERB) enforces the City of New Orleans Code of Ethics, which was established to remind each public official and employee that individually and collectively, public officials and employees must adhere to high ethical standards not simply to avoid sanctions or criticism. That code applies to all officials of the government of the city, where elected or appointed; all employees, whether classified or unclassified; and all members and employees of all boards, agendas, commissions, advisory committees, public trusts, and public benefit corporations of the City.

Leadership. On June 16, 2025, the ERB elected Dawn Broussard to serve as Chair of the ERB, Patrice Sentino to serve as Vice-Chair, and Sally Richardson to serve as Secretary.

Summary of ERB Work in 2025. During calendar year 2025, the ERB continued its work in overseeing the New Orleans Office of Inspector General ("OIG") and the New Orleans Office of Independent Police Monitor ("IPM"). The Ethics Review Board focused on strengthening the City's ethics and oversight infrastructure through sustained supervision of the Office of Inspector General and the Office of Independent Police Monitor, complaint handling, and key governance decisions. In March 2025, the Board unanimously reappointed Inspector General Ed Michel to a second four-year term after a public meeting and public comment. The board made its appointments to the Quality Assurance Review and Assessment Committees for both the OIG and OIPM, and continued to await appointments from the mayor and council. Across its regular meetings, the Board reviewed and accepted monthly reports from the OIG and OIPM detailing major audits, investigations, and monitoring work—including audits of NORD and Safety and Permits, NOPD promotion testing and consent-decree sustainment, expansion of police-complaint mediation, and rollout of a 24-hour hotline and public-education campaigns. The Board resolved numerous ethics complaints by referral to the OIG or by public votes to dismiss for lack of jurisdiction, lack of factual basis, or failure to allege a prima facie ethics violation, and it issued Advisory Opinion 2025-01 to guide a city employee's political activity. In addition, the Board elected new officers, monitored mayoral and council appointments to fill ERB and QARAC vacancies, endorsed continued ethics-training and liaison initiatives for city employees, and formalized payroll-approval practices for the EA, IG, IPM, and Ethics Trainer in conformity with the City's executive time-keeping policy.

OIG Oversight. In 2021, the board appointed Ed Michel to a five-year term as New Orleans Inspector General. Thus, Mr. Michel served his fourth full year as Inspector General during 2025. The board reappointed him to another four-year term in March 2025. During 2025, the IG regularly reported on the work of his office in written and oral monthly reports to the board. The reports addressed

the OIG's efforts to audit, inspect, evaluate, and investigate city programs and operations to reduce corruption, fraud, and abuse, and to hold city officials accountable for efficient and cost-effective municipal government. On May 31, 2025, the OIG delivered its annual report to the ERB.

OIPM Oversight. In 2022, the ERB concluded a national search for a new Independent Police Monitor by appointing Stella Cziment. Since her appointment, Ms. Cziment and her office have regularly reported on the work of the office, including ongoing monitoring of the New Orleans Police Department ("NOPD") in key areas, receipt and review of citizen complaints, coordinating mediations of qualifying citizen complaints, and other important work. On May 30, 2025, the OIPM delivered its annual report to the ERB. The ERB expects that the work of the IPM will assume even greater importance in the years to come as NOPD moves closer to full compliance with a federal consent decree and enters the two-year sustainment period following full compliance. The ERB expects that the IPM will play a critical role in monitoring and reporting on NOPD's progress toward and continued compliance with the federal consent decree benchmarks. The current IPM, Stella Cziment, serves until April 2026; the ERB anticipates conducting a nationwide search and to consider the reappointment of Ms. Cziment and/or the appointment of another individual.

Ethics Education. In 2021, the ERB Executive Administrator hired Jordy Stiggs as the ERB's first full-time ethics trainer. During the year 2025, Mr. Stiggs and the training division of the Ethics Review Board continued its mission to create a culture of ethics throughout the city through education. This mission was furthered by establishing collaborative partnerships with department leaders and stakeholders within public agencies in the city to bring ethics training to their respective staff populations throughout the year. These partnerships helped the ERB training division provide in-person group training sessions. These partnerships also allowed the training division to bring ethics education in the form of mass group training to our larger public-facing departments.

In 2025, the ERB Training Division conducted 102 sessions and reached 598 individuals, reflecting an increase of 50 individuals compared to the previous year. New for 2025 was the addition of the summer lifeguards of NORD to the roster of individuals receiving annual ethics training. While their duration of service only lasts for a brief period, it was deemed necessary that the lifeguards also be equipped with the proper knowledge to navigate any potential incidents. In addition to NORD, Property Management, and Health Department personnel, public-facing departments - including Parks and Parkways, Public Works, and Sanitation - were prioritized for frequent ongoing training throughout the year because they are more likely to interact with individuals who may qualify as prohibited sources. Public-facing agencies, including the New Orleans Public Library System and the New Orleans Regional Transit Authority, were provided additional training sessions beyond their usual levels to help meet organizational

goals and accommodate increases in staffing. A notable project in 2025 was the creation of season-specific infographic posters outlining acceptable and unacceptable behavior during the Christmas and Mardi Gras seasons. Placement was ensured in all areas readily accessible and visible to public servants, including each of the 14 branches of the public library system. 2025 also saw the return of the Ethics Review Board's Liaison Award and Torch Award program. This program was designed to bring recognition to individuals and city boards and commissions who have exhibited excellence by going above and beyond to further the mission of creating a culture of ethics throughout the city. A deserving public employee was selected to receive the honor for the year.

Quality Assurance Review Advisory Committees. The Quality Assurance Review Advisory Committees for the Office of the Inspector General and Independent Police Monitor did not issue reports in 2025. This is so because the mayor and the city council did not appoint members to these committees and, as a result, neither committee had the quorum necessary to perform their functions. The ERB continues to press the mayor and council for QARAC committee appointments so that these committees can function during calendar year 2026.

ERB Personnel. Dane S. Ciolino serves as the board's Executive Administrator and General Counsel. Jordy Stiggs serves as the board's Ethics Trainer.

It is our great privilege to serve the citizens of the City of New Orleans.

Respectfully submitted,
C. Holly Callia
Chair
Ethics Review Board
City of New Orleans

Ethics Review Board Membership 2025



The Ethics Review Board consists of seven volunteer members who serve staggered seven-year terms. Six members are appointed by the mayor from lists of three nominees submitted by the presidents or chancellors of Dillard University, Loyola University, Southern University in New Orleans (SUNO), Tulane University, University of New Orleans (UNO), and Xavier University. The seventh member is appointed by the mayor. Each appointment is subject to approval by a majority of the members of the city council.

Michael Bagneris

Michael Bagneris, a graduate of Yale University and Tulane Law School, served as executive counsel to New Orleans Mayor Ernest "Dutch" Morial. He would later be elected judge in the Orleans Parish Civil District Court where he would serve for 20 years and has remained active as a judicial educator through lectures and committee posts.

Mr. Bagneris was the appointee of Mayor Latoya Cantrell. He was appointed on April 24, 2025. His term was scheduled to expire on June 30, 2027. He voluntarily resigned on November 25, 2025.

Dawn Broussard

Dr. Dawn Broussard serves as Title IX Coordinator and Deputy Student Affairs Officer for the Loyola University New Orleans community. In this role, Dr. Broussard is responsible for coordinating the University's compliance obligations under Title IX, including coordination of investigations of complaints pursuant to Title IX and implementing Title IX regulations. She is also responsible for reviewing and revising University policies to ensure alignment with current Title IX regulations. Additionally, Dr. Broussard co-chairs the Loyola University's Student Success Task Force.

Prior to this role, Dr. Broussard served as an Investigator in the Office of Institutional Equity and as the Assistant Director for the Office of Student Conduct at Tulane University. In these roles she investigated and adjudicated allegations of Title IX Sexual Misconduct, violations of the University's Code of Student Conduct, and violations of the University's Equal Opportunity and Anti-Discrimination Policy. These responsibilities included interpreting, applying, and ensuring compliance with University policies as well federal, state and local laws regarding discrimination and harassment.

Dr. Broussard worked in Louisiana K-12 public education for seven years and in Louisiana public and private higher education since 2007. A native of Louisiana, and a resident of New Orleans for the past seven years, Dr. Broussard earned her bachelor's degree in Education from Louisiana State University, her master's degree in Educational Leadership from Nicholls State University, and her doctorate in Educational Leadership from the University of Louisiana at Lafayette. In addition to her educational credentials, Dr. Broussard has extensive experience in policy interpretation, review, and development, as well strategic planning and assessment.

Dr. Broussard was the appointee of Loyola University. Her term was scheduled to expire on June 30, 2029. *See* Broussard Appointment Motion (Mar. 23, 2024). She voluntarily resigned effective January 21, 2026.

Holly Callia

Holly Callia serves on the Ethics Review Board for the City of New Orleans, supporting its mission to promote transparency, accountability, and ethical conduct in public service. She is Vice President of Mortgage Lending at OnPath Credit Union and brings more than 30 years of experience in housing finance.

A graduate of Mount Carmel Academy, Ms. Callia earned a Bachelor of Science in Business Administration and Finance from the University of New Orleans. She has served on multiple boards and commissions, contributed to the Katrina recovery committee, and remains active in nonprofit fundraising and community initiatives across the region.

Ms. Callia is the appointee of the University of New Orleans. Her term will expire on June 30, 2026. *See* Callia Appointment Motion (Sep. 17, 2020). After the resignation of Ms. Broussard, Ms. Callia was elected to serve as Chair of the ERB.

Monique G. Doucette

Ms. Doucette is a shareholder of the law firm of Ogletree, Deakins, Nash, Smoak & Stewart, P.C. in New Orleans. She practices primarily in the area of employment litigation and represents management in claims arising under various federal and state employment laws. Ms. Doucette has significant experience litigating employment matters in a variety of business sectors such as construction, energy, banking and hospitality. She also has expertise in workplace misconduct and sexual harassment issues. Ms. Doucette regularly conducts customized workplace respect and anti-harassment training for employers.

Ms. Doucette is a frequent speaker on various employment law topics and contributing author to publications such as the Louisiana Bar Journal, New Orleans CityBusiness and HR Magazine. She is also an avid supporter of the local arts and education in New Orleans by serving on the executive board of directors for the New Orleans Ballet Association and the Arts Council of New Orleans, as well as the board of directors for Urban League of Louisiana and the advisory board for the New Orleans Opera Association. She is a member of the A.P. Tureaud Chapter of the American Inns of Court and serves as a co-chair on the ABA Employment Rights and Responsibilities Committee's Diversity Initiative Task Force. In 2018, Ms. Doucette was appointed to the board of directors of the New Orleans chapter of the Society of Human Resources Management (SHRM) as the board attorney.

Ms. Doucette is the appointee of Xavier University. Her term will expire on June 30, 2025. *See* Doucette Appointment Motion (Aug. 8, 2019).

Sally Brown Richardson

Sally Brown Richardson is the A.D. Freeman Professor of Civil Law at Tulane University Law School. She has served on the Tulane Law faculty since 2012, teaching courses on property law, community property law, and comparative law. She served as the Interim Dean of Tulane Law School from 2023-2024 and the Vice Dean for Academic Affairs from 2020-2023. She is the author of the book *Community Property in the United States* and has received a number of awards for her scholarship and teaching, including the Tulane University Presidential Award for Excellence in Graduate and Professional Teaching, the Tulane Law School Felix Frankfurter Distinguished Teaching Award, and was selected for the Yale/Harvard/Stanford Junior Faculty Forum. She is an active member of the Louisiana State Law Institute, serving as the Reporter for the Property Committee, and is an elected fellow of the American Law Institute and the American College of Real Estate Lawyers.

Professor Richardson received her bachelor's degree from Georgetown University and graduated *summa cum laude* from the LSU Law Center. Prior to joining the Tulane Law faculty, she practiced law at Skadden, Arps, Slate, Meagher & Flom, clerked for the Honorable W. Eugene Davis on the U.S. Fifth Circuit Court of Appeals, and worked on the legislative and communications staff of U.S. Senator Mary L. Landrieu.

Ms. Richardson is the appointee of Tulane University. Her term commenced on June 20, 2024, and will expire on June 30, 2030.

Patrice Sentino

Patrice Sentino, EdD, DSW, LCSW-BACS, serves as Assistant Professor of Social Work and Title IX Coordinator at Southern University at New Orleans School of Social Work. Dr. Sentino attended Edward Livingston Middle School, Marion Abramson High School, and is a graduate of Sarah Towles Reed High School (class of 1989). She holds a Doctorate of Social Work from the University of Tennessee and Master of Social Work from Southern University at New Orleans. She holds a Doctorate in Educational Psychology and Technology from the Chicago School of Professional Psychology.

Dr. Sentino is the appointee of SUNO. Her term expired on June 30, 2025. *See* Sentino Appointment Motion (Oct. 5, 2024). However, she continues to serve awaiting appointment of her successor.

Ethics Review Board Mission and History

The Ethics Review Board seeks to uphold and enforce high ethical standards and promote the public's confidence in the government of the City of New Orleans.

In 1996, citizens of New Orleans voted to amend the Home Rule Charter to mandate the City Council to establish, by ordinance, an Ethics Review Board. Under that ordinance, as amended, the ERB is empowered to issue advisory opinions, promulgate rules regarding interpretation and enforcement of the New Orleans Code of Ethics, retain counsel and impose fines. The ERB also

appoints and oversees the New Orleans Inspector General and the New Orleans Independent Police Monitor. The initial selection of board members occurred in December 2006.

The Ethics Review Board has dedicated its energy to ensuring an effective government ethics program throughout the City of New Orleans, including ethics education, advice, and enforcement.

Ethics Review Board Functions and Authority

The Ethics Review Board is authorized to enforce the provisions of the City of New Orleans Code of Ethics. The Code of Ethics was established to remind public officials and employees that they must adhere to high ethical standards. It applies to all officials and employees of city government, as well as all members and employees of boards, agencies, commissions, advisory committees, public trusts, and public benefit corporations of the city. The ERB is empowered to establish additional recommendations for the code of ethics, issue advisory opinions, promulgate rules regarding the interpretation and enforcement of the city's code of ethics, refer cases for investigation on referral or complaint, retain counsel, and impose fines.

In addition, the Ethics Review Board, through its Ethics Training Division, sponsors training events for city officials, employees, and contractors and for city boards, departments, agencies, and offices.

Finally, the Ethics Review board appoints and oversees the City of New Orleans Inspector General and the City of New Orleans Independent Police Monitor.

2025 Complaints

Any person may file a complaint concerning violations of the City's Code of Ethics with the Ethics Review Board. Any public employee who reports information which the employee reasonably believes is a violation of any ordinance, statute, policy, order, rule, regulation or other ethical mandate is protected by the New Orleans Municipal Code Division 3. Code of Ethics, Subdivision 3. Generally, Section 2-772(a) Freedom from reprisal and disclosure of improper acts, which states such employees "shall be free from discipline or reprisal for reporting such acts of alleged impropriety. An employee with authority to hire and fire, supervisor, agency head, or elected official may not subject to reprisal any public employee because of such employee's efforts to disclose such acts of alleged impropriety."

The Board may consider any matter that it has reason to believe may be a violation of any law within its jurisdiction, including but not limited to, a notice or report sent to the Board by the Inspector General. The Board may close the file, refer the matter for investigation, or take such other action as it deems appropriate.

During 2025, the Ethics Review Board received the complaints set forth in the attached table.

2025 Ethics Review Board Meeting Attendance

The Ethics Review Board's attendance report is set forth in the attached table.

2025 Ethics Review Board Meeting Minutes

The ethics review board conducted seven (7) public meetings in 2025. The minutes of those meetings are attached.

Board Members for 2025

ERB Members During 2025

#	Name	First	Current Position	Nominated By	Term Began	Term Expires
1	Callia	Holly	ERB Member ERB Chair	UNO	9/17/2020	6/30/2026
2	Doucette	Monique	ERB Member ERB Secretary	Xavier	8/8/2019	6/30/2025
3	Broussard	Dawn	Former Member	Loyola	3/23/2023	6/30/2029
4	Sentino	Patrice	ERB Member ERB Vice-Chair	SUNO	10/5/2023	6/30/2024
5	Richardson	Sally	ERB Member	Tulane	6/20/2024	6/30/2030
6	Bagneris	Michael	Former Member	Mayor	4/24/2025	6/30/2027

Complaints Received by the ERB in 2025

ERB Public List of Complaints 2025

#	ERB No.	Status	Date Opened	Date Closed	Notes
1	2025-01	Advisory Opi...	6/4/2025	9/15/2025	Request for advisory opinion on legislative advocacy. Board issued advisory opinion to Health Department.
2	2025-02	Dismissed	7/14/2025	9/15/2025	Complaint regarding OIPM relationship with NOPD. The board voted unanimously to dismiss this complaint for failure to allege a violation of the City of New Orleans. The board considered the matter in its supervisory capacity as a personnel matter during executive session.
3	2025-03a	Dismissed	7/23/2025	11/3/2025	NORD extra-marital affair anonymous complaint. Referred to OIG. Two subjects interviewed. Report from OIG received. The board voted unanimously to dismiss the complaint for lack of a factual basis based on investigative report from the OIG.
4	2025-03b	Dismissed	9/23/2025	11/3/2025	2025-03b: NORD nepotism allegations. Referred to OIG. Report from OIG received. The board voted unanimously to dismiss the complaint for lack of a factual basis based on investigative report from the OIG.
5	2025-04	Dismissed	8/28/2025	9/15/2025	Complaint regarding code enforcement hearing. The board voted unanimously to dismiss the complaint for failure to allege a violation of the Code of Ethics of the City of New Orleans.
6	2025-05	Dismissed	9/10/2025	9/15/2025	Complaints against firefighter wearing uniform and stating derogatory things about Charlie Kirk after his murder. The board voted unanimously to dismiss the complaints for failure to allege a violation of the Code of Ethics of the City of New Orleans.
7	2025-06	Dismissed	10/11/2025	11/3/2025	Complaint about campaign within 600 feet of courthouse. The board voted unanimously to dismiss the complaint because state ethics board handling. Lack of jurisdiction.
8	2025-07	Open	10/16/2025		Complaint about campaign contributions from contractors with business before city council.
9	2025-08	Open	11/19/2025		Complaint re PCABs

Meeting Attendance by ERB Members for 2025

Ethics Review Board Attendance 2025

#	Board Mtg.	Board Members Present	Board Members Absent
1	2/10/2025	Sentino Doucette Callia Broussard	Richardson
2	3/10/2025	Sentino Richardson Doucette Callia Broussard	
3	4/14/2025	Sentino Richardson Doucette Callia Broussard	
4	6/16/2025	Richardson Doucette Callia Broussard	Bagneris Sentino
5	8/11/2025	Sentino Richardson Doucette Callia Broussard Bagneris	
6	9/15/2025	Sentino Richardson Doucette Callia Broussard	Bagneris
7	11/3/2025	Sentino Doucette Callia Broussard	Richardson Bagneris

Minutes of All ERB Meetings in 2025

Ethics Review Board for the City of New Orleans

Board Meeting of February 10, 2025, at Robert E. Smith Branch, New Orleans Public Library, Canal Blvd., New Orleans, Louisiana

Minutes

1. *Call to Order.*

    1.1. The chair called the meeting to order at 3:36 p.m.

    1.2. Attendance

        1.2.1. ERB members present:

            1.2.1.1.Dawn Broussard, Chair

            1.2.1.2.Holly Callia

            1.2.1.3.Monique G. Doucette

            1.2.1.4.Patrice Sentino

        1.2.2. ERB members absent:

            1.2.2.1.Sally Richardson

        1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

        1.2.4. Staff member present: Jordy Stiggs, Ethics Trainer.

    1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held in December 2024.

3. *Monthly Report of the Office of the Inspector General.*

3.1. Ed Michel appeared on behalf of the Office of the Inspector General. He appeared with Mike Laughlin, general counsel for OIG.

3.2. The board accepted Mr. Michel's monthly report (attached).

3.3. Ms. Broyles reported on a recent investigation regarding saving the City $2.5 million by "checking the math" on a contract with a contractor. The matter took little effort, but reaped large rewards.

3.4. Mr. Michel discussed issues with the "low barrier" shelter for homeless people. The OIG will evaluate whether the city is adequately running the facility.

3.5. Mr. Michel noted his office prepared a report for the federal NOPD monitor regarding whether there were any irregularities in the testing for promotions at NOPD.

3.6. Mr. Michel noted that his office continues to work on "brass thefts" at S&WB to recoup money for the city. These thefts have causes hundreds of thousands of dollars in losses.

3.7. Mr. Michel noted that his office has issued 17 formal reports, letters or investigations. His office has recovered many millions of dollars. His office has achieved a 739% return on the city's investment in the OIG.

4. *Monthly Report of the Office of Independent Police Monitor.*

4.1. Ms. Sziment did not appear on behalf of the Office of the Independent Police Monitor. Kirshell Williams, DPM, appeared..

4.2. The board accepted Ms. Cziment's monthly report (attached).

4.3. Kirshell Williams, Deputy Police Monitor, delivered the report for the office.

4.4. Stella Sziment was on call for the Bourbon Street terrorist attack. She was on scene most of the day.

4.4.1. On scene, OIPM recommended a family gathering area but NOPD did not accept the recommendation. OIPM hopes this will be done for future events.

4.4.2. OIPM has checked in with officers involved since then.

4.5. The federal court has transitioned NOPD to the "sustainment period" under the consent decree. The city filed a late motion to terminate the consent decree, which was denied. The city is now appealing it.

4.5.1. The focus now shifts to NOPD to demonstrate that it can "do this on its own" without federal monitoring.

4.5.2. The OIPM will now take on a greater role in interacting with the NOPD for audits to assure good police practices during the 2-year sustainment period.

4.6. The OIPM has issued its work plan for 2025 which is part of the submissions for today's meeting.

4.7. The OIPM continues to promote its "Monitor's Mike" podcast. This month it focused on crime survivors and the aftermath of the Bourbon Street terror attack.

4.8. Ms. Doucette asked why mediation numbers are "up." The OIPM does not know, but suspects that NOPD has promoted mediation among its officers.

5. *Monthly Report of the Ethics Trainer*

5.1. Jordy Stiggs attended the meeting and presented his monthly report.

5.2. The board accepted Mr. Stiggs's monthly report (attached).

5.3. Mr. Stiggs reported that 548 people attended his ethics training classes during 2024. He thanked the HR managers for facilitating these sessions.

5.4. Mr. Stiggs is now regularly presenting to city employees who are eligible for promotions.

5.5. Mr. Stiggs will be going to the training conference he missed last year.

6. *Report of the Executive Administrator and General Counsel.*

6.1. Mr. Ciolino presented his monthly report (attached).

6.2. Mr. Ciolino reported that there have received no complaints since the last board meeting.

6.3. Mr. Ciolino reported that one ERB position (Dillard) must be filled. The mayor's office is working on this and has received nominations. The mayor's office is also filling the "at large" position vacated by Tyrone Jefferson.

6.4. Mr. Ciolino reported that four (4) Council and Mayoral appointments remain unfilled on QARACs for the IG and the IPM.

7. *Executive Session*

7.1. After a motion, duly seconded, the board voted unanimously to go into executive session at 4:03 p.m. (1) pursuant to Louisiana Revised Statutes section 42:17(A)(4) to discuss investigative proceedings regarding allegations of misconduct, namely, ERB Complaint No. 2024-04, and (2) pursuant to Louisiana Revised Statutes section 42:17(A)(1) to discuss the character, professional competence, or physical or mental health of a person.

7.2. After a motion, duly seconded, the board voted unanimously to return to general session at 4:44 p.m.

8. *Resolution of Complaint 2024-04*

8.1. The OIG investigated Complaint 2024-04 after referral from the ERB during the December board meeting. Mr. Michel reported in executive session regarding the findings of his office's investigation.

8.2. After a motion, duly seconded, the board voted unanimously to dismiss ERB Complaint 2024-04. The board dismissed the complaint for lack of a factual basis for the allegations of nepotism within NORD.

9. *Discussion of Appointment or Reappointment of Inspector General*

9.1. After discussion, the board asked Ms. Broussard to put on the agenda for next meeting "Reappointment of Ed Michel as Inspector General." There will be no other items on the agenda.

10. *Discussion of Locations of Future Meetings*

10.1. Mr. Ciolino will check with City Hall regarding availability of council chambers.

10.2. Mr. Ciolino will consult with Ms. Broussard on this.

11. *Adjournment.*

11.1. A motion was made to adjourn the ERB meeting.

11.2. The motion was seconded.

11.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 4:53 p.m.

* END *

Ethics Review Board for the City of New Orleans

Board Meeting of March 10, 2025, at Loyola Law School, 526 Pine Street, Room 308, New Orleans, Louisiana 70118

Minutes

1. *Call to Order.*

   1.1. The chair called the meeting to order at 3:30 p.m.

   1.2. Attendance

      1.2.1. ERB members present:

         1.2.1.1.Dawn Broussard, Chair

         1.2.1.2.Holly Callia

         1.2.1.3.Monique G. Doucette

         1.2.1.4.Sally Richardson

         1.2.1.5.Patrice Sentino

      1.2.2. ERB members absent: None

      1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

      1.2.4. Staff member present: Jordy Stiggs, Ethics Trainer.

   1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held in February 10, 2025.

3. *Monthly Report of the Office of the Inspector General.*

    3.1. The board accepted Mr. Michel's monthly report (attached).

    3.2. The board declined to receive an oral report this month.

4. *Monthly Report of the Office of Independent Police Monitor.*

    4.1. The board accepted Ms. Cziment's monthly report (attached).

    4.2. The board declined to receive an oral report this month.

5. *Monthly Report of the Ethics Trainer*

    5.1. The board accepted Mr. Stiggs's monthly report (attached).

    5.2. The board declined to receive an oral report this month.

6. *Report of the Executive Administrator and General Counsel.*

    6.1. The board accepted Mr. Ciolino's monthly report (attached).

    6.2. The board declined to receive an oral report this month.

7. *Discussion and Vote on Reappointment of Inspector General Ed Michel*

    7.1. Ed Michel presented an overview of his office's work since his appointment, commencing at 3:32.

    7.2. Mr. Michel thanked his family and team for their support and assistance.

    7.3. Mr. Michel highlighted the work of his office in combatting fraud, waste, and abuse in city government. He quoted and referenced his most recent annual report, which was made public today. That report speaks for itself and is attached to these minutes.

    7.4. Mr. Michel's remarks concluded at 3:46.

    7.5. Public comments, which commenced at 3:47., were as follows:

        7.5.1. Comments received by email (attached to these minutes):

            7.5.1.1.Laura Rodrigue (in support of Mr. Michel's reappointment)

            7.5.1.2.Belden Batiste (in opposition to Mr. Michel's reappointment)

            7.5.1.3.Jim Cook (in support of Mr. Michel's reappointment)

            7.5.1.4.Karl Fasold (in support of Mr. Michel's reappointment)

7.5.1.5. Rita Glavin (in support of Mr. Michel's reappointment)

7.5.1.6. Michael Hecht (in support of Mr. Michel's reappointment)

7.5.1.7. Terry Mills (in support of Mr. Michel's reappointment)

7.5.2. Michael Cowan (in support of Mr. Michel's reappointment)

7.5.3. Rafael Goyeneche (in support of Mr. Michel's reappointment)

7.5.4. Patrice Rose (in support of Mr. Michel's reappointment)

7.5.5. Alison Broyles (in support of Mr. Michel's reappointment)

7.5.6. Charlotte Horne (in support of Mr. Michel's reappointment)

7.5.7. Bobbie Jones (in support of Mr. Michel's reappointment)

7.5.8. Rodney Black (in support of Mr. Michel's reappointment)

7.5.9. Heather Browning (in support of Mr. Michel's reappointment)

7.5.10. Sarah Lewis (in support of Mr. Michel's reappointment)

7.5.11. Amanda Barry (in support of Mr. Michel's reappointment)

7.5.12. Jessica Henschen (in support of Mr. Michel's reappointment)

7.5.13. Michael Laughlin (in support of Mr. Michel's reappointment)

7.5.14. Alicia Plummer (in opposition to Mr. Michel's reappointment)

7.5.15. Edward Parker (in opposition to Mr. Michel's reappointment)

7.5.16. Belden Batiste (in opposition to Mr. Michel's reappointment)

7.5.17. George Mahdi submitted a comment form, but declined the opportunity to speak (the comment form was in opposition to Mr. Michel's reappointment)

7.5.18. Dierdre Lewis (in opposition to Mr. Michel's reappointment)

7.5.19. Sean Beavers (in support of Mr. Michel's reappointment)

7.5.20. Annette Cranford-Hamilton (in opposition to Mr. Michel's reappointment)

7.5.21. Mr. Ciolino noted that confidential ERB Complaint 2025-01, which was submitted by a former subject of an OIG investigation, is negative. That

complaint was forwarded to each board member by email a few days ago for consideration before this reappointment meeting.

7.5.22. Public comments concluded at 4:43.

7.6. Ms. Sentino asked about the status of the public records requests made by Mr. Batiste. Mr. Michel of the OIG reported on the response by the OIG.

7.7. Ms. Richardson asked the OIG employees whether Mr. Michel asked them to speak. They responded that he informed them of the meeting but did not ask them to speak. Other employees noted that they have civil service protections.

7.8. Ms. Doucette addressed Mr. Batiste. She asked whether there were other employees at the OIG who were dissatisfied with Mr. Michel. He responded that there were, but that he would not name them. He reported that he represents the whole community including those workers.

7.9. Ms. Callia noted that the complaints brought to the board were thoroughly investigated over the course of more than a year. The board was not able to get proof of the misconduct alleged today. The board spent a significant amount of money to investigate the allegations.

7.10. Ms. Callia moved to reappoint Mr. Michel as inspector general to a second four-year term.

7.11. Ms. Doucette seconded the motion.

7.12. Ms. Sentino commentednoted that the comments today were comments about the same alleged misconduct that the board investigated in depth. She is voting today on Mr. Michel's performance as IG. She is not voting today on personal matters. She is voting on Mr. Michel's production.

7.13. The board voted unanimously to reappoint Mr. Michel to another four-year term.

8. *Executive Session*

8.1. After a motion, duly seconded, the board voted unanimously at 5:04 p.m.to go into executive session at 5:04 p.m. pursuant to Louisiana Revised Statutes section 42:17(A)(4) to discuss investigative proceedings regarding allegations of misconduct, namely, ERB Complaint No. 2025-01.

8.2. After a motion, duly seconded, the board voted unanimously to return to general session at 5:14 p.m.

9. *Resolution of Complaint 2025-01*

9.1. After a motion, duly seconded, the board voted unanimously to dismiss ERB Complaint 2025-01. The board dismissed the complaint for failure to allege a

prima facia violation of the City of New Orleans Code of Governmental Ethics. In addition, the board does not havenoted that it lacks jurisdiction to grant the relief that the complainant requestsrequested.

10. *Adjournment*.

10.1. A motion was made to adjourn the ERB meeting.

10.2. The motion was seconded.

10.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 5:15 p.m.

* END *

Ethics Review Board for the City of New Orleans

Board Meeting at Robert E. Smith Library, 6301 Canal Blvd, New Orleans, LA 70124, on Monday, April 14, 2025, at 3:30 P.M.

Minutes

1. *Call to Order.*

    1.1. The chair called the meeting to order at 3:37 p.m.

    1.2. Attendance

        1.2.1. ERB members present:

            1.2.1.1.Dawn Broussard, Chair

            1.2.1.2.Holly Callia

            1.2.1.3.Monique G. Doucette

            1.2.1.4.Sally Richardson

            1.2.1.5.Patrice Sentino

        1.2.2. ERB members absent: None

        1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

        1.2.4. Staff member present: Jordy Stiggs, Ethics Trainer.

    1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held on March 10, 2025.

3. *Monthly Report of the Office of the Inspector General.*

3.1. The board accepted Mr. Michel's monthly report (attached).

3.2. The OIG was represented by Ally Broyles. Mr. Michel was absent.

3.3. Ms. Broyles noted that there were two promotions in the office.

3.4. Ms. Broyles discussed the OIG's new report on public safety agencies and their reporting.

3.5. Ms. Broyles noted that a new audit of NORD is underway.

3.6. The OIG noted that it released a new letter on NOPD and new reporting protocols (LIBERS). The city was not properly reporting some information that could jeopardize certain federal grants. In 2023 alone, the city lost more than $700,000 in grant funds because of failures in reporting compliance.

3.7. The OIG reported that three new investigators are joining the office, two retired FBI agents and one retired Harbor Police officer.

3.8. The OIG reported that Belden Batiste filed a public records request against the OIG that will be heard in court soon.

4. *Monthly Report of the Office of Independent Police Monitor.*

4.1. The board accepted Ms. Cziment's monthly report (attached).

4.2. The OIPM was represented by Ms. Cziment and the deputy police monitor.

4.3. Ms. Cziment reported that the office's 24-hour hotline is now up and running.

4.4. Ms. Cziment reported that her office considered the work of NOPD over carnival. She noted that crime was down this year, partly because of enhanced law enforcement. This year, carnival was a SEER 1 event at the federal level; NOPD received support from federal, state, and local law enforcement.

4.5. Ms. Cziment reported that her office monitored NOPD at two cultural events involving Mardi Gras Indians. There was no misinformation on social media about NOPD. The public response was generally positive about NOPD's performance.

4.5.1. Ms. Doucette asked why NOPD performed better this year. Ms. Cziment noted that the Second District has a new captain who interacts well with the community. Also, the escalated police presence during carnival may have affected the community's conduct.

4.5.2. Ms. Broussard asked whether the community welcomed the police more than in years past. Ms. Cziment reported that some community leaders

will never be happy with the police presence. However, she reported that the terrorist attack on January 1st changed some attitudes about the importance of policing and protecting the public from threats both within the community and outside of the community.

4.6. Ms. Cziment reported about the guests who appeared on her podcast, including leadership from the Orleans Public Defenders, and the director of the NOPD crime lab.

4.7. Ms. Cziment noted that she is hiring for two positions, including one AmeriCorps position for a new college graduate.

4.8. Ms. Cziment noted that her office's last peer review is still underway and that it is time for the office to begin a new one.

5. *Monthly Report of the Ethics Trainer*

5.1. The board accepted Mr. Stiggs's monthly report (attached).

5.2. Mr. Stiggs discussed the liaison program and his efforts to find and interact with department and board liaisons. He will also coordinate these efforts with the liaison award program.

6. *Report of the Executive Administrator and General Counsel.*

6.1. The board accepted Mr. Ciolino's monthly report (attached).

6.2. Mr. Ciolino reported two board positions still need to be filled.

6.3. Mr. Ciolino reported that the board must appoint QARAC committee members for both the OIG and OIPM committees.

7. *Discussion and Vote on QARAC Committee Members*.

7.1. After a nomination and a second, the board unanimously voted to appoint Sheridan Cooper of SUNO to serve as the ERB's appointee to the QARAC for the OIPM.

7.2. After a nomination and a second, the board unanimously voted to appoint Vanessa Rodriguez of SUNO to serve as the ERB's appointee to the QARAC for the OIG.

8. *Executive Session*

8.1. After a motion, duly seconded, the board voted unanimously at 4:48 p.m.to go into executive session at 5:04 p.m. (1) pursuant to Louisiana Revised Statutes section 42:17(A)(4) to discuss investigative proceedings regarding allegations of misconduct, namely, ERB Complaint No. 2024-02; and, (2) pursuant to Louisiana

Revised Statutes section 42:17(A)(1) to discuss the character, professional competence, or physical or mental health of a person who has been notified of the board's planned executive session and consented to the executive session.

8.2. After a motion, duly seconded, the board voted unanimously to return to general session at 5:42 p.m.

9. *Resolution of Complaint 2024-02*

9.1. After a motion, duly seconded, the board voted unanimously to dismiss ERB Complaint 2024-02. The board dismissed the complaint for failure to allege a prima facia violation of the City of New Orleans Code of Governmental Ethics. The complaint presented employment related grievances that were fully litigated during a civil service hearing and appeal.

10. *Adjournment*.

10.1. A motion was made to adjourn the ERB meeting.

10.2. The motion was seconded.

10.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 5:42 p.m.

* END *

Ethics Review Board for the City of New Orleans

Board Meeting at Loyola University New Orleans College of Law, 526 Pine St., New Orleans, Louisiana 70118, on Monday, June 16, 2025, at 3:30 P.M.

Minutes

1. *Call to Order.*

   1.1. The chair called the meeting to order at 3:37 p.m.

   1.2. Attendance

      1.2.1. ERB members present:

         1.2.1.1.Dawn Broussard, Chair

         1.2.1.2.Holly Callia

         1.2.1.3.Monique G. Doucette

         1.2.1.4.Sally Richardson

      1.2.2. ERB members absent:

         1.2.2.1.Patrice Sentino

         1.2.2.2.Michael Bagneris

      1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

      1.2.4. Staff member absent: Jordy Stiggs, Ethics Trainer.

   1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held on April 14, 2025.

3. *Monthly Report of the Office of the Inspector General.*

3.1. The board accepted Mr. Michel's monthly report (attached).

3.2. The OIG was represented by Ed Michel and general counsel Michael Laughlin

3.3. Mr. Michel reported on his office's participation in a US State Department program to educate developing nations with setting up governmental oversight.

3.4. Mr. Michel noted that his office is beginning a new audit of NORD.

3.5. Mr. Michel reported that Todd Morell, a former city employee, and another city employee recently pleaded guilty in United States District Court to engaging in various fraud schemes.

3.6. Mr. Michel noted that his office recently hired three new investigators, most of which came from the FBI.

3.7. Mr. Michel noted that his office recently released a report on the Department of Safety and Permits Third Party Inspections Audit.

3.7.1. The office found that the New Orleans Department of Safety and Permits (S&P) did not implement adequate protocols for inspections performed by City-licensed third party inspectors.

3.7.2. The audit also found that third party inspectors failed to comply with the S&P policies and procedures that were in place, leaving the City vulnerable to significant public safety hazards and litigation.of the city's Safety and Permits Department and its permitting practices.

3.7.3. For a summary of the report, see https://nolaoig.gov/wp-content/uploads/2025/04/OIG-In-Brief-Safety-and-Permits-Third-Party-Inspections-Audit-Report.pdf

3.8. Ms. Richardson asked for the OIG to make sure to get its monthly report to each board member on the fifth of each month.

4. *Monthly Report of the Office of Independent Police Monitor.*

4.1. The board accepted Ms. Cziment's monthly report (attached).

4.2. The OIPM was represented by Ms. Cziment.

4.3. Ms. Cziment reported on the numbers of mediations, etc., as set forth in the report.

4.4. Ms. Cziment noted that her office monitored two officer-involved shootings, including by attending one autopsy.

4.5. Ms. Cziment discussed and highlighted various aspects of her office's annual report. She noted that her office would provide a more detailed presentation at a later meeting.

4.6. Ms. Cziment noted that she discussed with a national media outlet the use of facial recognition technology by the NOPD.

4.7. Ms. Cziment interviewed Emily Maw on her podcast. Also had Lauren Sapp on her podcast. Both are posted on the office's website.

4.8. The City of New Orleans has filed a motion to be relieved from complying with the federal consent decree. The decree is still in effect. The DOJ formally rescinded their findings as to the Louisiana State Police.

4.9. Ms. Cziment discussed her comments on the shooting of a dog by Officer Burmaster. The matter was closed by NOPD. There is currently civil litigation pending on the civil liability of the city.

4.9.1. The City Attorney wrote a letter to Ms. Cziment requesting that she cease and desist making comments on the case.

4.9.2. Ms. Cziment responded with her own letter.

4.9.3. Ms. Cziment believes that the City Attorney's letter contained inaccuracies, which she discussed with the board.

4.9.4. Ms. Broussard asked whether her office issued a report on this. Ms. Cziment responded that her office had not.

4.9.5. Mr. Broussard asked whether the City Attorney was correct in stating that the wrong standard was used. Ms. Cziment responded that there was some confusion in this regard, particularly between the Use of Force Board and the NOPD Training Academy. She noted that there was also a change in personnel on the Use of Force Board.

4.9.6. Ms. Doucette asked whether the OIPM had any rules on media contact. Ms. Cziment responded that her office does not comment on ongoing disciplinary or criminal matters. This was a civil matter.

4.9.7. Several board members noted that Ms. Cziment needs to be very cautious in speaking with the press because of the risk of being misquoted. She acknowledged this and agreed.

4.9.8. Ms. Callia asked why Ms. Cziment discussed a matter with the press when her office did not officially report on the matter. Ms. Cziment noted that her office actually provided oversight regarding this shooting event, even though her office did not issue a formal report. Ms. Cziment also noted that such press opportunities are important to educate the public about

NOPD oversight. Also, the dog shooting has lead to a number of changes with how the NOPD deals with pet shootings.

4.9.9. Ms. Richardson thanked Ms. Cziment for sending the ERB copies of the letters prior to the meeting.

4.9.10. Ms. Callia asked Ms. Cziment to send the board copies of the OIPM media policy.

4.9.11. Ms. Callia also asked Ms. Cziment what her plan was for addressing the inaccuracies in the letter from the City Attorney. Ms. Cziment said that she had no plan because she had already addressed everything.

5. *Monthly Report of the Ethics Trainer*

5.1. The board accepted Mr. Stiggs's monthly report (attached).

5.2. Mr. Stiggs did not attend the meeting.

6. *Report of the Executive Administrator and General Counsel.*

6.1. The board accepted Mr. Ciolino's monthly report (attached).

6.2. Mr. Ciolino reported that the mayor's position has been filled through the appointment of Michael Bagneris. However, one board position (Dillard) still needs to be filled by the mayor's office.

6.3. Mr. Ciolino reported that the City Council and mayor must appoint committee members for both the OIPM committees.

7. *Discussion of Request for Advisory Opinion*

7.1. The Board deferred consideration of this request to the next meeting.

7.2. Mr. Ciolino will circulate the full advisory request to the board before the next meeting.

8. *Discussion and Vote on Officers.*

8.1. After a nomination and a second, the board unanimously voted to appoint Dawn Broussard as chair.

8.2. After a nomination and a second, the board unanimously voted to appoint Patrice Sentino as vice-chair.

8.3. After a nomination and a second, the board unanimously voted to appoint Sally Richardson as secretary.

9. *Adjournment*.

9.1. A motion was made to adjourn the ERB meeting.

9.2. The motion was seconded.

9.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 5:05 p.m.

* END *

ETHICS REVIEW BOARD MEETING
Monday, August 11, 2025

ATTENDING
Michael Bagneris
Dawn Broussard
Holly Callia
Monique Gougisha
Sally Richardson
Patrice Sentino

Start time: 3:44pm.

BUSINESS
Call to Order
By D. Broussard

Executive Session
Moved by P. Sentino. Second by M. Gougisha. D. Broussard asked OPM and OIG to remain. ERB retired to back room.

Moved by H. Callia to come out of executive session. Second by M. Bagneris.

ERB reported back from Executive Session that the ERB still had the matter at hand under advisement and would continue discussions at its next meeting.

Adjournment
Motion to M. Bagneris. Second by adjournment by S. Richardson.

End time 5:55pm.

Ethics Review Board for the City of New Orleans

Board Meeting of November 11, 2024, at Loyola University New Orleans College of Law, 526 Pine Street, New Orleans, Louisiana

Minutes

1. *Call to Order.*

    1.1. The chair called the meeting to order at 4:04 p.m.

    1.2. Attendance

        1.2.1. ERB members present:

            1.2.1.1.Dawn Broussard, Chair

            1.2.1.2.Holly Callia

            1.2.1.3.Sally Richardson

            1.2.1.4.Patrice Sentino

        1.2.2. ERB members absent:

            1.2.2.1.Monique G. Doucette

            1.2.2.2.Tyrone G. Jefferson, Jr.

        1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

        1.2.4. Staff member present: Jordy Stiggs, Ethics Trainer.

    1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held in October 2024.

3. *Monthly Report of the Office of the Inspector General.*

3.1. Ed Michel appeared on behalf of the Office of the Inspector General. He appeared with Mike Laughlin, general counsel for OIG.

3.2. The board accepted Mr. Michel's monthly report (attached).

3.3. Mr. Michel noted that his office recently attended a City Council meeting regarding the budget and the office's recent accomplishments. He noted that the Council was complementary of his office's work. He also noted that the Council was interested in further work on the use of city funds by all agencies including by the OPSO.

3.4. Mr. Michel highlighted his office's report regarding the Dept. of Public Works and its maintenance of traffic signals. Many of the issues are rooted in personnel and staffing shortages, inventory management, and other issues.

3.5. Mr. Michel noted that his office will soon release a report regarding OPSO details.

4. *Monthly Report of the Office of Independent Police Monitor.*

4.1. Ms. Sziment did not appear on behalf of the Office of the Independent Police Monitor. A deputy who did not identify herself appeared.

4.2. The board accepted Ms. Cziment's monthly report (attached).

4.3. The office reported that it has been involved in many discussions regarding the federal consent decree during the past few months. The hope is that the city will soon move into a sustainment period under the decree.

4.4. The office reported that it hosted a public forum with Chief Kirkpatrick. The office put questions to the Chief and she answered them. Then the public was allowed an opportunity to ask questions. The session was broadcast on WBLK.

4.5. The office reported on the mediation training program the office conducted last month. The office celebrated 10 years of mediations.

4.6. The office reported on its on-going radio show, including participation by STAR and the Innocence Project and Deputy Chief Gerston. Comments on the consent decree will be shared with Judge Morgan.

4.7. The office presented to the Budget Committee this month.

4.8. Ms. Callia commented that budgeting issues will be presented when the sustainment period begins. The office assured the ERB that it would inform the ERB of any developments in this regard.

5. *Monthly Report of the Ethics Trainer*

5.1. Jordy Stiggs appeared.

5.2. The board accepted Mr. Stiggs's monthly report (attached).

5.3. Mr. Stiggs reminded the board about training videos that the board members need to watch before year end.

5.4. Mr. Stiggs showed the board the new city-based website that was redesigned by the IT department. He highlighted the ethics training program content on the site. He will continue to work on the site to make it more user friendly and educational.

6. *Report of the Executive Administrator and General Counsel.*

6.1. Mr. Ciolino presented his monthly report (attached).

6.2. Mr. Ciolino reported that the ERB has received two complaints since the last board meeting.

6.3. Mr. Ciolino reported that one ERB position (Dillard) must be filled. The mayor's office is working on this and has received nominations.

6.4. Mr. Ciolino reported that four (4) Council and Mayoral appointments remain unfilled on QARACs for the IG and the IPM.

7. *Executive Session*

7.1. After a motion, duly seconded, the board voted unanimously to go into executive session at 4:24 pm. pursuant to Louisiana Revised Statutes section 42:17(A)(1) to discuss the character, professional competence, or physical or mental health of a person and pursuant to Louisiana Revised Statutes section 42:17(A)(4) to discuss investigative proceedings regarding allegations of misconduct, namely, ERB Complaint No. 2023-02.

7.2. After a motion, duly seconded, the board voted unanimously to return to general session at 4:38 p.m.

7.3. After a motion, duly seconded, the board voted unanimously to dismiss ERB Complaint 2023-02. The complaint presented issues relating to an office supervised by the ERB. Through public contract K24-233, the ERB hired a law firm, Transcendent Law Group (TLG), to conduct an investigation into the allegations. Over the course of several months, TLG interviewed numerous employees of the subject office. After those interviews were completed, TLG orally reported its findings to the ERB in executive session. After further investigation by the ERB, the ERB discussed the complaint in executive session. The board chair has discussed the board's employment-related concerns with the

individual who was the subject of the investigation. The board will issue a press release today reporting the foregoing.

8. *Discussion of Locations of Future Meetings*

8.1. Mr. Ciolino will check with City Hall regarding availability of council chambers.

8.2. Mr. Jefferson will look into other locations used by nonprofit organizations in Orleans Parish.

8.3. This issue will be on the agenda for next board meeting.

9. *Adjournment*.

9.1. A motion was made to adjourn the ERB meeting.

9.2. The motion was seconded.

9.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 5:18 p.m.

* END *

Ethics Review Board for the City of New Orleans

Board Meeting of December 9, 2024, at Robert E. Smith Branch, New Orleans Public Library, Canal Blvd., New Orleans, Louisiana

Minutes

1. *Call to Order.*

    1.1. The chair called the meeting to order at 3:37 p.m.

    1.2. Attendance

        1.2.1. ERB members present:

            1.2.1.1.Dawn Broussard, Chair

            1.2.1.2.Holly Callia

            1.2.1.3.Tyrone G. Jefferson, Jr.

            1.2.1.4.Patrice Sentino

        1.2.2. ERB members absent:

            1.2.2.1.Monique G. Doucette

            1.2.2.2.Sally Richardson

        1.2.3. Staff member present: Dane S. Ciolino, Executive Administrator & General Counsel

        1.2.4. Staff member present: Jordy Stiggs, Ethics Trainer.

    1.3. The agenda for the meeting is attached.

2. *Approval of Minutes*. Upon a duly made and seconded motion, the ERB unanimously approved the minutes of the regular ERB meeting held in November 2024.

3. *Monthly Report of the Office of the Inspector General.*

3.1. Ed Michel appeared on behalf of the Office of the Inspector General. He appeared with Mike Laughlin, general counsel for OIG.

3.2. The board accepted Mr. Michel's monthly report (attached).

3.3. Mr. Michel reported on a recent guilty plea from an NOPD officer whose misconduct was investigated by his office.

3.4. His office has been asked to assist in investigations into certain allegations of misconduct.

3.5. Deputy Inspector General Alison Broyles for audit and review reported on the OPSO audit and investigation. The report speaks for itself, but Ms. Broyles reported on the highlights of the report.

3.5.1. Ms. Sentino asked about issues related to the use of BRASS by OPSO. Ms. Broyles responded with OPSO's arguments for independence and other reasons.

3.5.2. Mr. Michel noted that the City Council may address this issue via an ordinance.

3.6. Patrice Rose, Chief of Inspections and Evaluations, discussed the Orleans Parish Communications District purchased software in a manner that was not transparent and that ultimately did not function as required by NOPD and OPSO.

3.6.1. Ms. Rose and Mr. Michel noted that the District has been receptive to the recommendations and policy changes, including internal controls, made by the OIG.

3.6.2. Ms. Callia clarified the extent to which the state regulates the District. The OIG responded that the state has changed the makeup of the District.

3.7. Mr. Michel introduced the OIG's new HR manager. She will handle all personnel actions, training, and the like for the OIG.

3.8. Mr. Michel introduced his new Public Information Officer who highlighted the PIO initiative to create public awareness about their function through RTA bus and street car ads.

3.8.1. Mr. Ciolino suggested that ERB Trainer Jordy Stiggs be included in some of these public awareness initiatives.

4. *Monthly Report of the Office of Independent Police Monitor.*

4.1. Ms. Sziment did not appear on behalf of the Office of the Independent Police Monitor. A deputy who did not identify herself appeared along with Sharonda Williams.

4.2. The board accepted Ms. Cziment's monthly report (attached).

4.3. The OIPM noted that there will be a December 17th public comment hearing in federal court on the consent decree. There are a number of questions regarding what might change with the new administration at the DOJ beginning in 2025.

4.4. The OIPM has engaged in public communications about how to prevent violence at second-line parades. These social media communications revealed that the community is split on the efficacy of additional police presence.

4.4.1. Mr. Jefferson asked whether the OIPM had any recommendations regarding the issue of police presence. The OIPM noted that it had no recommendations regarding increased police presence at these events.

4.4.2. Ms. Broussard asked whether the OIPM has reviewed the permitting process. The OIPM noted that it has not looked into permitting issues.

4.5. The OIPM reported on last month's podcasts and the guests who appeared, including Councilmember Oliver Thomas.

4.6. The OIPM and board discussed issues with the offices of the OIPM, including that the elevator is not functional. The board offered its assistance to the OIPM in working with the landlord to improve the condition of the building.

5. *Monthly Report of the Ethics Trainer*

5.1. Jordy Stiggs was ill and did not appear.

5.2. The board accepted Mr. Stiggs's monthly report (attached).

6. *Report of the Executive Administrator and General Counsel.*

6.1. Mr. Ciolino presented his monthly report (attached).

6.2. Mr. Ciolino reported that there have received no complaints since the last board meeting.

6.3. The City's 2025 Budget allocated the Ethics Review Board $305,093 which is $5,642 (or 1.9%) more than the $299,451 the ERB received in 2024.

6.4. Mr. Ciolino reported that one ERB position (Dillard) must be filled. The mayor's office is working on this and has received nominations.

6.5. Mr. Ciolino reported that four (4) Council and Mayoral appointments remain unfilled on QARACs for the IG and the IPM.

7. *Executive Session*

7.1. After a motion, duly seconded, the board voted unanimously to go into executive session at 4:29 p.m. pursuant to Louisiana Revised Statutes section 42:17(A)(4) to discuss investigative proceedings regarding allegations of misconduct, namely, ERB Complaint No. 2023-04 and 2023-05.

7.2. After a motion, duly seconded, the board voted unanimously to return to general session at 4:57 p.m.

8. *Resolution of Complaints 2024-04 and 2024-05*

8.1. After a motion, duly seconded, the board voted unanimously to refer ERB Complaint 2024-04 to the OIG for further investigation.

8.2. After a motion, duly seconded, the board voted unanimously to dismiss ERB Complaint 2024-05 for failure to claim a violation of the City of New Orleans Code of Ethics. Rather, the complaint claimed a violation of the public bid laws.

9. *Discussion of Locations of Future Meetings*

9.1. Mr. Ciolino will check with City Hall regarding availability of council chambers.

9.2. Mr. Ciolino will consult with Ms. Broussard on this.

10. *Adjournment*.

10.1. A motion was made to adjourn the ERB meeting.

10.2. The motion was seconded.

10.3. The ERB unanimously voted to adjourn. The meeting was adjourned at 5:06 p.m.

* END *

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

May 29, 2026

Clerk of City Council
New Orleans City Council
1300 Perdido Street
New Orleans, LA 70112

Dear Clerk of City Council:

In accordance with Chapter 2, Article III, Section 2-63 of the City Code, please see the attached revenue, expenditure, and staffing report for April 2026 provided by the Municipal and Traffic Court. If you have any questions, please get in touch with me at lscrowley@nola.gov.

Sincerely,

Lenée S. Crowley

Lenée S. Crowley
Deputy Judicial Administrator

Encl: Budget to Actual Monthly Report
Staffing Report

CC: Joseph Giarrusso
Brandy DeLarge
Lesli Harris

Lenée S. Crowley

City of New Orleans — Municipal and Traffic Court — Monthly Actuals Entry

WHAT THIS TAB IS FOR: Record what was actually spent or received each month. Return here every reporting period — it is y

HOW TO ENTER ACTUALS:

1. Use the filter arrow on Column A (Month) to show only your current reporting month.
2. Enter dollar amounts in Column G (Actual Amount) for each line with activity.
3. Use Column H (Notes) to explain large or unusual amounts.
4. Do NOT edit Columns B–F — they auto-populate from your budget setup.

NOTE: The reporting month is set on the Instructions tab (cell B9). Use the Column A filter arrow to match that month. Excel Items and remove extra lines.

Month	Section	LineID	Line Item Name
April	Revenue	REV001	General Fund Allocation
April	Revenue	REV002	On-behalf City Support
April	Revenue	REV003	State Aid / State Revenue
April	Revenue	REV004	Federal Grants
April	Revenue	REV005	JEF - Court Cost Fees
April	Revenue	REV006	JEF - Crimnal Service,Processing & Admin Fees
April	Revenue	REV007	JEF - Criminal Contempt Charge & Other Fines
April	Revenue	REV008	JEF - Use of Buiding & Technology
April	Revenue	REV009	JEF - Restitution Income
April	Revenue	REV010	JEF - Creits, Refunds Reimbursements
April	Revenue	REV011	JEF - Interest / Investment Income
April	Revenue	REV012	JEF - Other Revenue
April	Revenue	REV013	JEF - MTCNO PY Fund Balance
April	Revenue	REV014	PB Fund - Supervision & Special Program Fees
April	Revenue	REV015	PB Fund - Interest / Investment Income
April	Revenue	REV016	PB Fund - MTCNO PY Fund Balance
April	Revenue	REV017	B&M Fund - Special Revenue Fees for Buiding & Mair
April	Revenue	REV018	B&M Fund - Interest / Investment Income
April	Revenue	REV019	B&M Fund - MTCNO PY Fund Balance
April	Revenue	REV020	OCR Fund - MTCNO PY Fund Balance
April	Revenue	REV021	None
April	Revenue	REV022	None
April	Revenue	REV023	None
April	Revenue	REV024	None
April	Revenue	REV025	None
April	Revenue	REV026	None
April	Revenue	REV027	None
April	Revenue	REV028	None
April	Revenue	REV029	None
April	Revenue	REV030	None
April	Revenue	REV031	None
April	Revenue	REV032	None
April	Revenue	REV033	None

April	Revenue	REV034	None
April	Revenue	REV035	None
April	Revenue	REV036	None
April	Revenue	REV037	None
April	Revenue	REV038	None
April	Revenue	REV039	None
April	Revenue	REV040	None
April	Revenue	REV041	None
April	Revenue	REV042	None
April	Revenue	REV043	None
April	Revenue	REV044	None
April	Revenue	REV045	None
April	Revenue	REV046	None
April	Revenue	REV047	None
April	Revenue	REV048	None
April	Revenue	REV049	None
April	Revenue	REV050	None
April	Revenue	REV051	None
April	Revenue	REV052	None
April	Revenue	REV053	None
April	Revenue	REV054	None
April	Revenue	REV055	None
April	Revenue	REV056	None
April	Revenue	REV057	None
April	Revenue	REV058	None
April	Revenue	REV059	None
April	Revenue	REV060	None
April	Personal Services	PS001	9160 - Regular Salaries & Wages
April	Personal Services	PS002	9160 - Overtime
April	Personal Services	PS003	9160 - Part-Time / Temporary Wages
April	Personal Services	PS004	9160 - Grant Funded Positions
April	Personal Services	PS005	9160 - Social Security / FICA
April	Personal Services	PS006	9160 - Medicare Tax
April	Personal Services	PS007	9160 - Pension / Retirement Contributions
April	Personal Services	PS008	9160 - Health Insurance
April	Personal Services	PS009	9160 - Life Insurance
April	Personal Services	PS010	9160 - Workers Compensation
April	Personal Services	PS011	9160 - Unemployment Insurance
April	Personal Services	PS012	9160 - Longevity Increase
April	Personal Services	PS013	9160 - Wage Reserve (Merit Pay)
April	Personal Services	PS014	8351 - Regular Salaries & Wages
April	Personal Services	PS015	8351 - Part-Time / Temporary Wages
April	Personal Services	PS016	8351 - Social Security / FICA
April	Personal Services	PS017	8351 - Medicare Tax
April	Personal Services	PS018	8351 - Health Insurance

April	Personal Services	PS019	8351 - Workers Compensation
April	Personal Services	PS020	8351 - Longevity
April	Personal Services	PS021	None
April	Personal Services	PS022	None
April	Personal Services	PS023	None
April	Personal Services	PS024	None
April	Personal Services	PS025	None
April	Personal Services	PS026	None
April	Personal Services	PS027	None
April	Personal Services	PS028	None
April	Personal Services	PS029	None
April	Personal Services	PS030	None
April	Personal Services	PS031	None
April	Personal Services	PS032	None
April	Personal Services	PS033	None
April	Personal Services	PS034	None
April	Personal Services	PS035	None
April	Personal Services	PS036	None
April	Personal Services	PS037	None
April	Personal Services	PS038	None
April	Personal Services	PS039	None
April	Personal Services	PS040	None
April	Personal Services	PS041	None
April	Personal Services	PS042	None
April	Personal Services	PS043	None
April	Personal Services	PS044	None
April	Personal Services	PS045	None
April	Personal Services	PS046	None
April	Personal Services	PS047	None
April	Personal Services	PS048	None
April	Personal Services	PS049	None
April	Personal Services	PS050	None
April	Personal Services	PS051	None
April	Personal Services	PS052	None
April	Personal Services	PS053	None
April	Personal Services	PS054	None
April	Personal Services	PS055	None
April	Personal Services	PS056	None
April	Personal Services	PS057	None
April	Personal Services	PS058	None
April	Personal Services	PS059	None
April	Personal Services	PS060	None
April	Other Operating	OO001	JEF -Office Supplies
April	Other Operating	OO002	JEF -Office Equipment & Furniture
April	Other Operating	OO003	JEF -Advertising/Legal notices

April	Other Operating	OO004	JEF -Bank Service Charge
April	Other Operating	OO005	JEF -Copier Equipment Lease
April	Other Operating	OO006	JEF -Credit Card & Membership Fees
April	Other Operating	OO007	JEF -Internal Meeting Expenses
April	Other Operating	OO008	JEF -Postage Meters Lease
April	Other Operating	OO009	JEF -Postage
April	Other Operating	OO010	JEF -Printing
April	Other Operating	OO011	JEF -Parking
April	Other Operating	OO012	JEF -Storage
April	Other Operating	OO013	JEF -Vehicle & Transportation
April	Other Operating	OO014	JEF -Summer Worker Cost
April	Other Operating	OO015	JEF -Software & Subscriptions
April	Other Operating	OO016	JEF -Professional Services / Contracts -Other
April	Other Operating	OO017	JEF -Professional Services / Contracts -Court Services
April	Other Operating	OO018	JEF -Judge Travel
April	Other Operating	OO019	JEF -Judge Dues and Subscriptions
April	Other Operating	OO020	JEF -Judge Professional Liability insurance
April	Other Operating	OO021	JEF -Judge Cellphone
April	Other Operating	OO022	JEF -Employee Travel
April	Other Operating	OO023	JEF -Emplyee Dues & Subscriptions
April	Other Operating	OO024	JEF -Employee Seminar &Training
April	Other Operating	OO025	JEF -Employee Cellphone
April	Other Operating	OO026	JEF -Cable Expenses
April	Other Operating	OO027	JEF -Other
April	Other Operating	OO028	JEF -Capital Outlay
April	Other Operating	OO029	PB Fund - Community Court
April	Other Operating	OO030	B&M Fund - Expenses
April	Other Operating	OO031	Grant Fund - Professional Services
April	Other Operating	OO032	OCR Fund - Capital Outlay
April	Other Operating	OO033	None
April	Other Operating	OO034	None
April	Other Operating	OO035	None
April	Other Operating	OO036	None
April	Other Operating	OO037	None
April	Other Operating	OO038	None
April	Other Operating	OO039	None
April	Other Operating	OO040	None
April	Other Operating	OO041	None
April	Other Operating	OO042	None
April	Other Operating	OO043	None
April	Other Operating	OO044	None
April	Other Operating	OO045	None
April	Other Operating	OO046	None
April	Other Operating	OO047	None
April	Other Operating	OO048	None

April	Other Operating	OO049	None
April	Other Operating	OO050	None
April	Other Operating	OO051	None
April	Other Operating	OO052	None
April	Other Operating	OO053	None
April	Other Operating	OO054	None
April	Other Operating	OO055	None
April	Other Operating	OO056	None
April	Other Operating	OO057	None
April	Other Operating	OO058	None
April	Other Operating	OO059	None
April	Other Operating	OO060	None

May 29, 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 May 12, 2026, acted on the following zoning dockets and property disposition.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
Zoning Docket 030/26 Octavia-Laurel, LLC	Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District	5433 Laurel Street and 509-515 Octavia Street	Approval with 10 provisos	A	60 days from receipt
Zoning Docket 048/26 City Council Motion No. M-26-105	Text amendment to the Comprehensive Zoning Ordinance to add a new section, Section 21.6.JJ, and to add a new definition to Article 26 to permit Park Concession Facilities as accessory uses only in the VCP Vieux Carré Park District and OS-R Regional Open Space District subject to standards related to the size of the park, the size of concession facilities, food and alcoholic beverage sales, and operating hours	Not applicable	Approval	All	60 days from receipt

Zoning Docket 049/26 Propertydoc, LLC	Conditional Use to allow a Vocational educational facility in the C-1 General Commercial District.	10555 Lake Forest Boulevard	Approval with 2 provisos	E	60 days from receipt
Zoning Docket 051/26 709 Jackson Ave, LLC	Conditional use to permit a hotel over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District Property description: Square 73, Lot 12-AB, in the Fourth Municipal District, bounded by Jackson	709 Jackson Avenue and 2135 Chippewa Street	Approval with 3 provisos	B	60 days from receipt
Zoning Docket 052/26 Mag Oak Management, LLC	Conditional use to permit a standard restaurant in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Magazine Street Use Restriction Overlay District	4807 Magazine Street	Approval with 3 provisos	B	60 days from receipt
Property Disposition 001/26 Ernest N. Morial Exhibition Hall Authority	Sale of a portion of the John Churchill Chase Street right-of-way and a section of 350 John Churchill Chase Street	The sale is to include a portion of the John Churchill Chase St. right-of-way in the First Municipal District, between Squares 25 and 26, bounded by S. Peters St. and Convention Center Blvd. It also includes a 2.38' x 307.14' section of 350	Approval with 4 provisos	B	None

		John Churchill Chase St. (Mississippi River Heritage Park) in Square 26 up to the fence line of the park.			

Respectfully,



Robert D. Rivers

RDR/skk/rb

619 South White Street
New Orleans, LA 70119

(504) 822-2414
www.orleansda.com

OFFICE OF THE ORLEANS PARISH DISTRICT ATTORNEY

JASON ROGERS WILLIAMS

June 1, 2026

Clerk of Council
Via email: clerkofcouncil@nola.gov

Re: Monthly budget report

Dear Madam Clerk:

Please find enclosed the April 2026 budget report from the Orleans Parish District Attorney's Office. Of course, please do not hesitate to contact me should you need anything further from our office at this time.

Kind regards,

Micah Ince
Chief of Staff

City of New Orleans — Orleans Parish District Attorney — Staffing Report

WHAT THIS TAB IS FOR: Track filled vs. budgeted positions each month. This helps monitor vacancy trends and staffing

HOW TO USE IT:

- Column A (Position Title) — List each job title or position category.
- Column B (Budgeted FTE) — Enter the number of authorized full-time equivalent positions.
- Column C (Vacancies) — Auto-calculated. Shows unfilled positions (Budgeted minus current month actual).
- Columns D through O (January – December) — Each month, enter the number of FTEs actually employed in that rol

Leave future months blank — only fill in months that have passed.

NEED HELP? Agencies on the City payroll system can contact Brandye DeLarge at badelarge@nola.gov for assistance wi

Position Title	Budgeted FTE	Vacancies	January
District Attorney	1	0.0	1
1st Assistan District Attorney	1	0.0	1.0
Chief of Staff	1	0.0	1.0
Chief of Operations and External Affairs	1	0.0	1.0
Executive Coordinator	1	0.0	1.0
Communications Director	1	0.0	1.0
Legal Secretary	1	0.0	1.0
Administration - Support Staff	20	5.0	19.0
Administration - ADAs	2	-2.0	2.0
Appeals	5	0.0	5.0
Civil Rights - Support Staff	4	1.0	3.0
Civil Rights - ADAs	3	0.0	3.0
Diversion	5	0.0	5.0
Homicide	8	0.0	8.0
Investigations	18	0.0	18.0
Juvenile - Support Staff	2	0.0	2.0
Juvenile - ADAs	11	1.0	10.0
SAKI - Support Staff	4	-1.0	4.0
SAKI - ADAs	5	0.0	5.0
Screening - Support Staff	10	6.0	4.0
Screening - ADAs	16	2.0	15.0
SVU - Support Staff	3	0.0	3.0
SVU - ADAs	3	0.0	3.0
Trial Assistants	18	2.0	18.0
Trials - ADAs	31	4.0	33.0
Victim/Witness Advocates	18	2.0	17.0

Total	192	192.0	183.0

levels across the fiscal year.

e.

th personnel reports.

February	March	April	May	June	July	August
1	1.0	1.0				
1	1.0	1.0				
1	1.0	1.0				
1	1.0	1.0				
1	1.0	1.0				
1	1.0	1.0				
1	1.0	1.0				
19	17.0	15.0				
3	3.0	4.0				
5	5.0	5.0				
3	3.0	3.0				
3	3.0	4.0				
5	5.0	5.0				
8	8.0	8.0				
18	17.0	17.0				
2	1.0	1.0				
10	8.0	10.0				
5	5.0	5.0				
5	5.0	5.0				
4	4.0	4.0				
15	15.0	14.0				
3	3.0	3.0				
3	4.0	4.0				
17	17.0	16.0				
33	32.0	27.0				
17	17.0	16.0				

184.0	178.0	172.0	0.0	0.0	0.0	0.0

September	October	November	December

City of New Orleans

OFFICE OF THE MAYOR
MEMORANDUM

Date: **June 1, 2026**

To: **Councilmember Lesli Harris, District B**

From: **Jenny Mains, M.D., Deputy Mayor of Economic Development**
Jeffrey Schwartz, Director of Housing, Community Development, and Special Projects

Re: **Payment-In-Lieu of Taxes (PILOT) Application ~ Review and Council Action Request**

The Office of Economic Development (OED) has rendered its recommendation for the following PILOT
application:

River District – Rivana Apartments Development Project

- RDNI Batture, LLC (Applicant)
- OED Recommends Approval
- Project Overview: Rivana Apartments will deliver a mixed-use development anchored by 220 affordable and workforce housing units and 18,000 square feet of district- and neighborhood-serving commercial space adjacent to the Morial Convention Center in the River District.

Our office would like to next request your review and City Council action of the abovementioned project.

Please let our office know if you have any questions or require additional information.

Best regards,

Jenny Mains, M.D., Deputy- Mayor of Economic Development
Office of Economic Development
City of New Orleans | Mayor Helena Moreno
O (504) 658-7826 | **M** (504) 874-9235 | **E** jenny.mains@nola.gov

Jeffrey Schwartz, Director of Housing, Community Development, and Special Projects
City of New Orleans | Mayor Helena Moreno
O (504) 658-4954 | **M** (504) 249-9593 | **E** jeschwartz@nola.gov

Enclosures: PILOT Report

CITY OF NEW ORLEANS
Office of Economic Development (OED)
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504) 658.4200

Payment in Lieu of Taxes (PILOT) for Tax Exemption
OED Project Review

June 1, 2026

CONSIDERATION:
INCENTIVE REQUEST: 40-Year PILOT
PROJECT: River District – Rivana Apartments Development Project
APPLICANT: RDNI Batture, LLC
APPLICANT REPRESENTATIVE: Ryan Herringshaw
PILOT GRANTING ENTITY: RDNI Subdistrict (of the NOEHAGEDD)

REPORT PREPARED BY:
Tracey Jackson, Incentives Administrator | OED
Courtney Stuckwisch Wong, Deputy Director | OED
Andrew Bagnato, Special Projects Manager | OED

PRESENTED BY:
Jenny Mains, M.D., Deputy Mayor of Economic Development
Jeffrey Schwartz**,** Director of Housing, Community Development, and Special Projects

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RIVANA APARTMENTS DEVELOPMENT | PILOT REQUEST

I. REPORT AND RECOMMENDATION SUMMARY

The Office of Economic Development (OED) has reviewed the proposed PILOT agreement between the RDNI Subdistrict of the New Orleans Exhibition Hall Authority Growth and Economic Development District (NOEHAGEDD) and RDNI Batture, LLC, representing the River District Neighborhood Investors, Inc. as the Master Developer of the River District project, and recommends **approval** of the proposed PILOT agreement.

- **Project**: The proposed project will result in the creation of **242,000 square feet of high-quality affordable housing and 18,000 square feet of white-box commercial retail**. The total development cost of the project is **$100 million**.
- **PILOT Terms and Cost**: The proposed PILOT term sheet agreement anticipates a **forty (40)-year PILOT** agreement of a **partial abatement** of the *ad valorem* taxes on the property. The initial annual payment will be $5,000, escalating at 3% per year, resulting in $377,006 in payments in lieu over 40 over the term. The total anticipated value of the PILOT is **$33.4 million** over the forty (40)-year PILOT. This is the anticipated foregone *ad valorem* property taxes to the public tax collection entities. The current annual *ad valorem* taxes collected on the property is **$0** since the property is owned by the Convention Center. The project is anticipated to generate **$4.1 million** in new *ad valorem* taxes in year forty-one (41) through forty-five (45), once the PILOT term has concluded.
- **Job Retention and Creation**: At the parcel level, the commercial component and ongoing operations will generate more than **10 permanent jobs**, with additional employment supported through tenant businesses over time. In addition to permanent jobs, the Rivana will generate significant construction activity. With approximately **$65 million in construction**, this translates to roughly **225 construction jobs**, providing a meaningful near-term boost to the local workforce.
- **Housing Impact**: The proposed project will create 220 units of affordable and workforce housing for a minimum of 40 years.
- **City Standards**: The Project will comply with all City standards and requirements, including **HireNOLA** and the City's disadvantaged business enterprise (DBE/EBO) program requirements.

II. OWNERSHIP INFORMATION

RDNI Batture, LLC, on behalf of the RDNI Master Developer, has proposed a PILOT term sheet Agreement to the RDNI Subdistrict.

- Applicant Contact: Ryan Herringshaw, Chief Operating Officer
  Providence Community Housing
  rherringshaw@providencech.org
  504.821.7229

III. BACKGROUND

The RDNI Subdistrict, a designated development area within the New Orleans Exhibition Hall Authority Economic Growth and Development District ("NOEHAGEDD" or "District"), is a State political subdivision, for the purposes of facilitating the development of the River District project.

Among other powers, the provisions of Louisiana Revised Statute 33:130.865.1, amended in Act 212 of the 2023 Regular Legislative Session, grants the NOEHAGEDD and its RDNI Subdistrict the ability to approve payment in lieu of tax (PILOT) agreements on ad valorem taxes within the District and/or RDNI Subdistrict. The same Act establishes the process under which such PILOT agreements shall be approved, including vesting the local governing authority—the New Orleans City Council—with the ability to approve or deny payment in lieu of tax (PILOT) agreements referred to the City by NOEHAGEDD or the RDNI Subdistrict, following an application review by the City's Office of Economic Development ("OED") and a hearing by the City Council's Economic Development Committee.

The proposed Rivana Apartments development project is also associated with previously approved public financing and development support mechanisms involving the City of New Orleans, the Ernest N. Morial New Orleans Exhibition Hall Authority, and RDNI. Pursuant to a previously authorized Cooperative Endeavor Agreement approved by the New Orleans City Council, the City committed approximately $6.25 million toward River District roadway and infrastructure improvements in support of the broader River District redevelopment initiative, while the Authority committed corresponding affordable housing funding to support the Rivana Apartments development and related workforce housing objectives.

In receipt of this request on May 20, 2026, the Office of Economic Development hereby provides its analysis and recommendation to the City Council of the proposed PILOT term sheet agreement between the RDNI Subdistrict and RDNI Batture, LLC.

IV. PROJECT DESCRIPTION

On Convention Center–owned land that has remained underutilized, the project delivers a mixed-use development anchored by 220 affordable and workforce housing units and 18,000 square feet of district- and neighborhood-serving commercial space. It is part of the district's broader buildout, including the new Shell office tower anticipated to be completed April 2027 and a reconstructed street grid that will support long-term growth and connectivity. Just as important, delivering stable affordable and workforce housing adjacent to the Convention Center supports the long-term competitiveness of this district. It provides accessible housing for the employees and service workforce that power the hospitality and tourism economy, helping ensure the area can grow with a reliable, proximate workforce.

The project satisfies both prongs of the economic development test. At the project level, it creates a workforce housing development well above the minimum threshold, with 220 units that will remain affordable for at least 40 years. At the parcel level, the commercial component and ongoing operations will generate more than 10 permanent jobs, with additional employment supported through tenant businesses over time. In addition to more than 10 permanent jobs, the Rivana will generate significant construction activity. With approximately $65 million in construction, this translates to roughly 225 construction jobs, providing a meaningful near-term boost to the local workforce.

This is a $100 million capital investment supported by a strong public-private partnership, including the State, the City, the Convention Center, and the local housing authority. Through LIHTC syndication, the project will attract approximately $39 million in outside equity, bringing new capital into the district and leveraging local participation to a greater effect.

The development is designed for long-term performance. It will exceed local code requirements and achieve Enterprise Green Communities 2020 and Fortified Gold standards, supporting efficiency, resilience, and reduced operating costs.

The PILOT enables this outcome by aligning the economics of high-quality construction with long-term affordability and job creation. It allows the project to proceed at a scale and standard that supports both near-term activation and sustained economic growth.

In sum, this is an economic development investment that converts underutilized land into a mixed-income, job-supporting asset, establishes a strong residential base, and contributes to the long-term success of both the City and a new and growing district.

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1480 Tchoupitoulas Street, between Euterpe and Race Streets
- LEGAL DESCRIPTION: 1. LOT 5B TCHOUPITOULAS ST, RACE ST & EUTERPE ST, 2. 288.46-33.23/321.16X369.96-57.74/302.68, 3. 1484 TCHOUPITOULAS ST
- COUNCIL DISTRICT: District B / Councilperson Lesli Harris
- DISTRICT LOCATION: River District

VI. PROJECT TIMELINE

- APPLICATION FILED: May 20, 2026
- ANTICIPATED PROJECT CONSTRUCTION TIMELINE: February 2026 – June 2028
- ANTICIPATED PROJECT INCENTIVE PERIOD: 2028-2068

VII. CAPITAL INVESTMENT

The total value of capital investment in the project: $100 million, including:

- ACQUISITION: $1,839,430
- CONSTRUCTION/REHABILITATION: $70,110,993
- FINANCING COSTS: $12,975,248

VIII. PROPOSED PILOT TERMS

- TERM: Forty (40)-year term, anticipated to be 2027-2067, commencing in the year of Certificate of Occupancy issuance; PILOT shall be in effect for 480 months
- PAYMENT: An initial annual payment of $5,000, escalating at 3% per annum over the 40-year PILOT term

IX. FISCAL IMPACT

PILOT IMPACTS

- PAYMENT IN LIEU OF TAXES: $5,000 in the first year, increasing 3% annually and totaling $377,006 over the PILOT term
- TOTAL ESTIMATED VALUE OF PILOT: $33.4 million over 40 years
- CURRENT AD VALOREM TAXES: $0 (property is currently owned by the Morial Convention Center, and is therefore exempt from ad valorem taxes)
- ANNUAL PROPERTY TAXES GENERATED AFTER PILOT: $835,818 (average)

X. LABOR MARKET IMPACT

- CONSTRUCTION JOBS: 225
- RETAINED PERMANENT JOBS: N/A
- NEW PERMANENT JOBS: 10

XI. HOUSING IMPACT

- TOTAL HOUSING UNITS: 220
- PERCENTAGE OF UNITS THAT ARE AFFORDABLE OR WORKFORCE: 100%

XII. CITY STANDARDS

The Project will comply with all City standards and requirements, including:

- Hire NOLA, the City's local hire requirement
- The City's disadvantaged business enterprise (EBE/DBE) program requirements

XIII. ELIGIBILITY CRITERIA

COMPLIANCE WITH STATE CRITERIA: Yes

✓	for each distinct parcel and lot within the Project, including areas therein that are leased to sub-lessees, creation of at least ten new permanent jobs. The project is anticipated to create 10 new jobs.

✓	for each Project in aggregate, creation of an affordable workforce housing development of not less than seventy-five housing units, defined to be priced at an affordable or workforce rate, as then defined by the United States Department of Housing and Urban Development, for a minimum period of thirty years. All 220 units are designated as affordable or workforce housing.

50 Units	80% Area Median Income
19 Units	30% Area Median Income
11 Units	20% Area Median Income

XIV. OED RECOMMENDATION

The proposed Rivana Apartments project represents a significant investment in the future of the River District and the City of New Orleans. Through a $100 million capital investment, the project will transform underutilized Convention Center-owned land into a mixed-use development featuring 220 affordable and workforce housing units and approximately 18,000 square feet of commercial space, helping establish a vibrant residential and commercial presence within the emerging district.

The project will generate meaningful economic benefits for the City. In addition to creating more than 10 permanent jobs associated with ongoing operations and commercial activity, the development is expected to support approximately 225 construction jobs during the construction period. The project will also attract approximately $39 million in outside equity through Low-Income Housing Tax Credit financing, bringing new investment into New Orleans and leveraging significant public and private participation.

Not only does the project satisfy the statutory eligibility criteria for approval, but the public benefits substantially outweigh the costs of the proposed incentive. The property currently generates no ad valorem tax revenue because it is owned by the Convention Center and is exempt from taxation. As such, the PILOT is facilitating the creation of a productive, mixed-use asset that will provide housing, jobs, and economic activity while positioning the property to generate substantial property tax revenues following the expiration of the incentive period.

The project will have a particularly significant housing impact by creating 220 affordable and workforce housing units that will remain affordable for a minimum of forty (40) years. By providing housing opportunities for workers earning between 30% and 80% of Area Median Income, the development advances the City's housing and workforce objectives while supporting the long-term competitiveness of the Convention Center and surrounding employment centers.

The Rivana Apartments will also serve as an important catalyst within the broader River District redevelopment effort. As one of the district's first major residential developments, it will help establish a permanent residential population, support neighborhood-serving retail activity, activate underutilized land, and contribute to the

long-term success of the public investments already made in infrastructure and district development.

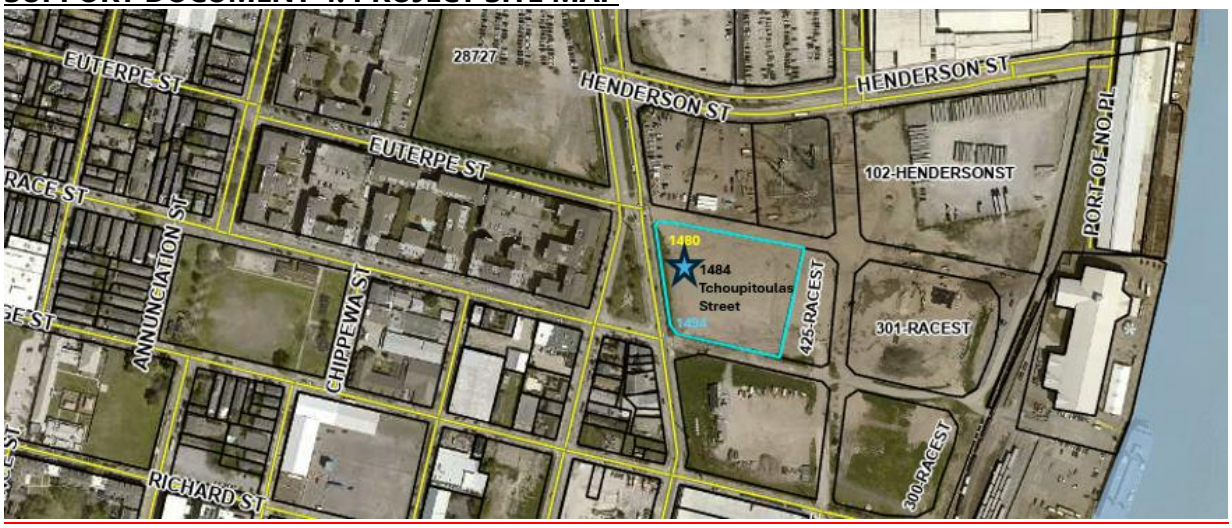
Accordingly, the Office of Economic Development recommends approval of the proposed PILOT agreement between the RDNI Subdistrict and RDNI Batture, LLC to support the development of the Rivana Apartments.

SUPPORT DOCUMENT 1: Rivana Apartments_PILOT But For Analysis

SUPPORT DOCUMENT 2: Rivana Apartments_Proforma Cashflow

SUPPORT DOCUMENT 3: Rivana Apartments_1480 Tchoupitoulas Zoning Verification

SUPPORT DOCUMENT 4: PROJECT SITE MAP



1480 Tchoupitoulas Street, between Euterpe and Race Streets
(parcel number 1484 Tchoupitoulas Street)

SUPPORT DOCUMENT 5: ASSESSOR'S OFFICE VALUE INFORMATION

Pre-Improvements (2026)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	2,496,000	0	2,496,000	0	0	0

Post-Improvements	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt	Deferred Asmt
	2,496,000	60,500,000	62,996,000	0	6,261,750	6,261,750	250,470,000

TOTAL ESTIMATED VALUE OF PILOT: **$33,432,735.60** over 40 years

In years 41-45 once the PILOT has expired, at the current millage rate (133.48), the property will generate a total of $4,179,091.95, or $835,818.39 per year.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,428

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District, on Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street (Municipal Address: 1039 Constance Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 27/26 was initiated by 1039 Constance LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated March 23, 2026, presented in **Zoning Docket Number 27/26**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted modified approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-171 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District, on Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street (Municipal Address: 1039 Constance Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. The approval of the application is limited to Transient Lodging Use, except for any type of short-term rental, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of

the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

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

MOTION
NO. M-26-171

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MCCARRON

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 two (2) provisos,** related to **ZONING DOCKET 27/26**, initiated by 1039 Constance LLC, requesting consideration of a conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning, on Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street **(Municipal Address: 1039 Constance Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use**, except for any type of short-term rental,** and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

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MOTION
NO. M-26-171

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MCCARRON

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 two (2) provisos,** related to **ZONING DOCKET 27/26**, initiated by 1039 Constance LLC, requesting consideration of a conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning, on Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street **(Municipal Address: 1039 Constance Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use**, except for any type of short-term rental,** and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,429

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a hotel in CBD-6 Urban Core Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street (Municipal Address: 521 Saint Joseph Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 28/26 was initiated by 521 St. Joseph, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated March 23, 2026, presented in **Zoning Docket Number 28/26**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted modified approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-172 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a hotel in CBD-6 Urban Core Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street (Municipal Address: 521 Saint Joseph Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. The approval of the application is limited to Transient Lodging Use, except for any type of short-term rental, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be

recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

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

MOTION
NO. M-26-172

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MCCARRON

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 two (2) provisos,** related to **ZONING DOCKET 28/26** , initiated by 521 St. Joseph, LLC, requesting consideration of a conditional use to permit a hotel in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street **(Municipal Address: 521 Saint Joseph Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use, **except for any type of short-term rental**, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY
Aisha Collier
CLERK OF COUNCIL

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MOTION
NO. M-26-172

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MCCARRON

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 two (2) provisos,** related to **ZONING DOCKET 28/26** , initiated by 521 St. Joseph, LLC, requesting consideration of a conditional use to permit a hotel in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street **(Municipal Address: 521 Saint Joseph Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use, **except for any type of short-term rental**, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY
Aisha Collier
CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,430

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street (Municipal Address: 527 St. Joseph Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 29/26 was initiated by 527 St. Joseph, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated March 23, 2026, presented in **Zoning Docket Number 29/26**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted modified approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-173 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street (Municipal Address: 527 St. Joseph Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. The approval of the application is limited to Transient Lodging Use, except for any type of short-term rental, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted

to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION
NO. M-26-173

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER KING

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of **approval subject to two (2) provisos,** related to **ZONING DOCKET 29/26** , initiated by 527 St. Joseph, LLC, requesting consideration of a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street **(Municipal Address: 527 Saint Joseph Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use, **except for any type of short-term rental**, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

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MOTION
NO. M-26-173

CITY HALL: April 23, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER KING

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of **approval subject to two (2) provisos,** related to **ZONING DOCKET 29/26** , initiated by 527 St. Joseph, LLC, requesting consideration of a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 161, Lots 1 and 2, in the First Municipal District, bounded by St. Joseph Street, Camp Street, Magazine Street, and Julia Street **(Municipal Address: 527 Saint Joseph Street)**, is hereby **APPROVED AND MODIFIED** as follows:

The first proviso shall read as follows to exclude short-term rentals from "Transient Lodging Use":

1. The approval of the application is limited to Transient Lodging Use, **except for any type of short-term rental**, and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,431

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN

AN ORDINANCE to effect a zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and to establish a conditional use to permit a stadium, on Lot Y, on an undesignated square, in the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 32/26 was initiated by Orleans Parish School Board and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested zoning change and conditional use in its report to the City Council dated April 1, 2026, presented in **Zoning Docket Number 32/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld, 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 four (4) provisos, as stated in Motion Number M-26-154 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS That the Executive Director of the City Planning Commission be and is hereby directed to change the appropriate zoning district maps together with all the notations, references, and other information shown thereon, together with the lot line zoning districts maps referred to in Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, for a zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District

to an OS-R Regional Open Space District, on Lot Y, on an undesignated square, in the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); in accordance with Motion Number M-26-154 of the Council of the City of New Orleans, approved on April 23, 2026.

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a stadium, on Lot Y, on an undesignated square, in the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within 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.
2. The plans submitted to the City Planning Commission for final approval shall indicate the presence of the minimum required vehicle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** of the Comprehensive Zoning Ordinance. The maximum allowable number of vehicular parking spaces is 150% of the required minimum, in accordance with **Article 22, Section 22.4.B** of the Comprehensive Zoning Ordinance. The design of vehicle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.8** of the Comprehensive Zoning Ordinance.
3. The plans submitted to the City Planning Commission for final approval shall indicate the installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance. When

submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

4. The plans submitted to the City Planning Commission for final approval shall include a landscape plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:

   a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details;

   b. compliance with all applicable landscape regulations in **Article 23** and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in **Article 23, Section 23.7** building foundation planting in **Article 23, Section 23.6** and buffer yard landscaping in **Article 23, Section 23.8**.

SECTION 3. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 4. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 2, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 2, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is

recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION
NO. M-26-154

CITY HALL: April 23, 2026

BY: COUNCILMEMBER GREEN

SECONDED BY: COUNCILMEMBER WILLARD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** related to **ZONING DOCKET 32/26**, initiated by **ORLEANS PARISH SCHOOL BOARD**, requesting a Zoning Change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and a conditional use to permit a stadium, on Lot Y on an undesignated square in the Third Municipal District, bounded by Almonaster Avenue, Higgins Boulevard, Metropolitan Street, and Saint Ferdinand Street (**Municipal Address(es): 4290 Almonaster Avenue and 3059 Higgins Boulevard**), is received and the request is hereby **APPROVED**, subject to the four (4) provisos in the City Planning Commission staff report.

BE IT FURTHER MOVED, That the Clerk of Council forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,441

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS HARRIS, MORRELL, WILLARD AND MCCARRON (BY REQUEST)

AN ORDINANCE to amend Ordinance No. 30531 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2026", to transfer funds in Personal Services and Other Operating from the Department of Public Works to the Police Department for Grounds Transportation; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that Ordinance No. 30531 M.C.S., as amended, be amended to authorize and direct the Director of Finance, notwithstanding any provision therein contained to the contrary, to transfer funds allocated therein as follows:

FROM: INTERGOVERNMENTAL REVENUES - FUND 6699	
INTERGOVERNMENTAL	
600 – GRANTS, CONTR. AND FUND TRANSFERS	$3,953,359
TOTAL	**$3,953,359**

TO:	**GENERAL FUND– FUND 1000**	
	DEPARTMENT OF POLICE	
	100 – PERSONAL SERVICES	$2,566,359
	200-OTHER OPERATING	$1,387,000
	TOTAL	**$3,953,359**

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 OF NEW ORLEANS

FISCAL NOTE/IMPACT STATEMENT

CHIEF ADMINISTRATIVE OFFICE

REVENUE / EXPENDITURE ORDINANCE (X) NO(S). Cal. # | **RESOLUTION ( ) NO.** | **MOTION ( ) NO.**

DEPARTMENT: POLICE DEPARTMENT

PURPOSE OF LEGISLATION: An ordinance to amend the 2026 Budget of Expenditures (Ord. No. 30531 MCS) to transfer funds ($3,953,359) in Personal Services and Other Operating from the Department of Public Works to the Police Department for Grounds Transportation.

SOURCE/AMOUNT OF REVENUE TO BE GAINED:
See below.

PERIOD OF PERFORMANCE: FROM: 4/1/2026 TO: 12/31/2026

EXPENDITURE REQUIREMENTS (SAVINGS) BY SPECIFIC CATEGORIES AND AMOUNTS:

EXPLANATION: (Include detailed description of items/services to be purchased and/or reduced, including positions added or deleted and/or Impact and Implications of Proposed Legislation.)

Fund:	Amount
From: INTERGOVERNMENTAL REVENUES – FUND 6699	
INTERGOVERNMENTAL	
600 – GRANTS, CONTR. AND FUND TRANSFERS	-$3,953,359
To: GENERAL FUND– FUND 1000	
DEPARTMENT OF POLICE	
100 – PERSONAL SERVICES	$2,566,359
200 – OTHER OPERATING	$1,387,000
TOTAL	0

BRANDYE DELARGE / 658-2587
CONTACT PERSON/PHONE:

Brandye Delarge Asst. CAO
SIGNATURE/TITLE:

Budget Office
DEPARTMENT/AGENCY

REVIEWED BY:

DATE: _____

_____
CHIEF ADMINISTRATIVE OFFICE

09 APR '26 PM02:54
RECEIVED CHD

Calendar No. (REV)
(EXP) x

Name Brandye DeLarge Ext. x2587
Person responsible for routing

CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: An ordinance to amend the 2026 Budget of Expenditures (Ord. No. 30531) to transfer funds ($3,953,359) in Personal Services and Other Operating from the Department of Public Works to the Police Department for Grounds Transportation.

1. _____ 4/16/2026
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. Elizabeth Brusseau
Director of Council Relations

5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

MOVED: _____
2ND: _____
YEAS: _____
NAYS: _____
ABSENT: _____
RECUSED: _____

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: NEW ORLEANS POLICE DEPARTMENT

Name of Contact Person: Brandye DeLarge

Telephone Number: 504-658-2587

Email Address: badelarge@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

An ordinance to amend the 2026 Budget of Expenditures (Ord. No. 30531) to transfer funds ($3,953,359) in Personal Services and Other Operating from the Department of Public Works to the Police Department for Grounds Transportation. This is accordance to the approved transition from Department of Public Works to NOPD. Grounds Transportation: 100 - Personal Services - $1,078,587

Grounds Transportation: 200 - Other Operating - $207,000

Towing and Impoundment: 100 - Personal Services - $1,487,772

Towing and Impoundment: 200 - Other Operating - $1,180,000

LEGISLATIVE SUMMARY

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

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

The parties involved:

_____

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

_____

_____

_____

Any fiscal implications for the City with the contract:

_____

_____

_____

The public purpose and need for the contract:

_____

_____

_____

The duration of the contract:

_____

_____

_____

LEGISLATIVE SUMMARY

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

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

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

_____

_____

_____

The general content/requirements of the existing Code provision:

_____

_____

_____

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

_____

_____

_____

Why these changes are needed:

_____

_____

_____

REQUESTED ADOPTION DATE: _____

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,446

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 128, Lots 20 through 23 and 32 through 35 (proposed Lot 21A), Orleans Tract, in the Fifth Municipal District, bounded by Van Buren Street, Jackson Street, Woodland Highway, and Maumas Avenue (Municipal Addresses: 3803-3909 Van Buren Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 33/26 was initiated by Gabrielle Nguyen and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated April 1, 2026, presented in **Zoning Docket Number 33/26**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to three (3) provisos, as stated in Motion Number M-26-169 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 128, Lots 20 through 23 and 32 through 35 (proposed

Lot 21A), Orleans Tract, in the Fifth Municipal District, bounded by Van Buren Street, Jackson Street, Woodland Highway, and Maumas Avenue (Municipal Addresses: 3803-3909 Van Buren Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Clerk of Civil District Court's Land Records Division. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The developer shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
3. The plans submitted to the City Planning Commission for final approval shall indicate a compliant side yard setback of 10% of the lot width, as set forth in **Article 13, Section 13.3.A.1 (Table 13-2)** of the Comprehensive Zoning Ordinance.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning

Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ AT _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

NO. M-26-169

CITY HALL: **April 23, 2026**

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER MCCARRON

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation of approval, subject to three provisos, by the City Planning Commission on **ZONING DOCKET NO. 33/26** initiated by **GABRIELLE NGUYEN**, requesting a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 128, Lots 20 through 23 and 32 through 25 (proposed Lot 21A), Orleans Tract, in the Fifth Municipal District, bounded by Van Buren Street, Jackson Street, Woodland Highway, and Maumas Avenue **(Municipal Address(es): 3803-3909 Van Buren Street)**, is hereby received and the request is approved subject to the three recommended provisos.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: **Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7**

NAYS: **0**

ABSENT: **0**

RECUSED: **0**

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

h:\clerk_of_council\docs\joycelyn\council\motions-resolutions\2026\april 23\m-169.docx

New Orleans City Council

Public Notice

Executive Session

NOTICE IS HEREBY GIVEN THAT PURSUANT TO LOUISIANA REVISED STATUTE §§ 42:16 AND 42:17(A)(2), THE COUNCIL OF THE CITY OF NEW ORLEANS MAY CONVENE IN EXECUTIVE SESSION DURING ITS JUNE 4, 2026 MEETING FOR THE PURPOSE OF DISCUSSING THE FOLLOWING LITIGATION:

- *Bret Bodin; Darian Morgan; Brad Newell; Michael Rosas; Mid-City Mike Rentals, LLC; and AirBnB, Inc. v. City of New Orleans*, Civ. Action No. 25-cv-00329, Section A, United States District Court for the Eastern District of Louisiana, Judge Jay C. Zainey
- *Stanton Square, LLC v. The City of New Orleans, the New Orleans City Council, and Freddie King, III, in his official capacity as a member of the New Orleans City Council*, Case No. 23-5733, Sec. O, United States District Court for the Eastern District of Louisiana, Judge Brandon S. Long
- *Chelsey Richard Napoleon, in her official capacity as Clerk of Court for Orleans Parish v. City of New Orleans, ; Jean Paul "J.P." Morrell in his capacity as President of the New Orleans City Council the New Orleans City Council, Helena Moreno in her capacity as the Mayor of the City of New Orleans and Calvin Johnson, in his capacity as City Appointed Interim Clerk of Court for Orleans Parish.*, Case No. C-7782244 23, Division A, 19th Judicial District Court for the Parish of East Baton Rouge, Judge Tarvald A. Smith
- *John Johnson, et al. v. City of New Orleans, Helena Moreno, in her official capacity as Mayor of the City of New Orleans, the New Orleans City Council, and the Orleans Parish School Board Members in their official capacities*, Case No. 2:26-cv-01025, Sec. I, United States District Court for the Eastern District of Louisiana, Judge Lance M. Africk

THE **JUNE 4, 2026** MEETING IS SCHEDULED TO COMMENCE AT **10:00 A.M**. AND WILL BE CONDUCTED IN PERSON IN COUNCIL CHAMBERS, CITY HALL, 1300 PERDIDO STREET, NEW ORLEANS, LOUISIANA.

POSTED: 12:25.p.m., JUNE 1, 2026

AISHA R. COLLIER
CLERK OF COUNCIL

FOR MORE INFORMATION, CONTACT MS. AISHA R. COLLIER AT (504) 658-1125 OR E-MAIL arcollier@nola.gov.

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired its recommendation of *approval* from the Mayor's Office of Economic Development and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20250123, 4417 Dryades Street, 4417 Dryades St LLC
Laura Barth
Zach Smith Consulting & Design
1000 S Norman C Francis Pkwy | New Orleans, LA 70125

If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson Bush, Mayor's Office of Economic Development

CITY OF NEW ORLEANS
Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:
RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20250123 | Initial 5-Year Tax Exemption
APPLICANT: 4417 Dryades St LLC
PROJECT ADDRESS: 4417 Dryades Street
PROJECT: Bed & Breakfast Project | Commercial

PREPARED BY:
Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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3. BUREAU OF TREASURY TAX INVOICE INFO
4. DBE PARTICIPATION VALIDATION MEMO
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6. HIRE NOLA/LIVING WAGE VALIDATION SHEET
7. PERMITS
8. PHOTOS
9. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | BED & BREAKFAST PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 4417 Dryades St LLC
- Principal Owners: Frank Glaser and Dan Glaser
- Applicant Representative(s): Laura Barth, Zach Smith Consulting

II. PROJECT DESCRIPTION

This is a property located in the Uptown New Orleans Historic District. The property was built between 1937 and 1951 according to Sanborn Maps. The property was previously a hotel but has been a Bed and Breakfast (9 rooms) since 2023. The owners have invested $493,865 into the property that is currently valued at $1,098,000 (44.97% of the building value). The renovations include needed repairs so the property can re-open and continue to serve the area as a Bed and Breakfast for tourism in the historic Uptown neighborhood. The renovations include updating fixtures, flooring, baseboards, cabinets, removing an existing bedroom and bathroom, adding an interior stairwell to connect the 1st and 2nd floors, and installing a new landing at the top of the stairs with a new door for the existing balcony. The new hires needed for the Bed and Breakfast to reopen include 5 positions including inn keeper, maintenance, and cleaners. This will allow a projected $215,000 for the payroll for the positions that this business will require. The renovations also included 44 construction works over the duration of the project. Over the project's timeline, this means 44 workers were in New Orleans daily, likely contributing to the city is many ways such as getting gas, lunch, etc. The business itself is also projected to contribute $45,000 of sales tax revenue. This renovation allows this Bed and Breakfast to re-open and contribute to the city's revenue by allowing a place for tourists or locals to stay directly contributing sales tax revenue with nightly rentals.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 28, 2025
Application Filed: March 31, 2025
Project Dates: March 31, 2025~December 1, 2025

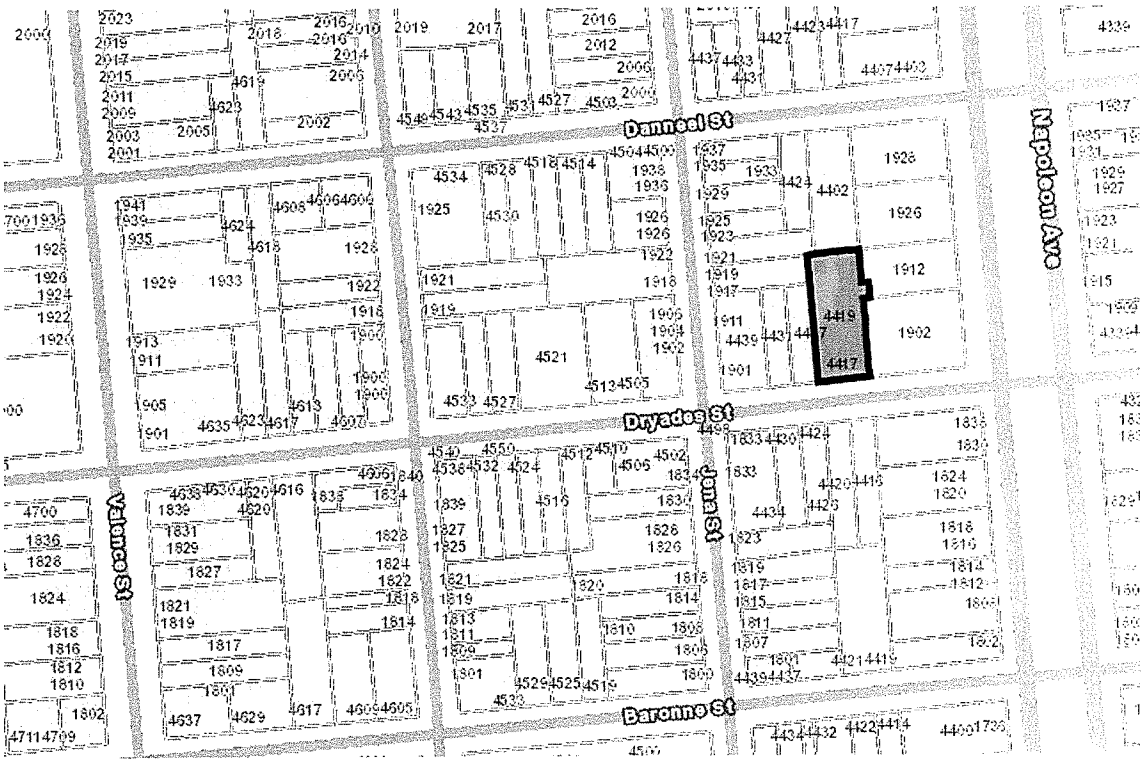
Projected effective date of the tax exemption: July 31, 2026
Projected 5-year period: August 1, 2026 ~ July 31, 2031

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $1,640,000
- Post-improvement appraisal projection = $3,405,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 4417 Dryades Street, between Napoleon Ave and Jena Street
- LEGAL DESCRIPTION: 1. SQ 477 LOT 18-A, 2. 63X150, 3. 4417 DRYADES ST
- COUNCIL DISTRICT: District B, Lesi Harris
- DISTRICT LOCATION: Uptown Historic District (local – HDLC and national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Historic Urban Neighborhood Business District | Mixed-Use Low Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 12-1
  actual intended use is a "*bed & breakfast*" which is a *conditional* use within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 4417 Dryades Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $254,184
- Estimated equipment purchased = $21,000
- Estimated labor = $218,680
- Estimated engineering = $0
- The estimated grand total of the entire project = *$493,865*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure ($1,098,000 *25%=$274,500) = Yes

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = $493,864
(materials, machinery/equipment, and labor are reported at $493,864 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 2 and 3)

Assessor's Office and Bureau of Treasury Information:
(based on 2024 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = $109,880
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($142,880) of the building for 5 years
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $19,144
- The projected total post-renovation assessed value is estimated at $179,260 which reflects a significantly large increase in property value (estimating roughly $23,661 [$146,180 - post building assessment] in post-renovated taxes)
- 33% increase in assessed building value forecasted resulting from project improvements (increasing from $109,800 to $146,180)
- Property Taxes Paid 1st Year Post Incentive: $116,23 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: $47,500

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $181,900
- 5-year estimated recipient tax benefit is valued at $26,705; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 44
- The estimated number of *permanent jobs* created is 5

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 4417 Dryades Street, the following assessment was determined:

DBE Commitment to 35% Goal: 75.3% DBE Utilization
Verified DBE Subcontracting Contract Value: $371,908
DBE Firms: 1

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). Perle Construction, a certified SLDBE, was the General Contractor on the project and therefore achieved 100% DBE participation.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 14.2x (exceeds the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

4 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

MEMORANDUM

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

DATE: November 14, 2025
TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA # 20250123 4417 Dryades Street

The submitted Pro Forma projects an annual NOI of $465,722 in Y1, $491,347 in Y2, $529,141 in Y3, $546,131 in Y4, and $557,594 in Y5. Subtracting the interest expenses, which is the only other expense indicated outside the NOI expenses, the projected net income results in a DSCR of 2.8, 3, 3.3, 3.4, and 3.6 in the corresponding years which shows very strong financial stability.

4417 Dryades 5 Year Proforma					
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	$ 950,000	$ 997,500	$ 1,067,325	$ 1,099,345	$ 1,121,332
Operating Expenses					
Management Fees	190,000	199,500	213,465	219,869	224,266
Repairs and Maintenance	85,500	89,775	96,059	98,941	100,920
Turnover Cleaning	57,000	59,850	64,040	65,961	67,280
Property Supplies	4,320	4,320	4,320	4,320	4,320
Landscaping	3,600	3,600	3,700	3,800	3,900
Utilities	95,000	99,750	106,733	109,934	112,133
Insurance	25,000	25,500	26,010	26,530	27,061
Real Estate Taxes	18,858	18,858	18,858	18,858	18,858
Legal and Professional Fees	5,000	5,000	5,000	5,000	5,000
Total Operating Expenses	484,278	506,153	538,184	553,213	563,738
Net Operating Income	465,722	491,347	529,141	546,131	557,594
Other Expenses					
Interest Expense	165,000	162,500	160,000	158,000	155,950
Total Other Expenses	165,000	162,500	160,000	158,000	155,950
Net Income	$ 300,722	$ 328,847	$ 369,141	$ 388,131	$ 401,644

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

Pre-Construction Year	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
(2024)	330,800	1,098,000	1,428,800	33,080	109,800	142,880

Post-Improvement Construction Value	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	330,800	1,461,800	1,792,600	33,080	146,180	179,260

Assessor's Office Total 5- Year Tax Savings Formula (Incentive Value):
(Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction = **$26,704.74**

Compiled by: Devin Johnson, Orleans Parish Assessor's Office

LED Formula *TJB:*
Project Amount X Asmt X Milage Rate X 5 =
467,189 x 0.15 x 0.13399 x 5 = **$46,949**

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Valuation

Columns

	2025 Certified	2024 Certified	2023 Certified
Land Value	$330,800	$330,800	$160,300
+ Building Value	$1,098,000	$1,098,000	$1,268,500
= Total Value	$1,428,800	$1,428,800	$1,428,800
Assessed Land Value	$33,080	$33,080	$16,030
+ Assessed Building Value	$109,800	$109,800	$126,850
= Total Assessed Value	$142,880	$142,880	$142,880
- Homestead Exemption Value	$0	$0	$0
= Taxable Assessment	$142,880	$142,880	$142,880
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Columns

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
3/2/2023	$1,348,500	PEOPLE SPEAK LLC	4417 DRYADES ST LLC	202306643	724225

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2024 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112

TAX BILL NO
614306709

LAND ASSESSMENT
33,080

DELINQUENT DATE
03/01/2024

IMPROVEMENT ASSESSMENT
109,800

PROPERTY LOCATION
4417 DRYADES ST

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 477 LOT 18-A 63X150
S-W/POOL(BED & BREAKFAST) 8 B&B ROOMS
FILE #70816 11-93

4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the total assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL
This bill reflects payments through 01/31/2024

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2024	REAL ESTATE	03/01/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS
Non-Adjudicated properties with 2021, 2022, or 2023 delinquent taxes or fees may be included for tax sale processing and its cost in 2024. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday. For payment questions call 1-888-397-8027.
If you qualify for a homestead exemption that has not been granted for 2024 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS
ALWAYS RETURN this portion when paying by mail.
Please ensure the City's return address appears in the return envelope window and write your property location on your check.
You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2024 Original Real Estate Tax Bill
Tax Bill No.: 614306709
Location: 4417 DRYADES ST
Owner: 4417 DRYADES ST LLC
326 A STREET STE 5A
BOSTON MA 02210

TOTAL DUE BY: 02/29/2024	PAYMENT AMOUNT ENCLOSED
$19,144.48	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600

9**********4417-DRYADESST000191444820240165025?

Your 2024 Tax Payment at Work

Tax Bill No: 614306708

Property Location:4417 DRYADES ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.71	244.32
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	16.50	2,357.52
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.54	77.16
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	4.39	627.24
FIRE PROTECTION	FIRE PROTECTION	6.84	977.30
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.05	150.02
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	12.23	1,747.42
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.46	351.48
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	10.79	1,541.68
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.32	617.24
NEW ORLEANS DEPT. OF PARKS & PARKWA	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.59	227.18
NEW ORLEANS RECREATION DEVELOPMEN	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.71	244.32
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS. PLATOON SYS	3.75	535.80
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS. PLATOON SYS - 2	1.87	267.19
POLICE PROTECTION	POLICE PROTECTION	4.67	667.25
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	6,473.89
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	3.92	560.09
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.14	591.52
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	6.20	885.86
	TOTAL		**19,144.48**

Bill No: 614306708 Wednesday January 31 2024 6:13 AM User: jfrank

Period	Type	Delinquent Date	Tax Lien	Interest	City Coll. Fee	Tax Sale Costs	Total Fee	Total Due
2024	REAL ESTATE	01/01/2024	19,144.48	0.00	0.00	0.00	0.00	19,144.48

No payments made under protest have been made at this time as construction will not be completed until December 2025 which means that improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY

CITY OF NEW ORLEANS

Helena Moreno
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: November 12, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20250123 Address: 4417 Dryades Street Applicant: 4417 Dryades St. LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public funding or incentives. This division applies to Restoration Tax Abatement credits for commercial structures and owner-occupied residential properties exceeding six (6) residential units.

- **RTA Application Investment: $493,865.00 ($493,865.00 job value reported to Safety & Permits)**
- **Restoration Tax Abatement Incentive Value: $26,705.00**
- **DBE Goal: 35%**
- **DBE Utilization Percentage: 75.3%**
- **DBE Subcontracting Contract Value: $371,907.96**

DBE's on the project:

- Clementine Construction, LLC | LAUCP Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant **Compliant** with the Restoration Tax Abatement program policy. The applicant's utilization of certified DBEs far exceeded the 35% goal. NOTE: OSD reserves the right to resend its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO

MEMORANDUM

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

NOVEMBER 14, 2025

RTA# 20250123; ADDRESS: 4417 DRYADES STREET

"Utilizing the project assessment system originally created by the New Orleans Business Alliance (NOLABA), the City of New Orleans is able to estimate the impact of potential new businesses and new developments on the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflect the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made that any of the projected values or results contained herein will be achieved."

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact** (A) to the project's Total Local Incentive Value (E) is **14.2x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes[1] allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate $116,233 in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project[2]	$387,147	$64,525
B. General Fund Net Impact[2]	$62,991	$10,499
C. Direct Property Tax Paid to City of New Orleans[3]	$104,881	$20,976
D. Total Direct Sales Tax Generated[2]	$413,198	$68,866
E. Total Local Incentive Value[3]	$27,326	$5,465

[1] Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).
[2] These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.
[3] These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA	
RTA#20250123	Project:4417 Dryades Street
Date: 11/14/2025	Department: Economic Development
Contract Value: $493,865	Project Manager: Tracey Jackson
Hire NOLA GFE Participation Goals	
Hire NOLA GFE Attestation: Document Received	
Hire NOLA Manpower Utilization Form: Document Received	
Hire NOLA Local Hire Plan: Document Received	
Hire NOLA Compliance Review	
✓	The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post-bid package.

Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	$493,865	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremon.tapp@nola.gov

Exhibit 7: PERMIT(S)

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Non-structural renovation updating fixtures, flooring, baseboards, cabinets. No new plumbing, no new electrical. Existng Principal B&B

24-30862-RNVN 11/15/2024

4417 Dryades St

Applicant: Zach Smith Consulting

USE TYPE: Bed and Breakfast Inn - Max 9 Rooms - Commercial Only
IMPROVEMENT TYPE: Renovation (Non-Structural)
ZONING: HU-B1,HU-RD2

FLOOD ZONE:
ELEVATION REQUIREMENT:
VALUE OF APPROVED WORK: $483,421.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

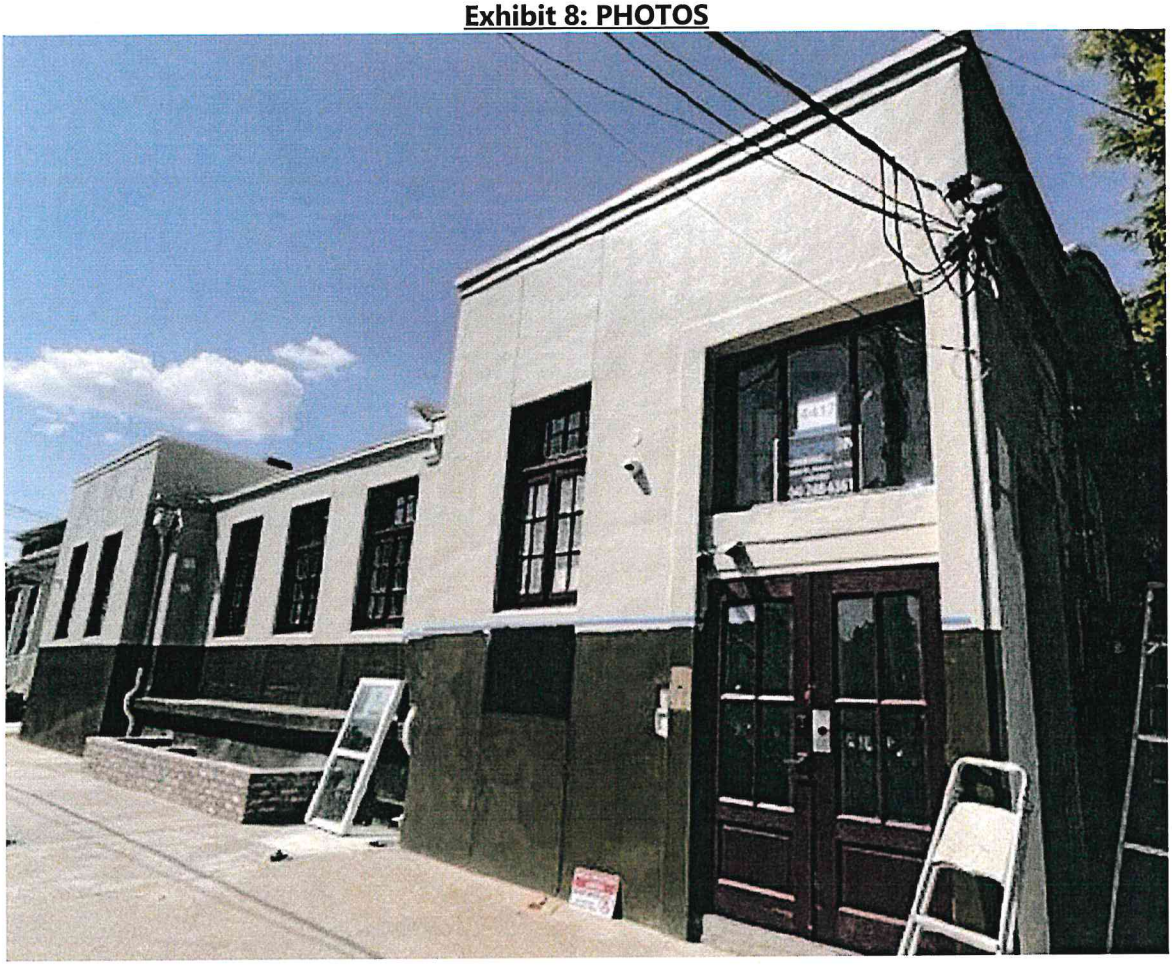
Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

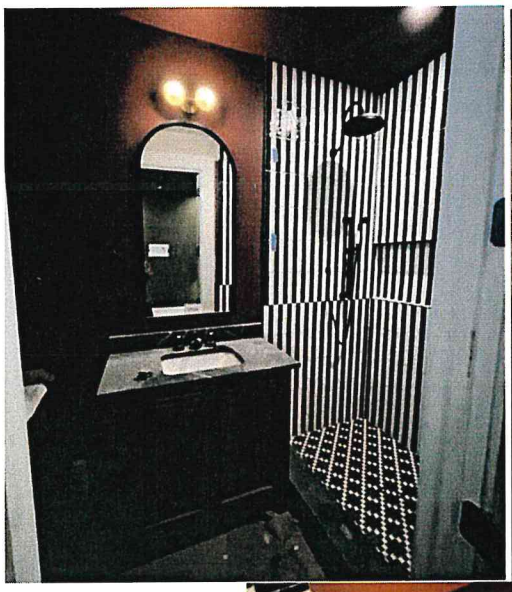
IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

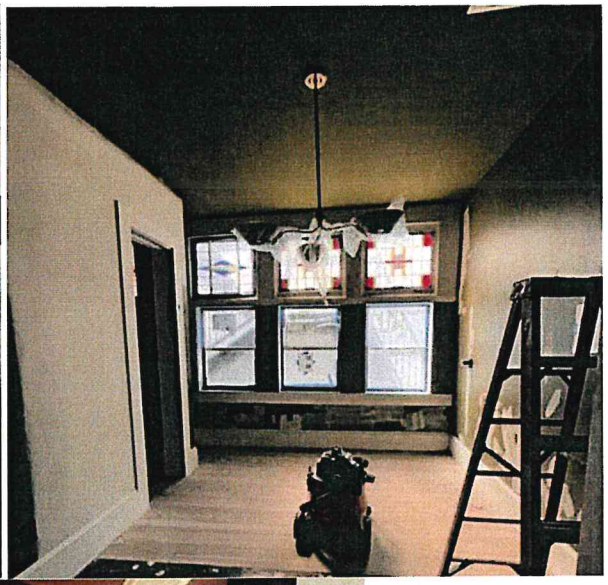
1340 Poydras St, Suite 800 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: PHOTOS

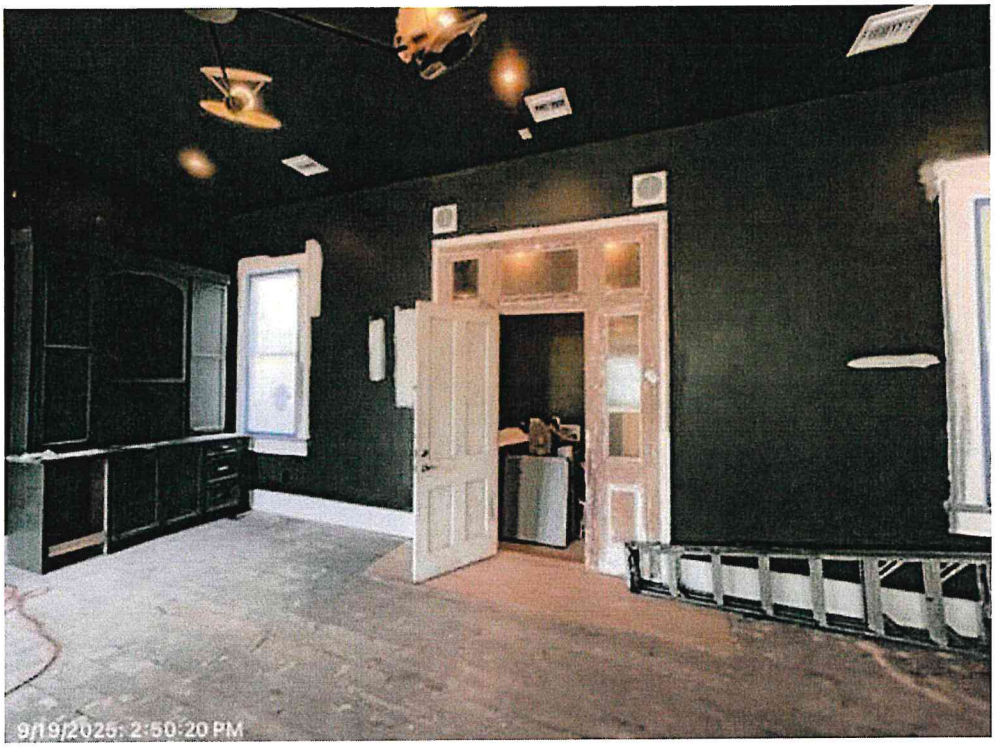


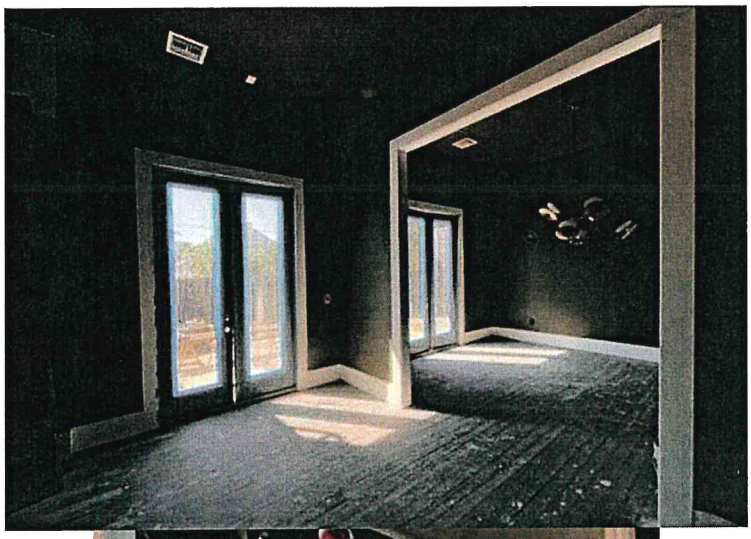








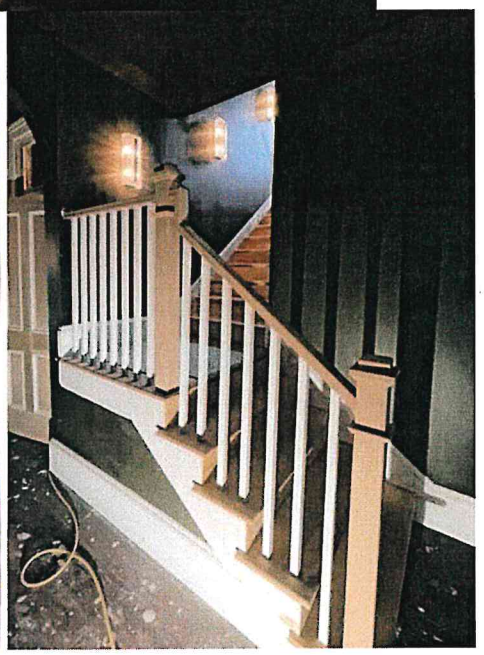

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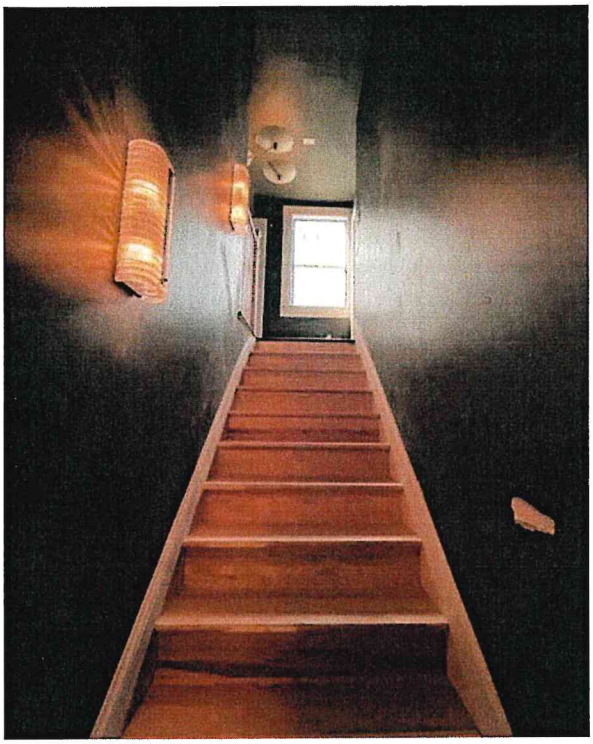




Exhibit 9: RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. *R-20-10.*
RTA#:20250123 Address: 4417 Dryades Street Type: bed & Breakfast Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ $150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-9

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-10

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **4417 Dryades St LLC** for a project at municipal address **4417 Dryades Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **4417 Dryades Street** owned by **4417 Dryades St LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20250123**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

NEW ORLEANS CITY COUNCIL

LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired a recommendation of *approval* from the Mayor's Restoration Tax Abatement Committee and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20220126, 1401 Delachaise Street, GD1 LLC

Project Representative:
J. Nicole Webre, J.D. | Principal Consultant
Webre Consulting
2131 Bienville Street | New Orleans, LA 70112
nicole@webreconsulting.com | https://webreconsulting.com/

Please disregard our prior notice which incorrectly reports the committee's decision. If you have any questions, please contact me at 658-1020.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Report

cc: Tracey Jackson, Mayor's Office of Economic Development

CITY OF NEW ORLEANS
Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:
RTA RULES: RTA Resolution #R-20-10
RTA APPLICATION #: 20220126 | Initial 5-Year Tax Exemption
APPLICANT: GD1 LLC
PROJECT ADDRESS: 1401 Delachaise Street
PROJECT: Boutique Hotel Project | Commercial

PREPARED BY:
Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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III. PROJECT ENROLLMENT
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V. PROJECT LOCATION
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VIII. OTHER FINANCIAL RESOURCES
IX. VALUE OF TAX ABATEMENT
X. LABOR MARKET IMPACT
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XII. IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS
XIII. HIRE NOLA/LIVING WAGE
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XV. RTA REVIEW COMMITTEE RECOMMENDATION

SUPPORT DOCUMENTS | EXHIBITS

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2. ASSESSOR'S OFFICE VALUE INFORMATION
3. BUREAU OF TREASURY TAX INVOICE INFO
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7. PERMITS
8. VIOLATION DATA
9. PHOTOS
10. PROJECT COMPLIANCE REVIEW SUMMARY

RTA REQUEST | BOUTIQUE HOTEL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: GD1 LLC
- Principal Owners: Daniel J Glaser and Frank B Glaser
- Applicant Representative(s): Lisa Picone Love

II. PROJECT DESCRIPTION

The residence at 1401 Delachaise Street, also known as the "Sommerville-Kearney House," is a unique New Orleans home that possesses distinct architectural significance. This property was nominated as a historic landmark in 1989 and was added to the National Register of Historical Places in 1978. This home was built between 1890 and 1891 and is a rare example of the Louisiana raise cottage executed in The Queen Anne Style. Although the interior has undergone renovation to accommodate doctors' offices, the original floor plan and decorative elements have been retained. The aim of this renovation is to celebrate the building's existing architectural features and accommodate a new life for the home as a *boutique hotel.* The most significant change to the exterior will be the removal of a rear addition which is not of historic significance. The proposed design introduces a new 2-story addition (670 sq. ft. | 6% expansion) whose massing and materiality remain secondary to the existing historic home. This renovation also seeks to repair minor damage to elements on the existing home and restore it in any way that reflects historic integrity.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 29, 2022
Application Filed: July 25, 2022
Project Dates: August 1, 2023 ~ April 14, 2025

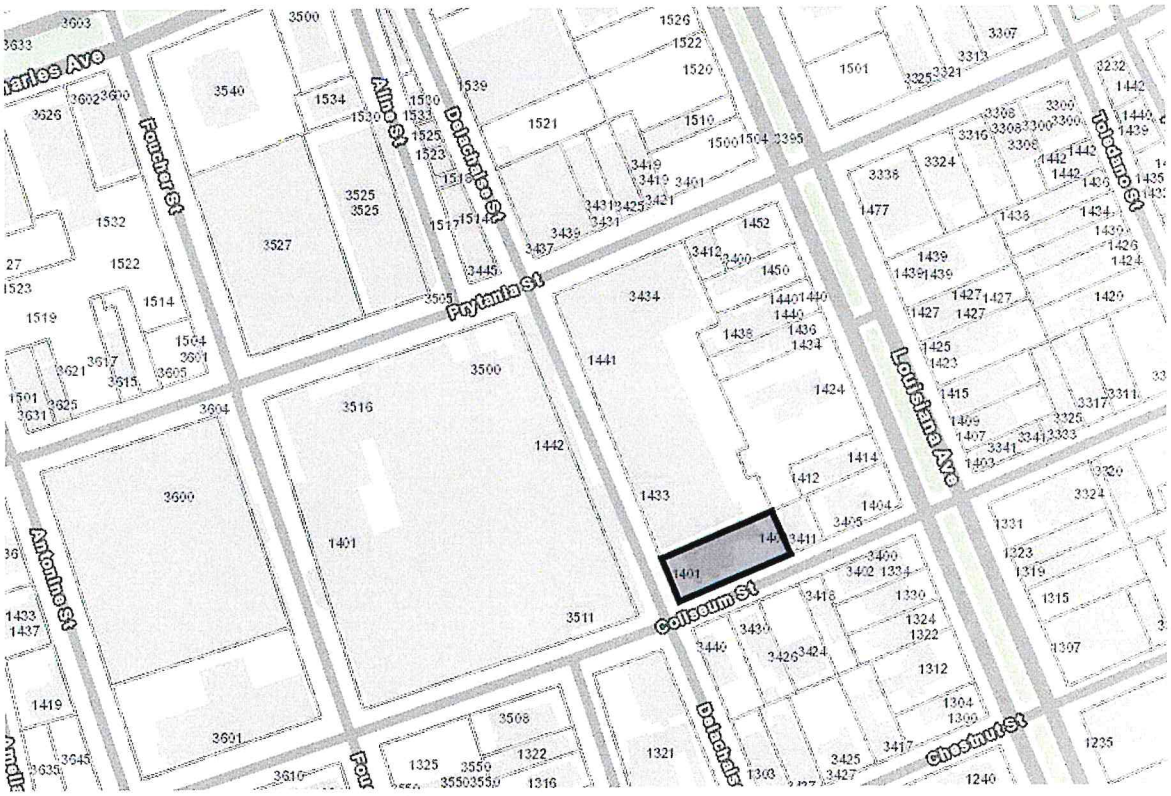
Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = $1,295,000
- Post-improvement appraisal projection = $3,515,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1401 Delachaise Street, between Coliseum and Prytania Streets
- LEGAL DESCRIPTION: 1. SQ 332 LOT 2 DELACHAISE AND, 2. COLISEUM 62X160 1401-03 DELA, 3. CHAISE 3 STY-15 OFFICES; 4. EXEMPT 2002 PERMIT; 5. FILE #76093 6/97
- COUNCIL DISTRICT: District B, Lesli Harris
- DISTRICT LOCATION: Garden Historic District (local – HDLC) and Uptown Historic District (national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Medical Campus District | Mixed-Use Medium Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 15-1
  actual intended use is a "*hotel*" which is *permitted* within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 1401 Delachaise Street is defined in the contractor's Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = $1,600,000
- Estimated equipment purchased = $100,000
- Estimated labor = $773,857

- Estimated engineering = $80,000
- The estimated grand total of the entire project = *$2,553,857*

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure = Yes ($738,900*25%=$184,725)

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = $2,473,857
(materials, machinery/equipment, and labor are reported at $2,473,857 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 3 and 4)

Assessor's Office and Bureau of Treasury Information):
(based on 2023 Pre-construction Tax Year)

- Improvement/building assessed value pre-renovation to be considered for tax abatement = $73,890
- The amount of ad valorem (property) taxes paid on this property for the year prior to construction: $15,131.71
- If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation ($103,070) of the building for 5 years
- The projected total post-renovation assessed value is estimated at $233,020 which reflects a significantly large increase in property value (estimating roughly $30,756.31 [$193,340 - post building assessment] in post-renovated taxes)
- 215% increase in assessed building value forecasted resulting from project improvements (increasing from $73,890 to $193,340)
- Property Taxes Paid 1st Year Post Incentive: $161,066 (based on c.b.a.)
- Applicant's Property Tax Status is currently "up to date"
- Estimated Annual Sales Tax Revenue: $1,345,213

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- 5-year estimated cumulative deferred building assessment valued at $136,840.46
- 5-year estimated recipient tax benefit is valued at $87,682; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 3
- The estimated number of *permanent jobs* created is 4

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 1401 Delachaise Street, the following assessment was determined:

DBE Commitment to 35% Goal: 36.3% DBE Utilization
Verified DBE Subcontracting Contract Value: $898,455
DBE Firms: 3

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). The applicant's utilization of certified DBEs satisfied the goal.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 6.8x (far exceeding the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

4 Approve 0 Disapprove 0 Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

MEMORANDUM

RESTORATION TAX ABATEMENT PRO FORMA ANALYSIS

DATE: June 9, 2025
TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA #20220126, 1401 Delachaise Street

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary is presented below.

The estimated investment total is $2,473,857

- The submitted Pro Forma projects an annual NOI of $542,940 in Y1, $523,246 in Y2, $543,893 in Y3, $565,160 in Y4, and $587,064 in Y5.
- According to the historical tax bills on record, $27,715.86 was paid in property taxes in 2021 and $13, 961.37 was paid in 2022 – the years prior to the issuance of the Building Permit
- The 2024 tax bill was $10,739.15
- The Assessor's Office estimated the 5 Year Tax Savings (Incentive Value) is $87,682

The applicant has applied for a Restoration Tax Abatement for the renovation of a landmarked building into a boutique hotel that was issued a building permit on 6/4/2022. In accordance with the permit there are 4 suites each of which is comprised of multiple bedrooms. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement period. The Assessor's Office has not provided documentation on the estimated tax savings; however, based on the Assessor's Office estimated assessed valuation of $77, 210 with an estimated tax bill of $10,190.95. for the property in 2025, it appears the property valuation has been reduced since the commencement of construction and the tax bill is actually less than the year prior to the commencement of the project.

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

GD1 LLC (RTA Applicant #20220126) has submitted an RTA request for their hotel development project located at 1401 Delachaise Street. NOTE: Construction has been reported to have commenced in August 2023 and concluded in April 2025.

Pre-Construction Year (2023)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	291,800	738,900	1,030,700	29,180	73,890	103,070

Post-Improvement Construction Value	Land Apr	Imp Apr	Total Apr	Land Asmt	Imp Asmt	Tot Asmt	Millage Rate	Estimated Imp Taxes/YR	**Estimated 5 Year Deferred Bldg Asmt**
	396,800	1,933,400	2,330,200	39,680	193,340	233,020	140.71	27,204.87	136,840.46*

*Estimated 5-Year Deferred Bldg Asmt assumes a building assessment increase in year five to **$199,140**.

Assessor's Office Total Tax Savings Formula (Incentive Value (DJ):
5 Years: (Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction [2022 Millage: 0.14071] = **$84,039.04**

BASED ON 2023 PRECONSTRUCTION the calculation is as followed *(TJB)*:
(193,340-73,890) X 5 = 597,250 X 0.14681 = **87,682.27**

LED Formula *(TJB)*:
Project Amount X Asmt X Milage Rate X 5
$2,553,857 x 0.15 x 0.14681 x 5 = **$281,198**; value based on total investment

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Compiled by: Devin Johnson, Orleans Parish Assessor's Office and Tracey Jackson Bush

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	$396,800	$396,800	$396,800
+ Building Value	$2,283,200	$375,300	$375,300
= Total Value	$2,680,000	$772,100	$772,100
Assessed Land Value	$39,680	$39,680	$39,680
+ Assessed Building Value	$342,480	$37,530	$37,530
= Total Assessed Value	$382,160	$77,210	$77,210
- Total Exemption Value	$0	$0	$0
= Taxable Assessment	$382,160	$77,210	$77,210

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2023 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112

TAX BILL NO
614222514

LAND ASSESSMENT
29,180

DELINQUENT DATE
02/01/2023

IMPROVEMENT ASSESSMENT
73,890

PROPERTY LOCATION
1401 DELACHAISE ST

HOMESTEAD EXEMPTION
0

LEGAL DESCRIPTION
SQ 332 LOT 2 DELACHAISE AND COLISEUM 62X160 1401-03 DELA CHAISE 3 STY-15 OFFICES EXEMPT 2002 PERMIT

Mortgage lenders have direct access to pay real estate taxes that they have escrowed. If you are unsure of your lender's intent, please contact them directly, to ensure a timely, single tax payment.

GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

NEED TO CORRECT YOUR MAILING ADDRESS?
Please provide your authorization for a change of address DIRECTLY to the assessor. Use the form available at the assessor's website (www.nolaassessor.com) or call the assessor's office at 504-754-8811 for directions.

ONLY PAYMENTS are processed at P.O Box 62600 as shown on our payment stub
Legal process and other correspondence must be sent to 1300 PERDIDO ST RM 1W40, NEW ORLEANS, LA 70112

Delinquency interest accrues at 1% per month on all delinquent taxes and special district fees. Any partial payments tendered will be applied to oldest debts first and in compliance with city ordinance outstanding liens will be paid before other debts owed. Residential properties meeting the criteria for phase-in of the taxable assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

DETAIL OF BILL
This bill reflects payments through 12/29/2022

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2020, 2021, or 2022 delinquent taxes or fees may be included for tax sale processing and its cost in 2023. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday using relevant COVID-19 protocols. For payment questions call 1-888-387-8027.
If you qualify for a homestead exemption that has not been granted for 2023 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS
ALWAYS RETURN this portion when paying by mail.
Please ensure the City's return address appears in the return envelope window and write your property location on your check.
You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2023 Original Real Estate Tax Bill
Tax Bill No.: 614222514
Location: 1401 DELACHAISE ST
Owner: GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

TOTAL DUE BY: 01/31/2023	PAYMENT AMOUNT ENCLOSED
$15,904.74	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600

City of New Orleans Mayor LaToya Cantrell

9**********1401-DELACHAISEST000159047420230165O253

Your 2023 Tax Payment at Work
Tax Bill No: 614222514
Property Location: 1401 DELACHAISE ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.95	200.99
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	19.50	2,009.87
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.61	62.87
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	5.00	515.35
FIRE PROTECTION	FIRE PROTECTION	7.71	794.67
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.19	122.65
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	13.91	1,433.70
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.80	288.60
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	1,265.70
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.91	506.07
NEW ORLEANS DEPT. OF PARKS & PARKWA	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.80	185.53
NEW ORLEANS RECREATION DEVELOPMEN	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.95	200.99
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	4.27	440.11
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	2.13	219.54
POLICE PROTECTION	POLICE PROTECTION	5.26	542.15
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	4,670.10
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	4.46	459.69
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.71	485.46
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	7.06	727.67
TOURO BOULIGNY SECURITY DISTRICT	TOURO BOULIGNY SECURITY DISTRICT	7.50	773.03
	TOTAL		**15,904.74**

Bill No: 614222514 Thursday December 29 2022 6:17 PM User: jfrank

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

Treasury notes that there have been no payments made under protest in the past five years, as reflected in the payment history (as of August 2025).

The building assessment once valued at $73,890 (2023), has since significantly decreased to $37,530 (2024, 2025, 2026). Construction was completed on April 14, 2025. Improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO

OFFICE OF SUPPLIER DIVERSITY

CITY OF NEW ORLEANS

LaToya Cantrell
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: June 24, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20220126 Address: 1401 Delachaise Street Applicant: GD1, LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public finding or incentives. This division applies to Restoration Tax Abatement credits for commercial structures and owner-occupied residential properties exceeding six (6) residential units.

- **RTA Application Investment: $2,473,857 (same job value reported to Safety & Permits)**
- **Restoration Tax Abatement Incentive Value: $87,682**
- **DBE Goal: 35%**
- **DBE Utilization Percentage: 36.3%**
- **DBE Subcontracting Contract Value: $898,455.37**

DBE's on the project:

- Perle Construction Materials | SLDBE Certified
- Mid-South Equipment Sales & Services, LLC | LAUCP Certified
- Webre Consulting, LLC | SLDBE Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant COMPLIANT with DBE program requirements. The applicant's utilization of certified DBEs met and slightly exceeded the 35% goal. NOTE: OSD reserves the right to rescind its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO

MEMORANDUM

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

AUGUST 7, 2025

RTA# 20220126; ADDRESS: 1401 DELACHAISE STREET

With the utilization of a project assessment system, the City of New Orleans is able to estimate the impact of potential new businesses and new developments in the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflects the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made so that any of the projected values or results contained herein will be achieved.

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact** (A) to the project's Total Local Incentive Value (E) is **6.8x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes[1] allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate **$161,031** in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project[2]	$604,286	$100,714
B. General Fund Net Impact[2]	$103,010	$17,168
C. Direct Property Tax Paid to City of New Orleans[3]	$74,185	$14,837
D. Total Direct Sales Tax Generated[2]	$691,447	$115,241
E. Total Local Incentive Value[3]	$89,381	$17,876

[1] Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).
[2] These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.
[3] These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET

HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA	
RTA#20220126	Project:1401 Delachaise Street
Date: 06/13/2025	Department: Economic Development
Contract Value: $2,473,857	Project Manager: Tracey Jackson
Hire NOLA GFE Participation Goals	
Hire NOLA GFE Attestation: Document Received	
Hire NOLA Manpower Utilization Form: Document Received	
Hire NOLA Local Hire Plan: Document Received	
Hire NOLA Compliance Review	
✓	The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post bid package.

Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	$2,473,857	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremontapp@nola.gov

Exhibit 7: PERMIT

SAFETY & PERMITS

BUILDING PERMIT

21-28465-RNVS 6/24/2022

1401 Delachaise St

Applicant: Paulo Perkins

DESCRIPTION OF APPROVED WORK

PROPOSED HOTEL - The building was added to the National Register of Historic Places in 1978. Scope of work includes renovation of the existing historic portion of the property as well as an expansion of the non-historic rear addition. The scope also includes repair and restoration of minor damage to elements within the existing historic home.

USE TYPE: Hotel
IMPROVEMENT TYPE: Renovation (Structural)
ZONING: MC

FLOOD ZONE: X
ELEVATION REQUIREMENT: +4.90
VALUE OF APPROVED WORK: $2,473,857.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

Exhibit 8: VIOLATION(S)

- Violation Type: Short Term Rental · Ref Code: YZ0MSU; Date Filed by City Employee: 7/24/2025; received a complaint that property is being used as an illegal STR; **VIOLATION CLOSED OUT**
- Violation Type: Zoning General · Ref Code: T2GEKC; Date Filed by 311: 7/8/25; Reports of operating as a boutique hotel (property has a hotel license) without a 24-hour front desk and excessive loud noise/music; **VIOLATION CLOSED OUT**
- ALL violations have been addressed.

Exhibit 9: PHOTOS

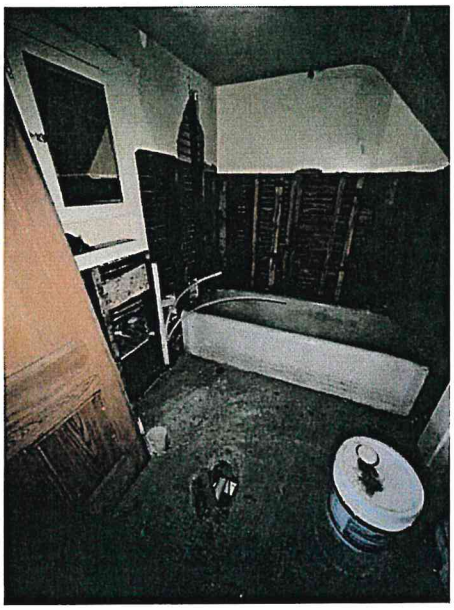
1401 Delachaise

BEFORE PHOTOS:

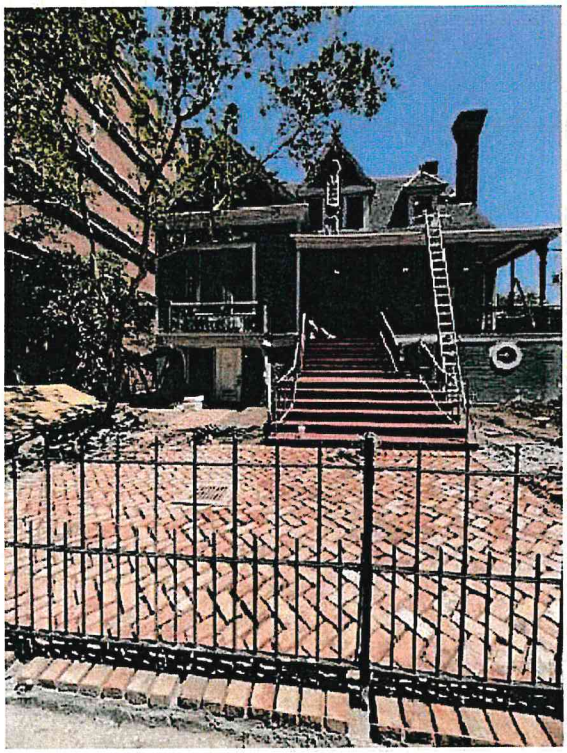






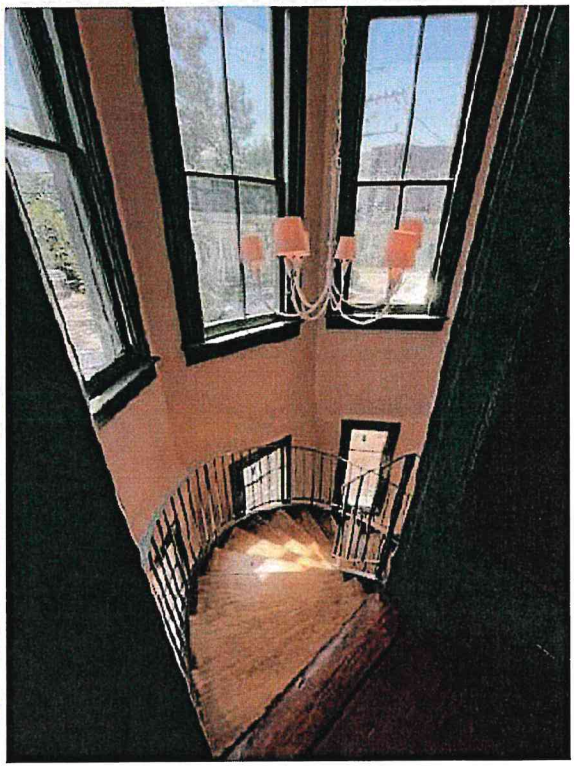


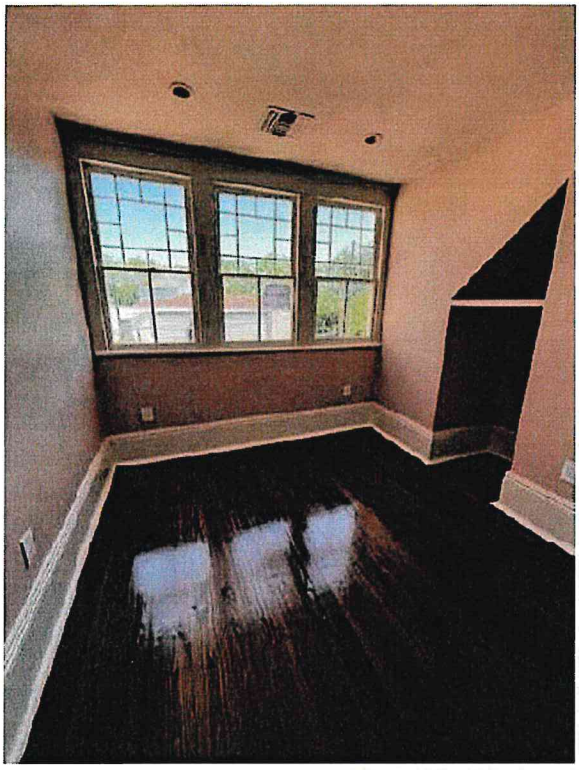
AFTER PHOTOS:













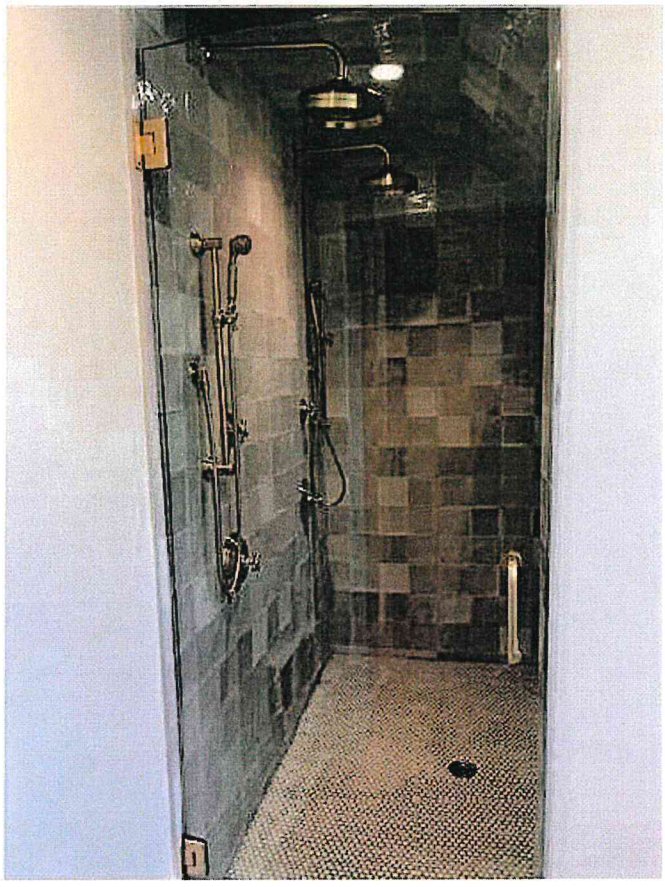


Exhibit 10:
RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. *R-20-10.*
RTA#:20220126 Address: 1401 Delachaise Street Type: Boutique Hotel Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES				COMPLIANT		
					Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): ☒	Renewal Application filed within six months of original contract expiration. Must substantiate proof that property taxes have not been paid on the "renewal" improvements made by the project: ☐	Transfer Application filed during the term of contract: ☐		X		
2	RTA applicant's estimated project investment total is reflected in their declared building permit(s) job value				X		
3	A minimum renovation investment of 25% of the pre-improvement improvement basis value of the existing structure is being satisfied				X		
4	Project expansion does not extend beyond 10% of the original footprint / exterior walls				X		
5	Cost Benefit Analysis forecasts a net impact (including general fund and public benefits) that outweighs the local tax incentive value (income producing projects ONLY)				X		
6	Property Tax Account is current in accordance with state and local rules (R.S. 47:4315 (A) (4) and R.S. 47:1998). These taxes shall be paid under protest				X		
7	DBE Goal Met: 35% DBE participation or Good Faith Efforts (applicable to commercial projects and residential projects exceeding six residential units)				X		
8	Hire NOLA and Living Wage goals met (applicable to projects ≥ $150,000)				X		
9	Commercial Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☒	Residential Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, Pre and Post Comprehensive Appraisal, Eligibility Certification Form, Pro Forma and Project Photos. Absence of any 1(one) of these items shall result in noncompliance: ☐	Renewal Administrative Documents: Affidavit, Detailed Project Description, Project Cost Reporting form, DBE, Mortgage Amortization Schedule (if applicable), Tax Returns. Absence of any 1(one) of these items shall result in noncompliance: ☐	Transfer Administrative Documents: Affidavit, Hotel/Motel Eligibility Documentation, For Transfer projects implementing new improvements – "original application" request documents apply. Absence of any 1(one) of these items shall result in noncompliance: ☐	X		
10	No property violations				X		
11	Positive Return On Equity Assessment (In lieu of cost benefit analysis – for RENEWAL PROJECTS only)						X
12	RTA contract transfer request submitted to the Mayor's Office of Economic Development prior to March 19, 2009, during the initial term of the RTA. RTA contract transfer request for hotel and motel projects where the "property management company remains unchanged." Property owners that held reasonable beliefs that they were participants in the RTA program in that these owners were given assurances of their property's coverage by an RTA and property tax rolls, in fact, reflected an RTA, but failed to complete all required paperwork						X

RESOLUTION

NO. R-26-11

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **denies** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

RESOLUTION

NO. R-26-12

CITY HALL: January 8, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, Article VII, Section 21(H) of the State Constitution and Act 445 of 1983 provide for payment of ad valorem taxes on certain basis for property owners performing certain improvements in Historic, Economic Development, and Downtown Development Districts; and

WHEREAS, in accordance with the procedures established by Resolution R-20-10 the Mayor's Office of Economic Development received and reviewed the application submitted by **GD1 LLC** for a project at municipal address **1401 Delachaise Street**; and

WHEREAS, the Mayor's Office of Economic Development recommends approval for the project with regard to participation in the aforementioned tax program; **NOW THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council, after consideration of the recommendation of the Mayor's Office of Economic Development, hereby **approves** participation in the Property Tax Abatement Program authorized by Act 445 of 1983 and Article VII Section 21(H) of the Constitution, to municipal address **1401 Delachaise Street** owned by **GD1 LLC** and further identified by the State Board of Commerce and Industry as application number **RTA #20220126**, effective January 8, 2026; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That a copy of this resolution be forwarded to the State Board of Commerce and Industry.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE RESOLUTION WAS ADOPTED.

Outlook

FW: 1413 Columbus St 26-05602-HDLC - NO HDLC – Commission Meeting – 4/08/2026 – Result Letter

From Clerk of Council <clerkofcouncil@nola.gov>
Date Thu 4/16/2026 10:22 AM
To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

4 attachments (651 KB)
Notice of Appeal.pdf; Result NO_1413 Columbus St.pdf; Result NO_1413 Columbus St.pdf; Result NO_1413 Columbus St.pdf;

From: Jill Sussman <jillianandrea@gmail.com>
Sent: Wednesday, April 15, 2026 4:45 PM
To: Clerk of Council <clerkofcouncil@nola.gov>; Eleanor S. Burke <esburke@nola.gov>
Subject: Fwd: 1413 Columbus St 26-05602-HDLC - NO HDLC – Commission Meeting – 4/08/2026 – Result Letter

Hello, I'd like to appeal this please. During the hearing I could not hear them. I didn't realize till it was over what they were asking, and I can't afford the request. I thought they were only asking me to change out the front windows. But it was much more then that. Please let me know what else I need to do to have the appeal be in order.

Thank you so much,
Jill Sussman
3023999129

---------- Forwarded message ---------
From: **Michala Daniels** <Michala.Daniels@nola.gov>
Date: Mon, Apr 13, 2026 at 4:06 PM
Subject: 1413 Columbus St 26-05602-HDLC - NO HDLC – Commission Meeting – 4/08/2026 – Result Letter
To: jillianandrea@gmail.com <jillianandrea@gmail.com>

Greetings Jill,

Thank you for your patience. Please find attached a copy of the results letter from the Commission meeting held on Wednesday, April 8, 2026. A hard copy is also being sent to you by mail. You can also access the results letter through your online permit case at: https://onestopapp.nola.gov/ (Reference No. 26-05602-HDLC).

Appeal Process (if you choose to move forward):
If you would like to appeal the Commission's decision, you must submit a written request **within ten (10) calendar days of the Commission meeting.**

Your appeal must be sent to **both** of the following:

- Clerk of Council
- Historic District Landmarks Commission (HDLC)

You can submit your request by Mail or Email:

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

AND

Historic District Landmarks Commission
City Hall, 7th Floor
1300 Perdido Street
New Orleans, LA 70112

Email:
clerkofcouncil@nola.gov
AND
esburke@nola.gov

Please be sure to include a copy of the Commission's results letter with your appeal request.

Next Steps:
After submitting your appeal, please contact your City Councilmember for your district to follow up on the process and any scheduling updates.

Please let me know if you have any questions I'm happy to help.

Sincerely ,
Michala Daniels

(she/her)
Historic Preservation Plan Reviewer
New Orleans & CBD Historic District Landmarks Commission
1300 Perdido Street, 7th Floor New Orleans, LA 70112
Michala.daniels@nola.gov | 504.658.7051: HDLC Main Line | 504.658.7046: Desk

www.nola.gov/hdlc

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, April 9, 2026

Green Flash II LLC
330 Troon Rd
Dover, DE 19904

Re: 1413 Columbus St, 1413 Columbus St Apt A, 1413 Columbus St Apt B
Reference Code: H4FG3E

Dear Green Flash II LLC:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, April 8, 2026, concerning your application for the following work: Retention of the installation of inappropriate windows at a Contributing rated, two-story, two-family residential building without a Certificate of Appropriateness.

At that time the Commission voted to: Deny the application for retention of the of the installation of inappropriate windows on the left side due to their high visibility and because they do not match the original wood windows in profile, muntin pattern, or configuration.
The Commission did allow retention of the left side windows with the proviso that full screens are added, as they are the least visible from the public right-of-way.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal to both the HDLC and the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request. Should you have any questions concerning this matter, feel free to contact me at (504) 658-7046 or Michala.Daniels@nola.gov.

Sincerely,
Michala Daniels

Michala Daniels
Plan Reviewer

Approved__BB__ Bryan Block, Executive Director

Green Flash II LLC
330 Troon Rd
Dover, DE 19904

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

NOTICE OF RIGHT TO APPEAL:

Any action of the Historic District Landmarks Commission may be appealed to the City Council. If you wish to appeal an HDLC action to the City Council, you must submit a written or emailed request for appeal to both the HDLC and the Clerk of Council within **ten (10) calendar days** of the Commission meeting.

Written requests may be delivered to:

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

And

Historic District Landmarks Commission
City Hall
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Alternatively, requests may be emailed to:

clerkofcouncil@nola.gov

And

esburke@nola.gov

Thank you,
HDLC Staff

Friday, April 17, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1413 Columbus Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an application to retain the installation of inappropriate windows at a Contributing rated, two-story, two-family residential building without a Certificate of Appropriateness in full control Treme.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

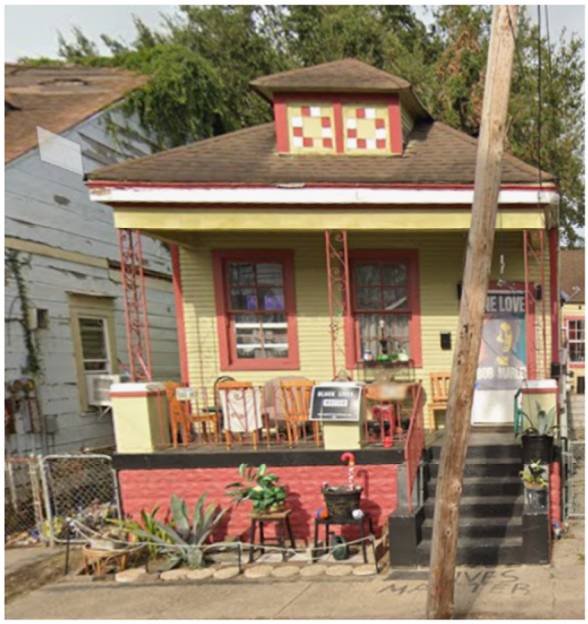
Sincerely,

Yvette Jett
Principal Architectural Historian

1413 Columbus Street Appeal Summary

Appeal of the New Orleans HDLC denial of retention of the of the installation of inappropriate windows on the façade (numbered 1,2 on the photos below) and left side (numbered 3,4,5,6 on the photos below) due to their high visibility and because they do not match the original wood windows in profile, muntin pattern, or configuration.

The Commission voted to allow retention of the right side windows (numbered 7,8 on photos below) with the proviso that full screens are added, as they are the least visible from the public right-of-way.



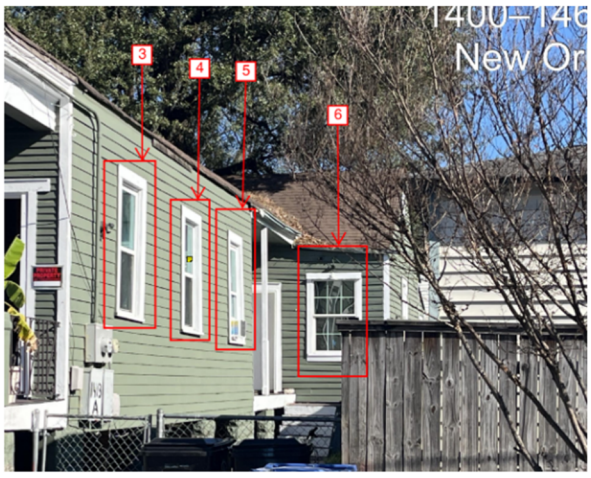
Google Maps 2021



2026



Redfin 2022



2026



Google Maps 2021



2026

Violation Case History/Summary:

A staff inspection on January 16, 2025 established that there was exterior work done on the building located at 1413 Columbus Street without permits or a Certificate of Appropriateness. At this time, staff found that original wood windows had been removed and inappropriate windows had been installed at all visible elevations.

Current Request Summary:

Applicant is requesting full retention of the windows as installed.

Staff Recommended Actions:

Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission to deny the retention of inappropriate windows at the front façade (1,2) and left elevation (3,4,5,6) but allow the retention of windows on the right elevation (7,8) with the proviso that wood screens be installed to minimize their visibility.

Additional information, photos and public comment may be found in the staff report: https://sites.google.com/view/no-cmm-040826/new-retention-applications/1413-columbus-st

Video of the hearing may be found here: https://nola.gov/next/hdlc/meetings/

HDLC Guidelines:

Section 8, Pages 7-9 of the *Guidelines for Windows and Doors*

Vinyl and Aluminum Replacement Windows

One of the claims of vinyl and aluminum window sales people is that vinyl and aluminum replacement windows do not require maintenance. However, considering the relatively short life span of many of the materials and components, they will need continual replacement.

- As joints or seals in replacement windows deteriorate, openings can be formed that allow air and water to enter into the window frame, wall cavity and/or building interior, causing additional damage. Repair of these openings typically requires replacement of the deteriorated parts. This can present a problem if the manufacturer has modified their designs or is no longer in business, necessitating custom fabrication of deteriorated elements or replacement of the entire window.
- The double-glazing has similar problems over time with the deterioration of the perimeter seal. In addition, if the glazing unit is cracked or broken, it will require full replacement. This is further complicated when the double-glazing includes an applied or internal muntin grid.

By contrast, a good carpenter or handy homeowner can generally repair a historic wood window with single pane glazing and install an interior storm window to improve thermal performance. As a result, the HDLC recommends the use of wood replacement sash, with details to match other existing units on the building when the historic sashes are missing or non-reparable.

The HDLC does not permit the replacement of historic wood windows with vinyl or aluminum windows at street elevations.

Window Guide

The HDLC Requires:

- Matching the original size, shape, configuration, type, operation, materials, muntin pattern, dimensions, profiles and detailing to the greatest extent possible with a salvaged or new replacement window
- Installing clear or uniformly frosted glass, without a pattern, at all glazed openings unless replacing historic colored or beveled glass in-kind

The HDLC Recommends:

- Installing replacement windows in less visible areas
- Installing quality wood replacement windows
- Reusing serviceable trim, hardware or components or using salvaged materials

The HDLC Does Not Permit:

- Replacing a window component or unit if repair and maintenance will improve its performance and preserve historic elements
- Decreasing window size or shape with in-fill to allow for installation of stock unit size
- Installing an inappropriate window type, such as a casement in a former double-hung window location
- Increasing window sizes or altering the shape to allow for picture or bay windows

MOTION

NO. M-26-183

CITY HALL: May 7, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That **JILL SUSSMAN's** appeal of the Historic District Landmarks Commission's (HDLC) decision regarding the application for the retention of the installation of inappropriate windows at a contributing rated, two-story, two-family residential building without a Certificate of Appropriateness located at **1413 Columbus Street, Apartments A and B,** whereby the HDLC denied the application as to the windows labeled 1-6 in the staff report, and approved the application as to the windows labeled 7 and 8, provided that full screens be added, is granted;

BE IT FURTHER MOVED, That the decision of the HDLC as to the windows labeled 1, 2, and 6 in the staff report is hereby affirmed, and, the decision of the HDLC as to the windows labeled 3, 4, 5, 7, and 8 in the staff report is hereby modified to permit the retention of the windows without the proviso that wood screens be installed; and

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.

ZACH SMITH
CONSULTING & DESIGN

April 15, 2026

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Clerk of Council:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision for the application for 6309-6311 S Claiborne to defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further.

Thank you,

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, April 9, 2026

Zach Smith Consulting & Design
1000 S. Norman C. Francis Pkwy.
New Orleans, LA 70125

Re: 6309-6311 S Claiborne Ave
Reference Code: V1Q2NJ

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, April 8, 2026, concerning your application for the following work: Demolition of a Non-Contributing rated, one-story, commercial building to grade.

At that time the Commission voted to:
Defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further. This item can be placed on the agenda of a future New Orleans HDLC Commission meeting upon your request by contacting HDLC Staff at dennis.murphy@nola.gov. A copy of the 2026 Commission meeting dates and deadlines is included for reference.

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 HDLC results 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, Executive Director

RCR Claiborne Venture LLC, Hibernia National Bank
135 Allen Toussaint Blvd
New Orleans, LA 70122

Monday, May 04, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re:
6307-09 South Miro Street, 6309-11 South Claiborne Avenue & 3100 Calhoun Street

Ladies and Gentlemen:

Attached, please find a report regarding the appeal of the New Orleans Historic District Landmarks Commission's denial of an application to demolish 3100 Calhoun Street and deferral of the applications to demolish 6307 South Miro Street and 6309 South Claiborne Avenue located in the Uptown, partial control, local historic district.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

Summary of Appeal

Applicants seek to demolish three buildings to develop a 3-story, mixed use development.

One of the structures, 3100 Calhoun Street - Ted's Frostop restaurant, is an iconic and beloved cultural institution and rare remaining example of 1950's Googie style commercial architecture.

HDLC denied the demolition of 3100 Calhoun Street and has no opposition to the demolition of the other two structures.

Click here for entire HDLC Staff report



3100 Calhoun Street

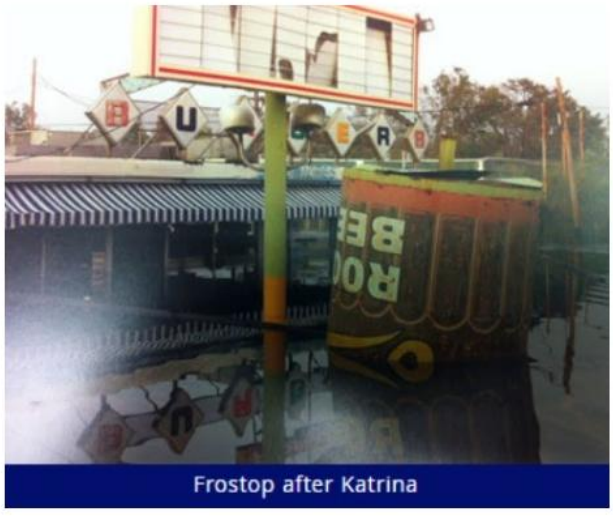
Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and **Demolition** states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic 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":** Non-Contributing, however, the structure exhibits qualities and characteristics that warrant additional consideration.

- **The importance of the building or structure to the tout ensemble of the area:** While the building was constructed outside the period of significance for the Carrollton local historic district (1840 to 1937), Ted's Frostop is considered a New Orleans cultural institution. The building was constructed in 1955 by Ted Sternberg, who eventually went on to own seven Frostop locations in Louisiana and Arkansas. The iconic neon-lit Root Beer mug signage, designed and patented by T.W. Ganus in 1958, graced the building until 2005, when Hurricane Katrina toppled the mug. It sat upside down for years, ultimately becoming a symbol of the City's renewal when it was righted and placed back atop its pole next to the freshly renovated building in 2012.

- **The alternatives to demolition that have been explored by the applicant:** The applicant has not provided information regarding alternative options to demolition that may have been explored, such as retention or adaptive reuse of the existing structure. However, the unique and flamboyant building signage has already been granted Classic Sign status and so both elements can potentially be retained and incorporated into the facade of the proposed redevelopment.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** While modest in scale and footprint, the existing one-story structure would likely be difficult to replicate under current conditions due to its overall aesthetic character, design approach, and integrated features. The building reflects a mid-20th-century commercial design ethos prioritizing visual expression, novelty, and automobile-oriented visibility, resulting in a highly stylized overall building form, expressive architectural roofline, and integrated large-



2005



2008



2012



scale signage and neon lighting elements. By contrast, contemporary commercial construction typically emphasizes efficiency, standardization, and cost control, which would likely diminish or preclude such exaggerated forms and custom detailing. Additionally, the building's extensive use of neon would be difficult to replicate today due to the limited availability of skilled fabricators and maintenance expertise, and the scale and placement of the signage would not comply with current zoning regulations. Based on this, while a new building could be constructed, the distinctive architectural character and design qualities of the existing structure would likely be difficult, if not impossible, to reproduce in contemporary new construction.

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Frostop was established in 1926 and became a prominent regional presence with significant ties to the New Orleans area. In 1954, T.W. Ganus opened the South's first Frostop in Kenner and later patented the revolving root beer mug sign in 1958, a design manufactured locally on Magazine Street and distributed nationwide. By 1959, national franchising operations were directed from New Orleans. At its peak, Frostop operated approximately 350 locations nationwide; however, as of 2026, only a small number remain, with even fewer retaining their original buildings.

Although constructed outside the period of significance, the building continues to contribute to the Carrollton and Uptown district's broader cultural and visual character as a rare and intact example of mid-20th-century drive-in commercial architecture. It is an exceptional surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership, car culture, roadside commerce, and fast-food service. It also appears to have retained its original architecturally expressive roof and building form, prominent signage, integrated neon and fluorescent lighting, and distinctive exterior elements such as checkerboard tile cladding and slender, raked structural supports.


NOW ACCEPTING APPLICATIONS FOR
COUNTER WAITRESSES
At University-Frostop
3100 CALHOUN AT S. CLAIBORNE
New uptown drive-in needs fast, reliable workers, day or night, full or part time. Management positions opened. Call VI 1101 for appointment.

New Orleans States - October 19, 1957



Times Picayune - May 10, 1968

Architecturally, the building reflects characteristics associated with Googie-influenced commercial design, a style identified in the early 1950s and defined by expressive forms, bold signage, and a focus on roadside visibility and immediacy. Its longstanding operation at this location since 1955, combined with its iconic signage and strong community associations, has established the site as an informal local landmark within the public realm. As such, the building contributes to the tout ensemble of the district by illustrating a later layer of development that complements, rather than detracts from, the area's historic character. Additionally, while the property has not been formally nominated for landmark study, Staff finds that it appears to meet applicable criteria based on its noted architectural distinctiveness and cultural significance. Additional historic research prepared by HDLC Principal Architectural Historian, Yvette Jett, is included with this report.

- **The condition of the building or structure:** HDLC Staff completed an exterior visual inspection of the building on April 3, 2026, and determined it to be in fair to good overall condition. The building appears to have been continuously occupied and well maintained. The low-sloped roof is minimally visible from the public right-of-way but appears to be intact with no obvious signs of deterioration or active failure. Exterior walls and cladding appear generally sound, with minor areas of wear, weathering, and localized repairs. Windows and doors are intact and functional in appearance, with no significant visible deterioration. Site elements, including the canopy, trim, and integrated signage, remain largely intact, though some aging and deferred maintenance are evident. Overall, the structure does not exhibit signs of severe structural distress or advanced deterioration.



3/26/26, 11:14 AM America's News – Historical and Current | : All content

Signs Of The Times: Revolving Root Beer

A revolving root beer, daily becoming familiar al over the United States, is but one of the applications effected through Industrial Electric, Inc., 3227 Magazine.

The whirling mug, manufactured by Industrial Electric for Frostop Root Beer Stores, a fast-growing national chain, was originated by Thurman Ganus, New Orleans, distributor over several states for the chain.

* * *

THE application, said M. E. Frohlich, assistant vice president of Industrial Electric and a veteran of 20 years with the firm, was worked out in the company's facilities on Magazine.

Mr. Frohlich

"It is now required for every new Frostop store," said Frohlich, long experienced in unique sign developments in the area.

A specialist in industrial and commercial signs for Industrial Electric, Frohlich and his wife, the former Olga Lamson of New Orleans, live at 4607 St. Charles.

In his spare time, Frohlich goes fishing at North Shore. He is an accomplished fisherman, "at times."

https://infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&t=&sort=YMD_date%3AA&page=30&hide_duplicates=0&offset=0&urlmessa... 2/3

3/26/26, 11:14 AM America's News – Historical and Current | : All content

FROSTOP'S REVOLVING ROOT BEER

CITATION (MLA STYLE)

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Staff Recommendations:

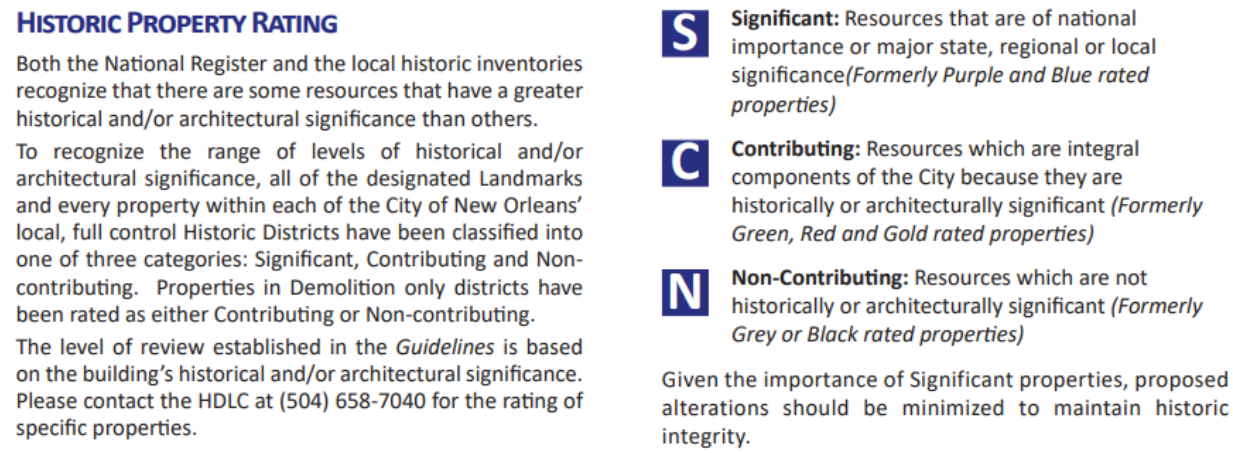
While the building was constructed outside the period of significance, it remains in good condition with minimal alterations and exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology. It retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment. The building also contributes to the broader visual and cultural character of the district. Based on these factors, Staff recommends denial of the request for demolition to grade. If demolition is approved, Staff recommends a proviso that the Certificate of Appropriateness for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.

- **Recommendation:** *Denial. However, if approval is granted, Staff recommends a proviso that the CofA for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.*

Historic District Landmarks Commission Building Ratings and Demolition Review Process

National Register Vs HDLC Building Ratings:

Typically, all buildings are given an architectural rating at the time the historic district is established. The HDLC has a three-tiered rating system. Significant, Contributing and Non-contributing. In 2017, due to staff and financial constraints, the City elected to adopt the National Park Service (NPS) ratings for the four partial control local historic districts being proposed: Parkview, Mid-City, Uptown and Carrollton Avenue because they were already National Register Districts that had been surveyed. The National Park Service rating system differs from the HDLC rating system in that it is only two tiers: Contributing and Non-contributing. Due to the differing systems, the HDLC uses the architectural rating given to the structure as one of many things to be considered when evaluating the significance of a structure. For example - there are many buildings in the Uptown historic district that would carry a Significant rating under HDLC criteria, but do not have one because it doesn't exist in the NPS system.



HISTORIC PROPERTY RATING

Both the National Register and the local historic inventories recognize that there are some resources that have a greater historical and/or architectural significance than others.

To recognize the range of levels of historical and/or architectural significance, all of the designated Landmarks and every property within each of the City of New Orleans' local, full control Historic Districts have been classified into one of three categories: Significant, Contributing and Non-contributing. Properties in Demolition only districts have been rated as either Contributing or Non-contributing.

The level of review established in the *Guidelines* is based on the building's historical and/or architectural significance. Please contact the HDLC at (504) 658-7040 for the rating of specific properties.

S **Significant:** Resources that are of national importance or major state, regional or local significance*(Formerly Purple and Blue rated properties)*

C **Contributing:** Resources which are integral components of the City because they are historically or architecturally significant *(Formerly Green, Red and Gold rated properties)*

N **Non-Contributing:** Resources which are not historically or architecturally significant *(Formerly Grey or Black rated properties)*

Given the importance of Significant properties, proposed alterations should be minimized to maintain historic integrity.

Demolition Application Staff Review Process:

In any district, regardless of the rating of a building, when a demolition application is filed – the HDLC Staff performs research to evaluate the building's architectural, historic, social, economic or cultural significance. The research includes, but is not limited to: Sanborn fire insurance maps, historic newspapers, reference books including the *New Orleans Architectural Series*, HDLC files, architectural archives and property owner records. The HDLC performs this research to assess what may or may not be significant about the building and its inhabitants for the Commission to have the information they need to make an informed decision regarding demolition. A structural inspection is also performed to evaluate the condition of the building. This information may not be readily known which is why the research and inspection are performed. The Staff compiles the information, evaluates the

significance and condition of the building based on the information gathered, and presents it to the Commission along with a recommendation for their consideration.

Buildings with a non-contributing rating (HDLC or National Park Service) are not automatically approved by the HDLC for demolition but there is a greater likelihood that something may be approved by the Commission for demolition if it carries a non-contributing rating. The HDLC Staff receives many calls inquiring about potential candidates for demolition prior to the actual applications being filed. HDLC performs cursory research in those cases to give the caller an idea of whether it may be a good candidate for demolition. As a result, many demolition applications are never filed.

Related Cases:

An application was filed for the demolition of a non-contributing rated building at 1538 Louisiana Avenue in the Garden District historic district in August of 2025. Once the demolition application was filed, HDLC staff performed research into the property. It was found that the building carried significance associated with the building's architect and its contribution to the mid-century modern architectural style in New Orleans. As a result, the HDLC Staff recommended denial. The application for demolition was withdrawn prior to the HDLC hearing. https://sites.google.com/view/no-cmm-081525/new-demolition-applications/1538-louisiana-ave



The Camellia Grill at 626 South Carrollton Avenue, a non-contributing rated building located in the Carrollton Historic District, was nominated as a landmark for its cultural significance. Like Ted's, the building itself is significant because the two cannot be separated without significant loss of integrity to the institution.
https://nola.gov/nola/media/HDLC/Designation%20Reports/Camellia-Grill-nomination-report.pdf



HDLC Action:

At their meeting of April 8, 2026 the Commission held a lengthy public hearing regarding the proposed demolitions. The majority of the public comment voiced opposition to the demolition of Ted's Frostop. Additional concerns included the design of the new building, Tulane University's role in the project, traffic and parking concerns. HDLC only has jurisdiction over the proposed demolition of the building and does not have a role in the design of the proposed new construction. HDLC also has no jurisdiction over use, density, parking, traffic or the interior of structures. The Commission voted unanimously to deny the demolition of 3100 Calhoun Street and to defer the applications for 6307 South Miro Street and 6309 South Claiborne Avenue. The HDLC has no objection to the demolition of 6307 South Miro Street and 6309 South Claiborne Avenue.



The City of New Orleans is an assemblage of neighborhoods defined by their distinct architecture, restaurants, bars, street names, shops, and residents. These cohesive neighborhoods are stitched together through shared experiences and collective memory. While the cultural cornerstones of one neighborhood may not be well known to those outside the community, their significance to the people that live there shouldn't be overlooked. Ted's Frostop is one such local institution that has, over the years, humbly provided a neighborhood gathering spot for generations of New Orleanians. As fiercely proud New Orleanians – we frequent these places and treasure them ever more fiercely because they are not particularly well known, filled with tourists, celebrated with James Beard awards or overflowing with craft cocktails. These are the places that are for those of us who live and work here – day in and day out, year in and year out, sharing our lives and simpler moments together.

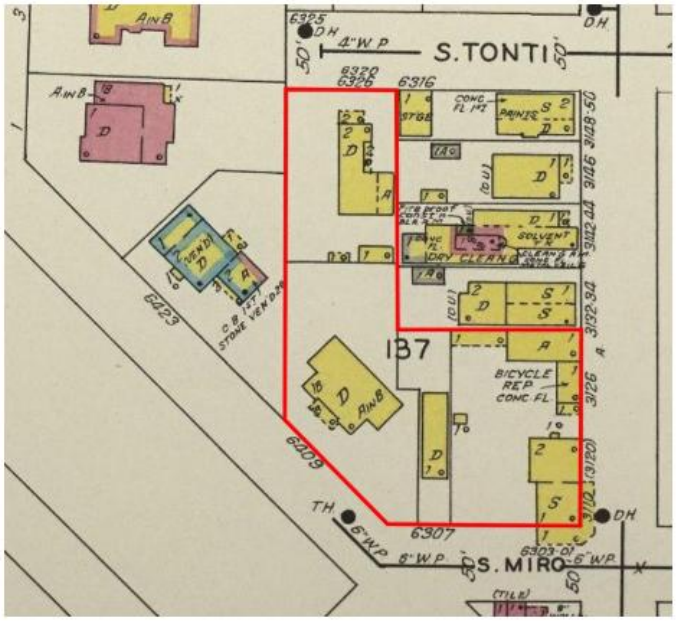
As the City continues to lean into the commodification and extraction of all those things that make us unique and special – the things that once knit us together so tightly – the loose yarn of our sweater continues to unravel. The simple shops keep closing, the bakery gone, the dive bar bought out, the pharmacies absorbed by national corporation, and homogeneity settles in. City leaders rush to highlight our cultural distinctiveness and idiosyncratic ways when marketing the city to outsiders. They would be wise to protect those distinctive things when they are threatened with extinction. We've learned that protecting these places is in our collective best interest -why would we consider otherwise? The HDLC respectfully requests that the City Council uphold the HDLC and deny the application for the demolition of 3100 Calhoun Street.

Assessor's Information:

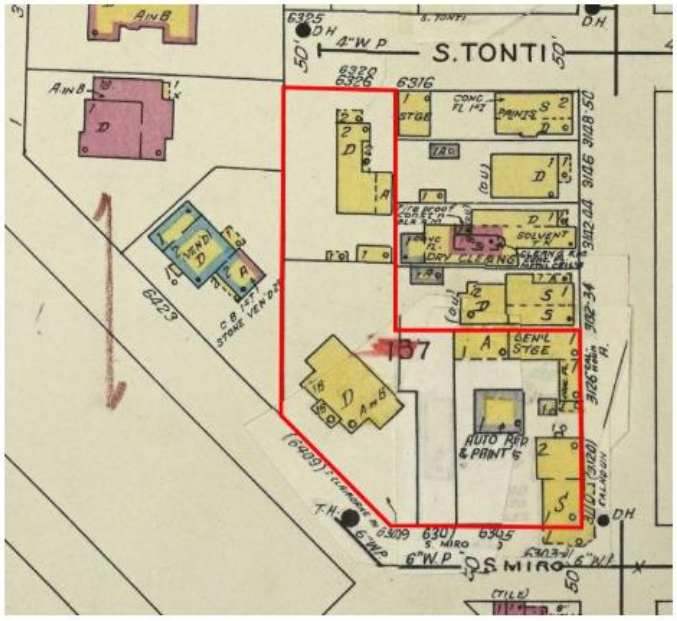
Sales

Columns

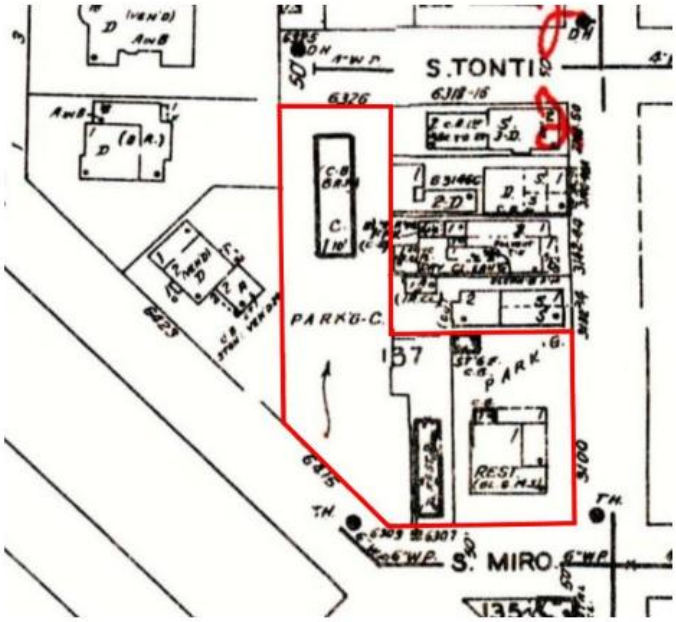
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
5/16/2025	$100	CAFE BEIGNET LLC	RCR CLAIBORNE VENTURE III LLC	202515954	755778
2/4/2022	$100	NZK L L C	CAFE BEIGNET LLC	202205379	705921
6/10/1998	$50			98-30173	000161668
11/20/1997	$0			12161997	000150976



1940



1950



1983



Current Overhead View

Addendum: HDLC Research

Importance of the building to the tout ensemble of the area

While the building was built outside the period of architectural significance for the District, Ted's Frostop is a New Orleans cultural institution. Ted's Frostop was built in 1955 by Ted Sternberg, who eventually went on to own 7 Frostop locations in Louisiana and Arkansas. The iconic neon-lit Root Beer mug signage, designed and patented by T.W. Ganus in 1958, graced the building until 2005, when Hurricane Katrina toppled the mug. It sat upside down for years, ultimately becoming a symbol of the City's renewal when it was righted and placed back atop its pole next to the freshly renovated building in 2012.

The special character or aesthetic interest that the building of structure adds to the local historic district

As this building falls outside the period of architectural significance for the District, the HDLC will base its argument for the significance of the structure on the four criteria as established by Section 84.22 of the City Code that the HDLC uses to establish if a building meets the qualifications for landmark designation.

The staff finds that the building meets two of the criteria, in that it:

(1) Exemplifies or reflects the broad, cultural, political, economic, or social history of the nation, state, or community.

(3) Embodies distinguishing characterícstic of an architectural type or specimen.

The drive-in diner is emblematic of 20th Century Americana: an architectural typology formed by car culture, fast food, and commercialism. As architectural historian Alan Hess wrote in his 2004 treatise on the drive-in, "No modern building unified function, advertising, and urban presence more effectively… these drive-ins expressed contemporary function and structure in startling new forms…. The drive-in was shaped to the radius and use of the car."[1]

The concept was invented in the 1920's; the first being the Pig Stand in Dallas, Texas, in 1921. The first Frostop opened just five years later in Springfield, Ohio. T.W. Ganus opened the South's first Frostop, in 1954, in Kenner, patenting his revolving root beer signage in 1958. Copyrighted designs were sold to other Frostop operations across the US. The revolving mugs were manufactured at Industrial Electric, Inc at 3227 Magazine St.[2] In 1959, Ganus became president of Frostop Products, Inc. and directed all national franchising from his headquarters in New Orleans.[3]

[1] (Hess, 2004)

[2] (SIgns of the Times; Revolving Root Beer, 1958)

[3] (New Orleans, La Patent No. Des. 183,836, 1958), (T.W. Ganus - Frostop Success Story, 1963)

Ted's Frostop predates Ganus's patented design but features his iconic giant root beer mug. Indeed, the signage on Ted's Frostop is a study in the power of commercialism to drive design. From the memetic neon root beer mug to the Circus-like BURGERS sign, this is a building meant to sell you something. It's not pretending to be anything else. Googie was first defined as a style in 1952 by Douglas Haskell in a satirical article in *House and Home* magazine meant to decry the lowbrow nature of the Southern Californian vernacular commercial style which was emerging at the time. The style was colorful, fun, futuristic, and most notably, unabashedly commercial. Signs were meant to be seen, easily legible from a car passing by. In 2012, Hess wrote that "Googie was an unpretentious aesthetic meant to appeal to the average, middle-class American: One of the key things about Googie architecture was that it wasn't custom houses for wealthy people — it was for coffee shops, gas stations, car washes, banks… the average buildings of everyday life that people of that period used and lived in. And it brought that spirit of the modern age to their daily lives."[4]

The drive-in was mostly replaced by the drive-thru, a typology invented in the 1970's. The drive-in, now a relic of an era when cars were still new enough to be a novelty. At its height, Frostop had 350 nationwide locations. As of 2026, there are 9, only 7 of which, including Ted's, are still in their original buildings.

Society of Architectural Historians Archipedia entry:

(https://sah-archipedia.org/buildings/LA-02-OR173):

Ted's Frostop written by Karen Kingsley and Lake Douglas

1955. 3100 Calhoun St.

A frothy, neon-lit, giant root-beer mug high atop a freestanding support quickly identifies a Frostop diner. Red, blue, green, and yellow letters spelling BURGERS, spaced across the width of the facade, advertise the signature item on the menu. Above them, a pediment-shaped metal and neon sign displays the restaurant's name at its center. The restaurant, small-scaled and unobtrusive compared with its signage, has a continuous window that wraps around the front and one side above the tile-covered lower wall. On the other side, a deep, cantilevered roof shelters what formerly was a drive-in area, where customers had to walk only a few steps to the service windows. Exterior surfaces are caramel- and khaki-colored tile. Inside, a counter and booths are arranged around the perimeter of the space. These features, with only slight variations, were found in other Frostops in southern Louisiana, most of which have since been demolished. Ted's Frostop is a rare surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership. The buildings, designed to be seen at a distance, joyfully utilize brightly colored, outsize signage made possible by the availability and reasonable price of such materials as aluminum, plastic, and neon. The first Frostop opened in Springfield, Ohio, in 1926; the name and products were franchised nationwide.

WORKS CITED

[4] (Novak, 2012)

Diamond, A. (2019, 24 June). A Crispy, Salty, American History of Fast Food. *Smithsonian Magazine*.

Ganus, T. W. (1958). *New Orleans, La Patent No. Des. 183,836.*

Hess, A. (2004). *Googie Redux: Ultramodern Roadside Architecture.* Chronicle Books.

Karen Kingsley and Lake Douglas, "Ted's Frostop", [New Orleans, Louisiana], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/LA-02-OR173.

Novak, M. (2012, June 15). Googie: Architecture of the Space Age. *Smithsonian Magazine* .

SIgns of the Times; Revolving Root Beer. (1958, March 17). *New Orleans Item*, p. 19.

T.W. Ganus - Frostop Success Story. (1963, August). *Frostopics*, pp. 2-3.

MOTION

NO. M-26-231

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MCCARRON

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **Ron Loesel, Zach Smith Consulting & Design**, challenging the Historic District Landmarks Commission's deferral of the application for demolition of the property located at **6309-6311 S. Claiborne Avenue**, is **granted** and the application for demolition is hereby **approved**, provided that prior to the issuance of the demolition permit the applicant shall (i) make good faith efforts to negotiate a good neighbor agreement with the Versailles Boulevard Association, and any other surrounding neighbors and community stakeholders, and (ii) obtain an approved building permit for the proposed redevelopment.

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:

AND THE MOTION WAS ADOPTED.

ZACH SMITH
CONSULTING & DESIGN

April 15, 2026

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Clerk of Council:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision for the application for 6307-6309 S Miro to defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further.

Thank you,

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, April 9, 2026

Zach Smith Consulting & Design
1000 S. Norman C. Francis Pkwy.
New Orleans, LA 70125

Re: 6307-6309 S Miro St
Reference Code: Y0YVS7

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, April 8, 2026, concerning your application for the following work: Demolition to grade of a Non-Contributing rated one-story commercial building.

At that time the Commission voted to:
Defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further. This item can be placed on the agenda of a future New Orleans HDLC Commission meeting upon your request by contacting HDLC Staff at dennis.murphy@nola.gov. A copy of the 2026 Commission meeting dates and deadlines is included for reference.

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 HDLC results 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, Executive Director

RCR Claiborne Venture LLC
135 Allen Toussaint Blvd
New Orleans, LA 70124

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, May 04, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re:
6307-09 South Miro Street, 6309-11 South Claiborne Avenue & 3100 Calhoun Street

Ladies and Gentlemen:

Attached, please find a report regarding the appeal of the New Orleans Historic District Landmarks Commission's denial of an application to demolish 3100 Calhoun Street and deferral of the applications to demolish 6307 South Miro Street and 6309 South Claiborne Avenue located in the Uptown, partial control, local historic district.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

Summary of Appeal

Applicants seek to demolish three buildings to develop a 3-story, mixed use development.

One of the structures, 3100 Calhoun Street - Ted's Frostop restaurant, is an iconic and beloved cultural institution and rare remaining example of 1950's Googie style commercial architecture.

HDLC denied the demolition of 3100 Calhoun Street and has no opposition to the demolition of the other two structures.

Click here for entire HDLC Staff report



3100 Calhoun Street

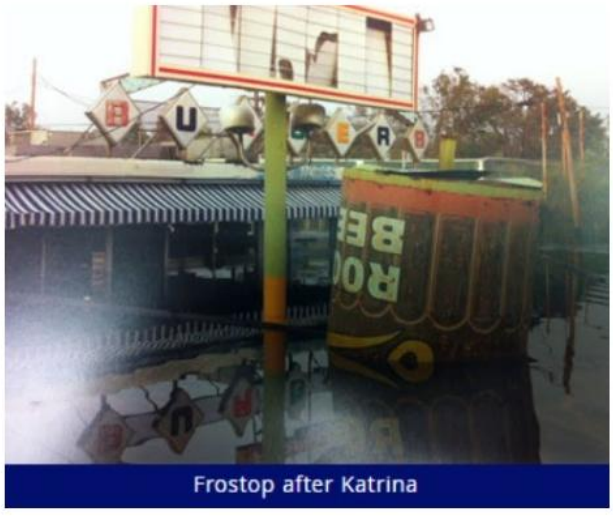
Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and **Demolition** states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic 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":** Non-Contributing, however, the structure exhibits qualities and characteristics that warrant additional consideration.

- **The importance of the building or structure to the tout ensemble of the area:** While the building was constructed outside the period of significance for the Carrollton local historic district (1840 to 1937), Ted's Frostop is considered a New Orleans cultural institution. The building was constructed in 1955 by Ted Sternberg, who eventually went on to own seven Frostop locations in Louisiana and Arkansas. The iconic neon-lit Root Beer mug signage, designed and patented by T.W. Ganus in 1958, graced the building until 2005, when Hurricane Katrina toppled the mug. It sat upside down for years, ultimately becoming a symbol of the City's renewal when it was righted and placed back atop its pole next to the freshly renovated building in 2012.

- **The alternatives to demolition that have been explored by the applicant:** The applicant has not provided information regarding alternative options to demolition that may have been explored, such as retention or adaptive reuse of the existing structure. However, the unique and flamboyant building signage has already been granted Classic Sign status and so both elements can potentially be retained and incorporated into the facade of the proposed redevelopment.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** While modest in scale and footprint, the existing one-story structure would likely be difficult to replicate under current conditions due to its overall aesthetic character, design approach, and integrated features. The building reflects a mid-20th-century commercial design ethos prioritizing visual expression, novelty, and automobile-oriented visibility, resulting in a highly stylized overall building form, expressive architectural roofline, and integrated large-



2005



2008



2012



scale signage and neon lighting elements. By contrast, contemporary commercial construction typically emphasizes efficiency, standardization, and cost control, which would likely diminish or preclude such exaggerated forms and custom detailing. Additionally, the building's extensive use of neon would be difficult to replicate today due to the limited availability of skilled fabricators and maintenance expertise, and the scale and placement of the signage would not comply with current zoning regulations. Based on this, while a new building could be constructed, the distinctive architectural character and design qualities of the existing structure would likely be difficult, if not impossible, to reproduce in contemporary new construction.

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Frostop was established in 1926 and became a prominent regional presence with significant ties to the New Orleans area. In 1954, T.W. Ganus opened the South's first Frostop in Kenner and later patented the revolving root beer mug sign in 1958, a design manufactured locally on Magazine Street and distributed nationwide. By 1959, national franchising operations were directed from New Orleans. At its peak, Frostop operated approximately 350 locations nationwide; however, as of 2026, only a small number remain, with even fewer retaining their original buildings.

Although constructed outside the period of significance, the building continues to contribute to the Carrollton and Uptown district's broader cultural and visual character as a rare and intact example of mid-20th-century drive-in commercial architecture. It is an exceptional surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership, car culture, roadside commerce, and fast-food service. It also appears to have retained its original architecturally expressive roof and building form, prominent signage, integrated neon and fluorescent lighting, and distinctive exterior elements such as checkerboard tile cladding and slender, raked structural supports.


NOW ACCEPTING APPLICATIONS FOR
COUNTER WAITRESSES
At University-Frostop
3100 CALHOUN AT S. CLAIBORNE
New uptown drive-in needs fast, reliable workers, day or night, full or part time. Management positions opened. Call VI 1101 for appointment.

New Orleans States - October 19, 1957



Times Picayune - May 10, 1968

Architecturally, the building reflects characteristics associated with Googie-influenced commercial design, a style identified in the early 1950s and defined by expressive forms, bold signage, and a focus on roadside visibility and immediacy. Its longstanding operation at this location since 1955, combined with its iconic signage and strong community associations, has established the site as an informal local landmark within the public realm. As such, the building contributes to the tout ensemble of the district by illustrating a later layer of development that complements, rather than detracts from, the area's historic character. Additionally, while the property has not been formally nominated for landmark study, Staff finds that it appears to meet applicable criteria based on its noted architectural distinctiveness and cultural significance. Additional historic research prepared by HDLC Principal Architectural Historian, Yvette Jett, is included with this report.

- **The condition of the building or structure:** HDLC Staff completed an exterior visual inspection of the building on April 3, 2026, and determined it to be in fair to good overall condition. The building appears to have been continuously occupied and well maintained. The low-sloped roof is minimally visible from the public right-of-way but appears to be intact with no obvious signs of deterioration or active failure. Exterior walls and cladding appear generally sound, with minor areas of wear, weathering, and localized repairs. Windows and doors are intact and functional in appearance, with no significant visible deterioration. Site elements, including the canopy, trim, and integrated signage, remain largely intact, though some aging and deferred maintenance are evident. Overall, the structure does not exhibit signs of severe structural distress or advanced deterioration.



3/26/26, 11:14 AM America's News – Historical and Current | : All content

Signs Of The Times: Revolving Root Beer

A revolving root beer, daily becoming familiar al over the United States, is but one of the applications effected through Industrial Electric, Inc., 3227 Magazine.

The whirling mug, manufactured by Industrial Electric for Frostop Root Beer Stores, a fast-growing national chain, was originated by Thurman Ganus, New Orleans, distributor over several states for the chain.

* * *

THE application, said M. E. Frohlich, assistant vice president of Industrial Electric and a veteran of 20 years with the firm, was worked out in the company's facilities on Magazine.

Mr. Frohlich

"It is now required for every new Frostop store," said Frohlich, long experienced in unique sign developments in the area.

A specialist in industrial and commercial signs for Industrial Electric, Frohlich and his wife, the former Olga Lamson of New Orleans, live at 4607 St. Charles.

In his spare time, Frohlich goes fishing at North Shore. He is an accomplished fisherman, "at times."

https://infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&t=&sort=YMD_date%3AA&page=30&hide_duplicates=0&offset=0&urlmessa... 2/3

3/26/26, 11:14 AM America's News – Historical and Current | : All content

FROSTOP'S REVOLVING ROOT BEER

CITATION (MLA STYLE)

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Staff Recommendations:

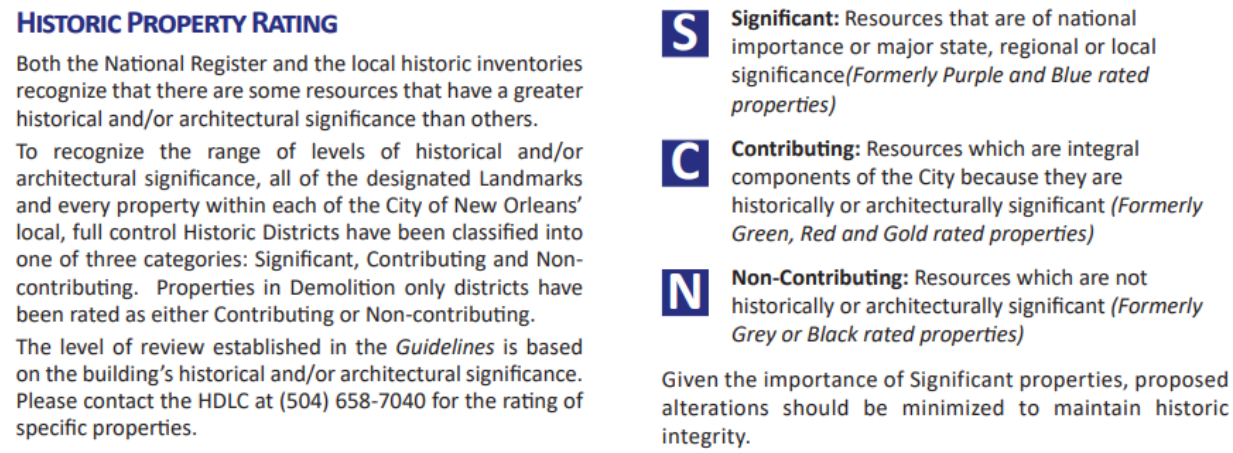
While the building was constructed outside the period of significance, it remains in good condition with minimal alterations and exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology. It retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment. The building also contributes to the broader visual and cultural character of the district. Based on these factors, Staff recommends denial of the request for demolition to grade. If demolition is approved, Staff recommends a proviso that the Certificate of Appropriateness for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.

- **Recommendation:** *Denial. However, if approval is granted, Staff recommends a proviso that the CofA for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.*

Historic District Landmarks Commission Building Ratings and Demolition Review Process

National Register Vs HDLC Building Ratings:

Typically, all buildings are given an architectural rating at the time the historic district is established. The HDLC has a three-tiered rating system. Significant, Contributing and Non-contributing. In 2017, due to staff and financial constraints, the City elected to adopt the National Park Service (NPS) ratings for the four partial control local historic districts being proposed: Parkview, Mid-City, Uptown and Carrollton Avenue because they were already National Register Districts that had been surveyed. The National Park Service rating system differs from the HDLC rating system in that it is only two tiers: Contributing and Non-contributing. Due to the differing systems, the HDLC uses the architectural rating given to the structure as one of many things to be considered when evaluating the significance of a structure. For example - there are many buildings in the Uptown historic district that would carry a Significant rating under HDLC criteria, but do not have one because it doesn't exist in the NPS system.



HISTORIC PROPERTY RATING

Both the National Register and the local historic inventories recognize that there are some resources that have a greater historical and/or architectural significance than others.

To recognize the range of levels of historical and/or architectural significance, all of the designated Landmarks and every property within each of the City of New Orleans' local, full control Historic Districts have been classified into one of three categories: Significant, Contributing and Non-contributing. Properties in Demolition only districts have been rated as either Contributing or Non-contributing.

The level of review established in the *Guidelines* is based on the building's historical and/or architectural significance. Please contact the HDLC at (504) 658-7040 for the rating of specific properties.

S **Significant:** Resources that are of national importance or major state, regional or local significance*(Formerly Purple and Blue rated properties)*

C **Contributing:** Resources which are integral components of the City because they are historically or architecturally significant *(Formerly Green, Red and Gold rated properties)*

N **Non-Contributing:** Resources which are not historically or architecturally significant *(Formerly Grey or Black rated properties)*

Given the importance of Significant properties, proposed alterations should be minimized to maintain historic integrity.

Demolition Application Staff Review Process:

In any district, regardless of the rating of a building, when a demolition application is filed – the HDLC Staff performs research to evaluate the building's architectural, historic, social, economic or cultural significance. The research includes, but is not limited to: Sanborn fire insurance maps, historic newspapers, reference books including the *New Orleans Architectural Series*, HDLC files, architectural archives and property owner records. The HDLC performs this research to assess what may or may not be significant about the building and its inhabitants for the Commission to have the information they need to make an informed decision regarding demolition. A structural inspection is also performed to evaluate the condition of the building. This information may not be readily known which is why the research and inspection are performed. The Staff compiles the information, evaluates the

significance and condition of the building based on the information gathered, and presents it to the Commission along with a recommendation for their consideration.

Buildings with a non-contributing rating (HDLC or National Park Service) are not automatically approved by the HDLC for demolition but there is a greater likelihood that something may be approved by the Commission for demolition if it carries a non-contributing rating. The HDLC Staff receives many calls inquiring about potential candidates for demolition prior to the actual applications being filed. HDLC performs cursory research in those cases to give the caller an idea of whether it may be a good candidate for demolition. As a result, many demolition applications are never filed.

Related Cases:

An application was filed for the demolition of a non-contributing rated building at 1538 Louisiana Avenue in the Garden District historic district in August of 2025. Once the demolition application was filed, HDLC staff performed research into the property. It was found that the building carried significance associated with the building's architect and its contribution to the mid-century modern architectural style in New Orleans. As a result, the HDLC Staff recommended denial. The application for demolition was withdrawn prior to the HDLC hearing. https://sites.google.com/view/no-cmm-081525/new-demolition-applications/1538-louisiana-ave



The Camellia Grill at 626 South Carrollton Avenue, a non-contributing rated building located in the Carrollton Historic District, was nominated as a landmark for its cultural significance. Like Ted's, the building itself is significant because the two cannot be separated without significant loss of integrity to the institution.
https://nola.gov/nola/media/HDLC/Designation%20Reports/Camellia-Grill-nomination-report.pdf



HDLC Action:

At their meeting of April 8, 2026 the Commission held a lengthy public hearing regarding the proposed demolitions. The majority of the public comment voiced opposition to the demolition of Ted's Frostop. Additional concerns included the design of the new building, Tulane University's role in the project, traffic and parking concerns. HDLC only has jurisdiction over the proposed demolition of the building and does not have a role in the design of the proposed new construction. HDLC also has no jurisdiction over use, density, parking, traffic or the interior of structures. The Commission voted unanimously to deny the demolition of 3100 Calhoun Street and to defer the applications for 6307 South Miro Street and 6309 South Claiborne Avenue. The HDLC has no objection to the demolition of 6307 South Miro Street and 6309 South Claiborne Avenue.



The City of New Orleans is an assemblage of neighborhoods defined by their distinct architecture, restaurants, bars, street names, shops, and residents. These cohesive neighborhoods are stitched together through shared experiences and collective memory. While the cultural cornerstones of one neighborhood may not be well known to those outside the community, their significance to the people that live there shouldn't be overlooked. Ted's Frostop is one such local institution that has, over the years, humbly provided a neighborhood gathering spot for generations of New Orleanians. As fiercely proud New Orleanians – we frequent these places and treasure them ever more fiercely because they are not particularly well known, filled with tourists, celebrated with James Beard awards or overflowing with craft cocktails. These are the places that are for those of us who live and work here – day in and day out, year in and year out, sharing our lives and simpler moments together.

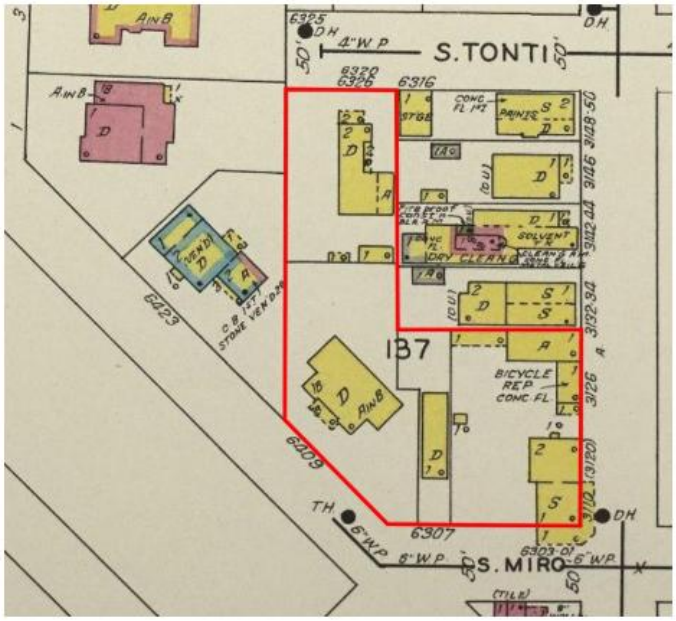
As the City continues to lean into the commodification and extraction of all those things that make us unique and special – the things that once knit us together so tightly – the loose yarn of our sweater continues to unravel. The simple shops keep closing, the bakery gone, the dive bar bought out, the pharmacies absorbed by national corporation, and homogeneity settles in. City leaders rush to highlight our cultural distinctiveness and idiosyncratic ways when marketing the city to outsiders. They would be wise to protect those distinctive things when they are threatened with extinction. We've learned that protecting these places is in our collective best interest -why would we consider otherwise? The HDLC respectfully requests that the City Council uphold the HDLC and deny the application for the demolition of 3100 Calhoun Street.

Assessor's Information:

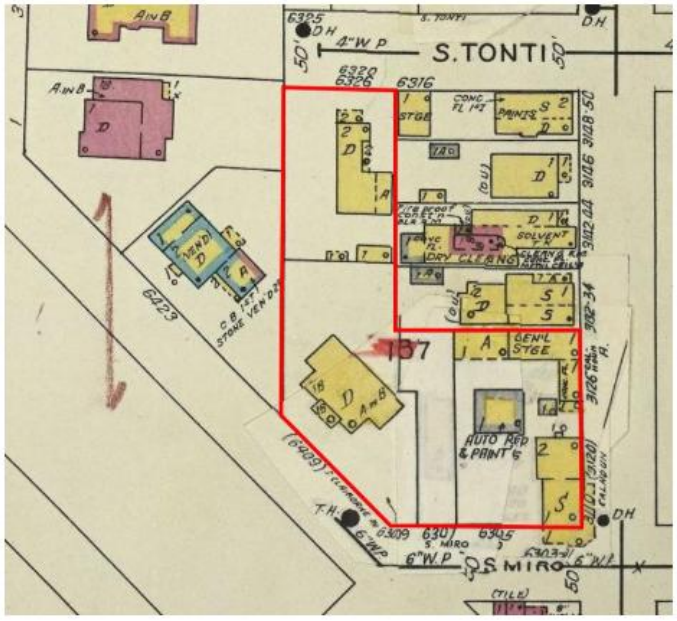
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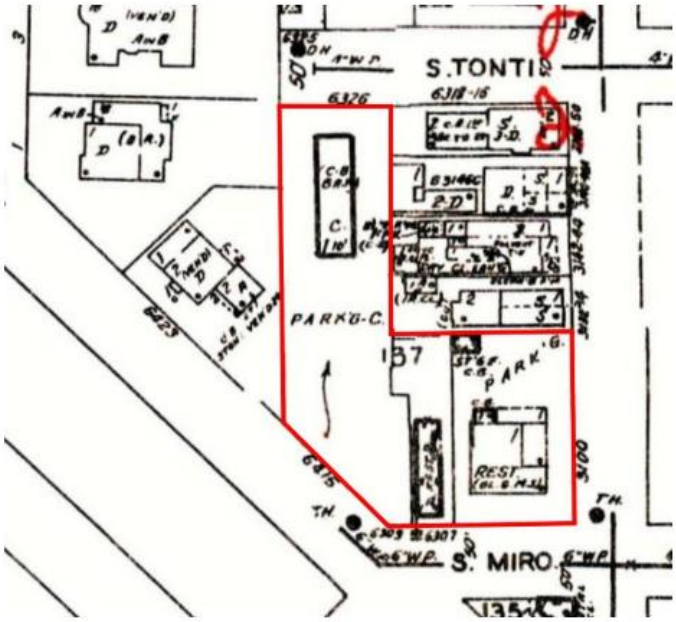
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6/10/1998	$50			98-30173	000161668
11/20/1997	$0			12161997	000150976



1940



1950



1983



Current Overhead View

610

Addendum: HDLC Research

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The drive-in diner is emblematic of 20th Century Americana: an architectural typology formed by car culture, fast food, and commercialism. As architectural historian Alan Hess wrote in his 2004 treatise on the drive-in, "No modern building unified function, advertising, and urban presence more effectively… these drive-ins expressed contemporary function and structure in startling new forms…. The drive-in was shaped to the radius and use of the car."[1]

The concept was invented in the 1920's; the first being the Pig Stand in Dallas, Texas, in 1921. The first Frostop opened just five years later in Springfield, Ohio. T.W. Ganus opened the South's first Frostop, in 1954, in Kenner, patenting his revolving root beer signage in 1958. Copyrighted designs were sold to other Frostop operations across the US. The revolving mugs were manufactured at Industrial Electric, Inc at 3227 Magazine St.[2] In 1959, Ganus became president of Frostop Products, Inc. and directed all national franchising from his headquarters in New Orleans.[3]

[1] (Hess, 2004)

[2] (SIgns of the Times; Revolving Root Beer, 1958)

[3] (New Orleans, La Patent No. Des. 183,836, 1958), (T.W. Ganus - Frostop Success Story, 1963)

Ted's Frostop predates Ganus's patented design but features his iconic giant root beer mug. Indeed, the signage on Ted's Frostop is a study in the power of commercialism to drive design. From the memetic neon root beer mug to the Circus-like BURGERS sign, this is a building meant to sell you something. It's not pretending to be anything else. Googie was first defined as a style in 1952 by Douglas Haskell in a satirical article in *House and Home* magazine meant to decry the lowbrow nature of the Southern Californian vernacular commercial style which was emerging at the time. The style was colorful, fun, futuristic, and most notably, unabashedly commercial. Signs were meant to be seen, easily legible from a car passing by. In 2012, Hess wrote that "Googie was an unpretentious aesthetic meant to appeal to the average, middle-class American: One of the key things about Googie architecture was that it wasn't custom houses for wealthy people — it was for coffee shops, gas stations, car washes, banks… the average buildings of everyday life that people of that period used and lived in. And it brought that spirit of the modern age to their daily lives."[4]

The drive-in was mostly replaced by the drive-thru, a typology invented in the 1970's. The drive-in, now a relic of an era when cars were still new enough to be a novelty. At its height, Frostop had 350 nationwide locations. As of 2026, there are 9, only 7 of which, including Ted's, are still in their original buildings.

Society of Architectural Historians Archipedia entry:

(https://sah-archipedia.org/buildings/LA-02-OR173):

Ted's Frostop written by Karen Kingsley and Lake Douglas

1955. 3100 Calhoun St.

A frothy, neon-lit, giant root-beer mug high atop a freestanding support quickly identifies a Frostop diner. Red, blue, green, and yellow letters spelling BURGERS, spaced across the width of the facade, advertise the signature item on the menu. Above them, a pediment-shaped metal and neon sign displays the restaurant's name at its center. The restaurant, small-scaled and unobtrusive compared with its signage, has a continuous window that wraps around the front and one side above the tile-covered lower wall. On the other side, a deep, cantilevered roof shelters what formerly was a drive-in area, where customers had to walk only a few steps to the service windows. Exterior surfaces are caramel- and khaki-colored tile. Inside, a counter and booths are arranged around the perimeter of the space. These features, with only slight variations, were found in other Frostops in southern Louisiana, most of which have since been demolished. Ted's Frostop is a rare surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership. The buildings, designed to be seen at a distance, joyfully utilize brightly colored, outsize signage made possible by the availability and reasonable price of such materials as aluminum, plastic, and neon. The first Frostop opened in Springfield, Ohio, in 1926; the name and products were franchised nationwide.

WORKS CITED

[4] (Novak, 2012)

Diamond, A. (2019, 24 June). A Crispy, Salty, American History of Fast Food. *Smithsonian Magazine*.

Ganus, T. W. (1958). *New Orleans, La Patent No. Des. 183,836.*

Hess, A. (2004). *Googie Redux: Ultramodern Roadside Architecture.* Chronicle Books.

Karen Kingsley and Lake Douglas, "Ted's Frostop", [New Orleans, Louisiana], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/LA-02-OR173.

Novak, M. (2012, June 15). Googie: Architecture of the Space Age. *Smithsonian Magazine* .

SIgns of the Times; Revolving Root Beer. (1958, March 17). *New Orleans Item*, p. 19.

T.W. Ganus - Frostop Success Story. (1963, August). *Frostopics*, pp. 2-3.

MOTION

NO. M-26-230

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MCCARRON

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the appeal of **Ron Loesel, Zach Smith Consulting & Design**, challenging the Historic District Landmarks Commission's deferral of the application for demolition of the property located at **6307-6309 S. Miro Street**, is **granted** and the application for demolition is hereby **approved**, provided that prior to the issuance of the demolition permit the applicant shall (i) make good faith efforts to negotiate a good neighbor agreement with the Versailles Boulevard Association, and any other surrounding neighbors and community stakeholders, and (ii) obtain an approved building permit for the proposed redevelopment.

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:

AND THE MOTION WAS ADOPTED.

ZACH SMITH
CONSULTING & DESIGN

April 15, 2026

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Clerk of Council:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision for the application for 3100 Calhoun to deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid 20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts..

Thank you,

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting
O: (504)-377-9188
E: Ron@zachsmithconsulting.com
W: zachsmithconsulting.com
1000 S Norman C Francis Pkwy

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, April 9, 2026

Zach Smith Consulting & Design
1000 S. Norman C. Francis Pkwy.
New Orleans, LA 70125

Re: 3100 Calhoun St
Reference Code: DBE4ZV

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, April 8, 2026, concerning your application for the following work: Demolition of a Non-Contributing rated, one-story, commercial building to grade.

At that time the Commission voted to:
Deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts.

Should you wish to appeal the Commission's decision to the City Council, you must provide a written request for appeal 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 HDLC results 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, Executive Director

RCR Claiborne Venture III LLC
135 Allen Toussaint Blvd
New Orleans, LA 70124

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, May 04, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re:
6307-09 South Miro Street, 6309-11 South Claiborne Avenue & 3100 Calhoun Street

Ladies and Gentlemen:

Attached, please find a report regarding the appeal of the New Orleans Historic District Landmarks Commission's denial of an application to demolish 3100 Calhoun Street and deferral of the applications to demolish 6307 South Miro Street and 6309 South Claiborne Avenue located in the Uptown, partial control, local historic district.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

Summary of Appeal

Applicants seek to demolish three buildings to develop a 3-story, mixed use development.

One of the structures, 3100 Calhoun Street - Ted's Frostop restaurant, is an iconic and beloved cultural institution and rare remaining example of 1950's Googie style commercial architecture.

HDLC denied the demolition of 3100 Calhoun Street and has no opposition to the demolition of the other two structures.

Click here for entire HDLC Staff report



3100 Calhoun Street

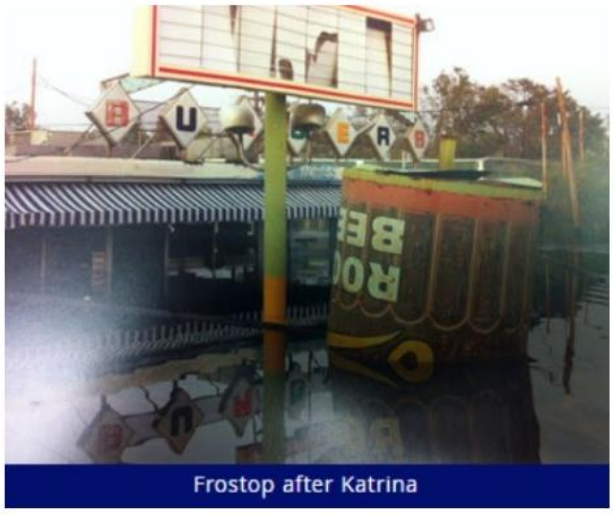
Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and **Demolition** states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic 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":** Non-Contributing, however, the structure exhibits qualities and characteristics that warrant additional consideration.

- **The importance of the building or structure to the tout ensemble of the area:** While the building was constructed outside the period of significance for the Carrollton local historic district (1840 to 1937), Ted's Frostop is considered a New Orleans cultural institution. The building was constructed in 1955 by Ted Sternberg, who eventually went on to own seven Frostop locations in Louisiana and Arkansas. The iconic neon-lit Root Beer mug signage, designed and patented by T.W. Ganus in 1958, graced the building until 2005, when Hurricane Katrina toppled the mug. It sat upside down for years, ultimately becoming a symbol of the City's renewal when it was righted and placed back atop its pole next to the freshly renovated building in 2012.

- **The alternatives to demolition that have been explored by the applicant:** The applicant has not provided information regarding alternative options to demolition that may have been explored, such as retention or adaptive reuse of the existing structure. However, the unique and flamboyant building signage has already been granted Classic Sign status and so both elements can potentially be retained and incorporated into the facade of the proposed redevelopment.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** While modest in scale and footprint, the existing one-story structure would likely be difficult to replicate under current conditions due to its overall aesthetic character, design approach, and integrated features. The building reflects a mid-20th-century commercial design ethos prioritizing visual expression, novelty, and automobile-oriented visibility, resulting in a highly stylized overall building form, expressive architectural roofline, and integrated large-



2005



2008



2012



scale signage and neon lighting elements. By contrast, contemporary commercial construction typically emphasizes efficiency, standardization, and cost control, which would likely diminish or preclude such exaggerated forms and custom detailing. Additionally, the building's extensive use of neon would be difficult to replicate today due to the limited availability of skilled fabricators and maintenance expertise, and the scale and placement of the signage would not comply with current zoning regulations. Based on this, while a new building could be constructed, the distinctive architectural character and design qualities of the existing structure would likely be difficult, if not impossible, to reproduce in contemporary new construction.

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Frostop was established in 1926 and became a prominent regional presence with significant ties to the New Orleans area. In 1954, T.W. Ganus opened the South's first Frostop in Kenner and later patented the revolving root beer mug sign in 1958, a design manufactured locally on Magazine Street and distributed nationwide. By 1959, national franchising operations were directed from New Orleans. At its peak, Frostop operated approximately 350 locations nationwide; however, as of 2026, only a small number remain, with even fewer retaining their original buildings.

Although constructed outside the period of significance, the building continues to contribute to the Carrollton and Uptown district's broader cultural and visual character as a rare and intact example of mid-20th-century drive-in commercial architecture. It is an exceptional surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership, car culture, roadside commerce, and fast-food service. It also appears to have retained its original architecturally expressive roof and building form, prominent signage, integrated neon and fluorescent lighting, and distinctive exterior elements such as checkerboard tile cladding and slender, raked structural supports.


NOW ACCEPTING APPLICATIONS FOR
COUNTER WAITRESSES
At University-Frostop
3100 CALHOUN AT S. CLAIBORNE
New uptown drive-in needs fast, reliable workers, day or night, full or part time. Management positions opened. Call VI 1101 for appointment.

New Orleans States - October 19, 1957



Times Picayune - May 10, 1968

Architecturally, the building reflects characteristics associated with Googie-influenced commercial design, a style identified in the early 1950s and defined by expressive forms, bold signage, and a focus on roadside visibility and immediacy. Its longstanding operation at this location since 1955, combined with its iconic signage and strong community associations, has established the site as an informal local landmark within the public realm. As such, the building contributes to the tout ensemble of the district by illustrating a later layer of development that complements, rather than detracts from, the area's historic character. Additionally, while the property has not been formally nominated for landmark study, Staff finds that it appears to meet applicable criteria based on its noted architectural distinctiveness and cultural significance. Additional historic research prepared by HDLC Principal Architectural Historian, Yvette Jett, is included with this report.

- **The condition of the building or structure:** HDLC Staff completed an exterior visual inspection of the building on April 3, 2026, and determined it to be in fair to good overall condition. The building appears to have been continuously occupied and well maintained. The low-sloped roof is minimally visible from the public right-of-way but appears to be intact with no obvious signs of deterioration or active failure. Exterior walls and cladding appear generally sound, with minor areas of wear, weathering, and localized repairs. Windows and doors are intact and functional in appearance, with no significant visible deterioration. Site elements, including the canopy, trim, and integrated signage, remain largely intact, though some aging and deferred maintenance are evident. Overall, the structure does not exhibit signs of severe structural distress or advanced deterioration.



3/26/26, 11:14 AM America's News – Historical and Current | : All content

Signs Of The Times: Revolving Root Beer

A revolving root beer, daily becoming familiar al over the United States, is but one of the applications effected through Industrial Electric, Inc., 3227 Magazine.

The whirling mug, manufactured by Industrial Electric for Frostop Root Beer Stores, a fast-growing national chain, was originated by Thurman Ganus, New Orleans, distributor over several states for the chain.

* * *

THE application, said M. E. Frohlich, assistant vice president of Industrial Electric and a veteran of 20 years with the firm, was worked out in the company's facilities on Magazine.

Mr. Frohlich

"It is now required for every new Frostop store," said Frohlich, long experienced in unique sign developments in the area.

A specialist in industrial and commercial signs for Industrial Electric, Frohlich and his wife, the former Olga Lamson of New Orleans, live at 4607 St. Charles.

In his spare time, Frohlich goes fishing at North Shore. He is an accomplished fisherman, "at times."

https://infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&t=&sort=YMD_date%3AA&page=30&hide_duplicates=0&offset=0&urlmessa... 2/3

3/26/26, 11:14 AM America's News – Historical and Current | : All content

FROSTOP'S REVOLVING ROOT BEER

CITATION (MLA STYLE)

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Staff Recommendations:

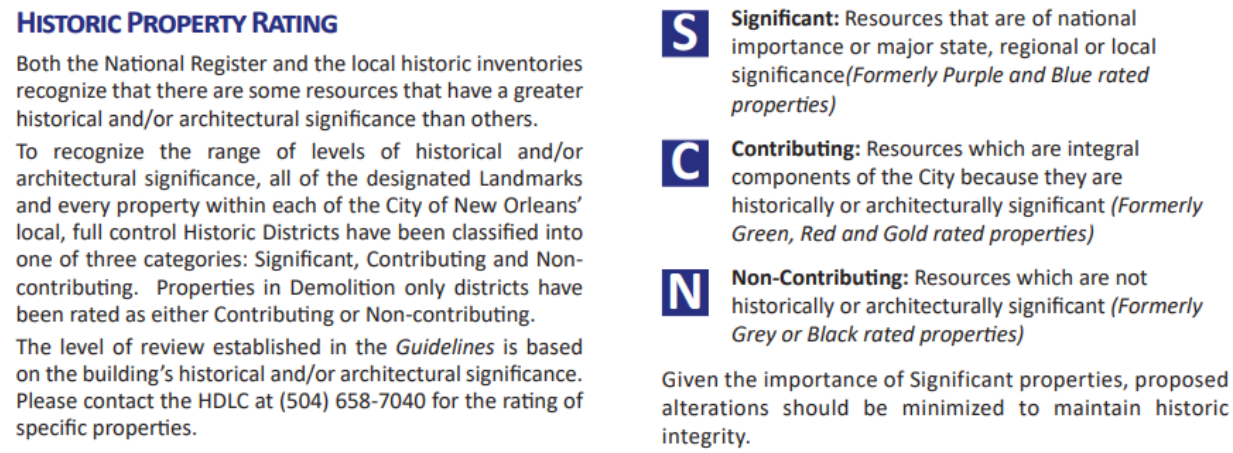
While the building was constructed outside the period of significance, it remains in good condition with minimal alterations and exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology. It retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment. The building also contributes to the broader visual and cultural character of the district. Based on these factors, Staff recommends denial of the request for demolition to grade. If demolition is approved, Staff recommends a proviso that the Certificate of Appropriateness for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.

- **Recommendation:** *Denial. However, if approval is granted, Staff recommends a proviso that the CofA for demolition shall not be issued until any associated new construction permit is ready for issuance by the Department of Safety and Permits.*

Historic District Landmarks Commission Building Ratings and Demolition Review Process

National Register Vs HDLC Building Ratings:

Typically, all buildings are given an architectural rating at the time the historic district is established. The HDLC has a three-tiered rating system. Significant, Contributing and Non-contributing. In 2017, due to staff and financial constraints, the City elected to adopt the National Park Service (NPS) ratings for the four partial control local historic districts being proposed: Parkview, Mid-City, Uptown and Carrollton Avenue because they were already National Register Districts that had been surveyed. The National Park Service rating system differs from the HDLC rating system in that it is only two tiers: Contributing and Non-contributing. Due to the differing systems, the HDLC uses the architectural rating given to the structure as one of many things to be considered when evaluating the significance of a structure. For example - there are many buildings in the Uptown historic district that would carry a Significant rating under HDLC criteria, but do not have one because it doesn't exist in the NPS system.



HISTORIC PROPERTY RATING

Both the National Register and the local historic inventories recognize that there are some resources that have a greater historical and/or architectural significance than others.

To recognize the range of levels of historical and/or architectural significance, all of the designated Landmarks and every property within each of the City of New Orleans' local, full control Historic Districts have been classified into one of three categories: Significant, Contributing and Non-contributing. Properties in Demolition only districts have been rated as either Contributing or Non-contributing.

The level of review established in the *Guidelines* is based on the building's historical and/or architectural significance. Please contact the HDLC at (504) 658-7040 for the rating of specific properties.

S **Significant:** Resources that are of national importance or major state, regional or local significance*(Formerly Purple and Blue rated properties)*

C **Contributing:** Resources which are integral components of the City because they are historically or architecturally significant *(Formerly Green, Red and Gold rated properties)*

N **Non-Contributing:** Resources which are not historically or architecturally significant *(Formerly Grey or Black rated properties)*

Given the importance of Significant properties, proposed alterations should be minimized to maintain historic integrity.

Demolition Application Staff Review Process:

In any district, regardless of the rating of a building, when a demolition application is filed – the HDLC Staff performs research to evaluate the building's architectural, historic, social, economic or cultural significance. The research includes, but is not limited to: Sanborn fire insurance maps, historic newspapers, reference books including the *New Orleans Architectural Series*, HDLC files, architectural archives and property owner records. The HDLC performs this research to assess what may or may not be significant about the building and its inhabitants for the Commission to have the information they need to make an informed decision regarding demolition. A structural inspection is also performed to evaluate the condition of the building. This information may not be readily known which is why the research and inspection are performed. The Staff compiles the information, evaluates the

significance and condition of the building based on the information gathered, and presents it to the Commission along with a recommendation for their consideration.

Buildings with a non-contributing rating (HDLC or National Park Service) are not automatically approved by the HDLC for demolition but there is a greater likelihood that something may be approved by the Commission for demolition if it carries a non-contributing rating. The HDLC Staff receives many calls inquiring about potential candidates for demolition prior to the actual applications being filed. HDLC performs cursory research in those cases to give the caller an idea of whether it may be a good candidate for demolition. As a result, many demolition applications are never filed.

Related Cases:

An application was filed for the demolition of a non-contributing rated building at 1538 Louisiana Avenue in the Garden District historic district in August of 2025. Once the demolition application was filed, HDLC staff performed research into the property. It was found that the building carried significance associated with the building's architect and its contribution to the mid-century modern architectural style in New Orleans. As a result, the HDLC Staff recommended denial. The application for demolition was withdrawn prior to the HDLC hearing. https://sites.google.com/view/no-cmm-081525/new-demolition-applications/1538-louisiana-ave



The Camellia Grill at 626 South Carrollton Avenue, a non-contributing rated building located in the Carrollton Historic District, was nominated as a landmark for its cultural significance. Like Ted's, the building itself is significant because the two cannot be separated without significant loss of integrity to the institution.
https://nola.gov/nola/media/HDLC/Designation%20Reports/Camellia-Grill-nomination-report.pdf



HDLC Action:

At their meeting of April 8, 2026 the Commission held a lengthy public hearing regarding the proposed demolitions. The majority of the public comment voiced opposition to the demolition of Ted's Frostop. Additional concerns included the design of the new building, Tulane University's role in the project, traffic and parking concerns. HDLC only has jurisdiction over the proposed demolition of the building and does not have a role in the design of the proposed new construction. HDLC also has no jurisdiction over use, density, parking, traffic or the interior of structures. The Commission voted unanimously to deny the demolition of 3100 Calhoun Street and to defer the applications for 6307 South Miro Street and 6309 South Claiborne Avenue. The HDLC has no objection to the demolition of 6307 South Miro Street and 6309 South Claiborne Avenue.



The City of New Orleans is an assemblage of neighborhoods defined by their distinct architecture, restaurants, bars, street names, shops, and residents. These cohesive neighborhoods are stitched together through shared experiences and collective memory. While the cultural cornerstones of one neighborhood may not be well known to those outside the community, their significance to the people that live there shouldn't be overlooked. Ted's Frostop is one such local institution that has, over the years, humbly provided a neighborhood gathering spot for generations of New Orleanians. As fiercely proud New Orleanians – we frequent these places and treasure them ever more fiercely because they are not particularly well known, filled with tourists, celebrated with James Beard awards or overflowing with craft cocktails. These are the places that are for those of us who live and work here – day in and day out, year in and year out, sharing our lives and simpler moments together.

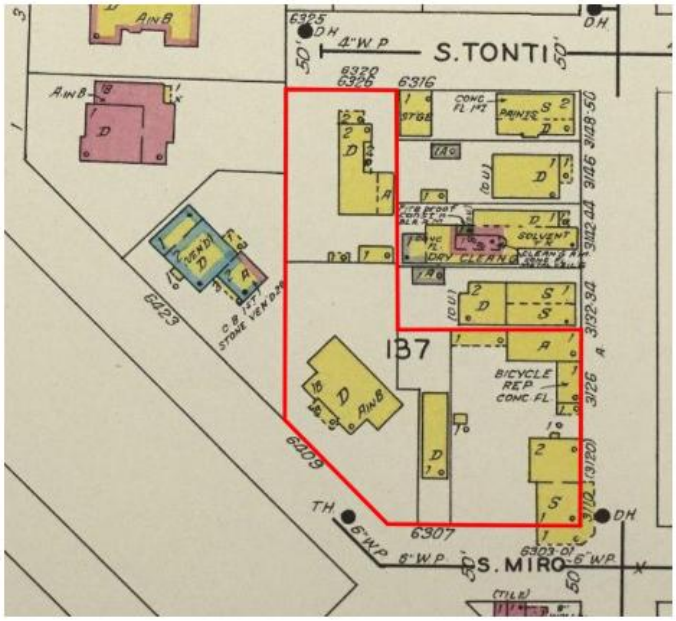
As the City continues to lean into the commodification and extraction of all those things that make us unique and special – the things that once knit us together so tightly – the loose yarn of our sweater continues to unravel. The simple shops keep closing, the bakery gone, the dive bar bought out, the pharmacies absorbed by national corporation, and homogeneity settles in. City leaders rush to highlight our cultural distinctiveness and idiosyncratic ways when marketing the city to outsiders. They would be wise to protect those distinctive things when they are threatened with extinction. We've learned that protecting these places is in our collective best interest -why would we consider otherwise? The HDLC respectfully requests that the City Council uphold the HDLC and deny the application for the demolition of 3100 Calhoun Street.

Assessor's Information:

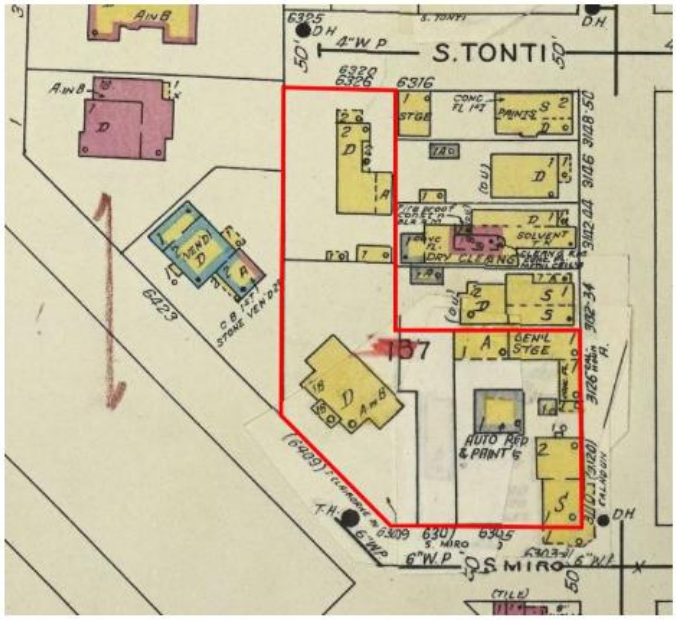
Sales

Columns

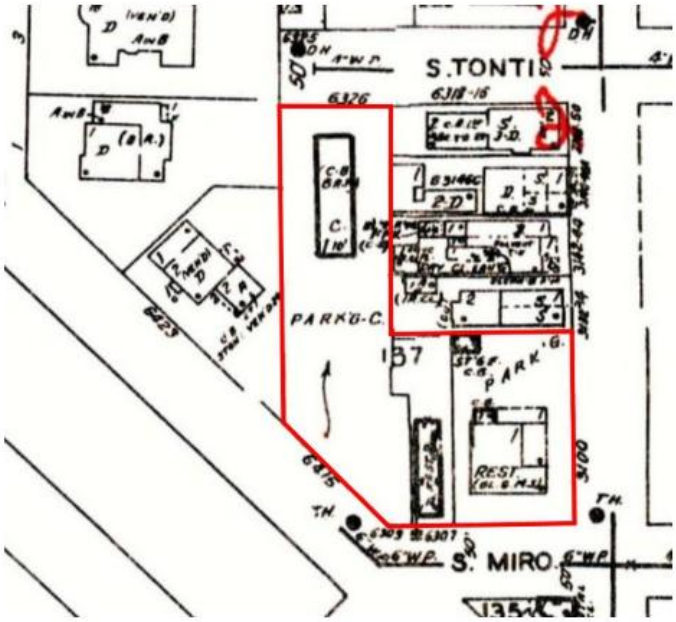
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
5/16/2025	$100	CAFE BEIGNET LLC	RCR CLAIBORNE VENTURE III LLC	202515954	755778
2/4/2022	$100	NZK L L C	CAFE BEIGNET LLC	202205379	705921
6/10/1998	$50			98-30173	000161668
11/20/1997	$0			12161997	000150976



1940



1950



1983



Current Overhead View

630

Addendum: HDLC Research

Importance of the building to the tout ensemble of the area

While the building was built outside the period of architectural significance for the District, Ted's Frostop is a New Orleans cultural institution. Ted's Frostop was built in 1955 by Ted Sternberg, who eventually went on to own 7 Frostop locations in Louisiana and Arkansas. The iconic neon-lit Root Beer mug signage, designed and patented by T.W. Ganus in 1958, graced the building until 2005, when Hurricane Katrina toppled the mug. It sat upside down for years, ultimately becoming a symbol of the City's renewal when it was righted and placed back atop its pole next to the freshly renovated building in 2012.

The special character or aesthetic interest that the building of structure adds to the local historic district

As this building falls outside the period of architectural significance for the District, the HDLC will base its argument for the significance of the structure on the four criteria as established by Section 84.22 of the City Code that the HDLC uses to establish if a building meets the qualifications for landmark designation.

The staff finds that the building meets two of the criteria, in that it:

(1) Exemplifies or reflects the broad, cultural, political, economic, or social history of the nation, state, or community.

(3) Embodies distinguishing characterícstic of an architectural type or specimen.

The drive-in diner is emblematic of 20th Century Americana: an architectural typology formed by car culture, fast food, and commercialism. As architectural historian Alan Hess wrote in his 2004 treatise on the drive-in, "No modern building unified function, advertising, and urban presence more effectively… these drive-ins expressed contemporary function and structure in startling new forms…. The drive-in was shaped to the radius and use of the car."[1]

The concept was invented in the 1920's; the first being the Pig Stand in Dallas, Texas, in 1921. The first Frostop opened just five years later in Springfield, Ohio. T.W. Ganus opened the South's first Frostop, in 1954, in Kenner, patenting his revolving root beer signage in 1958. Copyrighted designs were sold to other Frostop operations across the US. The revolving mugs were manufactured at Industrial Electric, Inc at 3227 Magazine St.[2] In 1959, Ganus became president of Frostop Products, Inc. and directed all national franchising from his headquarters in New Orleans.[3]

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[3] (New Orleans, La Patent No. Des. 183,836, 1958), (T.W. Ganus - Frostop Success Story, 1963)

Ted's Frostop predates Ganus's patented design but features his iconic giant root beer mug. Indeed, the signage on Ted's Frostop is a study in the power of commercialism to drive design. From the memetic neon root beer mug to the Circus-like BURGERS sign, this is a building meant to sell you something. It's not pretending to be anything else. Googie was first defined as a style in 1952 by Douglas Haskell in a satirical article in *House and Home* magazine meant to decry the lowbrow nature of the Southern Californian vernacular commercial style which was emerging at the time. The style was colorful, fun, futuristic, and most notably, unabashedly commercial. Signs were meant to be seen, easily legible from a car passing by. In 2012, Hess wrote that "Googie was an unpretentious aesthetic meant to appeal to the average, middle-class American: One of the key things about Googie architecture was that it wasn't custom houses for wealthy people — it was for coffee shops, gas stations, car washes, banks… the average buildings of everyday life that people of that period used and lived in. And it brought that spirit of the modern age to their daily lives."[4]

The drive-in was mostly replaced by the drive-thru, a typology invented in the 1970's. The drive-in, now a relic of an era when cars were still new enough to be a novelty. At its height, Frostop had 350 nationwide locations. As of 2026, there are 9, only 7 of which, including Ted's, are still in their original buildings.

Society of Architectural Historians Archipedia entry:

(https://sah-archipedia.org/buildings/LA-02-OR173):

Ted's Frostop written by Karen Kingsley and Lake Douglas

1955. 3100 Calhoun St.

A frothy, neon-lit, giant root-beer mug high atop a freestanding support quickly identifies a Frostop diner. Red, blue, green, and yellow letters spelling BURGERS, spaced across the width of the facade, advertise the signature item on the menu. Above them, a pediment-shaped metal and neon sign displays the restaurant's name at its center. The restaurant, small-scaled and unobtrusive compared with its signage, has a continuous window that wraps around the front and one side above the tile-covered lower wall. On the other side, a deep, cantilevered roof shelters what formerly was a drive-in area, where customers had to walk only a few steps to the service windows. Exterior surfaces are caramel- and khaki-colored tile. Inside, a counter and booths are arranged around the perimeter of the space. These features, with only slight variations, were found in other Frostops in southern Louisiana, most of which have since been demolished. Ted's Frostop is a rare surviving example of the kind of fast-food outlets that proliferated along America's highways in the 1950s and 1960s in response to the surge in automobile ownership. The buildings, designed to be seen at a distance, joyfully utilize brightly colored, outsize signage made possible by the availability and reasonable price of such materials as aluminum, plastic, and neon. The first Frostop opened in Springfield, Ohio, in 1926; the name and products were franchised nationwide.

WORKS CITED

[4] (Novak, 2012)

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Ganus, T. W. (1958). *New Orleans, La Patent No. Des. 183,836.*

Hess, A. (2004). *Googie Redux: Ultramodern Roadside Architecture.* Chronicle Books.

Karen Kingsley and Lake Douglas, "Ted's Frostop", [New Orleans, Louisiana], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/LA-02-OR173.

Novak, M. (2012, June 15). Googie: Architecture of the Space Age. *Smithsonian Magazine* .

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T.W. Ganus - Frostop Success Story. (1963, August). *Frostopics*, pp. 2-3.

ZACH SMITH
CONSULTING & DESIGN

May 11, 2026

Aisha R. Collier
Clerk of Council
1300 Perdido St. Room 1E09
New Orleans, LA 70112

RE: Appeal of HDLC's no action at 1537-1539 Euterpe St.

Dear Ms. Collier:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's inability to, "*reach a majority decision, resulting in no action being taken on this application. The Commission's lack of action is considered a de-facto denial, which can be appealed to the City Council."* The property is located at 1537-1539 Euterpe St.

Please let us know if you have any questions.

Thank you,

Ron Loesel

Ron Loesel
Governmental Affairs
Lead Consultant
Zach Smith Consulting & Design
1000 Norman C. Francis
New Orleans, LA 70125

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Wednesday, May 6, 2026

Zach Smith Consulting & Design
1000 S. Norman C. Francis Pkwy.
New Orleans, LA 70125

Re: 1537-1539 Euterpe St
Reference Code: XVWBUB

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, May 6, 2026, concerning your application for the following work: Appeal the ARC recommendations for the renovation of a Contributing rated, two-story, multi-family residential building including infilling the rear galleries.

At that time the Commission voted to:
At the time the Commission was unable to reach a majority decision, resulting in no action being taken on this application. The Commission's lack of action is considered a de-facto denial, which can be appealed to the City Council.

To continue the HDLC review process, please update the proposed drawings to better reflect the previous Architectural Review Committee recommendations and resubmit them directly to HDLC Staff via email for inclusion on a future ARC meeting agenda. The next ARC meeting will be held on Tuesday, May 19, 2026, and the deadline to submit updated drawings is 5:00 PM on Friday, May 8. The following ARC meeting will be held on June 16, 2026, with a submission deadline of Friday, June 5.

Otherwise, 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 HDLC results letter must be included with your appeal request.

Should you have any questions concerning this matter, please contact HDLC Plan Reviewer Wendy Cargile at (504) 658-7055 or wcargile@nola.gov.

Sincerely,
WLC

Wendy Cargile
Chief Plan Reviewer

Approved__BB__ Bryan Block, Executive Director

HMP Properties LLC
2727 Prytania St Suite 14
New Orleans, LA 70130

_____

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Wednesday, May 13, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1537-39 Euterpe Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's no action vote regarding an appeal of ARC recommendations for the renovation of a Contributing rated, two-story, multi-family residential building including infilling the rear galleries.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director

Permit Number: 25-39068-HDLC

Owner: HMP Properties, LLC

Applicant: Zach Smith Consulting and Design

Description: Appeal of ARC recommendation regarding an application for the renovation of a Contributing rated, multi family, residential building including infilling rear galleries.

ARC Recommendation: Deferred for revision.

HDLC Decision: No action



1537 Euterpe Street

ENCLOSING PORCHES, GALLERIES AND BALCONIES

Porches, galleries and balconies were meant to be open exterior spaces. Property owners often desire to enclose these spaces, particularly those that access service wings, to prevent the need to go outside when traveling between rooms. These transitional spaces are an essential element of a building's type. As a result, enclosing these spaces, particularly where visible from the street, is a radical alteration to a building and its visual perception from the public right-of-way.

The HDLC does not permit enclosing of any porch, gallery or balcony that is visible from the public right-of-way.

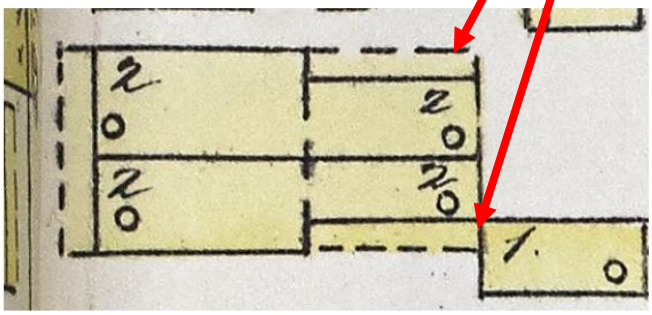
1537-39 Euterpe Street is a Contributing rated building located in the Lower Garden District, full control, local historic district. The Applicant seeks to enclose the historic, rear service wing balconies to capture additional square footage. The HDLC *Design Guidelines* expressly prohibit the enclosure of galleries, balconies and porches. At their third review of the project on March 25, 2026, the ARC voted to defer the matter for revision and reiterated that infilling the rear area, where balconies historically existed, was not appropriate. The ARC recommended trying different options with the floor plan to maintain the existing footprint and that the proposed may have too much program for the building envelope. The ARC also stated that the stucco at the proposed addition is not an appropriate material for this building.

The applicant appealed the ARC recommendations to the full Commission. At its meeting of May 6, 2026, the Commission reviewed the proposal and the applicant's testimony. A motion by Greg Hackenberg to deny the appeal failed to pass 5-4. A second motion by Ross Karson to approve the appeal failed 5-4 resulting in no action being taken on the application.

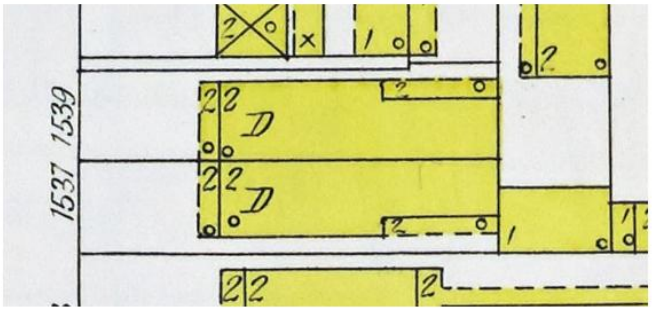


Historic rear service wing balconies

Sanborn Maps:



1885



1909

SECONDARY FAÇADE PORCHES, GALLERIES AND BALCONIES



Service Wing Balcony

A balcony can act as an outdoor corridor, particularly in a townhouse, connecting the rooms of the main house to the smaller service wing rooms.



Side Gallery

A side gallery is a narrow covered side porch that acts as an exterior corridor.

Current Drawings:



Existing



Existing



Proposed



Proposed

The full Staff Report may be found here:https://sites.google.com/view/no-cmm-050626/new-work-applications/1537-1539-euterpe-st

A link to the meeting video may be found here: https://nolagov-my.sharepoint.com/:v:/g/personal/lfperkins_cityofno_com/IQDEaBZ7usrfSJqnxKnV3r3oASFy-VDuEvDullu_xt-Uzvw

MOTION

NO. M-26-233

CITY HALL: June 4, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that **Ron Loesel's** appeal of the Historic District Landmarks Commission's no action vote, de-facto denying the appeal of its Architectural Review Committee's recommendations regarding the application for the renovation of a contributing-rated, multi-family building located at **1537-1539 Euterpe Street**, is **granted,** the decision of the Commission is **overruled**, and the application is **approved**; and

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council shall forward copies of this motion to all affected departments, including the Historic District Landmarks Commission and the Department of Safety and Permits.

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

YEAS:
NAYS:
ABSENT:
AND THE MOTION WAS ADOPTED.

City Planning Commission
Staff Report
Tuesday, March 10, 2026

Zoning Docket 021-26
Prepared by: Julia Nickle
Date: March 10, 2026
Deadline for CPC action: May 9, 2026
CC Deadline: 60 days from receipt
City Council District: C – King

Applicant: La Marie LLC
Request: Conditional use to permit a commercial short-term rental (CSTR) in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 154, Lot 3, in the Fifth Municipal District, bounded by Brooklyn Avenue, Homer Street, Newton Street, and Teche Street
Municipal address(es): 926 Brooklyn Ave

Description

The subject property, located on Brooklyn Ave in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, is currently developed as a two-story, three bedroom single-family residence. The site consists of one lot of record and is approximately 8,220 square feet. The applicants propose to continue operating the commercial short-term rental on-site totaling approximately 2,359 square feet. Current building plans do not indicate any off-street parking nor is any required as the district is exempt from these provisions.

Figure 1. Current Conditions



Source: GoogleMaps

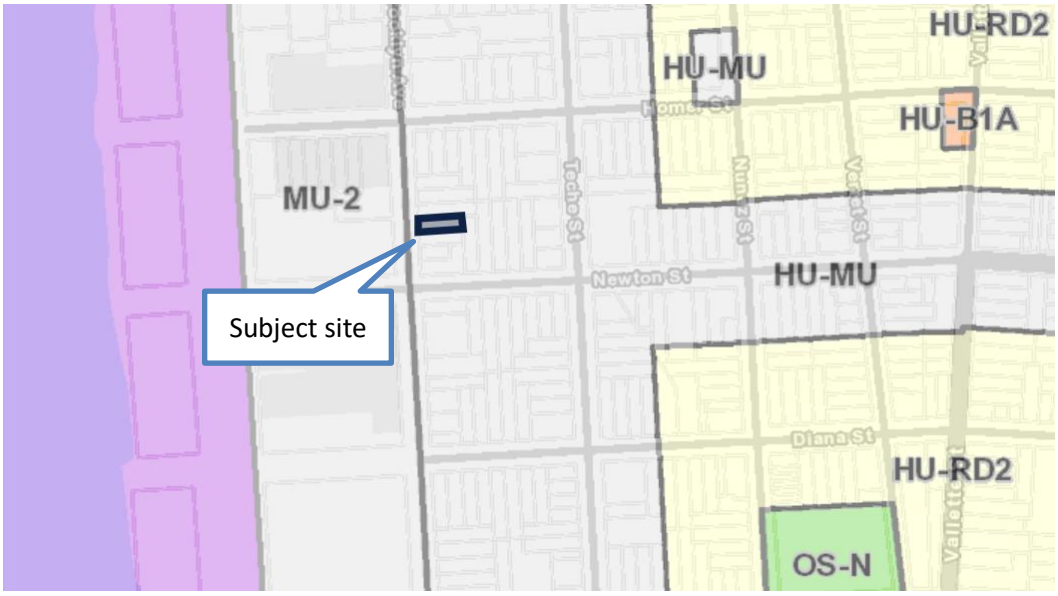
Figure 2. Floor Plans



Source: Provided by applicant

Important to note is that the subject property is located within a large HU-MU Historic Urban Neighborhood Mixed Use District largely populated with single- and two-family residences, though it faces a large MU-2 High Intensity Mixed Use District strip. To the north is the mixed-use historic neighborhood, Algiers Point, and to the south and in immediate vicinity is the similar situated McDonough neighborhood. Neighborhood businesses, restaurants, greenspace and viewpoints along the Mississippi River are within walking distance of the subject site. However, the surrounding neighborhood is almost entirely residential.

Figure 3. Zoning Map



Source: PropertyViewer

Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses),** a commercial short-term rental is a permitted use in the HU-MU Historic Urban Neighborhood Mixed Use District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

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.

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.	
Met	The Master Plan identifies the subject site as Mixed-Use Low Density (MUL), where the goal is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments. Businesses in residential scale buildings interspersed with residences, such as the subject commercial short-term rental, fall into the physical typology of the range of uses listed for this designation. However, important to note is that there is a discrepancy between land use and zoning. While current zoning permits neighborhood-serving and -scale businesses, surrounding land use is entirely residential, and thus in conflict with the intended use of the site.
The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.	
Not met	The subject site is located within the HU-MU Historic Urban Neighborhood Mixed Use District where the proposed commercial short term rental use would otherwise be permitted by-right. The HU-MU District is intended to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. It is fair to indicate that a commercial short-

	term rental is not an inappropriate use given the district's purpose. However, the surrounding land use of this particular proposed short-term rental renders the request incompatible – the majority of the surrounding blockfaces are strictly residential and would not be served by a Commercial Short-Term Rental (CSTR).
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.	
Met	There are several use standards outlined in **Article 20** regarding commercial short-term rentals, both in **Articles 20.3.LLL.1** and **20.3.LLL.2**. In the case of recommending approval, staff recommends a proviso (see below) to ensure these standards are met. All environmental standards are required to be met.
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.	
Met	The proposed commercial short-term rental exists within an existing historical single-family residence; it may be assumed that the proposed development would ensure that the structure as-is would be maintained and upkept, which would further contribute to the preservation of the character and integrity of the neighborhood. It is worth noting, however, that the impact of CSTRs may be more intensive than other adaptive business uses as they do not require on-site supervision. Given that the proposed short-term rental is located highly interior of the neighborhood, rather than on a corner or major street, this could be especially evident. Therefore, while the proposed development is compatible with the zoning and therefore *intended* character of the neighborhood, it is not necessarily compatible with the realities of the surrounding land *use*.
Any variance of zoning standards meets the approval standards of Section 4.6.F[1].	
Met	No variances are required.
The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.	
Met	The proposed commercial short-term rental does not necessarily pose a unique or detrimental use within the HU-MU district.

In the case of a recommendation of approval, staff recommends the following provisos to ensure compliance with the use standards for commercial short-term rentals:

- In accordance with **Article 20, Section 20.3.LLL.1** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
  a. In addition to the use standards below, all short term rentals shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
  b. All short term rentals shall require a permit. The permit shall be prominently displayed on the front facade of the property at a reasonable height in a location clearly visible from the

[1] Article 4, Section 4.6.F Approval Standards

street and accessible from the public right-of-way during all period of occupancy and contain the permit number, the contact information for the owner or operator, the permit type (Non-Commercial or Commercial) and the bedroom and occupancy limit.

c. Short term rentals shall not be operated outdoors, in an accessory structure, or in a recreational vehicle.
d. Only one party of guests shall be permitted per short term rental unit.
e. Both Commercial and Non-Commercial short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.
f. A short term rental permit shall be secured prior to operation; and short term rental operators shall comply with all applicable permit requirements provided in the Code of the City of New Orleans.
g. The rental of kitchens, dining rooms, living rooms, offices, and other common spaces may be used as part of the short term rental but shall not be rented as guest bedrooms. Only legally permitted bedrooms shall be used for the purposes of calculating the maximum number of guests. Studio apartments and dwelling units shall be considered to have one (1) guest bedroom and allowed a maximum of two (2) guests.
h. Notwithstanding anything else herein to the contrary, no Short Term Rental or Bed and Breakfast shall be permitted within the boundaries of the Garden District, which for purposes of this subsection shall be defined as follows: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Louisiana Avenue. This provision shall not be waived.

- In accordance with **Article 20, Section 20.3.LLL.2** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
  a. The permit shall be prominently displayed on the front facade of the property in a location clearly visible from the street or on the exterior of the front door of the dwelling unit being rented for multi-family dwellings, during all periods of occupancy and contain the permit number, the contact information for the permitted operator, the permit type (Commercial) and the unit, guest bedroom and occupancy limit.
  b. Up to five (5) guest bedrooms may be rented to guests in each unit and occupancy shall be limited to two (2) guests per guest bedroom with a maximum ten (10) guests.
  c. Commercial Short Term Rentals shall be prohibited on the first floor of a multi-story structure that contains or can contain residential uses on subsequent floors, but (1) does not apply to buildings that are single- or two-family dwellings; (2) does not apply to single-story structures; (3) does not apply to the CBD Central Business Districts, except when the structure is a new construction or a substantial improvement, EC Education Campus, MC Medical Campus, LS Life Science, and M-MU Maritime Mixed Use Districts, nor the MI Maritime Industrial Commercial and Recreational Subdistrict.
  d. A Commercial Short Term Rental shall submit the following impact management plans, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies:
     i. Noise abatement plan;
     ii. A security and operation plan; and
     iii. A sanitation plan
  e. No more than one (1) unit or twenty-five (25) percent of total units on a lot or a single building constructed across lot lines, whichever is greater, shall be permitted as a Commercial Short Term Rental. In the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, the Commercial Short Term Rental shall only be authorized when the total number of housing units is at least ten (10) and triggers the Mandatory Inclusionary

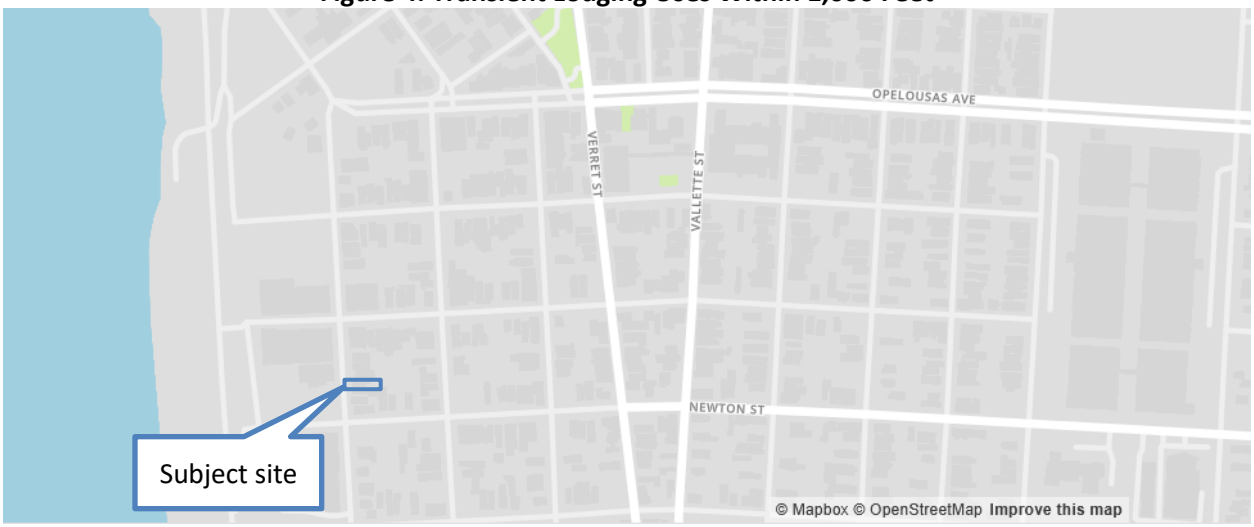
Zoning regulations of Article 28. This cap shall not apply to the VCE Vieux Carré Entertainment District, to structures which front on Canal Street between the Mississippi River and Rampart Street, the EC Educational Campus District, MC Medical Campus District, LS Life Science District, or the MI Maritime Industrial District Commercial and Recreational Subdistrict.

f. Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
While the retention of the original residential structure would allow for an easy reinstatement of the original traditional residential use in the future, ultimately, the development of short-term rentals in lieu of long-term housing is detrimental to the City's state of housing at large.
Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?
The proposed commercial short-term rental would continue to reduce the amount of long-term housing as the site has been operating as commercial short-term rental for several years and proposes to continue this venture.
Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?
Yes. The site block is bounded by Brooklyn Ave, Homer St, Teche St, and Newtown St. There is a bus stop located at Homer St and Teche St, a 0.1 mile (571 ft) walk from the subject site.
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?
Yes, there is a history of a short-term rental violation (24-02217-RENT) where the applicant was found guilty of illegally listing the rental on Airbnb.
How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?
No, there are no additional Transient Lodging Uses within 1,000 feet of the subject site.

Figure 4. Transient Lodging Uses Within 1,000 Feet



Source: Data.nola.gov

Staff Recommendation

Though the request for a conditional use to permit a commercial short-term rental (CSTR) meets standards outlined in the Future Land Use Map (FLUM), it does not fulfill the general purpose and intent of the HU-MU Historic Urban Neighborhood Mixed-Use District, nor the approval standards outlined in the Transient Lodging Interim Zoning District. Due to the existing tension between the realities of surrounding land use and Master Plan, staff does not recommend approval of this request.

The staff recommends **DENIAL** of Zoning Docket 021/26.

CITY PLANNING COMMISSION MEETING (March 10, 2026)

The staff summarized the application and presented its recommendation of denial of the requested conditional use. The Commission received public comment from the applicant, speaking in support of the request, asserting that the surrounding land use is mixed use and that the site had not been illegally operated, and described financial burden associated with their inability to operate a short-term rental (STR) at the site. Further comment was provided by a neighbor in support of the request. Commissioners Witry, Poché, and Joshi-Gupta asked the applicant clarifying questions regarding the legal status of the short-term rental, whether they had explored long-term housing options, and what the outcome of the neighborhood meeting had been. The applicant responded that they are seeking full legal compliance, that the market did not currently support long term housing in that area, and that while there was no attendance at the neighborhood meeting, other feedback had been positive. Commissioners Joshi-Gupta, Poché, Jordan and Witry then asked staff clarifying questions about whether there were any STR study updates, why approval was not recommended, and what guidance the Interim Zoning District (IZD) offered. Staff responded that no further action by council had been taken on the STR study, that the discrepancy between existing land use and zoning deterred recommendation for approval, and that while the moratorium was no longer in effect, interpreting the IZD was complicated. Commissioner Poché stated that two other STR's appeared to be on the block face, which staff could not confirm. Commissioner Jordan then asked whether the item was on deadline; staff responded no. Commissioner Witry asked how long the IZD and the conditional use would be in effect. Staff explained that though the IZD is active for one year, the conditional use permit would be permanent; further, that while the conditional use would place an entitlement on property, the STR license would need to be renewed annually. Commissioner Steeg asked staff to elaborate on how the licensing would interplay with a conditional use long term, to which staff responded that licensing and permissions could change, ultimately rendering the entitlement moot. Commissioner Joshi-Gupta asked whether the house was still for sale, the applicant responded yes, stating that they would continue to pursue any financially feasible options. Commissioner Joshi-Gupta asked staff whether the conditional use would remain on the property should it be sold, staff responded yes. Commissioner Witry asked whether the area was under HDLC control, to which staff responded yes, the site is under the Algiers Point full control local historic district. Commissioner Poche then made a motion to deny the request, citing the commission's current interpretation of the IZD. Commissioner Joshi-Gupta seconded the motion, stating that permanent entitlement posed issue should the property be sold.

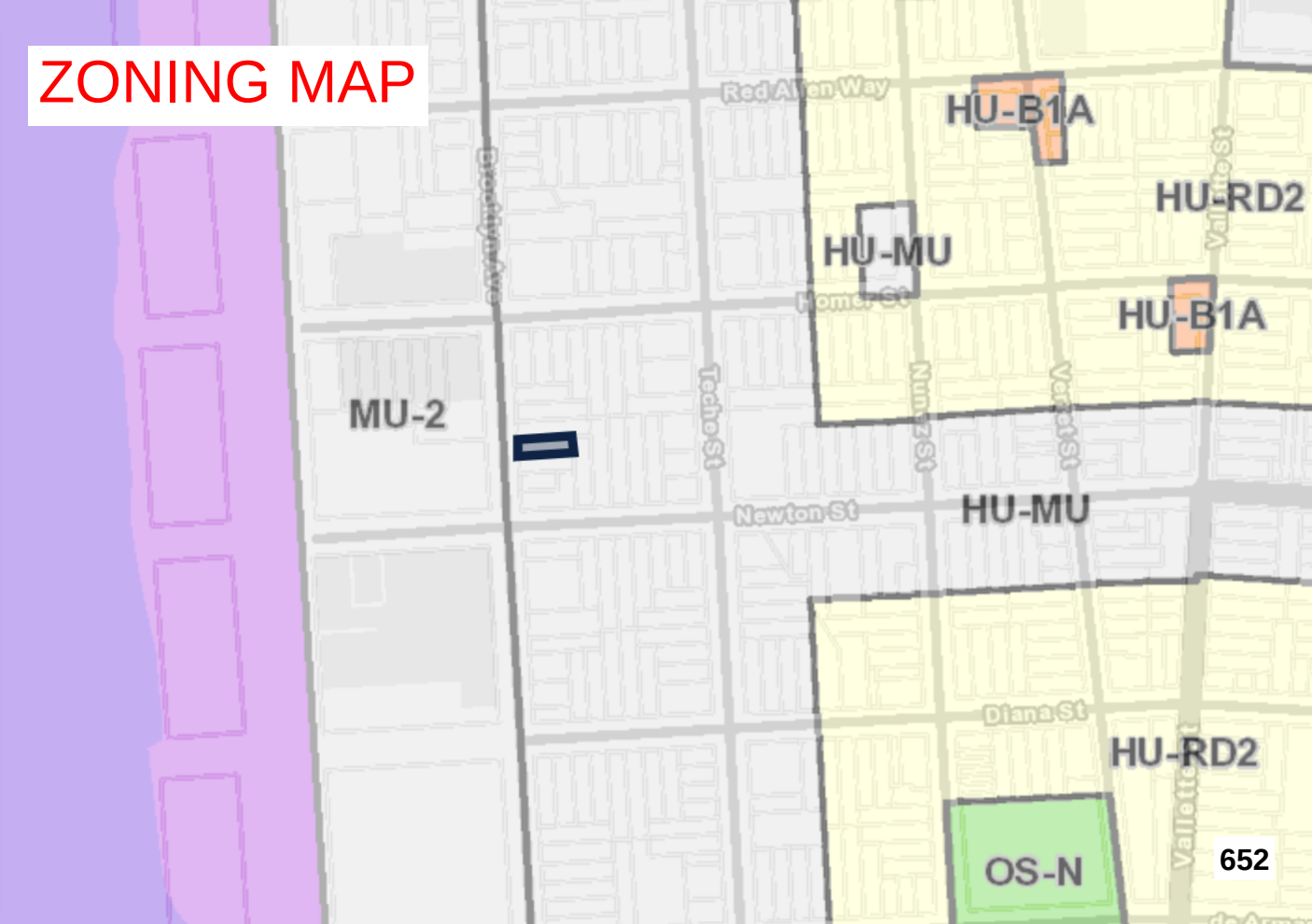
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 021/26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Jordan, Flick, Joshi-Gupta, Poché, Steeg, Witry

NAYS: None

ABSENT: Kepper

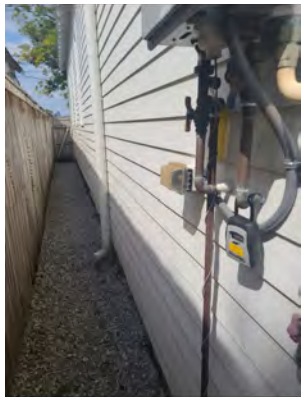

ZONING MAP
Red Alder Way
HU-B1A
HU-RD2
HU-MU
Homer St
HU-B1A
MU-2
Techo St
Newton St
HU-MU
Diana St
HU-RD2
OS-N
652

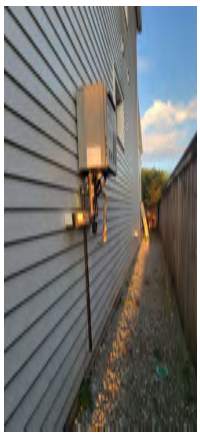
Property Floor Plan



Property Photos













December 11, 2025

Hello Neighbor,

We would like to invite you a Neighborhood Participation Program (NPP) meeting regarding the property at 926 Brooklyn St., owned by our company La Marie, LLC.

Event details:

Date – Sunday, January 4, 2026

Time – 6pm CST

Location – 926 Brooklyn St., New Orleans, LA 70114

Outside of our personal use, we would like to expand the usage of the property to short-term rentals, allowing guests to stay for durations of less than 30 days. Guests would use the existing street parking outside of the home. No waivers or variances are required for this. This single-family residence will remain as-is; no construction is needed to accommodate this new use. It is a two-story building of approximately 2359 square feet.

926 Brooklyn St. is in an HU-MU Neighborhood Mixed Use District. In this zoning, commercial short-term rentals are now a conditional use, pursuant to City Council Substitute Motion M-25-530. The request for this conditional use permit must be heard by both the City Planning Commission and City Council at public meetings.

Because you are a nearby neighbor or involved with the neighborhood, we'd like to share more information with you about our proposed request. Please join us at our NPP meeting, to hear more about our plans and to share any questions or concerns that you may have. The meeting may be recorded, per the suggestion of the City Planning Commission, to make sure we document all of your comments. We'll have sign-in sheets where you can leave your contact information so that we can keep you updated on our application process and plans for the property. We will mail you any further updates to the address you're receiving this letter, or send them via email if provided with your contact information

at the meeting. If you can't make the meeting and would still like to receive information, leave a comment, or ask a question, please email us at tiara@starmontproperties.com and james@starmontproperties.com.

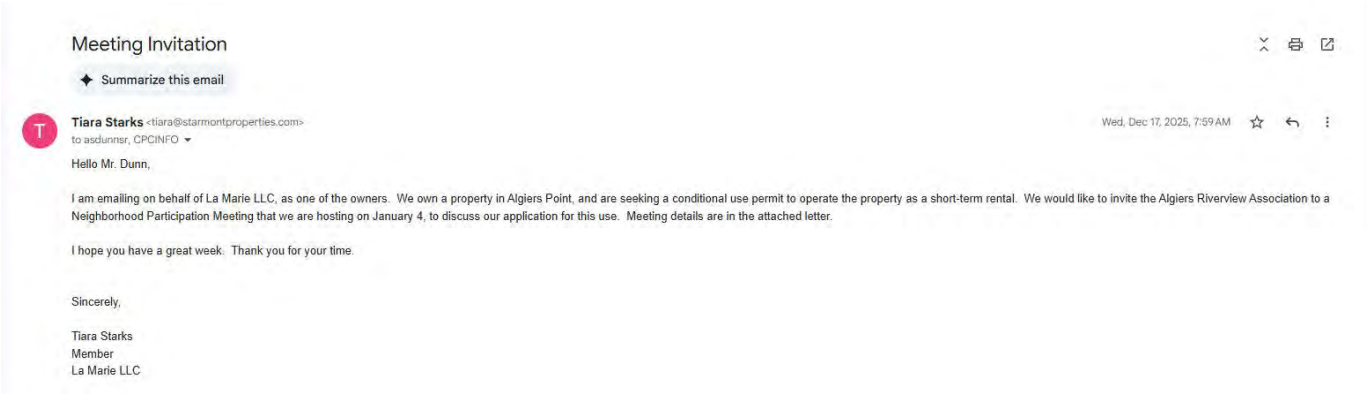
Thank you for your time and consideration of our request. We're happy to be a part of the neighborhood! We look forward to seeing you at the meeting if you're able to come.

Sincerely,

Tiara Starks and James Montgomery

La Marie, LLC

Email Invites Sent to Neighborhood Associations for NPP Meeting



Meeting Invitation

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to asdunnsr, CPCINFO

Wed, Dec 17, 2025, 7:59 AM

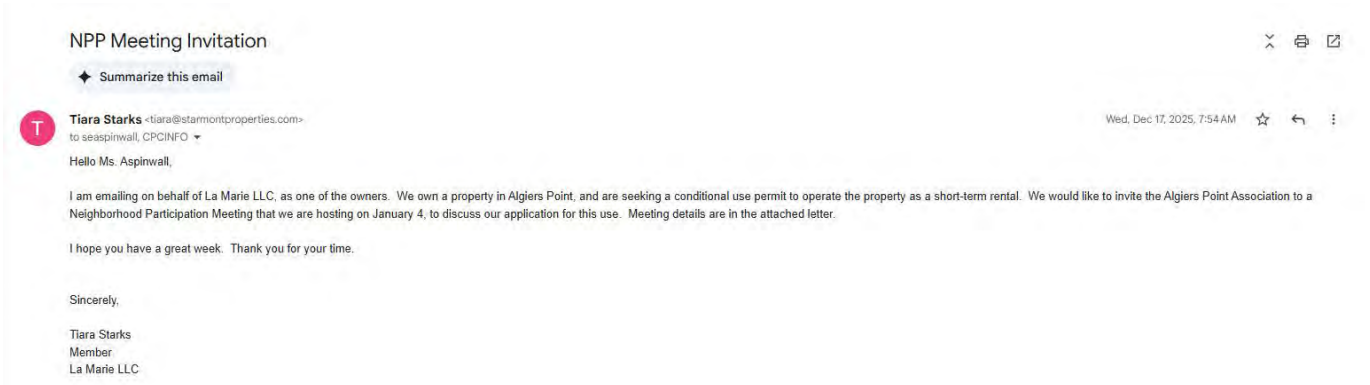
Hello Mr. Dunn,

I am emailing on behalf of La Marie LLC, as one of the owners. We own a property in Algiers Point, and are seeking a conditional use permit to operate the property as a short-term rental. We would like to invite the Algiers Riverview Association to a Neighborhood Participation Meeting that we are hosting on January 4, to discuss our application for this use. Meeting details are in the attached letter.

I hope you have a great week. Thank you for your time.

Sincerely,

Tiara Starks
Member
La Marie LLC



NPP Meeting Invitation

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to seaspinwall, CPCINFO

Wed, Dec 17, 2025, 7:54 AM

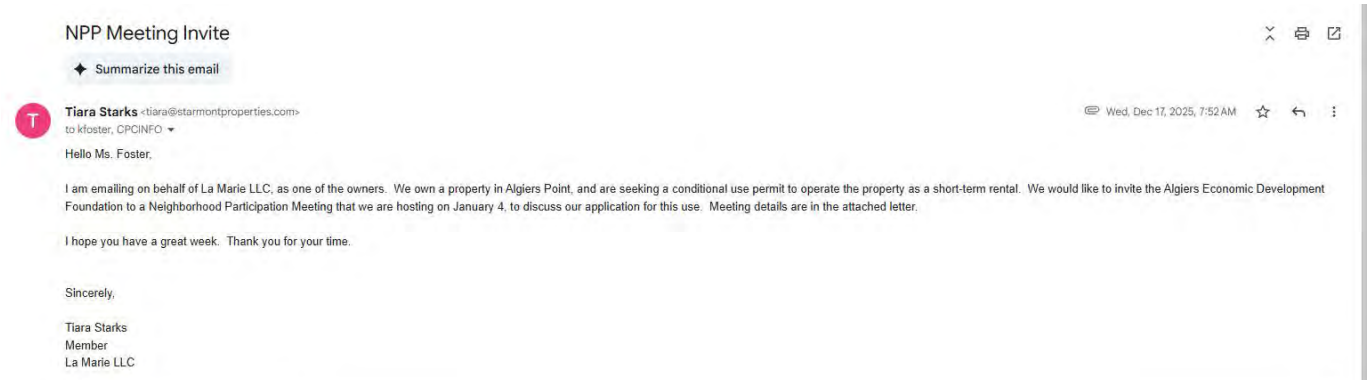
Hello Ms. Aspinwall,

I am emailing on behalf of La Marie LLC, as one of the owners. We own a property in Algiers Point, and are seeking a conditional use permit to operate the property as a short-term rental. We would like to invite the Algiers Point Association to a Neighborhood Participation Meeting that we are hosting on January 4, to discuss our application for this use. Meeting details are in the attached letter.

I hope you have a great week. Thank you for your time.

Sincerely,

Tiara Starks
Member
La Marie LLC



NPP Meeting Invite

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to kfoster, CPCINFO

Wed, Dec 17, 2025, 7:52 AM

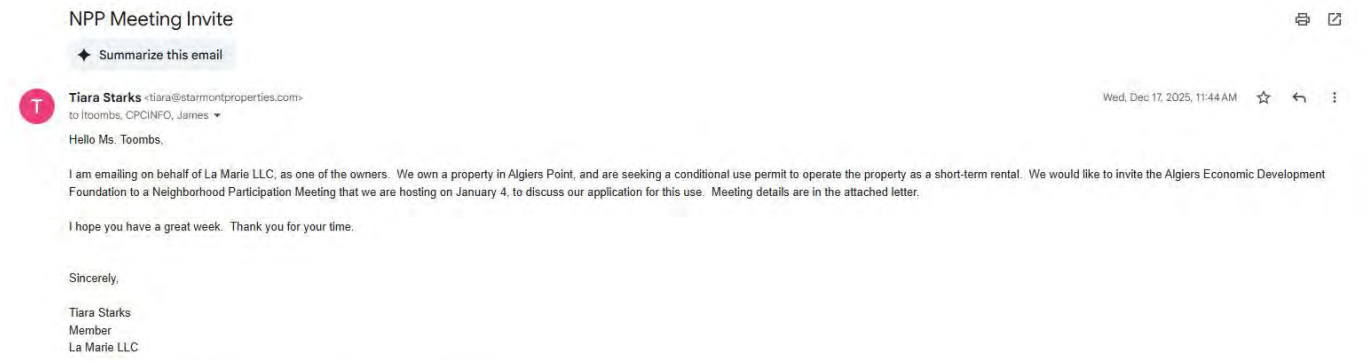
Hello Ms. Foster,

I am emailing on behalf of La Marie LLC, as one of the owners. We own a property in Algiers Point, and are seeking a conditional use permit to operate the property as a short-term rental. We would like to invite the Algiers Economic Development Foundation to a Neighborhood Participation Meeting that we are hosting on January 4, to discuss our application for this use. Meeting details are in the attached letter.

I hope you have a great week. Thank you for your time.

Sincerely,

Tiara Starks
Member
La Marie LLC



NPP Meeting Invite

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to ltoombs, CPCINFO, James

Wed, Dec 17, 2025, 11:44 AM

Hello Ms. Toombs,

I am emailing on behalf of La Marie LLC, as one of the owners. We own a property in Algiers Point, and are seeking a conditional use permit to operate the property as a short-term rental. We would like to invite the Algiers Economic Development Foundation to a Neighborhood Participation Meeting that we are hosting on January 4, to discuss our application for this use. Meeting details are in the attached letter.

I hope you have a great week. Thank you for your time.

Sincerely,

Tiara Starks
Member
La Marie LLC

NPP Invitation External Inbox ×

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to info, CPCINFO

Wed, Dec 17, 2025, 8:03 AM

Hello Ms. Maggio,

I am emailing on behalf of La Marie LLC, as one of the owners. We own a property in Algiers Point, and are seeking a conditional use permit to operate the property as a short-term rental. We would like to invite the Old Algiers Main Street Corporation to a Neighborhood Participation Program Meeting that we are hosting on January 4, to discuss our application for this use. Meeting details are in the attached letter.

I hope you have a great week. Thank you for your time.

Sincerely,

Tiara Starks
Member
La Marie LLC

V. Robinson
to CPCINFO, me

Fri, Dec 19, 2025, 10:20 AM

Hello,
I am Valerie Robinson, the executive director of Old Algiers Main Street Corporation, and I will be attending on January 4. There was no letter attached. Ms. Maggio is no longer on the board.

I can be reached at valerie@oldalgiersmainstreet.org
Thank you.

Valerie

Tiara Starks <tiara@starmontproperties.com>
to James, Robinson, CPCINFO

Fri, Dec 19, 2025, 11:40 AM

Hi Valerie,

Thank you for the update and for letting me know about the missing attachment. Here it is attached to this email.
We appreciate your RSVP, and look forward to meeting you on the 4th!

Have a great weekend,

Tiara S.

Tiara Starks <tiara@starmontproperties.com>
to Freddie.King, CPCINFO, James

Wed, Dec 17, 2025, 8:40 AM

Hello Councilmember King,

I have contacted you previously as a member of your district, sharing my experience as a property owner in Algiers Point and suggestions on potential ways to address quality of life issues in the city. As the moratorium on commercial short-term rentals has expired, our company La Marie LLC will be applying for a conditional use permit to operate a short-term rental. This is an effort to retain the property and remain a positive addition to our neighborhood. I would like to invite you to attend a Neighborhood Participation Program meeting on January 4 to discuss our application. All of the details are in the attached letter. It would be great to meet with you and for you to see the property in person.

Thank you for your time. I hope you have a great week.

Sincerely,
Tiara Starks

La Marie LLC

NPP Meeting invite for La Marie LLC External Inbox ×

Summarize this email

Tiara Starks <tiara@starmontproperties.com>
to CPCINFO, Mitchell, James

Thu, Dec 11, 2025, 11:49 PM

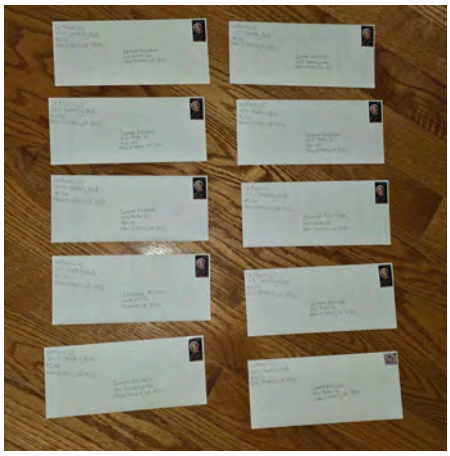
Hello,

I am writing on behalf of La Marie LLC, owner of the property at 926 Brooklyn St., New Orleans, LA 70114. We are seeking a conditional use permit to operate the property as a commercial short-term rental. Attached is a letter inviting our neighbors to a Neighborhood Participation Program meeting on January 4, 2026, to discuss this requested use. It will be mailed out to our neighbors within 300 feet and emailed to all relevant neighborhood associations. Please let us know if there is any additional information needed or anything else required before informing our neighbors via this letter.

Thank you,

Tiara Starks
La Marie LLC

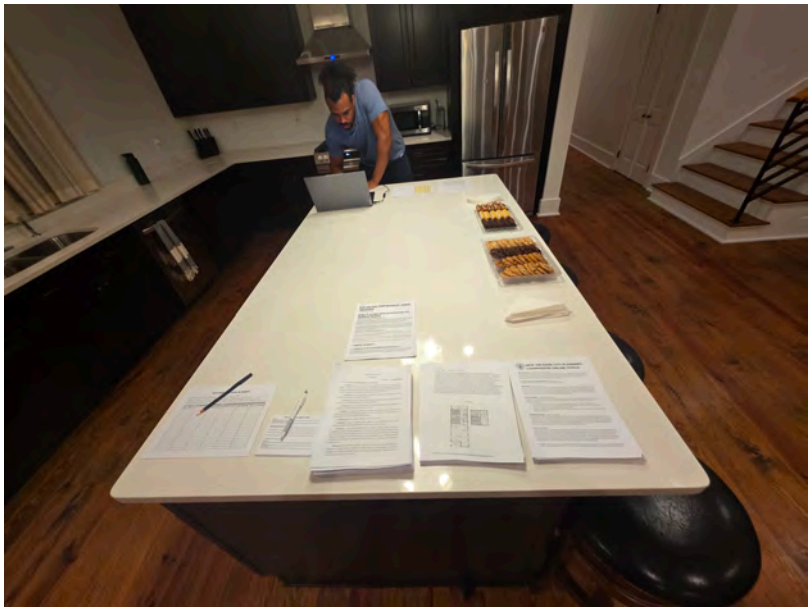
Envelopes Addressed to NPP Contact List



NPP Meeting Invites Mailed on 12/16/2025



Setup for NPP Meeting on 1/4/2026



Correspondence from City Councilmember Freddie King III on 12/17/2025

Freddie King
to Winston, Landon, me, CPCINFO, James

Wed, Dec 17, 2025, 9:46 AM

Good morning Ms. Starks,

Thank you for the invitation.

Freddie King III
Councilmember District C
City of New Orleans
1300 Perdido Street |2W70 | New Orleans, LA 70112
Office: 504.658.1030 Cell: 504.975.2869
Freddie.King@nola.gov

From: Tiara Starks <tiara@starmontproperties.com>
Sent: Wednesday, December 17, 2025 8:40 AM
To: Freddie King <Freddie.King@nola.gov>; CPCINFO <CPCINFO@nola.gov>; James Montgomery <james@starmontproperties.com>
Subject: Invitation to Discuss our Property

Correspondence from Blaine Kern, Jr. on 1/8/2026

January 4th meeting External Inbox ×

Summarize this email

Blaine Kern Jr <blainek@mardigrasproductions.com>
to me, james@starmontproperties.com

Thu, Jan 8, 3:54 PM (21 hours ago)

Good afternoon Tiara and James,

Sorry I missed your meeting. Welcome to the neighborhood and wishing you both luck on your short term rental.

Regards and God bless,
Blaine Kern Jr.

NEW ORLEANS EVENT & FILM STUDIOS

233 Newton Street
New Orleans, LA 70114
blainek@mardigrasproductions.com
C: (504) 415-6882
O: (504) 529-5555
F: (504) 529-1994

PROPERTY OWNERS AND OCCUPANTS WITHIN 300FT

Name	Mailing Address
339 Newton LLC	5 Asterbrook Ct
Adam W Robert	918 Brooklyn St
Algiers Riverfront LLC	1380 Port of New Orleans Pl
Aliciaa Yancy	4431 Lafaye St
Andre Christopher Marino	311 Homer St
Andrew Eaglin	1170 Artesa Dr
Antoine Enterprises LLC	245 Briarwood Dr
Arthur Sr Devore	325 Homer St
Beryl D Ragas	323 Newton St
Blaine S Kern Sr LLC	3816 Lake Catherine Dr
Caryn M Rodgers	940 Brooklyn St
Casimier Renata Janell	6432 Brunswick Ct
Constance M Selico	6604 14th St
Current Resident	1000 Brooklyn Ave
Current Resident	1012 Brooklyn Ave
Current Resident	1013 Teche St
Current Resident	1015 Teche St
Current Resident	1015 Teche St Apt 101
Current Resident	1015 Teche St Apt 102
Current Resident	1015 Teche St Apt 201
Current Resident	1015 Teche St Apt 202

Current Resident	1018 Brooklyn Ave
Current Resident	1020 Brooklyn Ave
Current Resident	200 Newton St
Current Resident	202 Newton St
Current Resident	205 Newton St
Current Resident	206 Newton St
Current Resident	208 Homer St
Current Resident	209 Homer St
Current Resident	210 Newton St
Current Resident	212 Newton St
Current Resident	213 Homer St
Current Resident	215 Homer St
Current Resident	216 Newton St
Current Resident	217 Homer St
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Current Resident	229 Homer St
Current Resident	231 Homer St

Current Resident	232 Homer St
Current Resident	232 Newton St
Current Resident	233 Newton St Stage 5
Current Resident	233 Newton St Ste A
Current Resident	233 Newton St Ste B
Current Resident	244 Newton St
Current Resident	303 Homer St
Current Resident	305 Homer St
Current Resident	315 Homer St
Current Resident	315 Newton St
Current Resident	316 Homer St
Current Resident	316 Newton St
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Current Resident	322 Newton St Apt A
Current Resident	322 Newton St Apt B
Current Resident	323 Homer St
Current Resident	324 Homer St

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Current Resident	330 Newton St
Current Resident	331 Newton St
Current Resident	332 Homer St
Current Resident	335 Homer St
Current Resident	335 Newton St
Current Resident	336 Homer St
Current Resident	339 Newton St
Current Resident	401 Homer St
Current Resident	403 Homer St
Current Resident	830 Brooklyn Ave
Current Resident	903 Teche St
Current Resident	907 Teche St
Current Resident	909 Brooklyn Ave
Current Resident	909 Teche St
Current Resident	912 Brooklyn Ave
Current Resident	915 Brooklyn Ave
Current Resident	916 Teche St
Current Resident	918 Brooklyn Ave

Current Resident	918 Teche St
Current Resident	919 Brooklyn Ave
Current Resident	920 River St
Current Resident	922 River St
Current Resident	922 Teche St
Current Resident	924 Brooklyn Ave
Current Resident	925 Teche St
Current Resident	927 Teche St
Current Resident	930 Brooklyn Ave
Current Resident	931 Teche St
Current Resident	934 Brooklyn Ave
Current Resident	935 Teche St
Current Resident	937 Teche St
Current Resident	939 Teche St
Current Resident	940 Brooklyn Ave
Current Resident	941 Teche St
Daniel P Cross	1000 Verret St
Elaine C Henderson	917 Teche St
Geraldine Addison Moses	1018 Brooklyn St
Gwendolyn Mckinnis	301 Homer St
Henry T Holt	27 Vivian Ct
Ida L Oden	322 Homer St
Isaac Jr Antoine	245 Briarwood Dr
James Rentals LLC	P O Box 222
Jones Arden M	ET Al 320 Newton St

Kenan Chopin	916-918 Teche St
Kern Properties LLC	1380 Port of New Orleans Pl
Lamone V Covington	323 Newton St
Lauren L Uzarowski	314 Newton St
Lavallon Hereford	307 Homer St
Lawrence R III Ohler	308 W Honors Pt
Lindsay C Hilton	333 Homer St
Loren E Foster	Etal 327 Newton St
Mark L Swearingen & Danielle M Verderosa	Trustees of The Swearingen Verderosa Family Lvng Trust Dated Feb 13 2023 11807 Decour Ct
Monier Winona F	C/O Chanell Jenkins 2244 Country Club
Muhammad Jahda	Etal 941 Teche St
New Beginnings Properties LLC	1201 Annunciation St
Nola Property Trust	C/O Palmetto 24 LLC PO Box 532154
Of Algiers Lodge #102 Pride	C/O Joseph Evans 922 Teche St
Patricia A Jones	319 Homer St
Perry Arthur Jr	322 Newton St Unit A
Rickey Johnson	ET Als 6040 Dover Pl
Ronnie Jackson	4570 Lennox Blvd
Taylor M Lasseigne	912 Brooklyn St
Thomas Sr Elder	330 Homer St
Troy A Carter	P O Box 50730

NEIGHBORHOOD ASSOCIATIONS	
Organization Name: Algiers Economic Development Foundation	
Point of Contact: Kelsey Foster	**Updated Point of Contact: LaVerne Toombs**
Email: kfoster@algierseconomic.com	**Email: ltoombs@algierseconomic.com**
Street Address: 2401 Westbend Parkway Suite 3020	
City: New Orleans	
Zip: 70114	
Organization Name: Algiers Point Association	
Point of Contact: Sue Aspinwall	
Phone Number: -	
Email: seaspinwall@gmail.com	
Street Address: -	
City: New Orleans	
Zip: 70114	
Organization Name: Algiers Riverview Association	
Point of Contact: Alex S. Dunn, Sr.	
Phone Number: 504-232-1723	
Email: asdunnsr@gmail.com	
Street Address: 508 Park Blvd.	
City: New Orleans	
Zip: 70114	

Organization Name: Old Algiers Main Street Corporation	
Point of Contact: Karri Maggio	**Updated Point of Contact: Valerie Robinson**
Phone Number: 504-908-8476	
Email: info@oldalgiersmainstreet.org	**Email: valerie@oldalgiersmainstreet.org**
Street Address: P.O. Box 740181	
City: New Orleans	
Zip: 70174	
Council District C, Freddie King III	
City Hall, Room 2W70	
1300 Perdido Street	
New Orleans, LA 70112	
Phone: (504) 658-1030	
Email: Freddie.King@nola.gov	
City Planning Commission	
City Hall, Room 7w30	
1300 Perdido Street	
New Orleans, LA 70112	
Phone: 504-658-7033	
Email: CPCInfo@nola.gov	

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: January 4, 2026 / 6pm CST

Meeting Location: 926 Brooklyn St., New Orleans, LA 70114

Project Name/Address: La Marie Short Term Rental / 926 Brooklyn St.

Name	Organization	Address	City/State/Zip	Phone Number	Email Address

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

1/4/2026

Project Name: La Marie Short Term Rental

Project Description: La Marie LLC is applying for a conditional use permit to operate a commercial short-term rental at 926 Brooklyn St./Ave. The property is a 3 bedroom, single-family residence, zoned mixed use (HU-MU). Guests will stay overnight at the property for 1-30+ days. La Marie's property managers respond to guests' on-site concerns and incidents within 30 minutes. Fire alarms and carbon monoxide detectors are in all bedrooms and kitchen areas, and multiple fire extinguishers are on site. We minimize disruptions to the neighborhood by instituting quiet hours and monitoring noise levels in the main living area. The property is secured with an ADT security system and front porch camera. Lawn care is maintained regularly, and property management ensures trash is picked up. La Marie's owners and relatives in the area regularly check on the property. Guests will utilize the street parking available directly outside of the home. Our goal is to remain a positive addition to the Algiers Point neighborhood, and invite guests to a historic locale, once home to one of New Orleans' early jazz musicians.

Floor Plan



Contact: tiara@starmontproperties.com, james@starmontproperties.com

NPP Meeting Summary

Date of Report: 01/12/2026

Project Name: La Marie Short Term Rental

Contact: Tiara Starks, tiara@starmontproperties.com, 630-280-3046; James Montgomery III, james@starmontproperties.com, 504-386-3800; 3157 Gentilly Blvd., #2341, New Orleans, LA 70122

Overview

This report summarizes the results of the Neighborhood Participation Program meeting held by La Marie LLC for the property at 926 Brooklyn St., New Orleans, LA, 70114. The applicant is filing an application for a conditional use permit to operate a short-term rental at the property, in a mixed-use zoning district (HU-MU), pursuant to Council Substitute Motion M-25-530. This report provides a summary of communications with interested parties, neighbors, neighborhood associations, and government staff. All parties have been provided opportunity to comment on the proposed project. Sign-in sheets, included handouts, invitation content, and proof of invitation are attached.

Neighborhood Meeting

An NPP meeting was held on Sunday, January 4, 2026 at 6pm CST at the property in question, 926 Brooklyn St., New Orleans, LA, 70114. The following handouts were prepared and provided by the applicant: sign-in sheet, comment cards, a copy of the New Orleans CZO article for HU-MU zoning district, a copy of Council Substitute Motion M-25-530, a project description handout including floor plan, New Orleans City Planning Commission Online Tools handout. Copies of all handouts are attached. Representatives of the applicant waited at the property for 1 hour, but there were no attendees.

Correspondence

December 16, 2025 – Meeting notices mailed to NPP contact list

December 17, 2025 – Meeting invites emailed to neighborhood associations and city councilman who responded with thanks for the meeting invitation

December 19, 2025 – Meeting invite emailed to Valerie Robinson of the Old Algiers Main Street Corporation, who expressed intent to attend the meeting

January 8, 2026- Email received from Blaine Kern, Jr. expressing regrets for missing the NPP meeting, welcoming La Marie LLC to the neighborhood, and wishing good luck with the short-term rental

Results

150 people/addresses were invited to the NPP meeting

0 invitees attended

1 direct neighbor contacted La Marie LLC following the meeting wishing them well with their short-term rental

Meeting invitees were provided contact email addresses in order to correspond with La Marie LLC about ongoing project updates, public comments, and concerns.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided ○ **Date** _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
***If no site plan or title restriction** is required, submit your application for permitting.* ***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

○ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit



Received by _____
Sign Provided ○ **Date** _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Olreans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
○	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
○	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
○	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
○	**Photographs** of the subject site(s) and building(s).		Required	Required
○	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
○	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
○	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
○	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
○	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by _____
Sign Provided ○ **Date** _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Olreans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment ○ Zoning Change ✓ Conditional Use/Planned Development

Address of Property for which this application is being filed. 926 Brooklyn Ave., New Orleans, LA 70114

APPLICANT INFORMATION

Applicant Identity: ✓ Property Owner ○ Agent

Applicant Name La Marie LLC

Applicant Address 3157 Gentilly Blvd., #2341

City New Orleans State LA Zip 70122

Applicant Contact Number 630-280-3046, 504-386-3800 Email tiara@starmontproperties.com, james@starmontproperties.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☑

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

A conditional use to permit a Commercial Short-Term Rental in an HU-MU Historic Urban Mixed-Use District in accordance with Council Substitute Motion M-25-530.

PROPERTY LOCATION

Square Number(s) 154 Lot Number(s) 3

Bounding Streets ~~Brooklyn Ave.~~ ~~Newton St.~~ Teche St.

Zoning HU-MU Municipal District 5

Tax Bill Number 513205109 Planning District 12

DESCRIPTION OF PROJECT (Attachments are acceptable)

La Marie LLC is applying to operate a short-term rental at 926 Brooklyn Ave. in the Algiers Point neighborhood. STR guests will utilize existing street parking outside of the home. No construction or renovations are planned for the property. La Marie will contract property managers who will respond to all on-site needs within 30 minutes. Policies will be put in place to ensure guests respect the surrounding neighborhood. This project will ensure the upkeep of a historic home relevant to New Orleans jazz history.

926 Brooklyn Ave., New Orleans, LA 70114
La Marie LLC
3157 Gentilly Blvd., #2341
New Orleans LA
630-280-3046, 504-386-3800 tiara@starmontproperties.com, james@starmontproperties.com
☑
A conditional use to permit a Commercial Short-Term Rental in an HU-MU Historic Urban Mixed-Use District in accordance with Council Substitute Motion M-25-530.
154 3
Brooklyn Ave. Newton St. Teche St.
HU-MU 5
513205109 12
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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Kiara Starks, Member, La Marie LLC Date 01/15/2026

Agent Signature N/A Date

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

~~STATE OF LOUISIANA, PARISH OF ORLEANS~~ State of Illinois County Cook

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 15 day of January, 2026

My Commission expires March 10, 2029

Celedonia Sepulveda

notary

Official Seal
CELEDONIA SEPULVEDA
Notary Public, State of Illinois
Commission No. 1006131
My Commission Expires March 10, 2029

SUBSTITUTE MOTION

NO. M-25-530

CITY HALL: **October 29, 2025**

BY: COUNCILMEMBERS MORRELL AND HARRIS

WHEREAS, on May 25, 2023, the City Council adopted Motion M-23-247 directing the City Planning Commission to study the impacts of transient lodging uses (including short-term rental, commercial; hotel/motel; timeshare; hostel; and bed and breakfast, principal and accessory) and to recommend updates to the Comprehensive Zoning Ordinance related to these uses;

WHEREAS, the Council directed the City Planning Commission to complete the study within 180 days of the adoption of M-23-247 in May 2023;

WHEREAS, despite its best efforts and retention of a professional services consultant, the City Planning Commission failed to complete the study within 180 days;

WHEREAS, the City Planning Commission recently indicated that the transient lodging study report will be considered at its meeting on October 28, 2025;

WHEREAS, assuming the City Planning Commission considers the report at its October 28th meeting and thereafter timely transmits the report to the Council, the earliest the Council can conduct a hearing on the study is at its November 20, 2025 meeting;

WHEREAS, tourism is a major component of the City's economy;

WHEREAS, changes to transient lodging regulations may significantly impact the City's economy, real estate market, housing availability, and other major areas of concern;

WHEREAS, to avert a flood of applications for transient lodging uses filed in advance of anticipated amendments to the regulations, the City Council wishes to protect the public's health, safety, and welfare until the transient lodging study report is made available for public review, considered by both the City Planning Commission and the Council at public hearings, and any resulting changes are subsequently adopted into the Comprehensive Zoning Ordinance, in accordance with the process established by law;

WHEREAS, if not otherwise prohibited within each of the City's many zoning districts, the Comprehensive Zoning Ordinance regulates the several types of transient lodging uses as either "conditional" uses (requiring administrative review and approval by ordinance) or "permitted" uses (no need for administrative review or approval);

WHEREAS, given the several types of permitted and conditional transient lodging uses across the City's many zoning districts and the potential for a flood of applications in advance of substantial changes to the regulatory scheme, the Council desires to ease any possible burdensome impacts on neighboring land and public;

WHEREAS, the Council believes the best path forward is to review each new transient lodging use as if it is conditional, regardless of whether it is otherwise permitted under the Comprehensive Zoning Ordinance, thereby allowing for individual consideration of the impacts created upon the neighboring land, given all factors related to that specific use as proposed, and the public need for the particular use at the particular location; **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 *Transient Lodging Interim Zoning District* ("IZD"), the intent of which is to require the approval of a conditional use by ordinance for the following uses when they are designated as permitted uses ("P") in the text of the Comprehensive Zoning Ordinance: hotel/motel; hostel; short-term rental, commercial; timeshare; and bed and breakfast, principal and accessory (collectively, the "Transient Lodging Uses"). The Transient Lodging Uses 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 any of the Transient Lodging Uses, including but not limited to use standards, bulk and yard standards, parking requirements, and stormwater management, shall continue to apply to the uses if approved under the terms of this IZD, unless expressly waived by the ordinance approving the conditional use. Where any of the Transient Lodging Uses are prohibited in the CZO, they shall remain prohibited uses under this IZD. Furthermore, when the City Planning Commission receives a request for a conditional use for any proposed Transient Lodging Use, it should consider all criteria set forth in the CZO for a conditional use for the proposed use as well as the following criteria specific to this IZD:

1. Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
2. Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?
3. Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

4. Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?

5. How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

BE IT FURTHER MOVED, That this IZD shall apply citywide to all zoning districts.

BE IT FURTHER MOVED, That this IZD shall be in effect for a period of one year and may be extended as provided in Section 3-126 of the City Charter.

BE IT FURTHER MOVED, That, in accordance with Article 19, Section 19.3.C.5 of the CZO, all appropriate agencies of the City shall neither accept any new application for a license or permit for a hotel/motel, hostel, short-term rental, commercial, timeshare, or bed and breakfast, nor issue any permit or license that conflicts with the intent and provisions of this IZD for any 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 a hotel/motel, hostel, short-term rental, commercial, timeshare, or bed and breakfast, 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 $1,500.00. 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 and safety hazards?

4. Will the use requested in the appeal increase community environmental impacts?

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. Will the use requested in the appeal prevent the development of long-term housing, including affordable and workforce housing?

7. Will the use requested in the appeal reduce the amount of long-term housing, including affordable and workforce housing?

8. Has the property associated with the appeal been adjudicated liable of City Code violations related to prior Transient Lodging Uses?

9. Has any applicant associated with this appeal been adjudicated liable for violations related to prior Transient Lodging Uses at any other property?

10. How many additional Transient Lodging Uses exist within 1,000 feet of the property associated with the appeal?

11. 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 due to the delay in transmission of the Transient Lodging Study from the City Planning Commission and the robust, ongoing city-wide engagement regarding transient lodging uses.

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: **Giarrusso, Green, Harris, King, Moreno, Morrell, Thomas - 7**

NAYS: **0**

ABSENT: **0**

RECUSED: **0**

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.

G:\DoCS\JOYCELYN\COUNCIL\MOTIONS-RESOLUTIONS\2025\October 29\M-25-530 Sub.docx

ENGROSSED VERSION
(showing changes from the motion (as amended) adopted on 10/23/2025):

WHEREAS, on May 25, 2023, the City Council adopted Motion M-23-247 directing the City Planning Commission to study the impacts of transient lodging uses (including short-term rental, commercial; hotel/motel; timeshare; hostel; and bed and breakfast, principal and accessory) and to recommend updates to the Comprehensive Zoning Ordinance related to these uses;

WHEREAS, the Council directed the City Planning Commission to complete the study within 180 days of the adoption of M-23-247 in May 2023;

WHEREAS, despite its best efforts and retention of a professional services consultant, the City Planning Commission failed to complete the study within 180 days;

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changes to the regulatory scheme, the Council desires to ease any possible burdensome impacts on neighboring land and public;

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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 $1,500.00. 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:

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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 due to the delay in transmission of the Transient Lodging Study from the City Planning Commission and the potential for a flood of applications if this Interim Zoning District is not adopted immediately.

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.

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

12/13/2022

ONLINE FILING
James@starmontproperties.com

LA MARIE, LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through geauxBIZ: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

UNITED STATES OF AMERICA

State of Louisiana

R. Kyle Ardoin

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

LA MARIE, LLC

Domiciled at LAFAYETTE, LOUISIANA,

Was filed and recorded in this Office on December 13, 2022,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

December 13, 2022

Secretary of State

WEB 45187095K

Certificate ID: 11660773#SWM73

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

December 13, 2022

The attached document of LA MARIE, LLC was received and filed on December 13, 2022.

WEB 45187095K

STATE OF LOUISIANA

ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:
LA MARIE, LLC

2. This company is formed for the purpose of:
ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):
PERPETUAL

4. The company is:
MEMBER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.
ELECTRONIC SIGNATURE: JAMES MONTGOMERY III (12/12/2022)
TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:
LA MARIE, LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:
201 RUE BEAUREGARD STE 202
LAFAYETTE, LA, 70508

Mailing Address:
3157 GENTILLY BLVD. UNIT 2341
NEW ORLEANS, LA, 70122

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:
NORTHWEST REGISTERED AGENT LLC
201 RUE BEAUREGARD, STE. 202
LAFAYETTE, LA, 70508

The name and municipal address (not a P.O. Box only) of the managers or members:
JAMES MONTGOMERY (MANAGER, MEMBER)
3157 GENTILLY BLVD. UNIT 2341
NEW ORLEANS, LA, 70122

TIARA STARKS (MANAGER, MEMBER)

3157 GENTILLY BLVD. UNIT 2341
NEW ORLEANS, LA, 70122

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.
ELECTRONIC SIGNATURE: JAMES MONTGOMERY III (12/12/2022)
TITLE: MEMBER

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 45187095K

Charter Name: LA MARIE, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
12/13/2022	NORTHWEST REGISTERED AGENT LLC	TOM GLOVER

OPERATING AGREEMENT
of
La Marie, LLC
A Limited Liability Company

THIS OPERATING AGREEMENT (this "Agreement") of La Marie, LLC, (the "Company"), is executed and agreed to, for good and valuable consideration, by the undersigned members (the "Members").

I. Formation.

A. State of Formation. This is a Limited Liability Company Operating Agreement (the "Agreement") for La Marie, LLC, a Member-managed Louisiana limited liability company (the "Company") formed under and pursuant to Louisiana law.

B. Operating Agreement Controls. To the extent that the rights or obligations of the Members or the Company under provisions of this Operating Agreement differ from what they would be under Louisiana law absent such a provision, this Agreement, to the extent permitted under Louisiana law, shall control.

C. Primary Business Address. The location of the primary place of business of the Company is: 3157 Gentilly Blvd, Unit 2341, New Orleans, LA 70122, or such other location as shall be selected from time to time by the Members.

D. Registered Agent and Office. The Company's initial agent (the "Agent") for service of process is Northwest Registered Agent LLC. The Agent's registered office is 201 Rue Beauregard, Ste. 202, Lafayette, LA 70508. The Company may change its registered office, its registered agent, or both, upon filing a statement with the Louisiana Secretary of State.

E. No State Law Partnership. No provisions of this Agreement shall be deemed or construed to constitute a partnership (including, without limitation, a limited partnership) or joint venture, or any Member a partner or joint venturer of or with any other Member, for any purposes other than state tax purposes.

II. Purposes and Powers.

A. Purpose. This Company is created for lawful business activities, including hospitality.

B. Powers. The Company shall have all of the powers of a limited liability company set forth under Louisiana law.

C. Duration. The Company's term shall commence upon the filing of an Articles of Organization and all other such necessary materials with the state of Louisiana. The Company will operate until terminated as outlined in this Agreement unless:

1. A majority of the Members vote to dissolve the Company;
2. No Member of the Company exists, unless the business of the Company is continued in a manner permitted by Louisiana law;
3. It becomes unlawful for either the Members or the Company to continue in business;
4. A judicial decree is entered that dissolves the Company; or
5. Any other event results in the dissolution of the Company under federal or Louisiana law.

III. Members.

A. Members. The Members of the Company (jointly the "Members") and their Membership Interest at the time of adoption of this Agreement are as follows:

Tiara Starks, 50%
James Montgomery III, 50%

B. Initial Contribution. Each Member shall make an Initial Contribution to the Company. The Initial Contributions of each shall be as described in Attachment A, Initial Contributions of the Members. No Member shall be entitled to interest on their Initial Contribution. Except as expressly provided by this Agreement, or as required by law, no Member shall have any right to demand or receive the return of their Initial Contribution. Any modifications as to the signatories' respective rights as to the receipt of their initial contributions must be set forth in writing signed by all interested parties.

C. Limited Liability of the Members. Except as otherwise provided for in this Agreement or otherwise required by Louisiana law, no Member shall be personally liable for any acts, debts, liabilities or obligations of the Company beyond their respective Initial Contribution, including liability arising under a judgment, decree or order of a court. The Members shall look solely to the Company property for the return of their Initial Contribution, or value thereof, and if the Company property remaining after payment or discharge of the debts, liabilities or obligations of the Company is insufficient to return such Initial Contributions, or value thereof, no Member shall have any recourse against any other Member except as is expressly provided for by this Agreement or as otherwise allowed by law.

D. Death, Incompetency, Resignation or Termination of a Member. Should a Member die, be declared incompetent, or withdraw from the Company voluntarily or involuntarily, the remaining Members will have the option to buy out that Member's Membership Interest in the Company. If a Member is removed involuntarily, it must be by vote recorded in the official minutes. If a Member resigns, they should submit a notarized resignation letter to the Registered Agent. Should the Members agree to buy out the Membership Interest of the withdrawing Member, that Interest shall be paid for proportionately by the remaining Members, according to their existing Membership Interest and distributed proportionately among the remaining Members. The Members agree to hire an outside firm to assess the value of the Membership Interest.

The Members will have 90 days to decide if they want to buy the Membership Interest together and disperse it proportionately. If more than one Member requests to buy the remaining Membership Interest, the Membership Interest will be paid for and split proportionately among those Members wishing to purchase the Membership Interest. If all Members agree by unanimous vote, the Company may choose to allow a non-Member to buy the Membership Interest thereby replacing the previous Member.

After the 90 day period reserved for the group decision, if all Members do not agree to buy the Membership Interest, individual Members will then have the right to buy the Membership Interest individually for the next 30 days. If no individual Member finalizes a purchase within the 30 days, the withdrawing Member, or their estate, may dispose of their Membership Interest however they see fit, subject to the limitations in Section III (E) below. If a Member is a corporation, trust, partnership, limited liability company or other entity and is dissolved or terminated, the powers of that Member may be exercised by its legal representative or successor.

The name of the Company may be amended upon the written and unanimous vote of all Members if a Member withdraws, dies, is found incompetent or is terminated.

E. Creation or Substitution of New Members. Any Member may assign in whole or in part its Membership Interest only after granting their fellow Members the right of first refusal, as established in Section III (D) above.

1. *Entire transfer*. If a Member transfers all of its Membership Interest, the transferee shall be admitted to the Company as a substitute Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement. Such admission shall be deemed effective immediately upon the transfer, and, simultaneously, the transferor Member shall cease to be a Member of the Company and shall have no further rights or obligations under this Agreement.

2. *Partial transfer*. If a Member transfers only a portion of its Membership Interest, the transferee shall be admitted to the Company as an additional Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement.

3. Whether a substitute Member or an additional Member, absent the written consent of all existing Members of the Company, the transferee shall be a limited Member and possess only the percentage of the monetary rights of the transferor Member that was transferred without any voting power as a Member in the Company.

F. Member Voting.

1. *Voting power*. The Company's Members shall each have voting power equal to their share of Membership Interest in the Company.

2. *Proxies*. At all meetings of Members, a Member may vote in person or by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Such proxy shall be delivered to the Secretary of the Company before or at the time of the meeting. Proxies may be rejected by majority vote within 30 days of execution; after 30 days the proxy shall stand. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

G. Duties of the Members. The Members shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory) and franchises. The Members also shall cause the Company to:

1. Maintain its own books, records, accounts, financial statements, stationery, invoices, checks and other limited liability company documents and bank accounts separate from any other person;

2. At all times hold itself out as being a legal entity separate from the Members and any other person and conduct its business in its own name;

3. File its own tax returns, if any, as may be required under applicable law, and pay any taxes required to be paid under applicable law;

4. Not commingle its assets with assets of the Members or any other person, and separately identify, maintain, and segregate all Company assets;

5. Pay its own liabilities only out of its own funds, except with respect to organizational expenses;

6. Maintain an arm's length relationship with the Members, and, with respect to all business transactions entered into by the Company with the Members, require that the terms and conditions of such transactions (including the terms relating to the amounts paid thereunder) are the same as would be generally available in comparable business transactions if such transactions were with a person that was not a Member;

7. Pay the salaries of its own employees, if any, out of its own funds and maintain a sufficient number of employees in light of its contemplated business operations;

8. Allocate fairly and reasonably any overhead for shared office space;

9. Not guarantee or become obligated for the debts of any other person or hold out its credit as being available to satisfy the obligations of others;

10. Not pledge its assets for the benefit of any other person or make any loans or advances to any person;

11. Correct any known misunderstanding regarding its separate identity;

12. Maintain adequate capital in light of its contemplated business purposes;

13. Cause its Members to meet or act pursuant to written consent and keep minutes of such meetings and actions and observe all other Louisiana limited liability company formalities;

14. Make any permitted investments directly or through brokers engaged and paid by the Company or its agents;

15. Not require any obligations or securities of the Members; and

16. Observe all other limited liability formalities.

Failure of the Members to comply with any of the foregoing covenants shall not affect the status of the Company as a separate legal entity or the limited liability of the Members.

H. Fiduciary Duties of the Members.

1. *Loyalty and Care.* Except to the extent otherwise provided herein, each Member shall have a fiduciary duty of loyalty and care similar to that of members of limited liability companies organized under the laws of Louisiana.

2. *Competition with the Company.* The Members shall refrain from dealing with the Company in the conduct of the Company's business as, or on behalf of, a party having an interest adverse to the Company, unless a majority, by individual vote, of the Members, excluding the interested Member, consents thereto. The Members shall refrain from competing with the Company in the conduct of the Company's business unless a majority, by individual vote, of the Members, excluding the interested Member, consents thereto. In the event that a Member is the sole Member of the Company, no vote shall be required.

3. *Duties Only to the Company.* The Member's fiduciary duties of loyalty and care are to the Company and not to the other Members. The Members shall owe fiduciary duties of disclosure, good faith, and fair dealing to the Company and to the other Members. A Member who so performs their duties shall not have any liability by reason of being or having been a Member.

4. *Reliance on Reports.* In discharging the Member's duties, a Member is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:

i. One or more Members, Officers, or employees of the Company whom the Member reasonably believes to be reliable and competent in the matters presented.

ii. Legal counsel, public accountants, or other persons as to matters the Member reasonably believes are within the persons' professional or expert competence.

iii. A committee of Members of which the affected Member is not a participant, if the Member reasonably believes the committee merits confidence.

I. Waiver of Partition; Nature of Interest. Except as otherwise expressly provided in this Agreement, to the fullest extent permitted by law, each Member hereby irrevocably waives any right or power that such Member might have to cause the Company or any of its assets to be partitioned, to cause the appointment of a receiver for all or any portion of the assets of the Company, to compel any sale of all or any portion of the assets of the Company pursuant to any applicable law, or to file a complaint or to institute any proceeding at law or in equity to cause the dissolution, liquidation, winding up or termination of the Company. No Member shall have any interest in any specific assets of the Company.

J. Compensation of Members. The Members shall have the authority to fix the compensation of individual Members. All Members may be paid their expenses, if any, of attendance at meetings of the Members, which may be a fixed sum for attendance at each meeting of the Members or a stated salary as a Member. No such payment shall preclude any Member from serving the Company in any other capacity and receiving compensation therefor.

K. Members as Agents. All Members are agents of the Company for the purpose of its business. An act of any Member, including the signing of an instrument in the Company's name, binds the Company where the Member executed the act for apparently carrying on the Company's business or business of the kind carried on by the Company in the ordinary course, unless the Member had no authority to act for the Company in the particular matter and the person with whom the Member was dealing knew or had notice that the Member lacked authority. An act of a Member binds the Company, however, even where the Member executed the act not apparently for carrying on the Company's business or business of the kind carried on by the Company in the ordinary course only if the act was authorized by the other Members.

IV. Accounting and Distributions.

A. Fiscal Year. The Company's fiscal year shall end on the last day of December.

B. Records. All financial records including tax returns and financial statements will be kept and stored by the Company and will be accessible to all Members.

C. Distributions. Distributions shall be issued, as directed by the Company's Treasurer or Assistant Treasurer, on a monthly basis, based upon the Company's fiscal year. The distribution shall not exceed the remaining net cash of the Company after making appropriate provisions for the Company's ongoing and anticipatable liabilities and expenses. Each Member shall receive a percentage of the overall distribution that matches that Member's percentage of Membership Interest in the Company.

V. Tax Treatment Election.

A. Tax Designation. The Company has or may file with the Internal Revenue Service for treatment as an S-corporation.

VI. Officers.

A. Appointment and Titles of Officers. The initial Officers may be appointed by the Members and may consist of at least a Chairman, a Secretary, and a Treasurer. Any additional or substitute Officers may be chosen by the Members. The Members may also choose one or more President, Vice-President, Assistant Secretaries, and Assistant Treasurers. Any number of offices may be held by the same person, as permitted by Louisiana law. The Members may appoint such other Officers and agents as they shall deem necessary or advisable who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Members. The Officers and agents of the Company shall hold office until their successors are chosen and qualified. Any Officer elected or appointed by the Members may be removed at any time, with or without cause, by the affirmative vote of a majority of the Members. Any vacancy occurring in any office of the Company shall be filled by the Members. Unless the Members decide otherwise, if the title of an Officer is one commonly used for officers of a limited liability company formed under Louisiana law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office.

1. *Chairman*. The Chairman shall be the chief executive officer of the Company, shall preside at all meetings of the Members, shall be responsible for the general and active management of the business of the Company, and shall see that all orders and resolutions of the Members are carried into effect. The Chairman shall execute all contracts on behalf of the Company, except:

i. where required or permitted by law or this Agreement to be otherwise signed and executed;

ii. where signing and execution thereof shall be expressly delegated by the Members to some other Officer or agent of the Company.

2. *President*. In the absence of the Chairman or in the event of the Chairman's inability to act, the President shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. The President shall perform such other duties and have such other powers as the Members may from time to time prescribe.

3. *Vice-Presidents*. In the absence of the Chairman and President or in the event of their inability to act, any Vice-Presidents in the order designated by the Members (or, in the absence of any designation, in the order of their election) shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. Vice-Presidents, if any, shall perform such other duties and have such other powers as the Members may from time to time prescribe.

4. *Secretary and Assistant Secretary*. The Secretary shall be responsible for filing legal documents and maintaining records for the Company. The Secretary shall attend all meetings of the Members and record all the proceedings of the meetings of the Company and of the Members in a book to be kept for that purpose. The Secretary shall give, or cause to be given, notice of all meetings of the Members, as required in this Agreement or by Louisiana law, and shall perform such other duties as may be prescribed by the Members or the Chairman, under whose supervision the Secretary shall serve. The Secretary shall cause to be prepared such reports and/or information as the Company is required to prepare by applicable law, other than financial reports. The Assistant

Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Members (or if there be no such determination, then in order of their election), shall, in the absence of the Secretary or in the event of the Secretary's inability to act, perform the duties and exercise the powers of the Secretary and shall perform such other duties and have such other powers as the Members may from time to time prescribe.

5. *Treasurer and Assistant Treasurer.* The Treasurer shall have the custody of the Company funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company, according to generally accepted accounting practices, using a fiscal year ending on the last day of the month of December. The Treasurer shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Members. The Treasurer shall distribute the Company's profits to the Members. The Treasurer shall disburse the funds of the Company as may be ordered by the Members and shall render to the Chairman and to the Members, at their regular meetings or when the Members so require, an account of all of the Treasurer's transactions and of the financial condition of the Company. As soon as practicable after the end of each fiscal year of the Company, the Treasurer shall prepare a statement of financial condition as of the last day of the Company's fiscal year, and a statement of income and expenses for the fiscal year then ended, together with supporting schedules. Each of said annual statements may be prepared on an income tax basis and delivered to the Members forthwith upon its preparation. In addition, the Treasurer shall keep all financial records required to be kept pursuant to Louisiana law. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers in the order determined by the Members (or if there be no such determination, then in the order of their election), shall, in the absence of the Treasurer or in the event of the Treasurer's inability to act, perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as the Members may from time to time prescribe.

B. Officers as Agents. The Officers, to the extent of their powers set forth in this Agreement or otherwise vested in them by action of the Members not inconsistent with this Agreement, are agents of the Company for the purpose of the Company's business, and the actions of the Officers taken in accordance with such powers shall bind the Company.

C. Fiduciary Duties of the Officers.

1. *Loyalty and Care.* Except to the extent otherwise provided herein, each Officer shall have a fiduciary duty of loyalty and care similar to that of officers of limited liability companies organized under the laws of Louisiana.

2. *Competition with the Company.* The Officers shall refrain from dealing with the Company in the conduct of the Company's business as, or on behalf of, a party having an interest adverse to the Company, unless a majority, by individual vote, of the Members, excluding the interested Officer if that Officer is a Member, consents thereto. The Officers shall refrain from competing with the Company in the conduct of the Company's business unless a majority, by individual vote, of the Members, excluding the interested Officer if that Officer is a Member, consents thereto. In the event that the interested Officer is the sole Member, no vote shall be required.

3. *Duties Only to the Company.* The Officers' fiduciary duties of loyalty and care are to the Company and not to the Members or other Officers. The Officers shall owe fiduciary duties of disclosure, good faith, and fair dealing to the Company and to the Members, but shall owe no such duties to Officers unless the Officer is a Member. An Officer who so performs their duties shall not have any liability by reason of being or having been an Officer.

4. *Reliance on Reports.* In discharging the Officer's duties, an Officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:

i. One or more Members, Officers, or employees of the Company whom the Officer reasonably believes to be reliable and competent in the matters presented.

ii. Legal counsel, public accountants, or other persons as to matters the Officer reasonably believes are within the persons' professional or expert competence.

iii. A committee of Members of which the affected Officer is not a participant, if the Officer reasonably believes the committee merits confidence.

VII. Dissolution.

A. Limits on Dissolution. The Company shall have a perpetual existence, and shall be dissolved, and its affairs shall be wound up only upon the provisions established in Section II (C) above.

Notwithstanding any other provision of this Agreement, the Bankruptcy of any Member shall not cause such Member to cease to be a Member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

Each Member waives any right that it may have to agree in writing to dissolve the Company upon the Bankruptcy of any Member or the occurrence of any event that causes any Member to cease to be a Member of the Company.

B. Winding Up. Upon the occurrence of any event specified in Section II(C), the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors. One or more Members, selected by the remaining Members, shall be responsible for overseeing the winding up and liquidation of the Company, shall take full account of the liabilities of the Company and its assets, shall either cause its assets to be distributed as provided under this Agreement or sold, and if sold as promptly as is consistent with obtaining the fair market value thereof, shall cause the proceeds therefrom, to the extent sufficient therefor, to be applied and distributed as provided under this Agreement.

C. Distributions in Kind. Any non-cash asset distributed to one or more Members in liquidation of the Company shall first be valued at its fair market value (net of any liability secured by such asset that such Member assumes or takes subject to) to determine the profits or losses that would have resulted if such asset were sold for such value. Such profit or loss shall then be allocated as provided under this Agreement. The fair market value of such asset shall be determined by the Members or, if any Member objects, by an independent appraiser (any such appraiser must be recognized as an expert in valuing the type of asset involved) approved by the Members.

D. Termination. The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities, and obligations of the Company, shall have been distributed to the Members in the manner provided for under this Agreement and (ii) the Company's registration with the state of Louisiana shall have been canceled in the manner required by Louisiana law.

E. Accounting. Within a reasonable time after complete liquidation, the Company Treasurer shall furnish the Members with a statement which shall set forth the assets and liabilities of the Company as at the date of dissolution and the proceeds and expenses of the disposition thereof.

F. Limitations on Payments Made in Dissolution. Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely to the assets of the Company for the return of its Initial Contribution and shall have no recourse for its Initial Contribution and/or share of profits (upon dissolution or otherwise) against any other Member.

G. Notice to Louisiana Authorities. Upon the winding up of the Company, the Member with the highest percentage of Membership Interest in the Company shall be responsible for the filing of all appropriate notices of dissolution with Louisiana and any other appropriate state or federal authorities or agencies as may be required by law. In the event that two or more Members have equally high percentages of Membership Interest in the Company, the Member with the longest continuous tenure as a Member of the Company shall be responsible for the filing of such notices.

VIII. Exculpation and Indemnification.

A. No Member, Officer, employee, or agent of the Company and no employee, agent, or affiliate of a Member (collectively, the "Covered Persons") shall be liable to the Company or any other person who has an interest in or claim against the Company for any loss, damage, or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage, or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.

B. To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage, or claim incurred by such Covered Person by reason of any act or omission performed or

omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement. Expenses, including legal fees, incurred by a Covered Person defending any claim, demand, action, suit, or proceeding shall be paid by the Company. The Covered Person shall be liable to repay such amount if it is determined that the Covered Person is not entitled to be indemnified as authorized in this Agreement. No Covered Person shall be entitled to be indemnified in respect of any loss, damage, or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions. Any indemnity under this Agreement shall be provided out of and to the extent of Company assets only.

C. A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports, or statements presented to the Company by any person as to matters the Covered Person reasonably believes are within such other person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports, or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Members might properly be paid.

D. To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement. The provisions of the Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Members to replace such other duties and liabilities of such Covered Person.

E. The foregoing provisions of this Article VIII shall survive any termination of this Agreement.

IX. Insurance.
The Company shall have the power to purchase and maintain insurance, including insurance on behalf of any Covered Person against any liability asserted against such person and incurred by such Covered Person in any such capacity, or arising out of such Covered Person's status as an agent of the Company, whether or not the Company would have the power to indemnify such person against such liability under the provisions of Article VIII or under applicable law. This is separate and apart from any business insurance that may be required as part of the business in which the Company is engaged.

X. Settling Disputes.
All Members agree to enter into mediation before filing suit against any other Member or the Company for any dispute arising from this Agreement or Company. Members agree to attend one session of mediation before filing suit. If any Member does not attend mediation, or the dispute is not settled after one session of mediation, the Members are free to file suit. Any law suits will be under the jurisdiction of the state of Louisiana.

XI. Independent Counsel.
All Members entering into this Agreement have been advised of their right to seek the advice of independent legal counsel before signing this Agreement. All Members and each of them have entered into this Agreement freely and voluntarily and without any coercion or duress.

XII. General Provisions.
A. Notices. All notices, offers, or other communications required or permitted to be given pursuant to this Agreement shall be in writing and may be personally served or sent by United States mail or sent via email and shall be deemed to have been given when delivered in person or three (3) business days after deposit in United States mail, registered or certified, postage prepaid, and properly addressed, by or to the appropriate party, or by email.

B. Number of Days. In computing the number of days (other than business days) for purposes of this Agreement, all days shall be counted, including Saturdays, Sundays, and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday, or holiday on which national banks are or may elect to be closed, then the final day shall be deemed to be the next day which is not a Saturday, Sunday, or such holiday.

C. Execution of Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall together constitute one and the same instrument.

D. Severability. The provisions of this Agreement are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part.

E. Headings. The Article and Section headings in this Agreement are for convenience, and they form no part of this Agreement and shall not affect its interpretation.

F. Controlling Law. This Agreement shall be governed by and construed in all respects in accordance with the laws of the state of Louisiana (without regard to conflicts of law principles thereof).

G. Application of Louisiana Law. Any matter not specifically covered by a provision of this Agreement shall be governed by the applicable provisions of Louisiana law.

H. Amendment. This Agreement may be amended only by written consent of all the Members. Upon obtaining the approval of any such amendment, supplement or restatement as to the Certificate, the Company shall cause a Certificate of Amendment or Amended and Restated Certificate to be prepared, executed, and filed in accordance with Louisiana law.

I. Entire Agreement. This Agreement contains the entire understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

IN WITNESS WHEREOF, the Members have executed and agreed to this Operating Agreement, which shall be effective as of February 28, 2023.

Tiara Starks 03/01/2023
Tiara Starks, Member Date

III 02/28/2023
James Montgomery III, Member Date

ATTACHMENT A
Initial Contributions of the Members

The Initial Contributions of the Members of La Marie, LLC are as follows:

Tiara Starks
Contribution:
Cash: $1,000.00

James Montgomery III
Contribution:
Cash: $1,000.00

Site Conditions per the New Orleans Assessor's Office



Legal Description of Property per the Act of Sale

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fifth District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square 154, bounded by Brooklyn Avenue, Newton Street, and Teche Street (side), and designated as Lot 3. Said lot commences at a distance of 95 feet, 6 inches, 0 lines from the intersection of Brooklyn Avenue and Newton Street, and measures thence 31 feet, 11 inches, 5 lines front on Brooklyn Avenue, same width in the rear, by a depth of 95 feet, 11 inches, 0 lines between equal and parallel lines. All as more fully shown on survey by Wilton J. Dufrene, Land Surveyor, dated December 27, 1982, a copy of which is attached to act registered in GIN 626027.

NEW ORLEANS CITY PLANNING COMMISSION ONLINE TOOLS

CPC Website nola.gov/next/city-planning
The CPC website hosts many important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance (CZO) and the Master Plan. You can also access online mapping tools like Property Viewer and Open Project Viewer.

Comprehensive Zoning Ordinance czo.nola.gov
The entire text of the CZO can be viewed at this web address.

NoticeMe noticeme.nola.gov
NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

One Stop App onestopapp.nola.gov
The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

Property Viewer property.nola.gov
The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays “layers” of information, including the Master Plan Future Land Use Map, current zoning districts, and the locations of site-specific zoning actions approved by ordinance such as Conditional Uses and Planned Developments. Links are provided that can take the viewer to applicable section of the CZO and Assessor records.

What is the CPC?
The New Orleans City Planning Commission (CPC) is a nine-member citizen board supported by a staff of planners. The CPC provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City in accordance with the goals and policies of the City's Plan for the 21st Century, or “Master Plan.” This includes reviewing, approving, and recommending requests for Master Plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals, and subdivisions.

(504) 658-7033 | cpcinfo@nola.gov | Facebook: New Orleans City Planning Commission | Instagram: @neworleanscpc
Visit us at 1340 Poydras Street, 8th Floor, New Orleans, LA 70112 between 9:00 a.m. and 4:00 p.m. Monday-Friday!

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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ARTICLE 12 HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS

Historic Urban Neighborhoods are those areas of the city that were developed predominantly in the mid to late 19th century. The development pattern of Historic Urban Neighborhoods is characterized by a higher density and pedestrian scale environment with limited accommodation for the automobile. Within Historic Urban Neighborhoods, many of the residential neighborhoods contain traditional corner stores that serve the immediate residents and are in close proximity to commercial clusters of local businesses.

The non-residential districts of the Historic Urban Neighborhoods address the small-scale commercial areas have become integral parts of older neighborhoods. These range from pedestrian-oriented commercial clusters at the intersection of arterial streets, the traditional corner store, and mixed-use corridors. The regulations are intended to control the types of uses allowed and the scale of development to encourage their vitality while maintaining compatibility with nearby residential areas.

CHARACTER OF THE HISTORIC URBAN NEIGHBORHOODS

The character of the non-residential districts of the Historic Urban Neighborhoods is defined by:

» Commercial uses closely integrated into the residential neighborhoods, including the traditional corner store, small commercial clusters and small mixed-use corridors

» Commercial structures compatible in scale and design with the majority of buildings in nearby residential areas

» A pedestrian-oriented environment, with limited or no accommodation for on-site parking, where residents often walk to their destination

» Commercial uses generally oriented to serve the needs of nearby residents and the neighborhood

12.1 PURPOSE STATEMENTS

12.1.A PURPOSE OF THE HU-B1A NEIGHBORHOOD BUSINESS DISTRICT

The HU-B1A Neighborhood Business District is intended to address an individual parcel or small cluster of parcels in non-residential use that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores. These historic neighborhood business uses are

consistent with the character of the surrounding neighborhood and are intended to serve the immediate area with minimal impact on the surrounding residential uses. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

Adopted by Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21



12.1.B PURPOSE OF THE HU-B1 NEIGHBORHOOD BUSINESS DISTRICT

The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings. In addition to commercial uses, this district provides for single-family dwellings, two-family dwellings and can accommodate small-scale multi-family dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

Adopted by Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21



12.1.C PURPOSE OF THE HU-MU NEIGHBORHOOD MIXED-USE DISTRICT

The HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. A variety of residential dwellings are also allowed. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

Adopted by Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21





12.1.D PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL MANDATORY INCLUSIONARY ZONING SUB-DISTRICTS

The Historic Urban Neighborhoods Non-Residential Mandatory Inclusionary Zoning Sub-Districts are intended to include mandatory affordable housing requirements, in accordance with Article 28, in districts that allow the development of ten or more dwelling units.

12.2 USES

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	C	C	C	Section 20.3.I
Bed and Breakfast – Principal	C	C	C	Section 20.3.I
Day Care Home, Adult – Small	P	P	P	Section 20.3.T
Day Care Home, Adult – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P[9]		Section 20.3.W
Dwelling, Multi-Family - Limited to 4 Units Maximum	P	P		
Dwelling, Small Multi-Family Affordable	P	P	P	Section 20.3.SSS
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Home Based Child Care, Small	P	P	P	Section 20.3.T
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital	P	P	P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Car Wash			C	Section 20.3.L
Catering Kitchen	P	P	P	
Day Care Center, Adult – Small	P	P	P	Section 20.3.S
Day Care Center, Adult – Large		P	P	Section 20.3.S
Day Care Center, Adult - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Ice Manufacturing and Vending Machines - Principal Use		C	C	Section 20.3.ZZZ
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	P	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			P	
Motor Vehicle Service and Repair Facility, Small			C	Section 20.3.MM
Office	P	P	P	
Outdoor Live Entertainment - Secondary Use		C	C	Section 20.3.WWW
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	
Reception Facility		C	C	Section 20.3.WW

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
Winery			P	
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Distillery			P[7]	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Child Care Center, Small	P	P	P	Section 20.3.S
Child Care Center, Large	P	P	P	Section 20.3.S
City Hall	C	C	C	
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Domestic Protection Shelter			P	Section 20.3.U
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Emergency Shelter			P	Section 20.3.AA
Government Offices	P	P	P	
Place of Worship		P	P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
EV Charging Station (Principal Use)		C	C	Section 20.3.YYY
Parking Lot (Accessory Use)	P[10]	P[10]	P[10]	
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

[9] Established Multi-Family Dwellings with a documented legal history are permitted uses in this district at any number previously provided.

[10]As authorized in Article 22, Section 22.8.B.2.a

Adopted by Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622, 3-11-21, ZD 83/20; Ord. 28714 MCS, 7-1-21, ZD 24/24; Ord. 28696, 6-3-21, ZD 16/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21; Ord 29004 MCS 4-21-22, ZD 001/22; Ord 29126, 8-12-22, ZD016/22; Ord 29157 9-15-22, ZD 030/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ord. 29528, 7-24-23, Zoning Docket 13/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ordinance No. 29946, 6-13-24, Zoning Docket 002/24; Ordinance No. 30308, 4-29-25, Zoning Docket 093-24

12.2.B USE RESTRICTIONS

12.2.B.1 COMMERCIAL USE FLOOR AREA LIMITATION

1. Commercial Use Floor Area Limitation

In the Historic Urban Neighborhood Districts, the floor area of commercial uses is limited as follows:

a. Commercial uses are permitted uses up to five thousand (5,000) square feet of total floor area, unless conditional use approval is required per Table 12-1 (#table12-1).

b. Conditional use approval required for any commercial use of five thousand (5,000) square feet of floor area or more with the exception of grocery stores. Grocery stores are permitted by-right up to 10,000 square feet in area.

c. Any commercial use over ten thousand (10,000) square feet of total floor area is prohibited. This applies only to new construction as of the effective date of this Ordinance. Grocery stores are exempt from this prohibition. Grocery Stores over 10,000 square feet in area require conditional use approval. Commercial uses that locate within an existing structure as of the effective date of this Ordinance that are over ten thousand (10,000) square feet of total floor area require conditional use approval.

Adopted by Ord 28805 MCS, 10-21-21, ZD 48/21

12.2.B.2 GROUP HOME AND PERMANENT SUPPORTIVE HOUSING RESTRICTION IN HU-B1A AND HU-B1 DISTRICTS

In the HU-B1A and HU-B1 Districts, Large Group Homes and Supportive Housing uses are only permitted when located above the ground floor.

12.2.B.3 DRIVE-THROUGH FACILITIES IN THE HU-MU DISTRICT

1. New Drive–Through facilities in the HU-MU District are only allowed as conditional uses where they are proposed to be constructed in combination with a retail goods establishment in order to provide or dispense medical or pharmaceutical products.
2. Previously constructed Drive-Through facilities may seek conditional use approval to operate, modify, expand, or reconstruct, in accordance with the standards set forth in Article 20, Section 20.3.V.

Adopted by Ord. 29850 MCS, 03-21-24, ZD 086/23;

12.2.B.4 FLOOR AREA MINIMUM FOR RETAIL SALES OF PACKAGED ALCOHOLIC BEVERAGES IN THE HU-B1 DISTRICT

Retail sales of alcoholic beverages in the HU-B1 Districts must be within a business with a minimum of 5,000 square feet of floor area.

12.2.B.5 BREWERIES IN THE HU-MU DISTRICT

Only breweries and distilleries that produce fewer than 12,500 barrels per year are considered permitted uses in the HU-MU District.

Adopted by Ord. 28696 MCS, 6-3-21, ZD 16/21

12.3 SITE DESIGN STANDARDS

12.3.A BULK AND YARD REGULATIONS

12.3.A.1 GENERAL REGULATIONS

Table 12-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighborhood Districts. (Highlighted letters in Table 12-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

Table 12-2: Bulk & Yard Regulations

Table 12-2: Bulk & Yard Regulations			
BULK & YARD REGULATIONS	**DISTRICTS**		
	HU-B1A	**HU-B1**	**HU-MU**
BULK REGULATIONS			
MINIMUM LOT AREA	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du MF - 3-4 Units: 1,000sf/du (maximum of 4 units) Small MF Affordable: None Non-Residential: None Dwelling Above Ground Floor: 800sf/du	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du MF - 3-4 Units: 1,000sf/du (maximum of 4 units) Small MF Affordable: None Non-Residential: None Dwelling Above Ground Floor: 800sf/du	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Small MF Affordable: None Townhouse: 2,000sf/du Dwelling Above Ground Floor: 800sf/du Non-Residential: None

Table 12-2: Bulk & Yard Regulations				
BULK & YARD REGULATIONS		**DISTRICTS**		
		HU-B1A	**HU-B1**	**HU-MU**
	MAXIMUM TOTAL FLOOR AREA – COMMERCIAL USE[1]	Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000sf to 10,000sf of total floor area Uses with over 10,000sf of total floor area are prohibited	Permitted up to 5,000sf of total floor area Conditional use approval required for over 5,000sf of total floor area Uses with over 10,000sf of total floor area are prohibited	Permitted up to 5,000sf of total floor area Conditional use approval required for over 5,000sf of total floor area with the exception of grocery stores which are permitted by-right up to 10,000 square feet in area. Uses with over 10,000sf of total floor area are prohibited with the exception of grocery stores which are permitted through the conditional use process over 10,000sf of total floor area and within existing structures over 10,000 square feet in area.
A	MINIMUM LOT WIDTH	SF & 2F: 25’ Non-Residential: None	SF, 2F, & MF: 25’ Non-Residential: None	SF, 2F & MF: 25’ Townhouse: 18’ per du Non-Residential: None
B	MAXIMUM BUILDING HEIGHT	SF, 2F, & MF: 35’ Non-Residential: 40’ & no more than 3 stories	SF & 2F: 35’ Non-Residential: 40’ & no more than 3 stories	SF & 2F: 35’ MF, Townhouse & Non-Residential: 40’ & no more than 3 stories
	MINIMUM PERMEABLE OPEN SPACE	10% of lot area	10% of lot area	10% of lot area
MINIMUM YARD REQUIREMENTS				
C	FRONT YARD	SF, 2F, & MF: See Section 11.3.A.2 Non-Residential/Mixed-Use/dwelling above ground floor: 0’ build-to line	SF, 2F, & MF: See Section 11.3.A.2 Non-Residential/Mixed-Use/dwelling above ground floor: 0’ to 10' build-to line	SF, 2F: See Section 11.3.A.2 Non-Residential/Mixed-Use/MF: 0’ to 10' build-to line
D	INTERIOR SIDE YARD	3’	SF, 2F, MF: 3’ Non-Residential/Mixed-Use/dwelling above ground floor: None, unless abutting a residential district then 3’[2]	SF & 2F: 3’ Townhouse, MF & Non-Residential/ Mixed-Use: None, unless abutting a residential district then 3’[2]

Table 12-2: Bulk & Yard Regulations				
BULK & YARD REGULATIONS		DISTRICTS		
		HU-B1A	HU-B1	HU-MU
E	CORNER SIDE YARD	SF, 2F, & MF: See Section 11.3.A.3 Non-Residential/Mixed-Use/dwelling above ground floor: None, to a maximum of 3’	SF, 2F, & MF: See Section 11.3.A.3 Non-Residential/Mixed-Use/dwelling above ground floor: None, to a maximum of 5’	SF & 2F: 10% of lot width, but a minimum of 3’ Townhouse, MF & Non-Residential/Mixed Use: None, to a maximum of 5’
F	REAR YARD	20% of lot depth or 15’, whichever is less	SF,2F, & MF: 20% of lot depth or 15’, whichever is less Non-Residential/Mixed-Use/dwelling above ground floor: None, unless abutting a residential district then 15’[2]	Residential: 20% of lot depth or 15’, whichever is less Non-Residential/Mixed-Use/MF: None, unless abutting a residential district then 15’[2]

TABLE 12-2 FOOTNOTES

[1] Total floor area limits per commercial use.

[2] If a property abuts more than one zoning district, the more restrictive yard requirement applies.

Table 12-3: The Mandatory Inclusionary Zoning Sub-District (MIZ) regulations establish mandatory inclusionary unit thresholds, set aside requirements, and Area Medium Income (AMI) levels and is required for any development that contains residential development of 10 or more dwelling units, including rental and homeownership dwelling units. Affordable Housing Units shall be in accordance with the standards outlined in the table below. All other bulk and yard regulations for the sub-districts are subject to the corresponding non-inclusionary zoning base district regulations.

Table 12-3: Historic Urban Non-Residential Inclusionary Zoning Sub-District Regulations[1]					
Zoning Sub-District	Minimum Lot Area Requirement	Affordable Housing Unit Threshold	Set Aside Requirement %	Area Medium Income (AMI) Rental Units (%)	Area Medium Income AMI Homeownership (%)
HU-B1A-IZ	1,000 sf/du	10	5	60	60
HU-B1-IZ	1,000 sf/du	10	5	60	60
HU-MU-IZ	1,000 sf/du Dwelling Above Ground Floor: 800 sf/du	10	5	60	60

TABLE 12-3 FOOTNOTE

[1]The terms for the Mandatory Inclusionary Zoning Sub-Districts in this section are outlined in Article 28.

Historic Urban Neighborhoods - Commercial

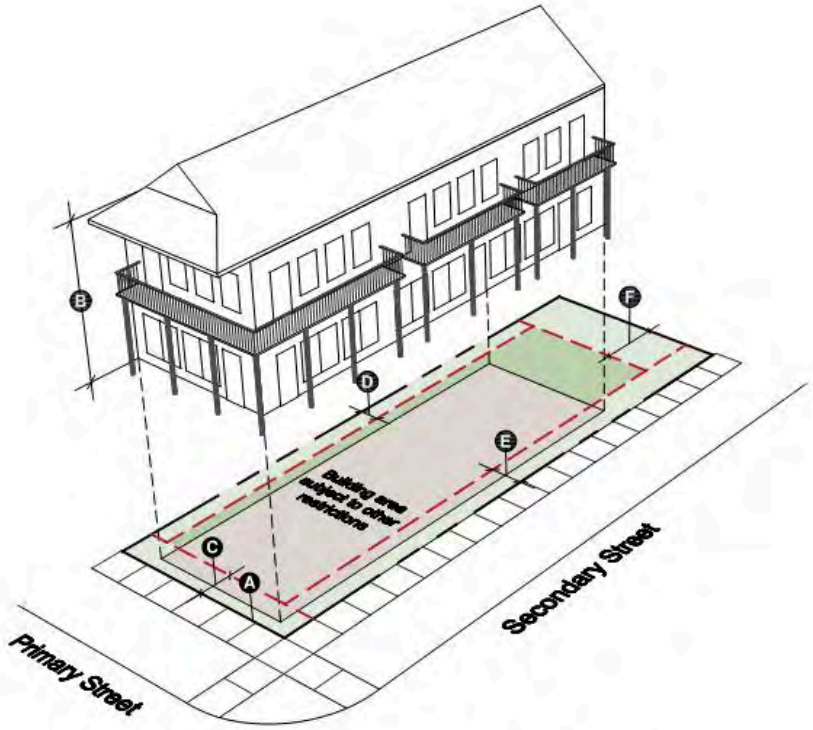


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

(/nola/media/City-Planning/CZO/ARTICLE%2012/B-12-5-INSERT.jpg)

Adopted by Ord. 27,722 MCS, §5, April 11, 2018, Zoning Docket 113-17; Ord 28036, §1, March 28, 2019, ZD 112/18; Ord 28800 MCS, 10-21-21, ZD 56/21; Ord. No. 28,911, §4, January 6, 2022, Zoning Docket 84/21; Ord. 29126, 8-12-22, ZD016/22

12.3.B BUILDING DESIGN STANDARDS

1. The following standards shall apply to all sites, except single and two-family residential dwellings:

   a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.

   b. Structures on a corner lot shall be built to the corner.

   c. Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23.7 provided that a designated pedestrian access way between the sidewalk and main entrance is provided. This access way shall be separated from parking areas by a landscaped area no less than five (5) feet wide.

   d. The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.

   e. For new construction, ADA accessible ramps and lifts shall compliment the building and be visually unobtrusive, preferably through internalized ramps or sloped walkways.

   f. The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.

   g. Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.

   h. The following restrictions apply to building materials:

      i. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.

         (1) Exterior insulating finish systems (EIFS, “Dryvit”)

         (2) Stuccato Board

         (3) Vinyl

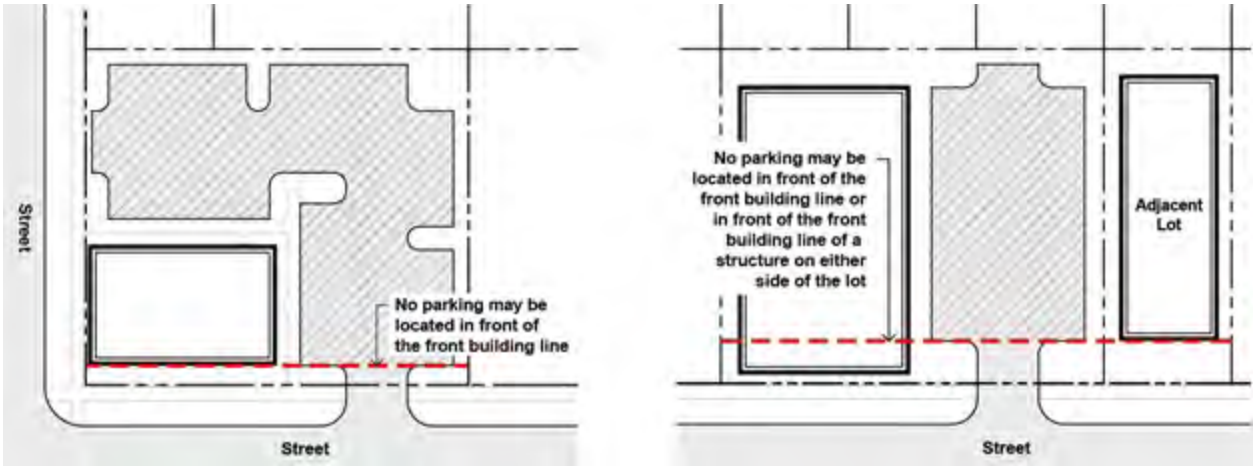
   i. The siting and design requirements for buildings in the HU-MU District are illustrated in Figure 12-2: HU-MU District Illustrative and Site Diagram.

2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:

   a. Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, shall be incorporated to provide dimensional elements on a façade. Windows shall be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.

b. Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.

FIGURE 12-1: PARKING LOT LOCATION

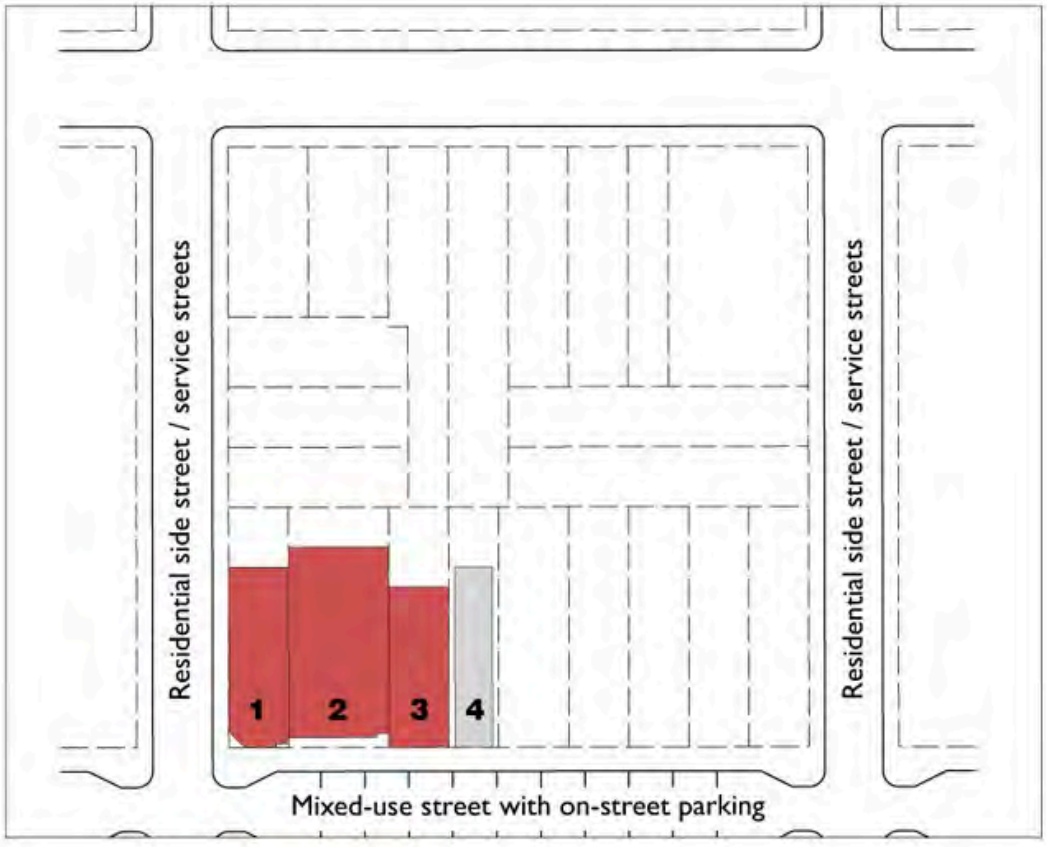


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FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM



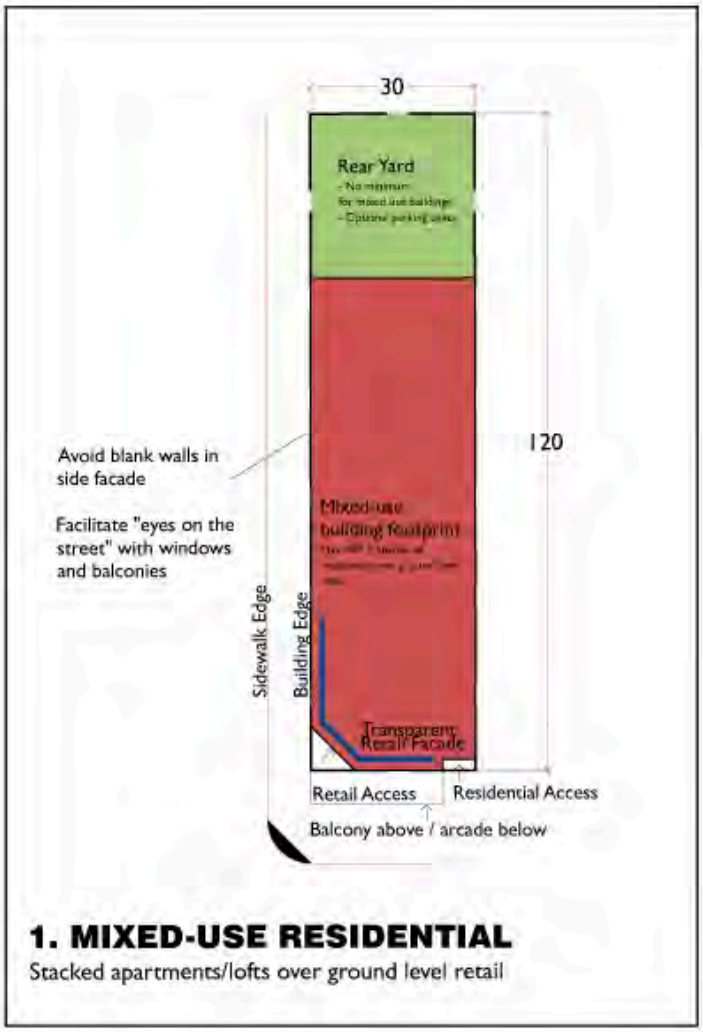
1. Separated building entry for retail users and residents
2. Maximum 5' setback
3. No side yard required for commercial and mixed use
4. 3' side yard required when residential abuts commercial property
5. Primary entrance for each business oriented to the street
6. Ground floor commercial exceeds 50% transparency requirement
7. First floor commercial minimum ceiling height of 12' (14' encouraged)
8. Awnings, canopies, or arcades are encouraged along the ground floor facades
9. Maximum single-family building height does not exceed 35'
10. Maximum mixed-use building height does not exceed 40' or three stories
11. Roof forms consistent with design of facades



See next page for parcel 1–4 details.

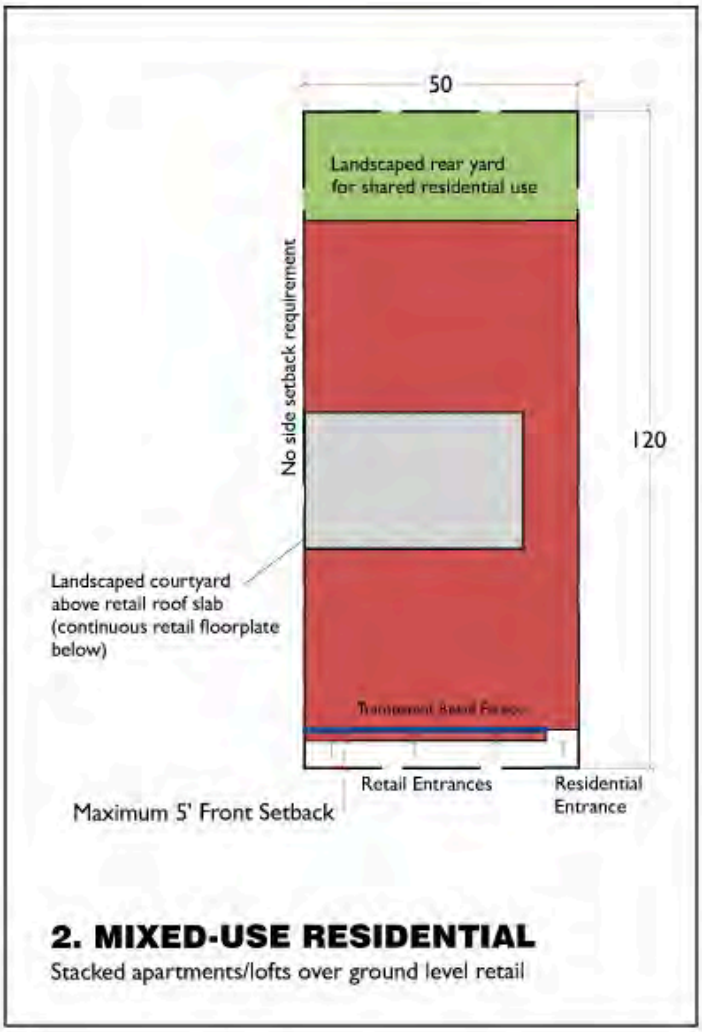
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FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM



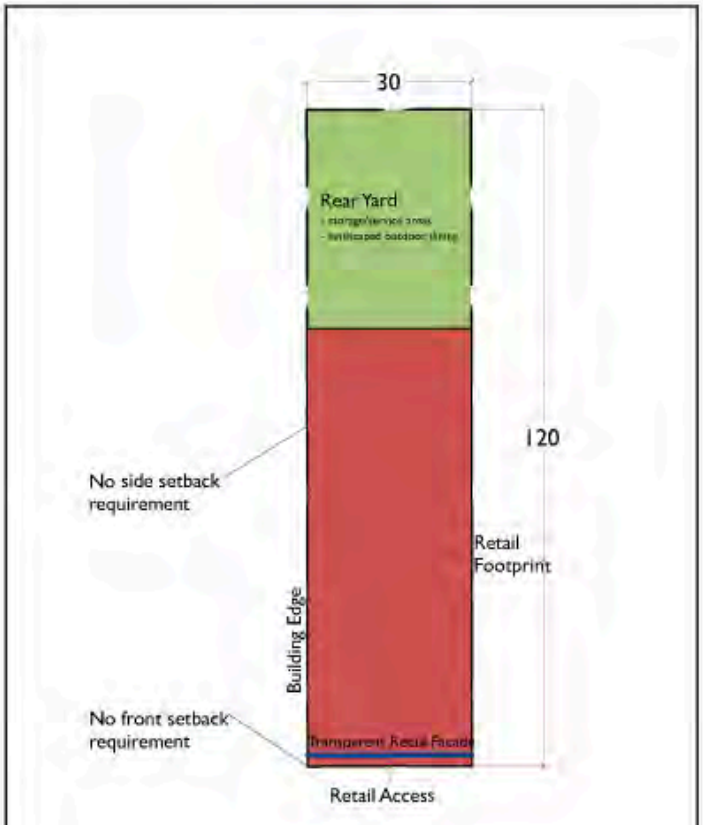
1. MIXED-USE RESIDENTIAL

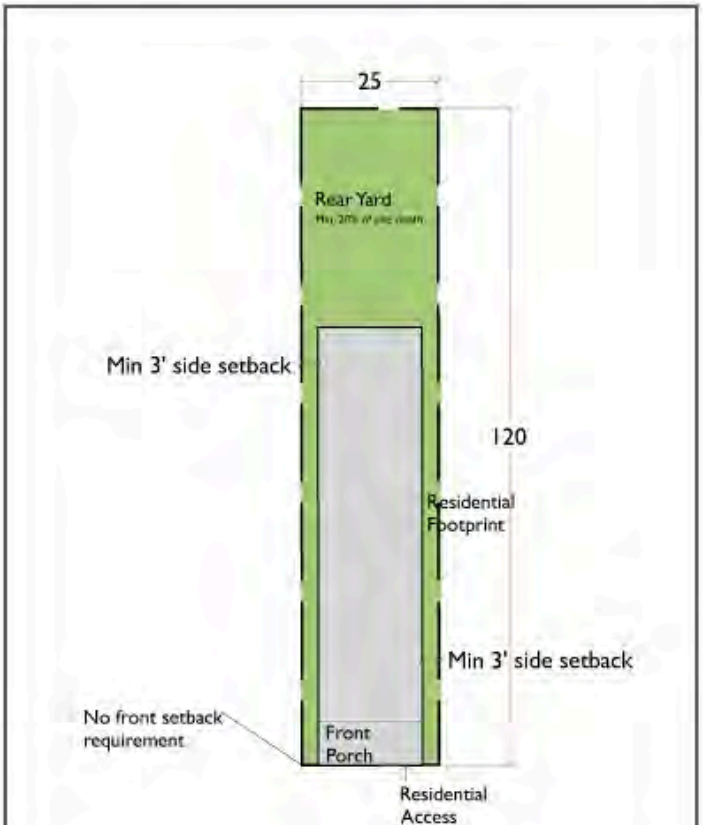
Stacked apartments/lofts over ground level retail



2. MIXED-USE RESIDENTIAL

Stacked apartments/lofts over ground level retail







(/nola/media/City-Planning/CZO/ARTICLE%2012/E-FIGURE-12-2.jpg)

Adopted by Ord. 29126, 8-12-22, ZD016/22

12.3.B.3 TOWNHOUSE AND MULTI-FAMILY DWELLING DESIGN STANDARDS

See Section 11.3.B for building design standards for townhouse and multi-family dwellings in the Historic Urban Neighborhood Non-Residential Districts.

12.4 GENERAL STANDARDS OF APPLICABILITY

All Historic Urban Neighborhoods Districts are subject to the following standards:

12.4.A ACCESSORY STRUCTURES AND USES

See Section 21.6 (/article-21#24491) for standards governing accessory structures and uses.

12.4.B TEMPORARY USES

See Section 21.8 (/article-21#24563) for standards governing temporary uses.

12.4.C SITE DEVELOPMENT STANDARDS

See Article 21 (/Article-21) for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

12.4.D OFF-STREET PARKING AND LOADING

See Article 22 (/article-22) for standards governing off-street parking and loading.

12.4.E LANDSCAPE, STORMWATER MANAGEMENT, AND SCREENING

See Article 23 (/article-23) for standards governing landscape, stormwater management, and screening.

12.4.F SIGNS

See Article 24 (/article-24) for standards governing signs.

12.4.G OVERLAY DISTRICTS

See Article 18 (/article-18) for additional overlay district regulations, when applicable.

12.4.H NONCONFORMITIES

See Article 25 (/article-25) for regulations governing nonconformities.

12.5 DENSITY BONUS FOR RENTAL PROPERTIES IN THE HISTORIC URBAN NEIGHBORHOOD NON-RESIDENTIAL DISTRICT - HU-B1A, HU-B1, AND HU-MU

Rental properties not included in the Mandatory Inclusionary Zoning sub-districts or mapped for inclusion within the Mandatory Inclusionary Zoning sub-districts, may avail themselves to the provisions provided herein.

In order to incentivize the construction of multi-family rental housing with the inclusion of affordable housing units in the Historic Urban Neighborhoods Non-Residential HU-B1A Neighborhood Business, HU-B1 Neighborhood Business, and HU-MU Neighborhood Mixed-Use Districts, density bonus and parking reductions shall be granted in exchange for the voluntary provision of affordable rental dwelling units. Developments containing ten (10) or more dwelling units that set aside at least five percent (5%) of units at a sixty percent (60%) Area Median Income level may be awarded a maximum of thirty percent (30%) reduction in the minimum lot area per dwelling unit requirements. Multi-family developments providing affordable housing units subject to the off-street parking requirements of Article 22, shall be granted a minimum of ten percent (10%) and up to a maximum of thirty percent (30%) reduction of the required parking.

Developments opting to participate in the voluntary IZ program shall be developed in accordance with Article 28, Section 28.3-Affordable Housing Development Use Standards and Guidelines and shall be subject to the regulatory and monitoring requirements outlined in Article 28, Section 28.8.

1. All applications requesting a development bonus for providing affordable housing shall include an Affordable Housing Impact Statement (AHIS) with the application. The AHIS shall provide the following information:

    a. The number of units added at the Area Medium Income Levels (AMI) at or below 80%, 50%, and 30%.

    b. The number of units removed at the Area Medium Income Levels at or below 80%, 50%, and 30%.

    c. The bedroom mix of the unit to be added or removed (1, 2, 3, 4, etc. bedrooms).

    d. The total number of units added and total number of units removed.

Adopted by Sept. 9, 2015, Zoning Docket 054-15, Ord. 26,570 MCS; Ord. 27,377 MCS, §5, April 28, 2017, Zoning Docket 007-17; Ord. 28739 MCS, 7-15-21, ZD 35/19; Ord. 29566, 8-1-23, Zoning Docket 014-23

12.6 DENSITY BONUS FOR FOR-SALE PROPERTIES IN THE HISTORIC URBAN NEIGHBORHOOD NON-RESIDENTIAL DISTRICTS

Residential properties with an affordable for-sale component may avail themselves to the provisions provided herein.

In order to incentivize the construction of for-sale housing with the inclusion of affordable dwelling units, in the Historic Urban Neighborhoods Non-Residential Districts, density bonus and parking reductions shall be granted in exchange for the voluntary provision of affordable for-sale dwelling units. Developments containing fewer than ten (10) for-sale dwelling units that set aside at least one (1) unit OR developments containing ten (10) or more for-sale dwelling units that set-aside at least ten percent (10%) of units at 120% Area Medium Income (AMI) or less shall be awarded a maximum of thirty percent (30%) reduction in the minimum lot area per dwelling unit requirements, a thirty percent (30%) reduction in required minimum lot width requirements and a thirty percent (30%) increase in the floor area ratio (FAR). Developments that meet these requirements and are subject to the off-street parking requirements of Article 22 shall be granted a fifty percent (50%) reduction of the required parking.

Developments opting to participate in the for-sale voluntary IZ program shall be developed in accordance with Article 28.

Adopted by Ord. 29566, 8-1-23, Zoning Docket 014-23

City Planning Commission Speaker Card

4

Date : 3/10/2026

I would like to speak regarding CPC Docket : 021/26

IN SUPPORT

Name: Tiara Starks

Address: 926 Brooklyn Ave, New Orleans, LA 70114

(●) 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: Tiara Starks

City Planning Commission Speaker Card

4

Date : 03/10/26

I would like to speak regarding CPC Docket : 021/26

IN SUPPORT

Name: Tatiana Jacques

Address: 2017 Gen Collins Ave, New Orleans LA 70114

( ) 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: Tatiana Jacques

City Planning Commission
Staff Report
Tuesday, April 28, 2026

Zoning Docket 022-26
Prepared by: Haley Webb
Date: April 29, 2026
Deadline for CPC action: May 9, 2026
CC Deadline: 60 days from receipt
City Council District: A – McCarron

Applicant: James T. Cali and Aimee C. Cali
Request: Conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District
Property description: Boathouse #84, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain
Municipal address(es): 8112 Breakwater Drive

Description

Figure 1: Subject Site

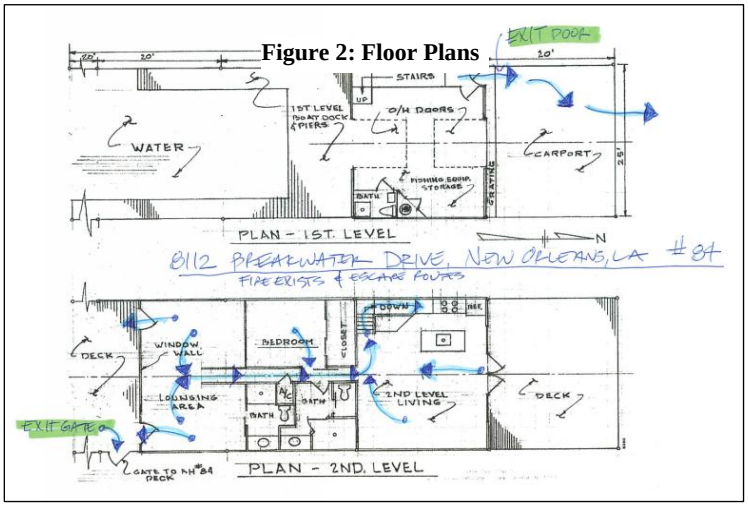


(Source: Provided by Applicant)

The subject property, located between Breakwater Drive and Lake Pontchartrain in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, is currently developed as two-story boathouse.

The applicants are requesting to utilize Boathouse #84 as a commercial short-term rental. The site previously operated as a commercial short-term rental, however the rental license expired, and the license renewal period lapsed thus requiring conditional use approval.

Figure 2: Floor Plans



The subject site is approximately 2,500 square feet with 1,200 square feet of

usable space on the second floor. Additionally, there are two off-street vehicular parking spaces provided.

(Source: Provided by Applicant)

Reason for Commission Review

Per **Article 14, Section 14.2.A (Table 14-1: Permitted and Conditional Uses),** a commercial short-term rental is a permitted use in the S-LM Lake Area Marina District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

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.

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 me

(Source: The Historic New Orleans Collection)

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.	
Met	The Master Plan identifies the subject site as Mixed-Use Maritime, where the goal is to preserve and provide areas for maritime-related residential and commercial uses. A commercial short-term rental falls into the range of uses intended for this area.
The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.	
Met	The subject site is located within the S-LM Lake Area Marina District where the proposed commercial short-term rental use would otherwise be permitted by-right. The S-LM District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End[1]. It is fair to indicate that a commercial short-term rental is an appropriate use given the district's purpose.
The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.	

[1] Article 14, Section 14.1.G: "S-LM Lake Area Marina District: The S-LM Lake Area Marina District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing."

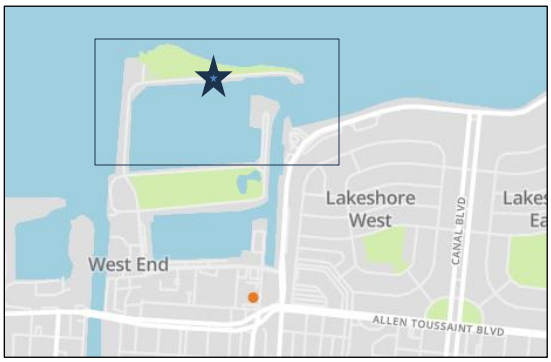
Met	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of license issuance.
The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.	
Met	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
Any variance of zoning standards meets the approval standards of Section 4.6.F[2].	
Not met	There are not any variances being requested at this time.
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.	
Met	The proposed commercial short-term rental does not pose a unique or detrimental use within the S-LM District.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
While it is difficult to gauge if this proposal prevents the development of long-term housing since this is not publicly owned property, it could be said that by allowing a short-term transient use in a residential dwelling this would prevent the dwelling from being utilized as long-term housing.
Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?
The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a single-family dwelling, however there does not appear to be a history of the site being used for long-term housing.
Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?
No. The site block is bounded by Breakwater Drive and Lake Pontchartrain. The closest bus stop is located at the intersection of Allen Toussaint + West End, which is approximately 1.1 miles from the subject site.
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?
Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.
How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?
Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals[3], there is one transient lodging use within 1,000 feet of the subject property. See **Figures 3 and 4** below.

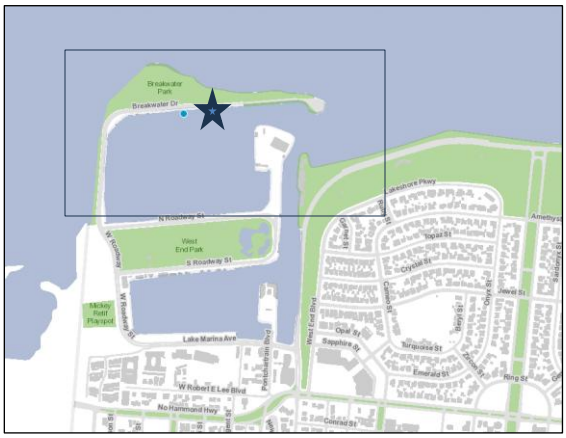
[2] Article 4, Section 4.6.F Approval Standards
[3] Short Term Rental Administration's Registry of Short-Term Rentals

Figure 3: Hotels Motels BBs within 1000 feet



(Source: Short Term Rental Administration)

Figure 4: STR Active Licenses



(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 022/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided

for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission (March 10, 2026)

The request was heard at the CPC meeting on March 10, 2026. Staff summarized the application and presented the recommendation of a deferral to the April 28, 2026 hearing to allow for the Municipal Yacht Harbor to vote on this matter at their April 14, 2026 hearing.

Commissioner Flick made a motion to defer this item to the April 28, 2026 hearing. The motion was seconded by Commissioner Jordan.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY DEFERRED TO THE APRIL 28, 2026 CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Flick, Joshi-Gupta, Steeg, Poché, Witry

NAYS: None

ABSENT: Kepper

City Planning Commission (April 28, 2026)

The request was heard at the CPC meeting on April 28, 2026. Staff summarized the application and presented its recommendation of approval.

Commissioner Poche made a motion to approve the application as recommended by staff. The motion was seconded by Commissioner Hebert.

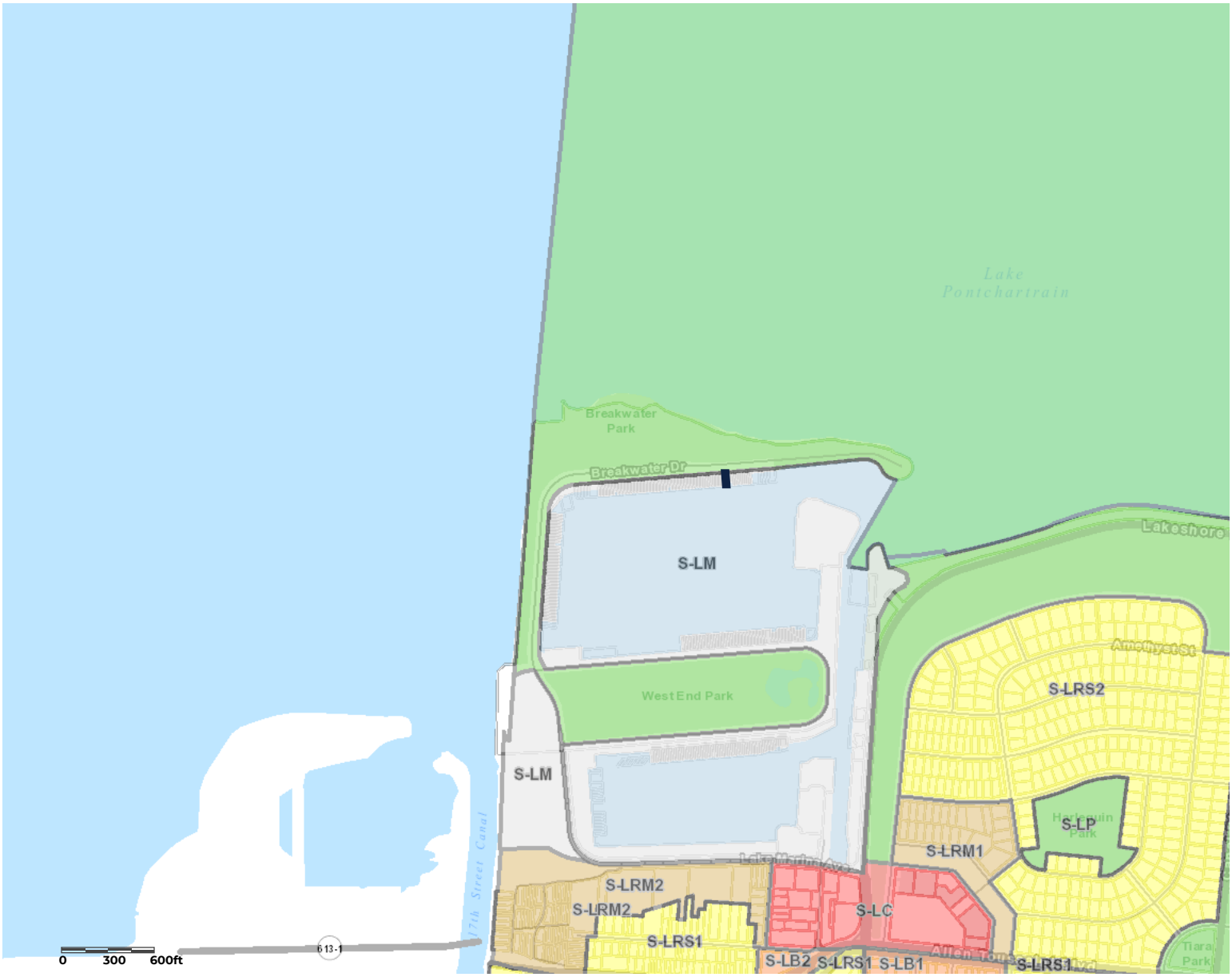
MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Hebert, Jackson, Jordan, Poche, Steeg, Witry

NAYS: None

ABSENT: Kepper, Flick

City of New Orleans Property Viewer
8112 BREAKWATER DR, LA, 70124



Property Information

Building Number	**Use Code**
Unit Number	**Property Description** BOATHOUSE #84 OUTER HARBOR IMPROVEMENTS ONLY
Site Address 8112 BREAKWATER DR, LA, 70124	**GeoPIN** 41223263
First Owner Name CALI JAMES T CALI AIMEE C	**Tax Bill ID** 716525584
Second Owner Name	**Lot**
Mailing Address 3616 MCFARLIN BLVD	**Square**
Mailing City DALLAS	**BLOCK** BH
Mailing State TX	**PARID** 8112-BREAKWATERDR
Mailing Zip 5 75205	**Parcel Area (sq.ft.)** 1
Mailing Zip +4	**Parcel Dimensions (ft.)** 1x1

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=8112-BREAKWATERDR)

Zoning

Zoning District
S-LM

Zoning Description
Suburban Lake Area Marina District (http://czo.nola.gov/article-14/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-14#14-2)

Future Land Use

Future Land Use
MARI

Future Land Use Description
Mixed-Use Maritime (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Overlay / IZD Description
Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf)

Overlay / IZD Description
Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

8114 Breakwater Drive Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Orleans, STATE OF LA, AND IS DESCRIBED AS FOLLOWS:

That certain Leasehold Interest, including any and all improvements in an to that certain Boathouse Lease Agreement dated October 23, 2001, between New Orleans Municipal Yacht Harbor of the City of New Orleans, as lessor and New Hotel Montleone, Inc., as lessee, registered in CIN 267881, assigned to Gene Michael and Gloria S . Brandford in act dated September 24, 2003, registered in NA 2003-67351, assigned to Vorfreude, LLC in act dated October 30, 2015, registered i n CIN 589429, Parish of Orleans, State of Louisiana, affecting the following property:

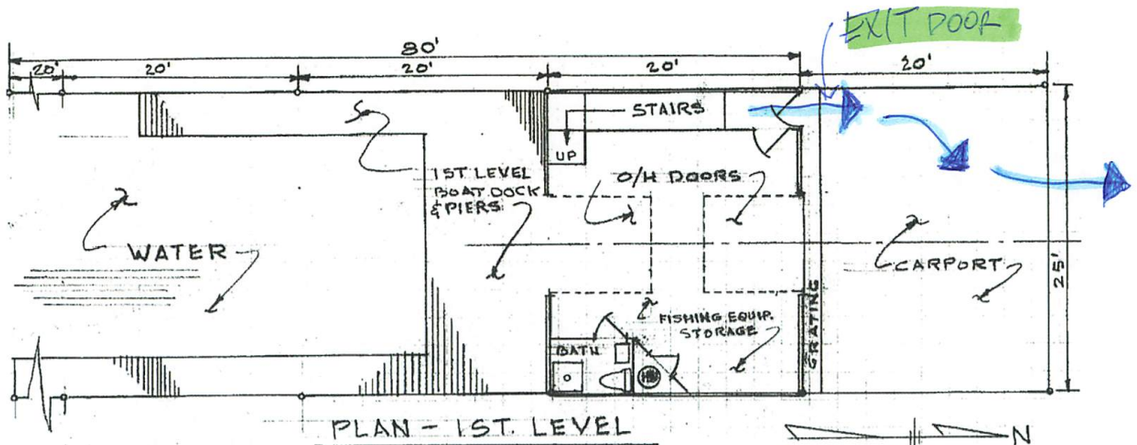
BOATHOUSE #84 whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary. The common wall boundaries of this leased premises lie between Boathouse #83 and #85.

Improvements thereon bear municipal address 8112 Breakwater Drive, New Orleans, Louisiana 70124.

8112 Breakwater Drive – Boathouse 84

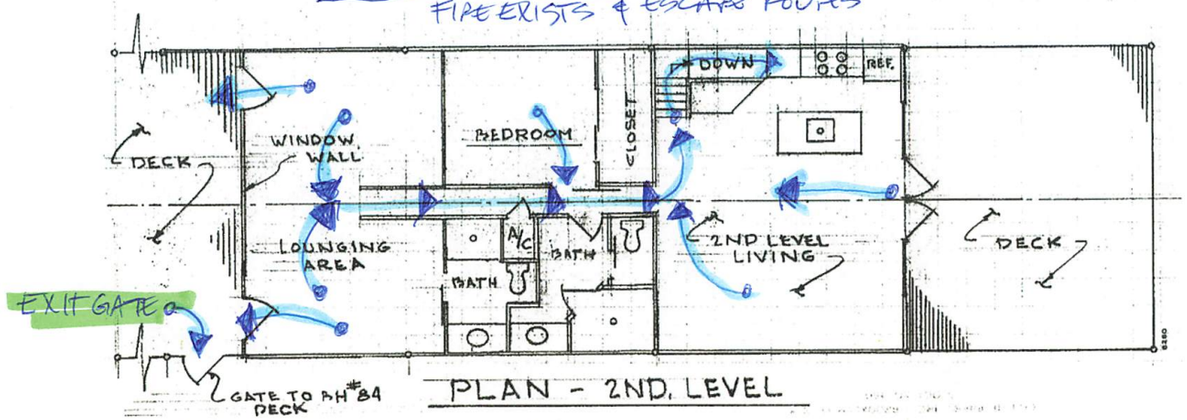
- Site Square Footage is 2,500 Square Feet
- Interior Second Floor Usable Square Footage is 1,200 Square Feet
- The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. No renovations to the existing structures will be needed.





8112 BREAKWATER DRIVE, NEW ORLEANS, LA #84

FIRE EXISTS & ESCAPE ROUTES



II. Description of Project

- Seeking a Conditional Use Permit for use as Commercial Short Term Rental Usage for both 8112 & 8114 Breakwater Drive which is now required for these properties.
- 8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530 (dated 10/30/2025). COPY AVAILABLE
- No Changes Needed to the site for either address - the total square footage for the site for 8112 Breakwater Drive is 2,500 Square Feet (25' x 100') and total square footage for 8114 Breakwater Drive is 2,500 Square Feet (25' x 100'). The living area is on the second floor of both units. 8114 Breakwater is 1,000 Square Feet and 8112 Breakwater Drive is 1,200 Square Feet.
- No waivers beyond the Conditional Use described above will be requested.
- Our properties use as a Commercial Short Term Rental allows interested parties local and from out of the metropolitan New Orleans area to partake in the long heritage of West End – to relax and enjoy the views of the Lake Pontchartrain and the New Orleans Municipal Yacht Harbor.

Date of Report: January 16, 2026
Project Name: Conditional Use as Commercial Short Term Rental for 8112 Breakwater Drive
Contact: James Cali; calijt@yahoo.com; 214-213-1317; 3616 McFarlin Blvd; Dallas, TX 75205

Overview
This report provides results of the implementation of the Neighborhood Participation Program for the property located at 8112 Breakwater Drive (also known as Boathouse 84). The applicant intends to file an application to gain Conditional Use as a Commercial Short Term Rental because 8112 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting
The following date and location where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].
• December 23, 2025 – Southern Yacht Club, 105 N Roadway, 6:30pm – 7:30pm, 6 people in attendance.

Correspondence and Telephone Calls
• December 6, 2025 – meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
• December 6, 2025 – Councilman Giarrusso acknowledged receiving information.
• December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association replies to NPP Meeting notice with "No Complaint"
• December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association, sends email to Boathouse Owners with this NPP Meeting notice

Results
82 persons/addresses were invited to the NPP meeting.

Concerns, issues, and problems expressed by attendees:
• None

How concerns, issues, and problems will be addressed:
• If there are any changes to the plans, will keep attendees updated via the email provided on the sign in sheet for this meeting

Cali Boathouses
8112 & 8114 Breakwater Drive

NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING

FOR
CONDITIONAL USE PERMITTING
AS COMMERCIAL SHORT TERM RENTALS

DECEMBER 23, 2025

Agenda

I. Welcome

II. Description of Project

III. Public Comment

IV. Summary

V. Next Steps

I. Welcome

- James Cali & Katherine Cali
  - Boathouse 85 (8114 Breakwater Drive)
    - Purchased by grandparents in 1966 – purchased from family in 2000.
    - Fully remodeled after Katrina by 2008.
  - Boathouse 84 (8112 Breakwater Drive)
    - Purchased in 2020 so our two daughters Isabel & Katherine can each own one next door to each other for their future families.
  - Our family has spent every June and July in New Orleans since the summer of 2009, along with Christmas and most Easters
- Off-street parking will be provided, and no variances or waivers are required.
- Comprehensive Zoning Ordinance article.

Short Term Rental History

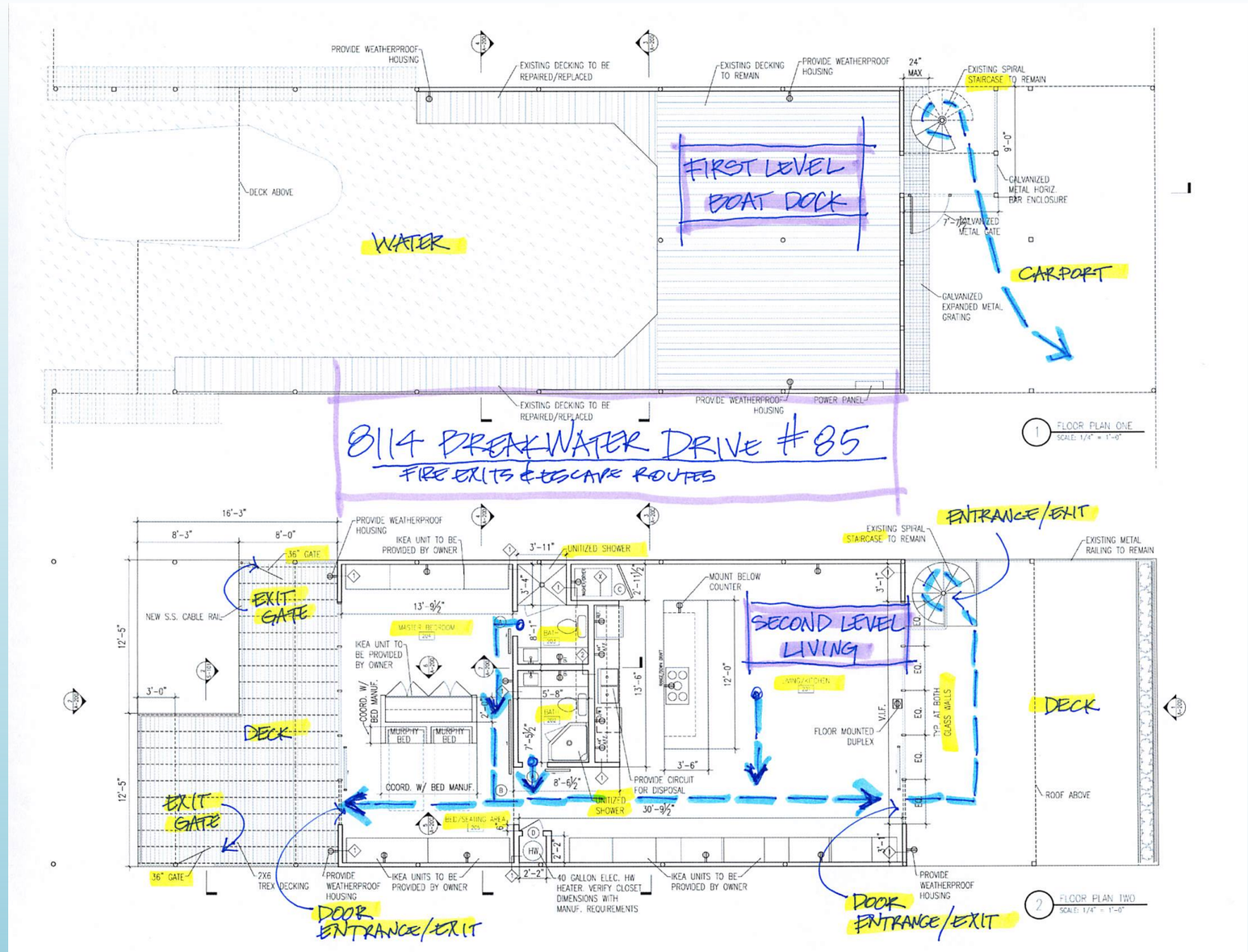
- Boathouse 85 (8114 Breakwater Drive)
  - Commercial Short Term Rental since 2017 - 0 Violations
- Boathouse 84 (8112 Breakwater Drive)
  - Commercial Short Term Rental since 2020 – 0 Violations

- All guests are required to acknowledge and honor the Boathouse Rules and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation.
- Professionally rented via AirBNB and VRBO online platforms. Rentals are locally managed by a locally-run company named Vello.

8114 Breakwater Drive – Boathouse 85

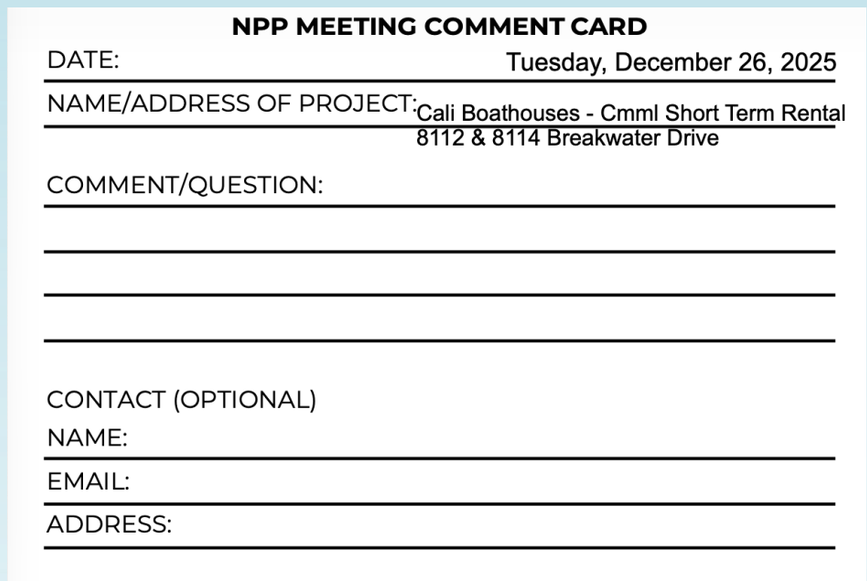
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PROVIDE WEATHERPROOF HOUSING
EXISTING DECKING TO BE REPAIRED/REPLACED
EXISTING DECKING TO REMAIN
PROVIDE WEATHERPROOF HOUSING
24" MAX
EXISTING SPIRAL STAIRCASE TO REMAIN
DECK ABOVE
WATER
FIRST LEVEL BOAT DOCK
9'-0"
GALVANIZED METAL HORIZ BAR ENCLOSURE
7'-1½" GALVANIZED METAL GATE
CARPORT
GALVANIZED EXPANDED METAL GRATING
EXISTING DECKING TO BE REPAIRED/REPLACED
PROVIDE WEATHERPROOF HOUSING
POWER PANEL
8114 BREAKWATER DRIVE #85
FIRE EXITS & ESCAPE ROUTES
1 FLOOR PLAN ONE
SCALE: 1/4" = 1'-0"
16'-3"
8'-3"
8'-0"
PROVIDE WEATHERPROOF HOUSING
IKEA UNIT TO BE PROVIDED BY OWNER
3'-11"
UNITIZED SHOWER
ENTRANCE/EXIT
EXISTING SPIRAL STAIRCASE TO REMAIN
EXISTING METAL RAILING TO REMAIN
36" GATE
EXIT GATE
NEW S.S. CABLE RAIL
13'-9½"
MASTER BEDROOM
MOUNT BELOW COUNTER
SECOND LEVEL LIVING
IKEA UNIT TO BE PROVIDED BY OWNER
COORD. W/ BED MANUF.
MURPHY BED
MURPHY BED
5'-8"
7'-5½"
8'-6½"
12'-0"
13'-6"
3'-6"
FLOOR MOUNTED DUPLEX
V.I.F.
TYP. AT BOTH GLASS WALLS
DECK
3'-0"
12'-5"
12'-5"
DECK
COORD. W/ BED MANUF.
PROVIDE CIRCUIT FOR DISPOSAL
UNITIZED SHOWER
30'-9½"
ROOF ABOVE
EXIT GATE
36" GATE
2X6 TREX DECKING
PROVIDE WEATHERPROOF HOUSING
IKEA UNITS TO BE PROVIDED BY OWNER
40 GALLON ELEC. HW HEATER. VERIFY CLOSET DIMENSIONS WITH MANUF. REQUIREMENTS
IKEA UNITS TO BE PROVIDED BY OWNER
PROVIDE WEATHERPROOF HOUSING
DOOR ENTRANCE/EXIT
DOOR ENTRANCE/EXIT
2 FLOOR PLAN TWO
SCALE: 1/4" = 1'-0"

III. Public Comment

- Any comments and/or concerns?
- Comment Cards Available



NPP MEETING COMMENT CARD

DATE: Tuesday, December 26, 2025

NAME/ADDRESS OF PROJECT: Cali Boathouses - Cmml Short Term Rental
8112 & 8114 Breakwater Drive

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

IV. Summary

IV. Next Steps

- After this meeting, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Our application must be heard by the City Planning Commission and the City Council.
- If there are any changes to the plans discussed today, we will keep you updated via the email provided on the sign in sheet for this meeting.
- Have copies of CPC Online Tools Handout for attendees to review
- NoticeMe - noticeme.nola.gov
  - NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

Thank you

James & Aimee Cali (& Katherine)
Boathouses 84 & 85
calijt@yahoo.com
214-213-1317

December 5, 2025

Dear Neighbor,

Please join James Cali for a Neighborhood Participation Program (NPP) meeting regarding he and his spouse Aimee's properties at 8112 & 8114 Breakwater Drive.

Date: Tuesday, December 23, 2025
Time: 6:30 p.m.
Location: Southern Yacht Club – 2nd Floor – Grill Room (105 N Roadway)

James & Aimee Cali would like to offer their two family homes once again as commercial short term rentals at 8112 Breakwater and 8114 Breakwater Drive. All guests are required to acknowledge and honor the Boathouse Rukes and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation. Off-street parking will be provided, and no variances or waivers are required.

The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. The existing two-story homes, with approximately 1,200 and 1,000 square foot living structures respectively are on the sites they have always been and no renovations to the existing structures will be needed.

8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. This means we are now required to apply for conditional use approval to use our properties as commercial short term rentals once again. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete this NPP meeting before submitting our application to the City Planning Commission for review. This will be a single NPP meeting to discuss two separate applications

If we receive approval, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Under revised rules from the Short-term Rental Administration (STR Office), a part of the Department of Safery and Permits (Department) for the City of New Orleans, we must now seek this Conditional Use approval to seek the commercial short term rental permits once again.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on December 23.

Sincerely,
James & Aimee Cali
Boathouses 84 & 85
calijt@yahoo.com
214-213-1317

Thursday, January 15, 2026 at 9:51:39 PM Central Standard Time

---

Subject:	Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date:	Saturday, December 6, 2025 at 3:25:27 PM Central Standard Time
From:	calijt@yahoo.com
To:	cpcinfo@nola.gov
CC:	calijt@yahoo.com
Attachments:	251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:13:42 PM Central Standard Time
From: calijt@yahoo.com
To: kerryc@capitald.org

Kerry -
Thank you for your reply - seems cold in NOLA like Dallas right now -

The notcie only needs to be sent to owners within 300 feet - they gave me a mailing list that extended from 8022 to 8136 Breakwater Drive - the rest were like home addresses for owners I think - I physically mailed all today -

But, if you could email this select group of addresses and it isn't hard for you to carve that group out, that would be helpful -

Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Kerry Cuccia <KerryC@capitald.org>
Date: Saturday, December 6, 2025 at 3:43 PM
To: calijt@yahoo.com <calijt@yahoo.com>
Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Do you want me to send an email to the boathouse owner's distribution list or a portion thereof?
I have no complaint.
Sent from my iPhone

On Dec 6, 2025, at 3:33 PM, calijt@yahoo.com wrote:

Please be cautious
This email was sent outside of your organization

Hello Kerry -

Seems the new Short Term Rental rules state that we have to seek conditional use approval for our boathouses before we can reapply for a Short Term Rental Authorization from the city. As such, I will host a NPP meeting at the SYC on the 23rd when we are in for the holidays - attached is the notice - and you will receive in the mail as well - plus a notice to the Boathouse Owner's Association (I mailed over 100 letters today with the notice). We have had short term rental permits since 2017 for 8114 and 2020 for 8112 and no one has ever filed a complaint. I hope this is a formality that the process goes quickly and we can seek the short term rental permit once again quickly once we secure conditional use from the city.

If you have any feedback on any of the above or attached, please let me know. Katherine and I will be in the 23rd - and Aimee soon after -
Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

<251205 Neighbor Letter.pdf>

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:25:45 PM Central Standard Time
From: Joseph I. Giarrusso
To: James Cali
CC: James Cali

Thanks

Get Outlook for iOS

From: calijt@yahoo.com <calijt@yahoo.com>
Sent: Saturday, December 6, 2025 3:25:34 PM
To: Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
Cc: James Cali <calijt@yahoo.com>
Subject: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Subject:	Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date:	Saturday, December 6, 2025 at 3:43:22 PM Central Standard Time
From:	Kerry Cuccia
To:	cpcinfo@nola.gov
CC:	calijt@yahoo.com
Attachments:	251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Tuesday, December 23, 2025

Meeting Location: Southern Yacht Club

Project Name/Address: Commercial Short Term Rental Use 8112 Breakwater Drive & 8114 Breakwater Drive

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
W.J. Neilsen		8122 Breakwater Dr.	N.O. 70124	504.296.0867	wjn0124@gmail.com
John Fisk		8110 Breakwater Dr	NO 70124	5044276601	jfisk@fiskusa.com
Tracy Fisk		8110 Breakwater Dr.	N.O, LA 70124	504-491-2838	tracy@fiskusa.com
Kelly Cocch		8106 Breakwater	Dr N.O LA 70124	504-616-8208	
April Doga		8108 Breakwater	Dr. NOLa 70124	3379624981	AprilDoga@gmail.com
Ben Doga		8108 Blackwater	Dr N O 70124	3379621461	BenDogaMD@gmail.com

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
***If no site plan or title restriction** is required, submit your application for permitting.* ***If title restrictions are required,** submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

○ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

◎ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided O Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
O	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
O	**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
O	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
O	**Photographs** of the subject site(s) and building(s).		Required	Required
O	**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
O	**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
O	**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
O	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
O	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
O	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
O	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided ○ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

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. 8112 Breakwater Drive; New Orleans, LA 70124

APPLICANT INFORMATION

Applicant Identity: ◎ Property Owner ○ Agent

Applicant Name James & Aimee Cali

Applicant Address 3616 McFarlin Blvd

City Dallas State TX Zip 75205

Applicant Contact Number 214.213.1317 Email calijt@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☑

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Conditional Use for Commercial Short Term Rental

PROPERTY LOCATION

Square Number(s) BH 52 Lot Number(s) 110 009

Bounding Streets ~~N Roadway~~ ~~S Roadway~~ West End Park

Zoning S-LM Lake Area Marina Dist & Transient Lodging Interim Zoning District Municipal District 7

Tax Bill Number 716525584 Planning District 5

DESCRIPTION OF PROJECT (Attachments are acceptable)

8112 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.
This property has been a Commercial Short Term Rental since 2020.

CITY OF NEW ORLEANS
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PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature [signature] Date 1/9/2026

Agent Signature N/A Date N/A

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 10 day of January 2026

My Commission expires 09-02-2027

ROBERT OMAR VERA
Notary Public, State of Texas
Comm. Expires 09-02-2027
Notary ID 12871587-1

[signature]

Bryan Whited - Executive Director New Orleans Municipal Yacht Harbor Management Corporation
4/17/2026

NEW ORLEANS MUNICIPAL YACHT HARBOR MANAGEMENT CORPORATION

Corporate Resolution of Signing Authority

WHEREAS, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) is determined to grant signing and authority to certain person(s) described hereunder.

RESOLVED, that the Board of Directors is hereby authorized and approved to authorize and empower the following individual to make, execute, endorse, and deliver in the name of and on behalf of the corporation, but shall not be limited to, any and all written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation.

Bryan Whited

Executive Director

504-283-9676

Bryan.Whited@nola.gov

Signature:

The undersigned certifies that he is the properly appointed and qualified President of the MYHMC, a corporation duly conformed pursuant to the laws of the state of Louisiana, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation. This resolution has been approved by the Board of Directors of MYHMC on the 14th of November 2023.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

Timothy McConnell (Nov 20, 2023 12:09 CST)

President

5 758

City Planning Commission Speaker Card

Date : 3/10

I would like to speak regarding CPC Docket : 022/26

IN SUPPORT

Name: James Cali

Address: 8112 Breakwater

Ø 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 : 4/28/26

I would like to speak regarding CPC Docket : 022/24

IN SUPPORT

Name: James Cali

Address: 8112 Prealwater

☒ 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: J Cali

MOTION

NO. M-26-226

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MCCARRON

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 two provisos, for **ZONING DOCKET 22/26 – James T. Cali and Aimee C. Cali**, requesting a Conditional Use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, for Boathouse #84, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain (Municipal Address: **8112 Breakwater Drive**), is hereby received and the request is **approved**, subject to the two provisos recommended by the City Planning Commission.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Law Department, which 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.

City Planning Commission
Staff Report
Tuesday, April 28, 2026

Zoning Docket 023-26
Prepared by: Haley Webb
Date: April 29, 2026
Deadline for CPC action: May 9, 2026
CC Deadline: 60 days from receipt
City Council District: A – McCarron

Applicant: James T. Cali and Aimee C. Cali
Request: Conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District
Property description: Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain
Municipal address(es): 8114 Breakwater Drive

Description

Figure 1: Subject Site



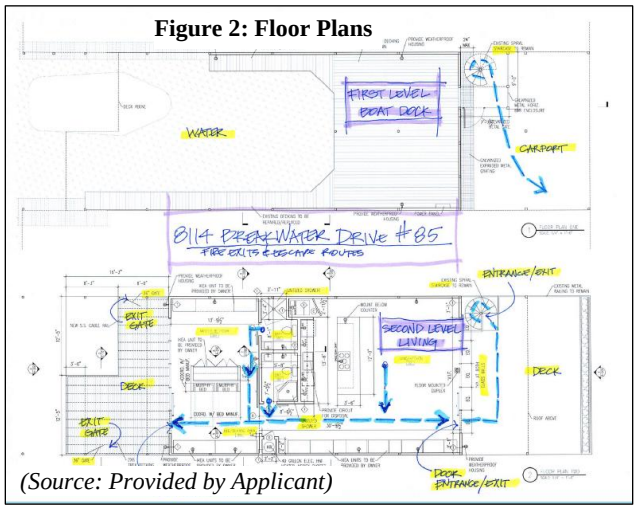
(Source: Provided by Applicant)

The subject property, located between Breakwater Drive and Lake Pontchartrain in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, is currently developed as two-story boathouse.

The applicants are requesting to utilize Boathouse #85 as a commercial short-term rental. The site previously operated as a commercial short-term rental, however the rental license expired, and the license renewal period lapsed thus requiring conditional use approval.

The subject site is approximately 2,500 square feet with 1,200 square feet of usable space on the second floor. Additionally, there are two off-street vehicular parking spaces provided.

Figure 2: Floor Plans



(Source: Provided by Applicant)

Reason for Commission Review

Per **Article 14, Section 14.2.A (Table 14-1: Permitted and Conditional Uses),** a commercial short-term rental is a permitted use in the S-LM Lake Area Marina District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

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.

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.	
Met	The Master Plan identifies the subject site as Mixed-Use Maritime, where the goal is to preserve and provide areas for maritime-related residential and commercial uses. A commercial short-term rental falls into the range of uses intended for this area.
The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.	
Met	The subject site is located within the S-LM Lake Area Marina District where the proposed commercial short-term rental use would otherwise be permitted by-right. The S-LM District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End[1]. It is fair to indicate that a commercial short-term rental is an appropriate use given the district's purpose.
The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.	
Met	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of

[1] Article 14, Section 14.1.G: "S-LM Lake Area Marina District: The S-LM Lake Area Marina District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing."

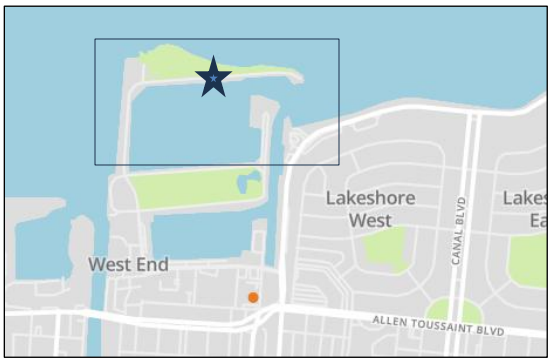
	license issuance.
The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.	
Met	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
Any variance of zoning standards meets the approval standards of Section 4.6.F[2].	
Not met	There are not any variances being requested at this time.
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.	
Met	The proposed commercial short-term rental does not pose a unique or detrimental use within the S-LM District.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
While it is difficult to gauge if this proposal prevents the development of long-term housing since this is not publicly owned property, it could be said that by allowing a short-term transient use in a residential dwelling this would prevent the dwelling from being utilized as long-term housing.
Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?
The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a single-family dwelling, however, there does not appear to be a history of the site being used for long-term housing.
Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?
No. The site block is bounded by Breakwater Drive and Lake Pontchartrain. The closest bus stop is located at the intersection of Allen Toussaint + West End, which is approximately 1.1 miles from the subject site.
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?
Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.
How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?
Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals[3], there is one transient lodging use within 1,000 feet of the subject property. See **Figures 3 and 4** below.

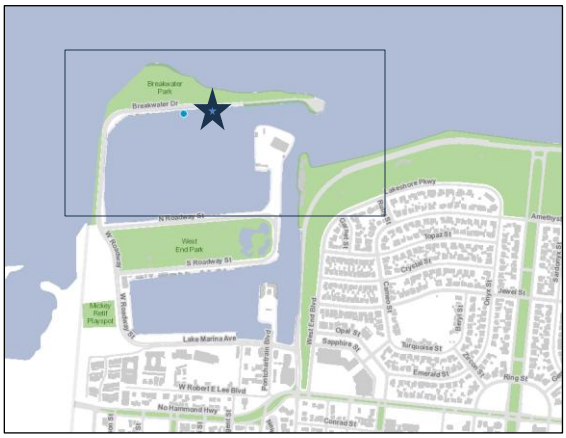
[2] Article 4, Section 4.6.F Approval Standards
[3] Short Term Rental Administration's Registry of Short-Term Rentals

Figure 3: Hotels Motels BBs within 1000 feet



(Source: Short Term Rental Administration)

Figure 4: STR Active Licenses



(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 023/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided

for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission (March 10, 2026)

The request was heard at the CPC meeting on March 10, 2026. Staff summarized the application and presented the recommendation of a deferral to the April 28, 2026 hearing to allow for the Municipal Yacht Harbor to vote on this matter at their April 14, 2026 hearing.

Commissioner Joshi-Gupta made a motion to defer this item to the April 28, 2026 hearing. The motion was seconded by Commissioner Jordan.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY DEFERRED TO THE APRIL 28, 2026 CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Flick, Joshi-Gupta, Steeg, Poché, Witry

NAYS: None

ABSENT: Kepper

City Planning Commission (April 28, 2026)

The request was heard at the CPC meeting on April 28, 2026. Staff summarized the application and presented its recommendation of approval.

Commissioner Jordan made a motion to approve the application as recommended by staff. The motion was seconded by Commissioner Hebert.

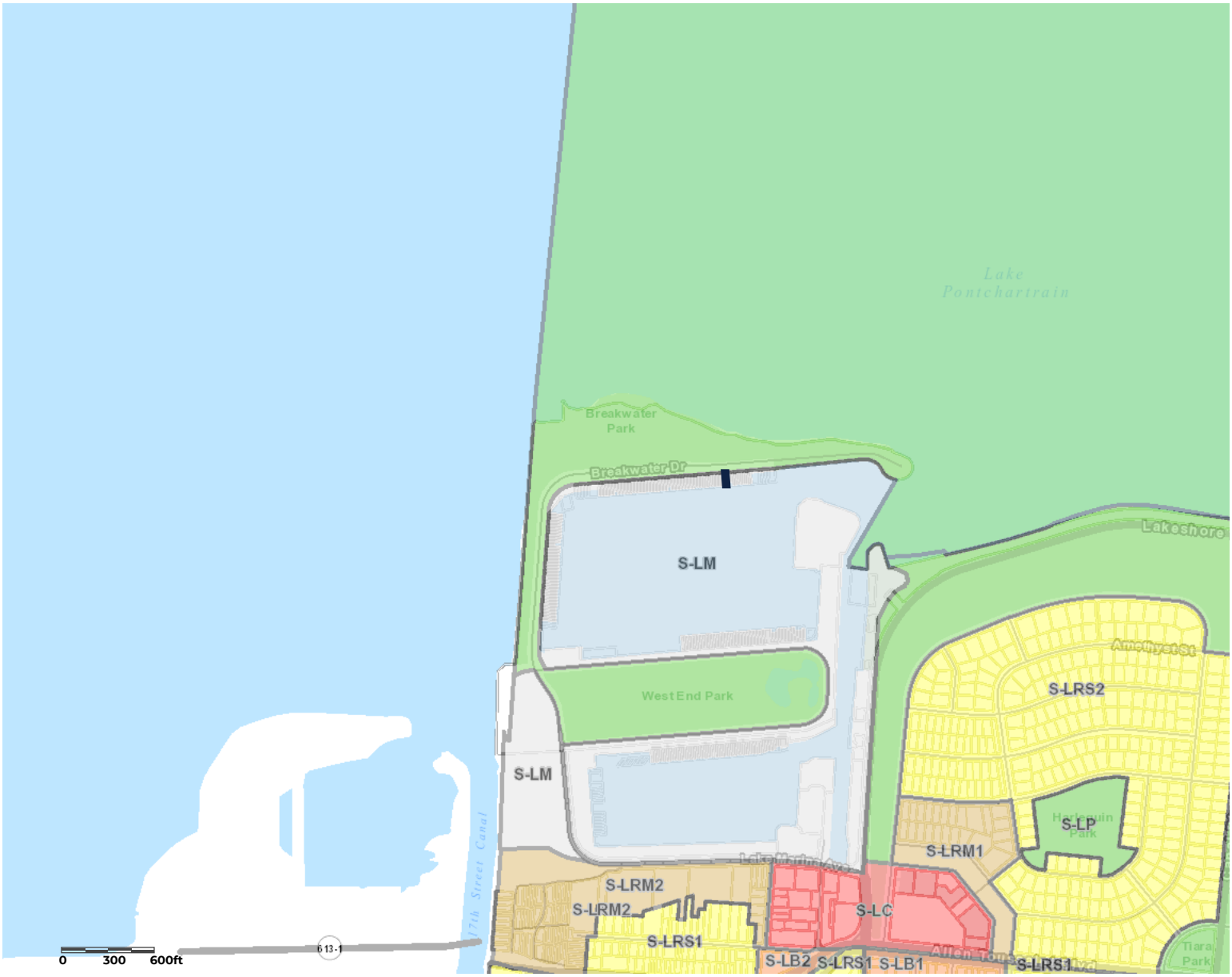
MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 022/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Hebert, Jackson, Jordan, Poche, Steeg, Witry

NAYS: None

ABSENT: Kepper, Flick

City of New Orleans Property Viewer
8112 BREAKWATER DR, LA, 70124



Property Information

Building Number	**Use Code**
Unit Number	**Property Description** BOATHOUSE #84 OUTER HARBOR IMPROVEMENTS ONLY
Site Address 8112 BREAKWATER DR, LA, 70124	**GeoPIN** 41223263
First Owner Name CALI JAMES T CALI AIMEE C	**Tax Bill ID** 716525584
Second Owner Name	**Lot**
Mailing Address 3616 MCFARLIN BLVD	**Square**
Mailing City DALLAS	**BLOCK** BH
Mailing State TX	**PARID** 8112-BREAKWATERDR
Mailing Zip 5 75205	**Parcel Area (sq.ft.)** 1
Mailing Zip +4	**Parcel Dimensions (ft.)** 1x1

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=8112-BREAKWATERDR)

Zoning

Zoning District
S-LM

Zoning Description
Suburban Lake Area Marina District (http://czo.nola.gov/article-14/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-14#14-2)

Future Land Use

Future Land Use
MARI

Future Land Use Description
Mixed-Use Maritime (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Overlay / IZD Description
Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf)

Overlay / IZD Description
Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

8114 Breakwater Drive Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Orleans, STATE OF LA, AND IS DESCRIBED AS FOLLOWS:

That certain Leasehold Interest, including any and all improvements in an to that certain Boathouse Lease Agreement dated October 23, 2001, between New Orleans Municipal Yacht Harbor of the City of New Orleans, as lessor and New Hotel Montleone, Inc., as lessee, registered in CIN 267881, assigned to Gene Michael and Gloria S . Brandford in act dated September 24, 2003, registered in NA 2003-67351, assigned to Vorfreude, LLC in act dated October 30, 2015, registered i n CIN 589429, Parish of Orleans, State of Louisiana, affecting the following property:

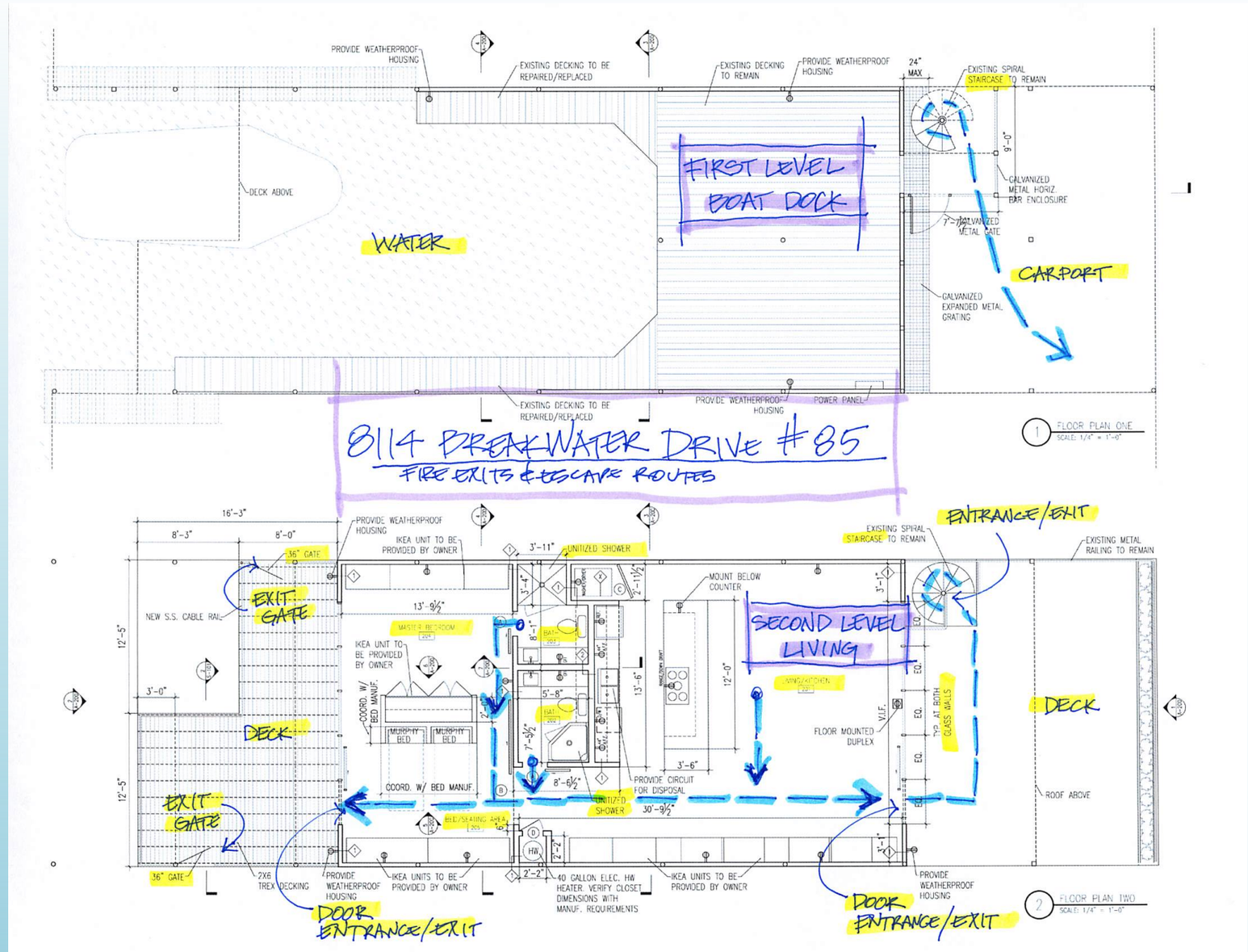
BOATHOUSE #84 whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary. The common wall boundaries of this leased premises lie between Boathouse #83 and #85.

Improvements thereon bear municipal address 8112 Breakwater Drive, New Orleans, Louisiana 70124.

8114 Breakwater Drive – Boathouse 85

- Site Square Footage is 2,500 Square Feet
- Interior Second Floor Usable Square Footage is 1,000 Square Feet
- The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. No renovations to the existing structures will be needed.




PROVIDE WEATHERPROOF HOUSING
EXISTING DECKING TO BE REPAIRED/REPLACED
EXISTING DECKING TO REMAIN
PROVIDE WEATHERPROOF HOUSING
24" MAX
EXISTING SPIRAL STAIRCASE TO REMAIN
DECK ABOVE
WATER
FIRST LEVEL BOAT DOCK
9'-0"
GALVANIZED METAL HORIZ BAR ENCLOSURE
7'-1½" GALVANIZED METAL GATE
CARPORT
GALVANIZED EXPANDED METAL GRATING
EXISTING DECKING TO BE REPAIRED/REPLACED
PROVIDE WEATHERPROOF HOUSING
POWER PANEL
8114 BREAKWATER DRIVE #85
FIRE EXITS & ESCAPE ROUTES
1 FLOOR PLAN ONE
SCALE: 1/4" = 1'-0"
16'-3"
8'-3"
8'-0"
PROVIDE WEATHERPROOF HOUSING
IKEA UNIT TO BE PROVIDED BY OWNER
3'-11"
UNITIZED SHOWER
36" GATE
EXIT GATE
NEW S.S. CABLE RAIL
13'-9½"
MASTER BEDROOM
IKEA UNIT TO BE PROVIDED BY OWNER
COORD. W/ BED MANUF.
MURPHY BED
MURPHY BED
3'-0"
DECK
12'-5"
12'-5"
EXIT GATE
36" GATE
2X6 TREX DECKING
PROVIDE WEATHERPROOF HOUSING
DOOR ENTRANCE/EXIT
IKEA UNITS TO BE PROVIDED BY OWNER
COORD. W/ BED MANUF.
BED/SEATING AREA
40 GALLON ELEC. HW HEATER. VERIFY CLOSET DIMENSIONS WITH MANUF. REQUIREMENTS
IKEA UNITS TO BE PROVIDED BY OWNER
PROVIDE CIRCUIT FOR DISPOSAL
UNITIZED SHOWER
30'-9½"
MOUNT BELOW COUNTER
SECOND LEVEL LIVING
KITCHEN
FLOOR MOUNTED DUPLEX
V.I.F.
TYP. AT BOTH GLASS WALLS
EQ.
EQ.
EQ.
EQ.
EXISTING SPIRAL STAIRCASE TO REMAIN
ENTRANCE/EXIT
EXISTING METAL RAILING TO REMAIN
DECK
ROOF ABOVE
PROVIDE WEATHERPROOF HOUSING
DOOR ENTRANCE/EXIT
2 FLOOR PLAN TWO
SCALE: 1/4" = 1'-0"

II. Description of Project

- Seeking a Conditional Use Permit for use as Commercial Short Term Rental Usage for both 8112 & 8114 Breakwater Drive which is now required for these properties.
- 8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530 (dated 10/30/2025). COPY AVAILABLE
- No Changes Needed to the site for either address - the total square footage for the site for 8112 Breakwater Drive is 2,500 Square Feet (25' x 100') and total square footage for 8114 Breakwater Drive is 2,500 Square Feet (25' x 100'). The living area is on the second floor of both units. 8114 Breakwater is 1,000 Square Feet and 8112 Breakwater Drive is 1,200 Square Feet.
- No waivers beyond the Conditional Use described above will be requested.
- Our properties use as a Commercial Short Term Rental allows interested parties local and from out of the metropolitan New Orleans area to partake in the long heritage of West End – to relax and enjoy the views of the Lake Pontchartrain and the New Orleans Municipal Yacht Harbor.

Date of Report: January 16, 2026
Project Name: Conditional Use as Commercial Short Term Rental for 8112 Breakwater Drive
Contact: James Cali; calijt@yahoo.com; 214-213-1317; 3616 McFarlin Blvd; Dallas, TX 75205

Overview
This report provides results of the implementation of the Neighborhood Participation Program for the property located at 8112 Breakwater Drive (also known as Boathouse 84). The applicant intends to file an application to gain Conditional Use as a Commercial Short Term Rental because 8112 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting
The following date and location where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].
• December 23, 2025 – Southern Yacht Club, 105 N Roadway, 6:30pm – 7:30pm, 6 people in attendance.

Correspondence and Telephone Calls
• December 6, 2025 – meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
• December 6, 2025 – Councilman Giarrusso acknowledged receiving information.
• December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association replies to NPP Meeting notice with "No Complaint"
• December 6, 2025 – Kerry Cuccia, President of Boathouse Owner's Association, sends email to Boathouse Owners with this NPP Meeting notice

Results
82 persons/addresses were invited to the NPP meeting.

Concerns, issues, and problems expressed by attendees:
• None

How concerns, issues, and problems will be addressed:
• If there are any changes to the plans, will keep attendees updated via the email provided on the sign in sheet for this meeting

Cali Boathouses
8112 & 8114 Breakwater Drive

NEIGHBORHOOD PARTICIPATION PROGRAM (NPP) MEETING

FOR
CONDITIONAL USE PERMITTING
AS COMMERCIAL SHORT TERM RENTALS

DECEMBER 23, 2025

Agenda

I. Welcome

II. Description of Project

III. Public Comment

IV. Summary

V. Next Steps

I. Welcome

- James Cali & Katherine Cali
  - Boathouse 85 (8114 Breakwater Drive)
    - Purchased by grandparents in 1966 – purchased from family in 2000.
    - Fully remodeled after Katrina by 2008.
  - Boathouse 84 (8112 Breakwater Drive)
    - Purchased in 2020 so our two daughters Isabel & Katherine can each own one next door to each other for their future families.
  - Our family has spent every June and July in New Orleans since the summer of 2009, along with Christmas and most Easters
- Off-street parking will be provided, and no variances or waivers are required.
- Comprehensive Zoning Ordinance article.

Short Term Rental History

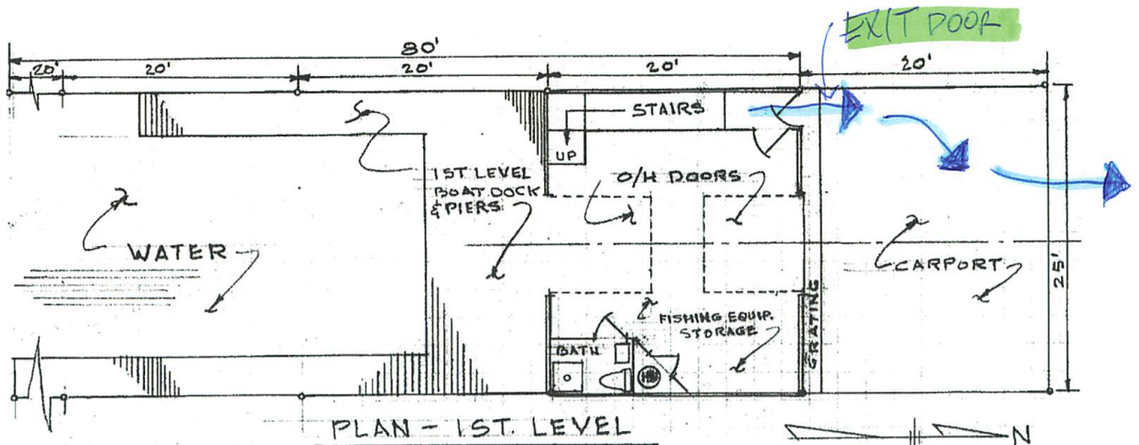
- Boathouse 85 (8114 Breakwater Drive)
  - Commercial Short Term Rental since 2017 - 0 Violations
- Boathouse 84 (8112 Breakwater Drive)
  - Commercial Short Term Rental since 2020 – 0 Violations

- All guests are required to acknowledge and honor the Boathouse Rules and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation.
- Professionally rented via AirBNB and VRBO online platforms. Rentals are locally managed by a locally-run company named Vello.

8112 Breakwater Drive – Boathouse 84

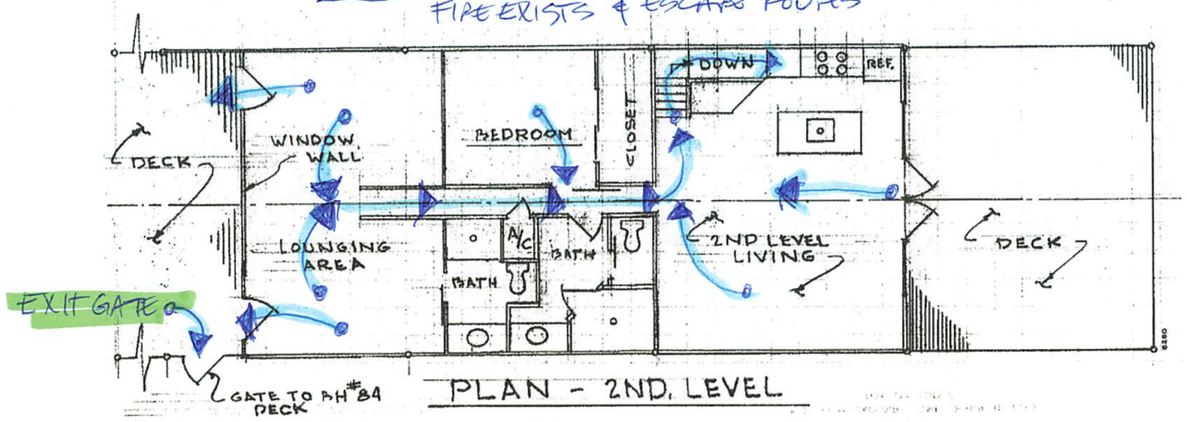
- Site Square Footage is 2,500 Square Feet
- Interior Second Floor Usable Square Footage is 1,200 Square Feet
- The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. No renovations to the existing structures will be needed.





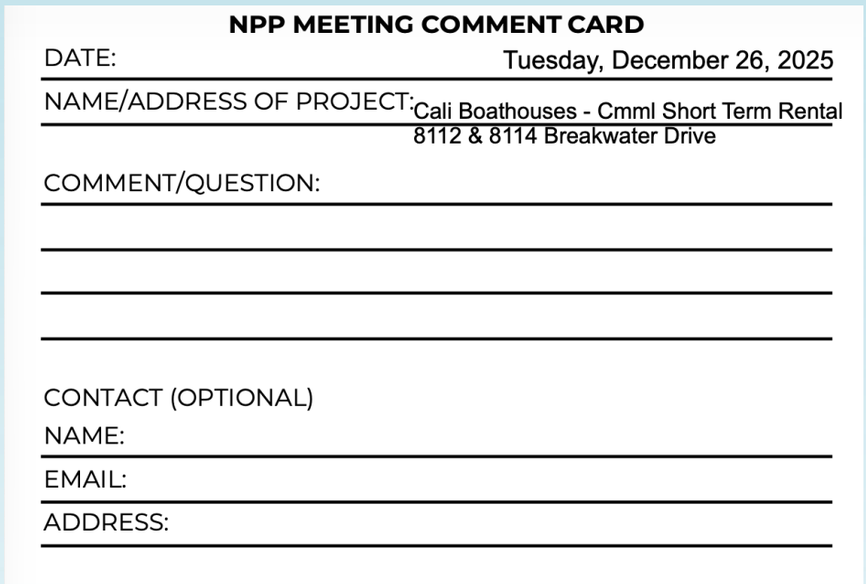
8112 BREAKWATER DRIVE, NEW ORLEANS, LA #84

FIRE EXISTS & ESCAPE ROUTES



III. Public Comment

- Any comments and/or concerns?
- Comment Cards Available



NPP MEETING COMMENT CARD

DATE: Tuesday, December 26, 2025

NAME/ADDRESS OF PROJECT: Cali Boathouses - Cmml Short Term Rental
8112 & 8114 Breakwater Drive

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

IV. Summary

IV. Next Steps

- After this meeting, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Our application must be heard by the City Planning Commission and the City Council.
- If there are any changes to the plans discussed today, we will keep you updated via the email provided on the sign in sheet for this meeting.
- Have copies of CPC Online Tools Handout for attendees to review
- NoticeMe - noticeme.nola.gov
  - NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

Thank you

James & Aimee Cali (& Katherine)
Boathouses 84 & 85
calijt@yahoo.com
214-213-1317

December 5, 2025

Dear Neighbor,

Please join James Cali for a Neighborhood Participation Program (NPP) meeting regarding he and his spouse Aimee's properties at 8112 & 8114 Breakwater Drive.

Date: Tuesday, December 23, 2025
Time: 6:30 p.m.
Location: Southern Yacht Club – 2nd Floor – Grill Room (105 N Roadway)

James & Aimee Cali would like to offer their two family homes once again as commercial short term rentals at 8112 Breakwater and 8114 Breakwater Drive. All guests are required to acknowledge and honor the Boathouse Rukes and Regulations as issued by the New Orleans Municipal Yacht Harbor Management Corporation. Off-street parking will be provided, and no variances or waivers are required.

The commercial short term rentals are in the same location they have always been with the front entrances and driveways accessed from Breakwater Drive, like all structures on Breakwater Drive. The existing two-story homes, with approximately 1,200 and 1,000 square foot living structures respectively are on the sites they have always been and no renovations to the existing structures will be needed.

8112 & 8114 Breakwater Drive are located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530. This means we are now required to apply for conditional use approval to use our properties as commercial short term rentals once again. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete this NPP meeting before submitting our application to the City Planning Commission for review. This will be a single NPP meeting to discuss two separate applications

If we receive approval, we plan to reapply for our commercial short term rental permit that we have held for 6 years at 8112 Breakwater Drive and 9 years at 8114 Breakwater Drive. Under revised rules from the Short-term Rental Administration (STR Office), a part of the Department of Safery and Permits (Department) for the City of New Orleans, we must now seek this Conditional Use approval to seek the commercial short term rental permits once again.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on December 23.

Sincerely,
James & Aimee Cali
Boathouses 84 & 85
calijt@yahoo.com
214-213-1317

Subject: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 3:25:27 PM Central Standard Time
From: calijt@yahoo.com
To: cpcinfo@nola.gov
CC: calijt@yahoo.com
Attachments: 251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:13:42 PM Central Standard Time
From: calijt@yahoo.com
To: kerryc@capitald.org

Kerry -
Thank you for your reply - seems cold in NOLA like Dallas right now -

The notcie only needs to be sent to owners within 300 feet - they gave me a mailing list that extended from 8022 to 8136 Breakwater Drive - the rest were like home addresses for owners I think - I physically mailed all today -

But, if you could email this select group of addresses and it isn't hard for you to carve that group out, that would be helpful -

Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

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From: Kerry Cuccia <KerryC@capitald.org>
Date: Saturday, December 6, 2025 at 3:43 PM
To: calijt@yahoo.com <calijt@yahoo.com>
Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Do you want me to send an email to the boathouse owner's distribution list or a portion thereof?
I have no complaint.
Sent from my iPhone

On Dec 6, 2025, at 3:33 PM, calijt@yahoo.com wrote:

Please be cautious
This email was sent outside of your organization

Hello Kerry -

Seems the new Short Term Rental rules state that we have to seek conditional use approval for our boathouses before we can reapply for a Short Term Rental Authorization from the city. As such, I will host a NPP meeting at the SYC on the 23rd when we are in for the holidays - attached is the notice - and you will receive in the mail as well - plus a notice to the Boathouse Owner's Association (I mailed over 100 letters today with the notice). We have had short term rental permits since 2017 for 8114 and 2020 for 8112 and no one has ever filed a complaint. I hope this is a formality that the process goes quickly and we can seek the short term rental permit once again quickly once we secure conditional use from the city.

If you have any feedback on any of the above or attached, please let me know. Katherine and I will be in the 23rd - and Aimee soon after -
Jim

Jim Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

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<251205 Neighbor Letter.pdf>

Subject: Re: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive
Date: Saturday, December 6, 2025 at 4:25:45 PM Central Standard Time
From: Joseph I. Giarrusso
To: James Cali
CC: James Cali

Thanks

Get Outlook for iOS

From: calijt@yahoo.com <calijt@yahoo.com>
Sent: Saturday, December 6, 2025 3:25:34 PM
To: Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>
Cc: James Cali <calijt@yahoo.com>
Subject: Neighborhood Participation Program (NPP) meeting regarding 8112 & 8114 Breakwater Drive

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

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Date: Saturday, December 6, 2025 at 3:43:22 PM Central Standard Time
From: Kerry Cuccia
To: cpcinfo@nola.gov
CC: calijt@yahoo.com
Attachments: 251205 Neighbor Letter.pdf

Please see the attached document regarding a Neighborhood Participation Program (NPP) meeting for 8112 & 8114 Breakwater Drive to be held Tuesday, December 23, 2025 in the Grill Room at the Southern Yacht Club. James and Aimee Cali are seeking conditional use approval to use their properties as commercial short term rentals once again.

James Cali
214.213.1317 cell
calijt@yahoo.com

I'd love to connect. Here's my calendar link to make finding time easy.

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NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Tuesday, December 23, 2025

Meeting Location: Southern Yacht Club

Project Name/Address: Commercial Short Term Rental Use 8112 Breakwater Drive & 8114 Breakwater Drive

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
W.J. Neilsen		8122 Breakwater Dr.	N.O. 70124	504.296.0867	wjn0124@gmail.com
John Fisk		8110 Breakwater Dr	NO 70124	5044276601	jfisk@fiskusa.com
Tracy Fisk		8110 Breakwater Dr.	N.O, LA 70124	504-491-2838	tracy@fiskusa.com
Kelly Cocch		8106 Breakwater	Dr N.O LA 70124	504-616-8208	
April Doga		8108 Breakwater	Dr. NOLa 70124	3379629981	AprilDoga@gmail.com
Ben Doga		8108 Breakwater	Dr N O 70124	3379621461	BenDoga.MD@gmail.com

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O **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

O Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

O Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

◎ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

O Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
O	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
O	**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
O	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
O	**Photographs** of the subject site(s) and building(s).		Required	Required
O	**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
O	**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
O	**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
O	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
O	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
O	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
O	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: O Text Amendment O Zoning Change ◎ Conditional Use/Planned Development

Address of Property for which this application is being filed. 8114 Breakwater Drive; New Orleans, LA 70124

APPLICANT INFORMATION

Applicant Identity: ◎ Property Owner O Agent

Applicant Name James Cali

Applicant Address 3616 McFarlin Blvd

City Dallas State TX Zip 75205

Applicant Contact Number 214.213.1317 Email calijt@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☑

Property Owner Name

Property Owner Address

City State Zip

Property Owner Contact Number Email

SPECIFIC ZONING REQUEST

Conditional Use for Commercial Short Term Rental

PROPERTY LOCATION

Square Number(s) BH 52 Lot Number(s) 110 010

Bounding Streets ~~N Roadway~~ ~~S Roadway~~ West End Park

Zoning S-LM Lake Area Marina Dist & Transient Lodging Interim Zoning District Municipal District 7

Tax Bill Number 716525585 Planning District

DESCRIPTION OF PROJECT (Attachments are acceptable)

8114 Breakwater Drive is located in a S-LM Lake Area Marina District and a Transient Lodging Interim Zoning District, where a commercial short term rental is a Conditional Use according to Article 14, Section 14.2 (Table 14-1) of the Comprehensive Zoning Ordinance and City Council Motion M-25-530.
This property has been a Commercial Short Term Rental since 2017.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature [signature] Date 1/9/2026

Agent Signature N/A Date N/A

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 10 day of January 2026

My Commission expires 09-02-2027

ROBERT OMAR VERA
Notary Public, State of Texas
Comm. Expires 09-02-2027
Notary ID 12871587-1

[signature]

Bryan Whited - Executive Director New Orleans Municipal Yacht Harbor Management Corporation
4/17/2026

NEW ORLEANS MUNICIPAL YACHT HARBOR MANAGEMENT CORPORATION

Corporate Resolution of Signing Authority

WHEREAS, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) is determined to grant signing and authority to certain person(s) described hereunder.

RESOLVED, that the Board of Directors is hereby authorized and approved to authorize and empower the following individual to make, execute, endorse, and deliver in the name of and on behalf of the corporation, but shall not be limited to, any and all written instruments, agreements, documents, execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation.

Bryan Whited

Executive Director

504-283-9676

Bryan.Whited@nola.gov

Signature:

The undersigned certifies that he is the properly appointed and qualified President of the MYHMC, a corporation duly conformed pursuant to the laws of the state of Louisiana, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation. This resolution has been approved by the Board of Directors of MYHMC on the 14th of November 2023.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

Timothy McConnell (Nov 20, 2023 12:09 CST)

President

795

City Planning Commission Speaker Card

6

Date : 3/10

I would like to speak regarding CPC Docket : 023126

IN SUPPORT

Name: James Cai

Address: 8114 Breakwater

☒ 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 : 4/28/26

I would like to speak regarding CPC Docket : 023/26

IN SUPPORT

Name: James Cali

Address: 814 Breakwater

(X) I am the applicant for this docket

( ) I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

MOTION

NO. M-26-227

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MCCARRON

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 two provisos, for **ZONING DOCKET 23/26 – James T. Cali and Aimee C. Cali**, requesting a Conditional Use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, for Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain (Municipal Address: **8114 Breakwater Drive**), is hereby received and the request is **approved**, subject to the two provisos recommended by the City Planning Commission.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Law Department, which 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.

City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 024-26
Prepared by: Jenna Burke
Date: April 21, 2026
Deadline for CPC action: 5/9/2026
CC Deadline: 60 Days from Receipt
City Council District: B - Harris

Applicant: Ernest N. Morial New Orleans Exhibition Hall Authority

Request: Text amendment to **Article 18** of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.

Property Description: The entirety of Squares12-A, 24-A, 25, and a portion of the Public Street, situated in the First Municipal District, generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park (Municipal Addresses: 1000 South Peters Street, 1001 Convention Center Boulevard, 1040 South Peters Street, John Churchill Chase Street between South Peters Street and Convention Center Boulevard)

Description

This application is a request to amend the Comprehensive Zoning Ordinance to establish an overlay district for a site formed by multiple small squares within the Warehouse District of the Central Business District (CBD). It would facilitate the development of the latest iteration of an anchor hotel for the Ernest N. Morial Convention Center, which has been in the works for well over a decade. The proposed language for the text amendment includes changes to the existing permitted land uses, allowable building heights, floor area ratio (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.

In analyzing the proposed text amendment, staff focused on the intent of the Master Plan, particularly the Future Land Use Maps (FLUM), as well as existing boundaries and overlays, including historic districts, zoning districts, and maximum height maps. Because of the history and impact of height limits in the CBD, staff also consulted previous height studies and analyzed nearby similarly situated sites.

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3,** *Action by City Planning Commission* of the Comprehensive Zoning Ordinance.

Analysis

Reason for text amendment

The applicants, Ernest N. Morial New Orleans Exhibition Hall Authority (ENMNOEHA) and Sherman Strategies LLC, seek to construct a new high-rise hotel at the subject site, where the existing zoning would not otherwise allow a development of that height. As the proposal includes a number of considerations beyond a height variance, and all proposed uses were initially permitted in the CBD-2 zoning district, the applicant chose to request an overlay district rather than pursuing Board of Zoning Adjustment or alternate City Planning Commission applications. This request would eliminate the existing maximum height of 75 feet with a setback of up to 125 feet and replace it with unlimited height, to be regulated only by a Floor Area Ratio (FAR) of 12.

The area considered for the Convention Center Hotel Overlay District is comprised of three entire squares and a portion of a public street. The applicants have indicated that current plans call for 884,150 square feet in hotel gross square footage, with an additional 135,219 gross square footage for parking. Gross square footage totals 1,019,369 square feet. As the parcel (including the street developers intend to purchase) is 94,325 square feet in area, the minimum necessary FAR would be 10.8. The requested FAR of 12 would allow a total of 1,131,900 square feet in developable area.

The new upscale hotel would be the fifth largest hotel in New Orleans, and the first one with at least 1,000 rooms to be built in the city in more than 40 years[1].

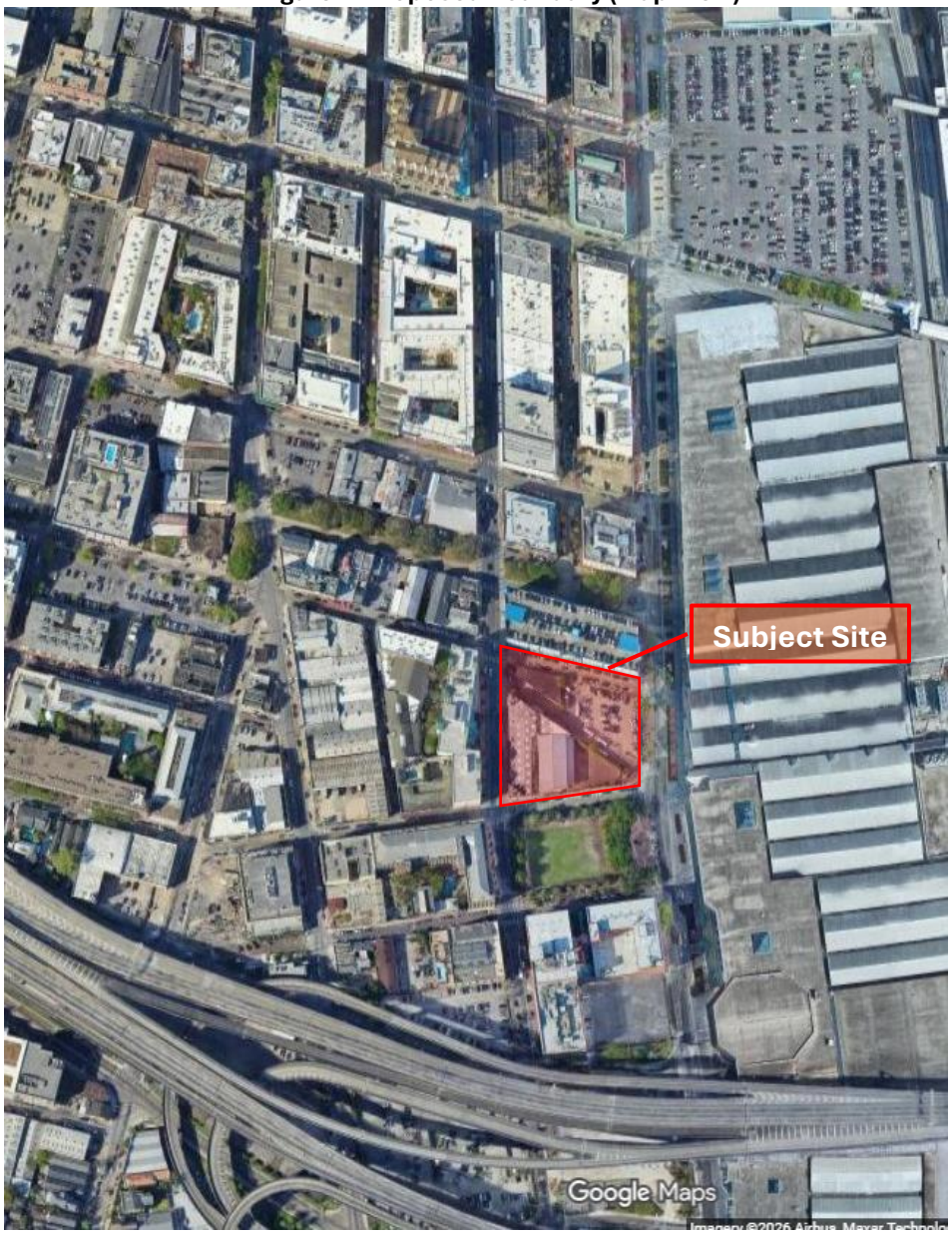
Area affected

The proposed text change would affect the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park, including the following municipal addresses:

- 1000 South Peters Street,
- 1001 Convention Center Boulevard
- 1040 South Peters Street
- John Churchill Chase Street between South Peters Street and Convention Center Boulevard

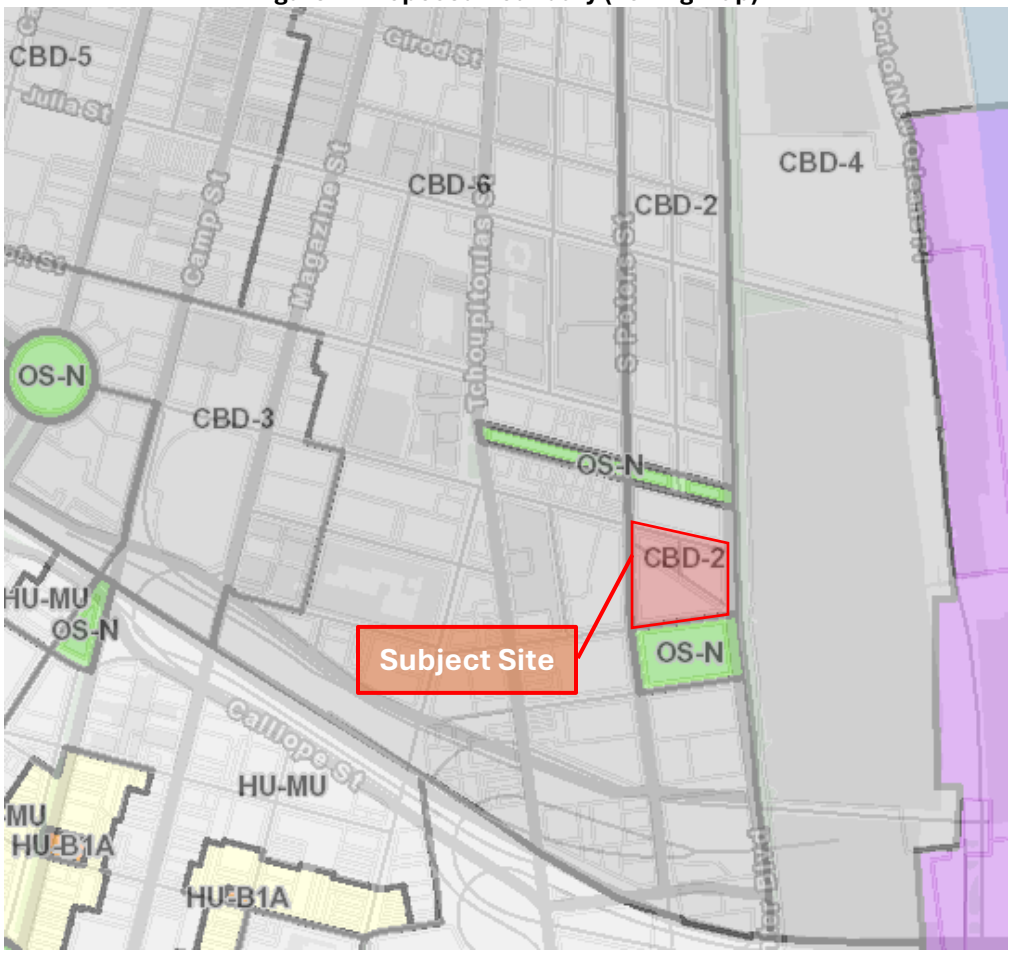
1 Reducing Public Subsidies for New Orleans Convention Hotel; Bureau of Governmental Research; December 18, 2025; https://www.bgr.org/report-index/reducing-public-subsidies-for-new-orleans-convention-hotel/

Figure 1. Proposed Boundary (Map View)



(Source: Google Maps)

Figure 2. Proposed Boundary (Zoning Map)



(Source: Property Viewer)

This boundary area is comprised of three squares arranged generally within the footprint of a standard city block. It is bisected diagonally by Triangle Street, along with a portion of John Churchill Chase Street abutting Mississippi River Heritage Park that the applicant would acquire. Squares 25-A and 25 are currently developed with one- and two-story warehouse structures, respectively. Built in the early to mid-1900s, each is typical of historic development patterns in the Warehouse District, the CBD Historic District in which the site is located. Square 12 is currently a surface parking lot. Surrounding parcels include an eight-story parking garage, a one-story corner bar, a seven-story Hilton Garden Inn, the five-story Federal Fibre Mills Condominiums, the Mississippi River Heritage Park, an open space neighborhood park, and the Convention Center.

Existing Regulations and Changes Proposed by Applicant

Existing regulations

The site for the proposed overlay is zoned CBD-2 Historic Commercial and Mixed-Use District. This district is regulated by the following relevant sections of **Article 17** of the Comprehensive Zoning Ordinance. Sections referenced below are those that would be amended or otherwise negated by the proposed overlay. In the CBD Districts, maximum building height is not regulated by the base

zoning district; rather it is regulated by **Article 17, Section 17.4.A.3 (Figures 17-2 & 17-3)** which display distinct height zones with varying maximums depending on property location. The Maximum Building Height zones of **Figures 17-2** and **17-3** (included below) were established with the adoption of the 2015 CZO. Prior to that, heights were generally regulated by zoning district.

Under the previous zoning ordinance, the subject site was in the CBD-9 district, which allowed for a FAR of 6 and maximum height of 85 feet, which could be increased up to 15% under specific circumstances. The 2012 Lafayette Square/Warehouse District Interim Zoning District was the first codified foray into height-specific zones that were not tied directly to a zoning district. This IZD was the result of the 2010 Revised Height Plan (preceded by the 2009 Upper CBD Height Study), commissioned by the Downtown Development District. The 75/125 ft & 6/10 stories height limit on the subject site has been unchanged since then. Hotels are a permitted use in CBD-2 districts, although the Transient Lodging Interim Zoning District temporarily reclassifies them as conditional uses.

17.2.B CBD-2 Historic Commercial and Mixed-Use District

The CBD-2 Historic Commercial and Mixed-Use District is intended to provide for the reuse of existing structures in historic districts and along prominent mixed-use corridors that frame the Central Business District. Buildings in the CBD-2 District provide small floor plates for office, retail, institutional, and residential uses that support the vitality of the Central Business District as a destination for residents and visitors. The CBD-2 District addresses unique corridors and historic districts within the Central Business District, including Convention Center Boulevard, the Picayune Place Historic District, and the central portion of Canal Street.

17.3.B.1 Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors

In all CBD Districts, on sites that have at least fifty (50) feet of frontage along a multi-modal pedestrian corridor as defined in Section 17.6, at least twenty-five percent (25%) of the floor area of the ground story of a structure shall be allocated for occupancy by a commercial use authorized in the district and/or the related ancillary uses for a hotel/motel (as provided in Article 26), and/or the amenity components of a multi-family residence. Only the net floor area of the uses not including corridors or other spaces used in common with other uses, is counted in determining the amount of floor area allocated. Single-family dwellings, two-family dwellings, educational facilities, ferry terminals, public transportation wait stations, and townhouses are exempt from this use restriction.

17.4.A.2 Building Height

a. *The maximum building height on a lot is indicated in Figure 17-2: Maximum Building Height. Those lots that are not subject to building height limits are subject to maximum floor area ratio (FAR) limits and are indicated in Figure 17-3: Maximum FAR.*

b. *Within those blocks bounded by Canal, Iberville, North Peters, and Crozat Streets, where a lot fronts on two (2) or more principal street frontages, each with a different maximum building height, the maximum building height for each street frontage applies for a distance of eighty-three (83) feet from the centerline of the street. (See Figure 17-4: Height Applicability to Street Frontage for Certain Blocks for illustration and Figure 17-5: Height Example for Certain Lots Along Canal Street for an example).*

c. *The height designation of "75/125 ft & 6/10 Stories" on Figure 17-2 is interpreted as follows: a height limit of six (6) stories and seventy-five (75) feet applies within twenty (20) feet of all property lines adjacent to any public right-of-way, and a height limit of ten (10) stories and one hundred twenty-five (125) feet applies to all other portions of the lot.*

d. *Where provided as accessory flat roof features, open spaces located on roofs shall be excluded from the calculation of building height in accordance with Section 21.6.*

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

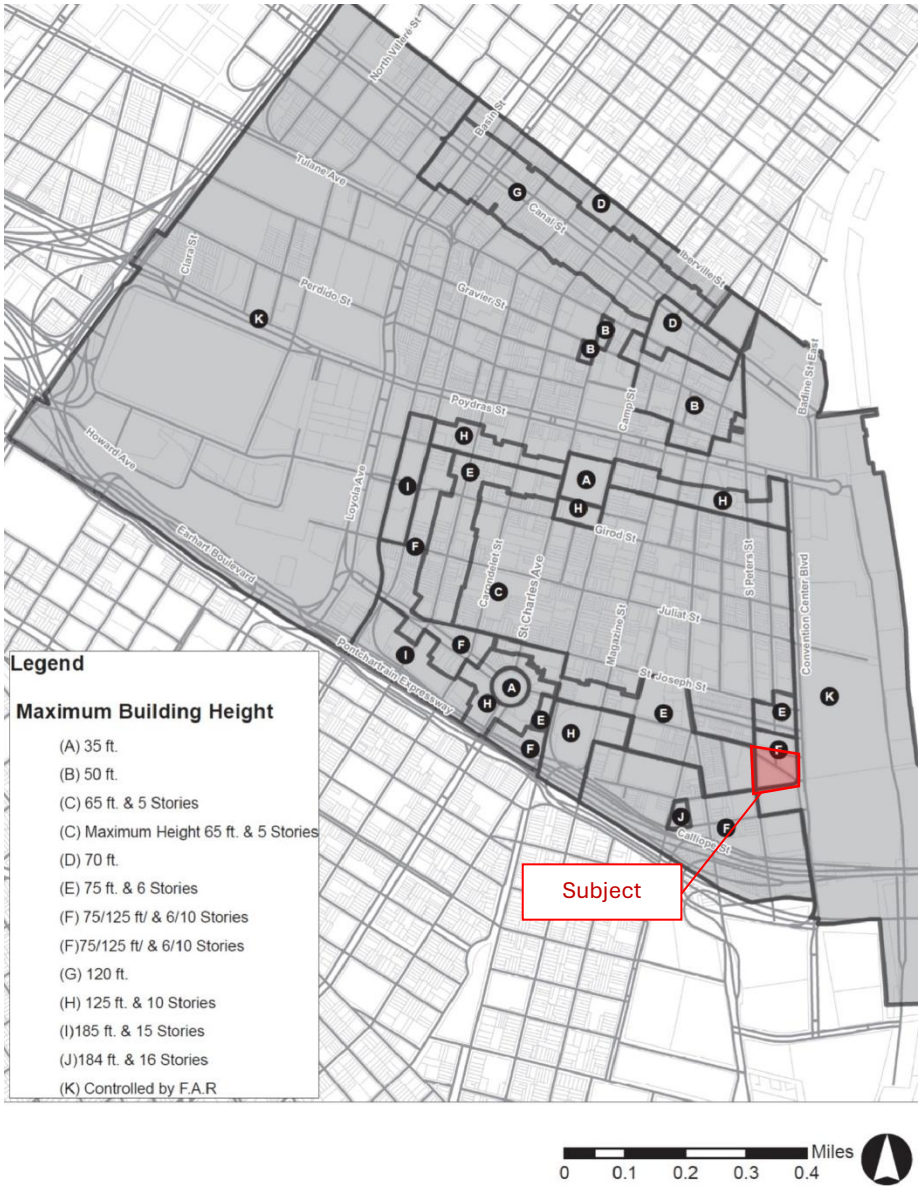
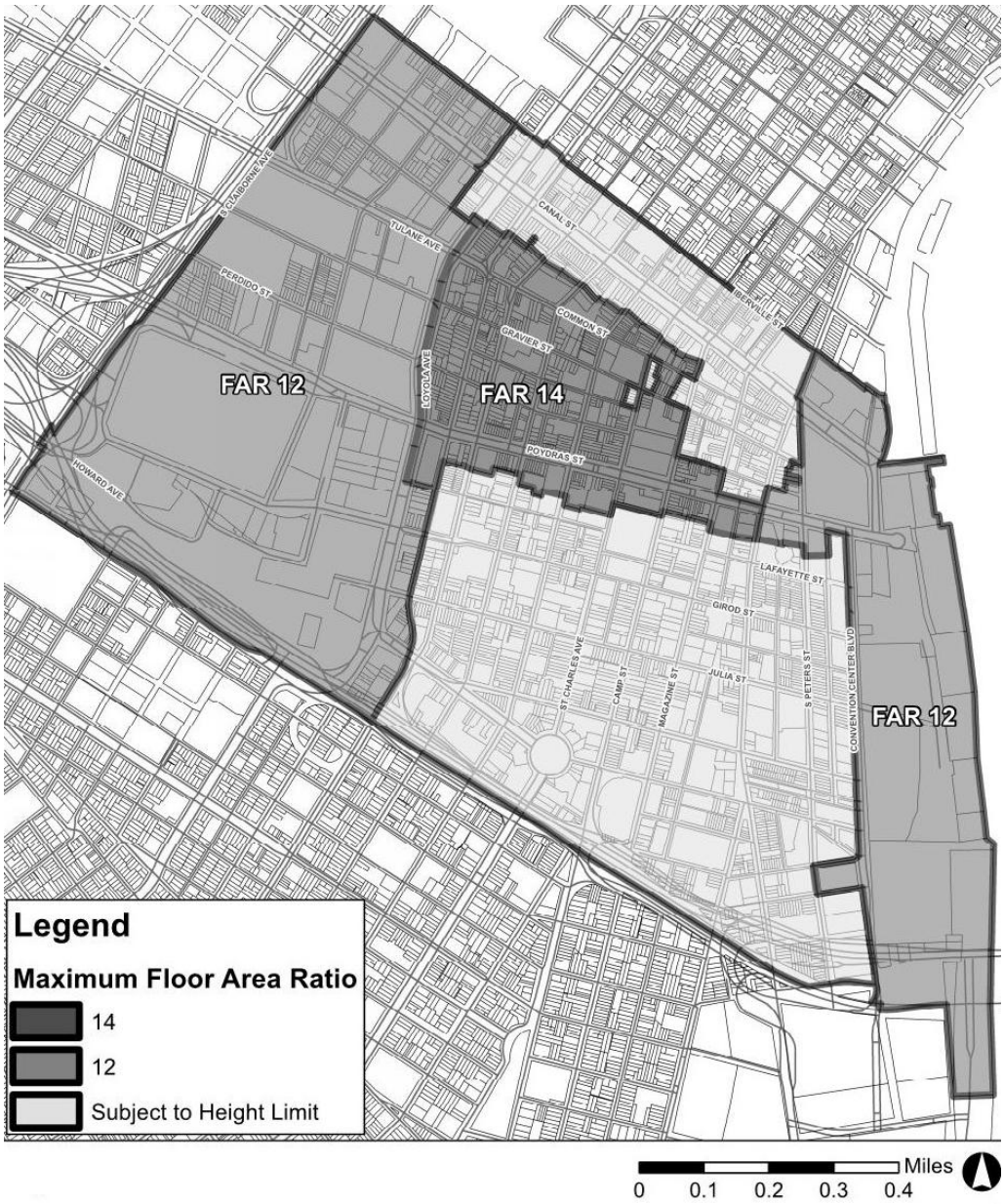


FIGURE 17-3: MAXIMUM FLOOR AREA RATIO



17.6.D Building Design

1. *The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet. The façade that faces the corridor shall maintain a minimum transparency of fifty percent (50%). The bottom of any window used to satisfy this requirement may not be more than four and one-half (4.5) feet above the adjacent sidewalk. Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.*
2. *All façades along the corridor shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.*
3. *Ventilation grates, emergency exit doors, and similar functional elements located on the façade along the corridor shall be designed as decorative elements and integrated into the*

overall building design.

4. *Structures shall maintain a primary entrance that fronts on the corridor. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.*
5. *The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required. Sidewalks shall extend to the lot line and connect to existing sidewalks on abutting property.*
6. *Mid-building pedestrian passages are encouraged. Such passageways shall be designed to be safe and well lit, providing convenient pedestrian access to and from areas such as parking lots and adjacent buildings, and/or service streets from the opposite sides of a building. Any passage shall be a minimum of eight (8) feet in width.*
7. *Building design shall be reviewed so that the primary entrance, travel between buildings, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.*
8. *When a ground floor parking structure is located along a corridor, it shall be subject to the ground story use restrictions in 17.3.B. Parking access to a parking structure is prohibited along multi-modal corridors.*
9. *Garage entrances, driveways, or loading bays are prohibited along a multi-modal pedestrian corridor unless eligible and granted conditional use approval in accordance with Article 22, Section 22.11.B Curb Cuts.*
10. *Bicycle parking is required in accordance with Article 22. Bicycle parking racks are encouraged to be decorative elements.*
11. *If a property abutting a multi-modal/pedestrian corridor is within the jurisdiction the New Orleans Historic District Landmarks Commission and/or the Central Business District Historic District Landmarks Commission, development of such property is subject to the approval of such Commission. Applicants shall refer to and comply with the Historic District Landmarks Commission procedures in the City Code. The New Orleans Historic District Landmarks Commission and/or Central Business District Historic District Landmarks Commission shall have no jurisdiction over use.*

***

22.11.B Curb Cuts

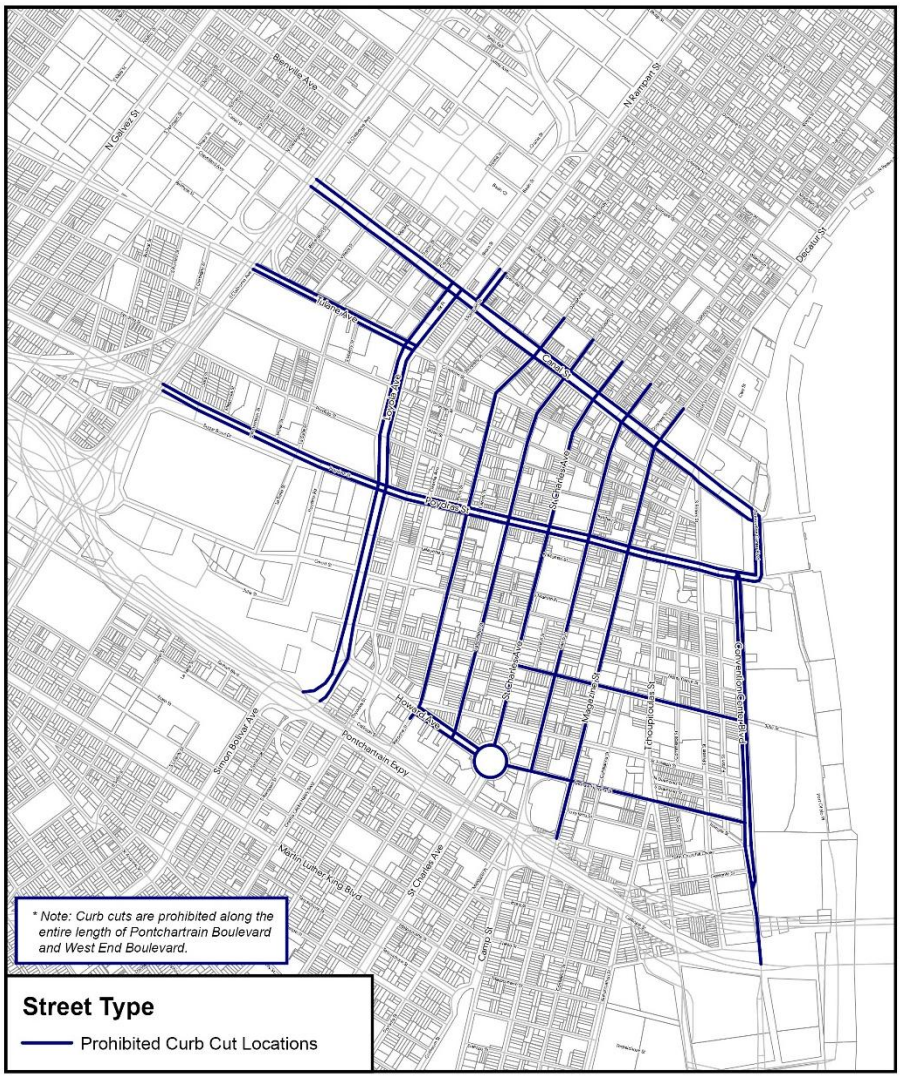
1. *Curb cuts shall be limited to as few as possible, as determined by and with the permission of the Department of Public Works. Single-family dwellings are limited to one (1) curb cut, except as permitted below.*
    a. *Circular drives are permitted only in the Rural Residential and Suburban Neighborhood Districts, except in the S-LRS1 District where they are prohibited. Circular drives shall meet all of the following standards:*
        i. *An area is provided in the drive for a parking space. The parking space accessed by a circular drive shall be allowed to be located in between the front property line and the front facade of the principal structure.*
        ii. *There is a minimum of three (3) feet between the drive and the side lot lines.*
        iii. *The lot width is fifty (50) feet or greater.*
        iv. *Approval is received from the Department of Public Works regarding the curb cuts.*

v. *None of the required yard and bulk requirements are violated.*

b. *In the Suburban Neighborhood Districts, where existing two-family dwellings have been developed with two (2) curb cuts serving two (2) driveways, the curb cut and driveway configurations are deemed conforming and may be repaired, maintained, and replaced.*

2. *Curb cuts are limited to a maximum width of twenty-four (24) feet for two-way circulation, and a maximum width of twelve (12) feet for one-way circulation unless the Director of the Department of Public Works determines that circumstances require wider curb cuts for turning efficiency and/or safety. Curb cut widths are measured where a curb cut intersects with the property line.*
3. *Curb cuts are prohibited over the critical root zone of any tree as determined by the Department of Parks and Parkways.*
4. *Notwithstanding any other provisions of this Article, curb cuts for off-street parking or loading facilities are prohibited on the streets listed below (See Figure 22-9: Prohibited Curb Cut Locations). If no other means of vehicle access is available on these streets, a conditional use may be applied for but, as part of the evaluation, the Department of Public Works shall certify that there is no way to provide access on some other street. The following streets are restricted:*
    a. *St. Charles Avenue, Howard Avenue to Canal Street, including the curvilinear portion of St. Charles Avenue that abuts the public space known as Lee Circle.*
    b. *Canal Street, Claiborne Avenue to Convention Center Boulevard.*
    c. *Magazine Street, Calliope Street to Canal Street.*
    d. *Poydras Street, Claiborne Avenue to Convention Center Boulevard.*
    e. *Julia Street, St. Charles Avenue to Convention Center Boulevard.*
    f. *Camp Street, Andrew Higgins Drive to Canal Street.*
    g. *Andrew Higgins Drive, St. Charles Avenue to Convention Center Boulevard.*
    h. *N. Rampart Street, Canal Street to Iberville Street.*
    i. *Howard Avenue, St. Charles Avenue to Baronne Street.*
    j. *Baronne Street, Howard Avenue to Canal Street.*
    k. *Convention Center Boulevard, Canal Street to Calliope Street.*
    l. *Loyola Avenue, Canal Street to Calliope Street.*
    m. *Carondelet Street, Canal Street to Howard Avenue.*
    n. *Bourbon Street, Canal Street to Iberville Street.*
    o. *Tulane Avenue, North Claiborne Avenue to Loyola Avenue/Elk Place.*
    p. *Entire length of West End Boulevard.*
    q. *Entire length of Pontchartrain Boulevard.*
    r. *Royal Street, Canal Street to Iberville Street.*
    s. *Decatur Street, Canal Street to Iberville Street.*
    t. *Chartres Street, Canal Street to Iberville Street.*
    u. *Dauphine Street, Canal Street to Iberville Street.*

FIGURE 22-9: PROHIBITED CURB CUT LOCATIONS



21.5.C.1 Non-Residential Uses

a. *Light poles and building-mounted fixtures shall be designed with fully shielded luminaries. Such poles or mounts are limited to a maximum of eighteen (18) feet in height, except for industrial uses in Centers for Industry districts. For industrial uses in Centers for Industry districts, such poles or mounts are limited to a maximum of seventy-five (75) feet in height when an industrial property does not abut a residential district. When industrial uses in Centers for Industry districts are abutting a residential district, all light poles and building-mounted fixtures are limited to fifty (50) feet in height but may exceed fifty (50) feet if set back one (1) foot for each foot above fifty (50) feet up to seventy-five (75) feet.*

b. *Light poles for outdoor recreational facilities, including those that are part of an educational facility, are limited to a maximum of sixty (60) feet in height.*

c. *Lighting mounted on a non-residential structure is limited to a maximum height of fifteen (15) feet as measured from the first floor elevation.*

Regulations proposed by the Applicant

The applicant proposes the establishment of a new overlay district to be named the Convention Center Hotel Overlay District, the intent of which is to create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements..

The proposed text additions are indicated by underlined text.

PROPOSED TEXT AMENDMENT LANGUAGE

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel ("CCH") Overlay District is to support the development of a hospitality headquarters property adjacent to the City's Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City's hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan's goals.

***

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel ("CCH") Overlay District shall apply to the following areas:
1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise

be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. **The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**
2. **All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.**
3. **Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.**
4. **Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.**
5. **The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.**
6. **Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.**
7. **There shall be only one set of access ramps to on-site parking garages.**

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs," Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. **Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.**
2. **Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.**
3. **Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.**
4. **Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs".**

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

Staff Analysis

The City's Master Plan, the Plan for the 21st Century, gives all properties within the city a "future land use" map (FLUM) designation that serves as a basis for its zoning treatment. The subject site has a "Mixed-Use Downtown" FLUM designation. As discussed further below, the uses in this designation are primarily oriented toward high density office, multifamily residential, hotel, government, institutional entertainment and retail uses. However, Master Plan states that, "the scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts." As the subject site is within the Warehouse District Historic District, significant attention must be paid to the surrounding height and massing.

The applicant's stated need for flexibility exists as a result of the site's proposed use combined with a limited parcel area. The site also features frontages along two Multi-Modal/Pedestrian Corridors. The text proposed by the applicant essentially removes the conditions of the corridor design standards for the portion of the site along Andrew Higgins Drive. The applicant has indicated that the Department of Public Works requested that no curb cuts be installed on that frontage, as they will be repaving the street with brick in an upcoming streetscape project. As all curb cut uses are oriented towards the streets parallel to the river, the frontage along Andrew Higgins Drive is dedicated to back-of-house uses. While orientation and dimension may be amended, the language of the CZO rarely permits unrestricted uses. Based on submitted plans, staff has attempted to establish

reasonable limits on the number of curb cuts, signage, and exterior lighting heights.

As discussed in the *Existing Regulations* section of this report, the current height limits within the CBD were meticulously determined via multiple height studies ranging from 2009 to 2018, and guided by Historic Districts Landmarks Commission, City Planning Commission staff, Downtown Development District, and task forces composed of architects, developers, and other experts. The historic core of the CBD is subject to the most restrictive height limits, with very intentional increases to those limits at the peripheries of the CBD. The 2010 Revised Height Plan outlined and a mapped a desired buildable envelope for every parcel within the study area with the intent of establishing clear and predictable height standards, moving away from past methods of zoning by waiver and proviso. The current height limit at the site of the proposed overlay district is 75 feet, with a setback of up to 125 feet, and a maximum of 6 stories, with a setback of up to 10 stories. It has been recommended since 2010 and codified since 2012. The proposed text amendment requests a height limit subject to a FAR of 12, which is how heights were regulated prior to those height studies and resulting designations[2].

Figure 3. Maximum Zoning Height for Study Area



(Source: 2017 CBD Height Study Prepared by H3 for the Downtown Development District)

The applicants have indicated that current plans call for 884,150 square feet in hotel gross square footage, with an additional 135,219 gross square footage for parking. Gross square footage totals 1,019,369 square feet. As the parcel (including the street) is 94,325 square feet in area, the minimum necessary FAR would be 10.8. The requested FAR of 12 would allow a total of 1,131,900 square feet in developable area. As this would be the only developable property fronting either Convention

2 As noted in the Existing Regulations section of this report, the previous FAR for this site was 6, with a maximum height of 85 feet.

Center Boulevard or South Peters Street (aside of course from the Convention Center itself) with a FAR of 12, staff finds that designation inconsistent with the Master Plan.

Although not part of the proposed overlay, it should be noted that the 2017 CBD Height Study called for the height and zoning of the adjacent Mississippi River Heritage Park to "resolved" to remedy the inconsistency between the park's unlimited height allowance and FAR limit of 12 and the fact that it is used as an undeveloped, open green space[3]. In discussions with members of the study task force, it was noted that the park's FAR of 12 was not intended to promote excessive height, but instead remains unresolved. Because the OS-N Neighborhood Open Space does not permit uses that could result in excessive height, it has not been addressed.

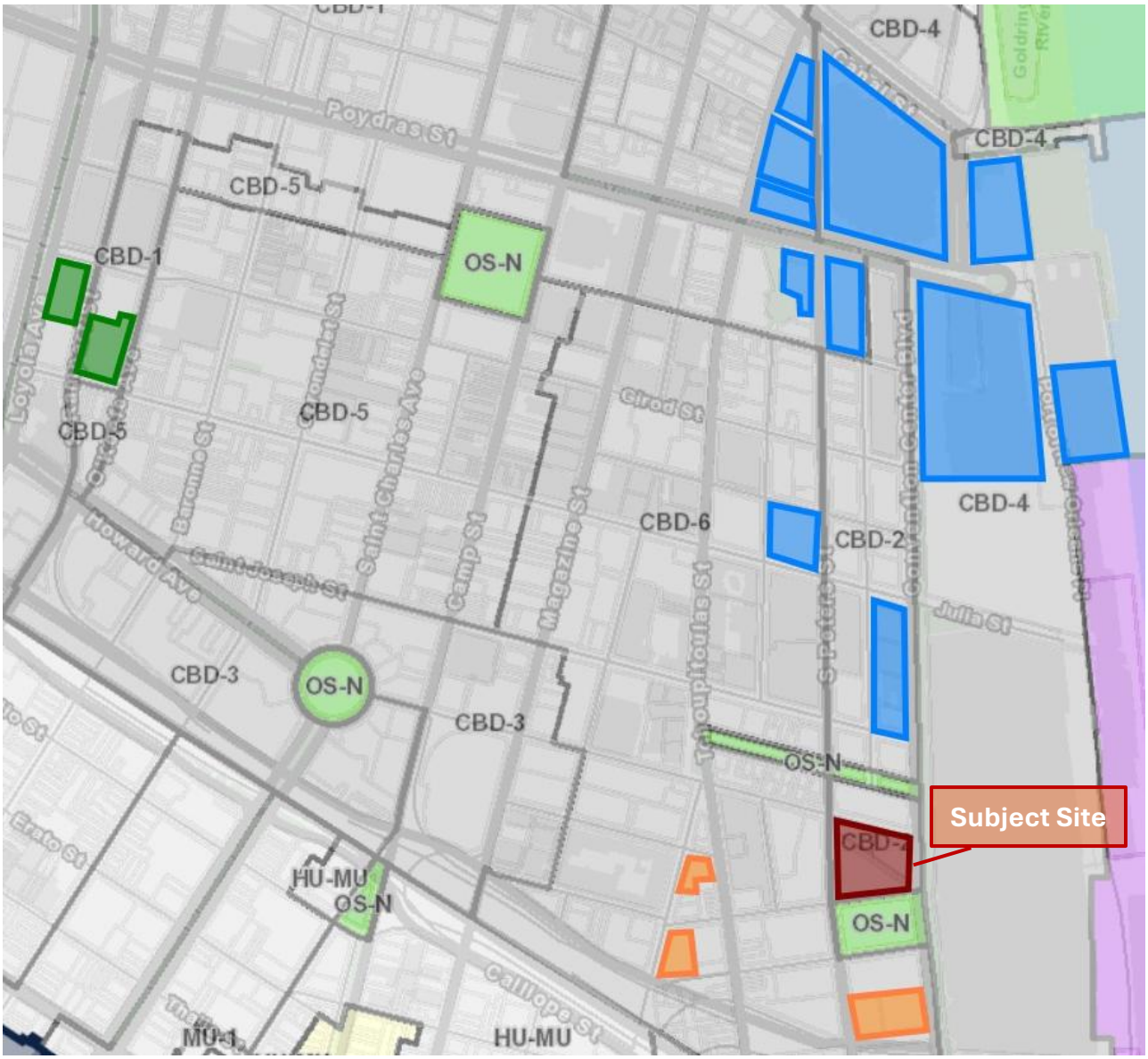
The Master Plan states that the scale of new development under the Mixed Use Downtown designation (where the site is situated), "will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts." Staff takes this to mean that the zoning must provide some opportunity for additional height, but re-implementing a FAR system – particularly one that is double what has previously been contemplated – is not appropriate. This necessitates a thoughtful consideration of an appropriate height. Staff researched three comparable areas within the CBD to analyze when determining that appropriate height, as well as the provisions of the Convention Center Neighborhood (CCN) Overlay District[4], located just across the Pontchartrain Expressway, but common in purpose. The intent is to find a height – or range in height – that is appropriate according to the Master Plan and Comprehensive Zoning Ordinance.

CBD Study Area

Staff took a data-driven approach to determining potential height ranges or maximums. A sample area was considered, consisting of three similarly situated sets of structures in the CBD. The primary area of comparison included eleven developed properties over 125 feet (the current maximum setback height at the subject site) located between Canal Street and the Pontchartrain Expressway, and Tchoupitoulas Street and the Mississippi River[5]. Almost all functioned solely as hotels, with a concentration of particularly tall structures near the foot of Canal Street. Most of these were constructed in the 20th century. The second area was the recently redeveloped South Market District. Although these two (2) properties are primarily residential, they feature the same future land use designation as the subject area and represent newer development trends. The third set of CBD sites remains undeveloped. This third set of CBD sites includes Warehouse District developments that went before the Board of Zoning Adjustments requesting height variances. All three (3) were approved, but faced various hurdles, and none were ultimately developed.

3 2017 CBD Height Study Prepared by H3 for the Downtown Development District
https://downtownnola.com/wp-content/uploads/2017/11/Task_Force_DDD_Final_Report_2017JULY24.pdf
4 Article 18, Section 18.24 CCN (Convention Center Neighborhood) Overlay District
http://czo.nola.gov/Article-18#18-24
5 Highlighted blue in Table 1

Figure 4. CBD Study Area[6]



(Sources: Property Viewer and Staff)

6 Parcel colors correspond to their grouping on the Table 1. Height and Details in the CBD Study Area

Table 1. Heights and Details in CBD Study Area

Development (min 125 ft)	Address	Height (in feet)	Completed	Zoning	FLUM	Historic District	Height Limit
Marriott Convention Center	859 Convention Center Blvd.	135	2005	CBD-2	DMU	Warehouse District	65 ft 5 stories
DoubleTree Canal	300 Canal St	158	1973	CBD-2	DMU	none	50 ft
Embassy Suites	315 Julia St	170	1983	CBD-6	DCN-MU	Warehouse District	65 ft 5 stories
One River Place	600 Port of New Orleans Pl	180	1992	CBD-4	DE	none	FAR 12
Caesar's Casino Hotel	228 Canal St	188	2023	CBD-4	DE	none	FAR 12
Windsor Court	300 Gravier St	253	1984	CBD-2	DMU	none	50 ft
Loews	300 Poydras St	276	1972	CBD-1	DMU	Warehouse District	FAR 12
Le Meridien	333 Poydras St	279	1984	CBD-2	DMU	none	FAR 12
Caesar's Poydras	224 Poydras St	327	2006	CBD-1	DMU	Warehouse District	FAR 12
Hilton Riverside	2 Poydras St.	341	1977	CBD-4	DE	none	FAR 12
Four Seasons	2 Canal St	407	1967	CBD-4	DE	none	FAR 12
Odeon	1100 Girod	325	2020	CBD-1	DMU	none	FAR 12
Standard at South Market	1001 Julia	192	2018	CBD-1	DMU	none	185 ft. & 15 Stories
Tracage	1100 Annunciation	182	undeveloped	CBD-6	DCN-MU	Warehouse District	184 ft. & 16 Stories
Lola	1148 South Peters	180	addition not constructed	CBD-6	DCN-MU	Warehouse District	75/125 ft
BCH Metal Works	1020 Annunciation	125	undeveloped	CBD-6	DCN-MU	Warehouse District	75/125 ft 6/10 Stories

(Sources: intensive staff research and the Comprehensive Zoning Ordinance)

Staff considered all commonalities among the study sites, particularly FLUM designation and proximity to historic districts. The only site with the same zoning (CBD-2), FLUM (DMU), and CBD-HDLC designation (Warehouse District) is the Marriott Convention Center, which boasts a height of 135 feet. Rather than taking a simple average of all properties, staff calculated a series of averages based on a number of considerations. If the most weight is to be placed on the future land use designation, with proximity to historic districts and recent precedents under strong consideration, a height range of 200 to 250 feet is consistent with precedent. This range becomes apparent when analyzing the heights of comparable properties by category.

Figure 5. Marriott Convention Center



(Source: Marriott Website)

The three (3) most comparable sites are all located along the Convention Center Boulevard corridor. As noted above, the Marriott Convention Center aligns with all three (3) primary zoning criteria. But the criteria at the crux of the analysis are FLUM and historic district. The Loews Hotel and Caesar's Hotel on Poydras (notably next door to each other) are also DMU and in the Warehouse District. They are prominently located on Poydras Street, dense with high-rises, but their heights of 276 and 327 feet, respectively, provide precedent for hotels towards the 250-foot range.

Figure 5. Loews Hotel



(Source: Wikipedia)

Figure 5. Caesar's Hotel Poydras Street



(Source: Booking.com)

To provide a more faceted analysis, staff also calculated a series of average heights, giving a sense of range. The table below represents the average heights of the 16 surveyed properties according to relevant criteria. It is a summary of first table by category, including zoning, FLUM, historic districts, height regulations, study areas, and date of construction.

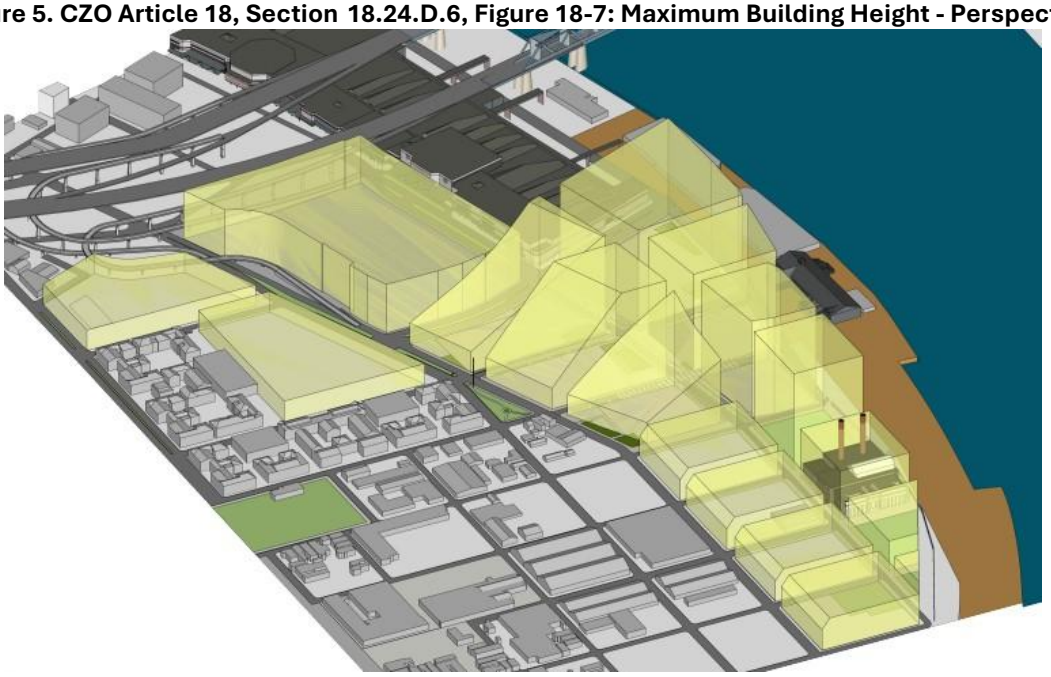
Table 2. Averages of Comparable Sites in Study Area

Category	Average (in feet)
CBD-2	206.25
DMU	243.13
Warehouse District	199.29
Maximum Height *(existing)*	152.5
FAR12 *(proposed)*	290.38
Nearby BZA Variances	162.33
South Market	258
Convention Center Corridor	246.73
21st Century	206.75
All Comparable Sites	**232.38**

Convention Center Neighborhood (CCN) Overlay District

In addition to reviewing developments of comparable scale in other parts of the CBD, this analysis must also reference the nearby Convention Center Neighborhood Overlay District, which was created in part to support larger developments in the vicinity of the Convention Center. Created in 2017 via ZD 102/16 and amended by ZD 064/22 in 2023, the CCN Overlay District's stated purpose is to promote development of the land adjacent to the Convention Center and overlooking the Mississippi River to create an inclusive, walkable, mixed-use, and mixed-income neighborhood that provides public benefits such as open spaces; district-based stormwater management systems; the incorporation of traffic analysis and planning for multi-modal transportation opportunities; affordable and workforce housing; and building design standards tailored for the development. The original 2016 proposal anticipated a much smaller site than was ultimately codified in 2023, but importantly suggested a maximum height of 400 feet, approvable via a Planned Development process.

Figure 5. CZO Article 18, Section 18.24.D.6, Figure 18-7: Maximum Building Height - Perspective



(Source: Comprehensive Zoning Ordinance)

This maximum height is possible at sites on the river side of Tchoupitoulas in the Lower Garden District. Importantly, the 400-foot maximum is part of a comprehensive package of contemplated building envelopes, with other structures farther from the river approaching that height with an increasing gradient determined by line-of-sight calculations. The significant height allowances are considered within a larger context of development, rather than on an individual site in an already-developed area.

That additional height is also part of a package of public benefits (discussed in the CCN District's purpose statement) that would revitalize severely underutilized land in close proximity to a neighborhood in need of housing, jobs, and improved infrastructure. There have been discussions between the City and the developer of the subject site to lease and maintain the adjacent Mississippi River Heritage Park. While this would be a clear public benefit, it does not rise to the holistic approach of the contemplated upriver development.

Staff also considered comparative proximity between the subject site, CBD Study Area, and CCN District. Does the potential for height just on the other side of the Pontchartrain Expressway justify a similar height in the Warehouse District? The subject site is a well-established part of the downtown environment and does not relate to the Lower Garden District in the same way it relates to the whole of the CBD. The continuity along Convention Center Boulevard to the CCN District does hint at a relationship and thus a modicum of additional height, but again does not rise to the defense of hundreds of feet in height beyond the existing maximum. The vibrant downtown CBD context is enhanced by the predictable scale of development, walkability, and access to attractive amenities. In order to maintain that ecosystem and the economic benefits it provides, that massing must be maintained and complemented by new development.

Staff therefore recommend that the overlay district allow for existing uses, with the following changes to existing standards.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel ("CCH") Overlay District is to support the thoughtful development of a hospitality headquarters property adjacent to the City's Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City's hospitality needs, while interacting with the Warehouse District neighborhood in a way that activates the streetscape, contributes to the built environment, complements historic infrastructure, creates economic development for the City, and furthers the Master Plan's goals.

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18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel ("CCH") Overlay District shall apply to the following areas:
1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall be subject to a maximum building height of 250 feet.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. **The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**

2. **All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.**
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4. **Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.**
5. **The site shall be designed to ensure safe pedestrian access to the building from ~~Convention Center Boulevard~~ the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.**
6. **Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.**
7. **There shall be only one set of access ramps to on-site parking garages.**

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted ~~more than one~~ a maximum of two curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with ~~no~~ a maximum width of 120 feet, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

5. **Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.**
6. **Tower portion of building: Additionally, for new construction over twenty (20) stories or**

above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.

7. **Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.**
8. **Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs."**

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met with staff's recommendation. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Chapter 13: Land Use Plan of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as "Mixed-Use Downtown." The goal, range of uses, and development character for the designation are copied below:

MIXED-USE DOWNTOWN

Goal: Support and encourage a vibrant, 24-hour live-work-play environment in the Central Business District, and provide areas to support a high density office corridor.

Range of Uses: High density office, multifamily residential, hotel, government, institutional entertainment and retail uses. No new heavy or light industrial uses allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near

historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

This future land use map (FLUM) classification is at the core of staff's analysis. Any zoning ordinance that affects the proposed Convention Center Hotel site, be it a base zoning district or overlay district, must be consistent with the FLUM classification. To be consistent, it must further or not interfere with the classification's development goals.

The Mixed-Use Downtown (DMU) classification's general intent is to allow a variety of uses that promotes the downtown live-work-play ethos. A hotel is within the anticipated range of uses, as any ancillary uses likely would be. The development character for DMU directly references the height and massing of new development, noting that proximity to historic districts should guide the scale of that development. As the subject site is located within the Warehouse District Historic District, that consideration is further amplified. Staff is concerned that an overlay district that would essentially eliminate height and massing restrictions would interfere with the development character of the site's FLUM classification.

Given the FLUM considerations, the provisions of the overlay should be more in line with existing and anticipated development, as outlined in the *Staff Analysis* section of this report. The excessive height that would result from an FAR of 12 is out of scale with surrounding historic properties and therefore not consistent with the Master Plan.

In order to analyze the proposed height and FAR, the staff not only looked to the surrounding Warehouse District (in which the overall height, massing, and scale are generally significantly less than what is being proposed for this site), but also looked at similarly-situated examples of how building height has been addressed where the DMU FLUM designation exists in near proximity to historic districts (see Table 1). The majority of these examples were developed prior to the current zoning ordinance. Of those approved under the current CZO, the heights range from 125 to 325 feet, and they are generally clustered around other taller structures. Like these other examples, however, the site's location at the periphery of the Warehouse District Historic District and directly adjacent to the Convention Center weighs in favor of additional height.

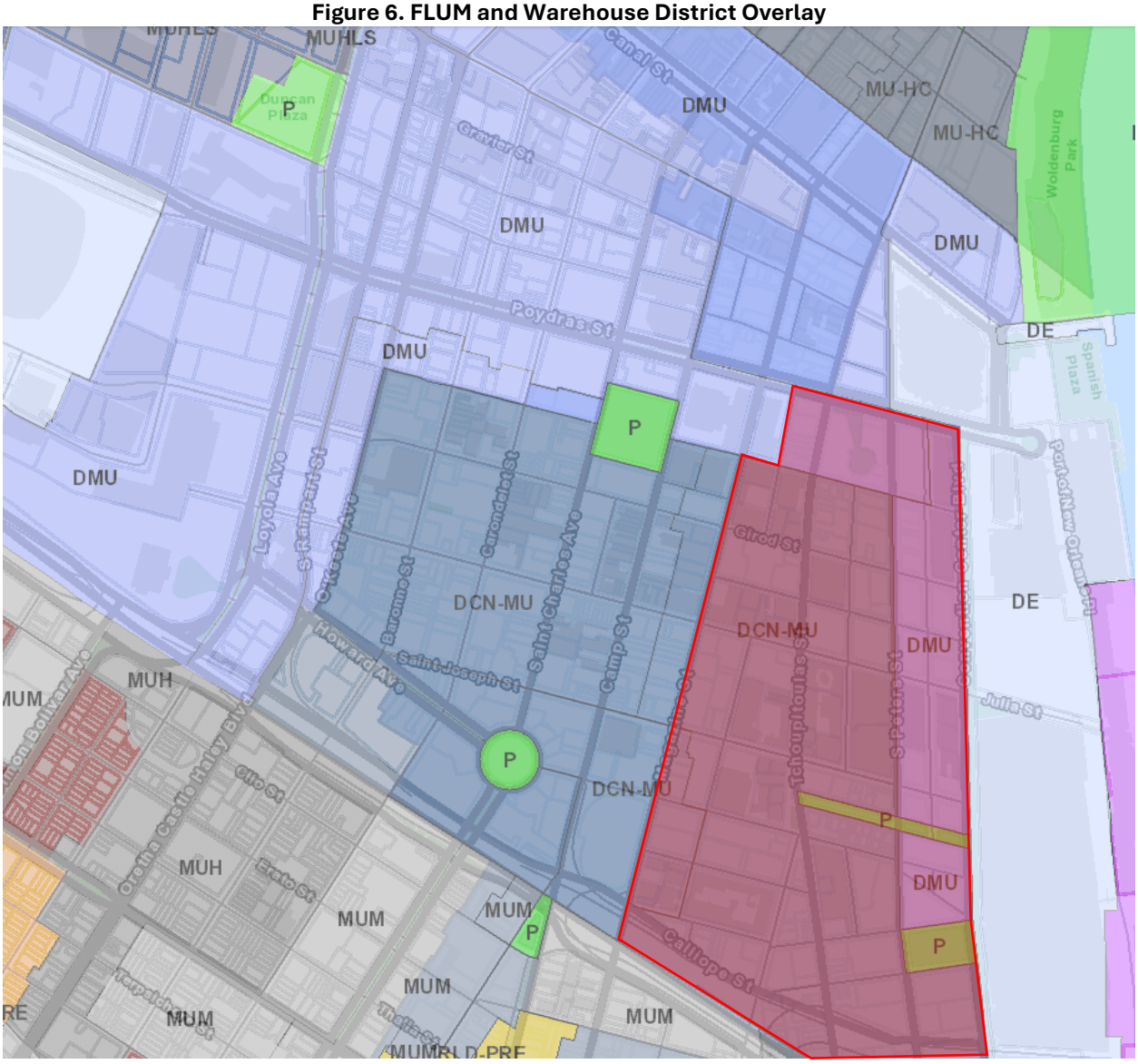
Additionally, the staff evaluated the proposal in the context of the River District development (CCN Overlay), which is located at the upriver end of the Convention Center facility. While a maximum height of 400 feet is permissible in some portions of this development, the height was permitted to facilitate the provision of significant public benefits throughout the larger development site (e.g., affordable housing, new park spaces, infrastructure improvements, coordinated design, etc.). No such benefits are proposed in conjunction with this proposal.

The Master Plan provides that the scale of new development in the Mixed-Use Downtown FLUM-designated areas should be assessed based upon the location of the proposed site within the CBD. The location of this proposal is on the periphery of the Warehouse District, immediately adjacent to the Convention Center, and in between the cluster of high-rise buildings at the foot of Poydras Street and the anticipated cluster of high-rise buildings planned for the River District. These factors all weigh in favor of allowing additional height at this location. However, this location is separate from the clusters of high-rise buildings in the CBD, is within the historic district boundaries (as opposed to adjacent or nearby), and is not part of a large-scale holistic development plan that provides significant public benefits to offset the impact of the height. These factors all weigh against

maximizing the height in the same way as either the CBD clusters or the CCN Overlay.

Balancing these factors, the staff believes that additional height is appropriate at this location, but not to the extent proposed by the applicant. Given the range of similarly-situated high-rise buildings existing in the CBD, the staff believes that a more acceptable range for this location would be 200 to 250 feet.

Figure 6. FLUM and Warehouse District Overlay



(Source: Property Viewer)

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The text amendment would not alter the place designation of the zoning district.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met with staff's recommendation. There is a distinct need to balance economic development with the well-being of a neighborhood, especially one as significant as the Warehouse District and its surroundings. The proposed text amendment seeks to create a significant site that would benefit the hospitality industry. Staff's recommendations seek to make that development more compatible with the existing infrastructure, ensuring a better balance between the needs of residents and visitors.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. As recommended, the text amendment will allow for the development of a large-scale, but somewhat compatible hotel development in an area where the uses are most appropriate. Staff's additions create an avenue for intense development that is more consistent with the existing and intended scale of development in the neighborhood.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. The overlay reflects a change in policy to find a new means of establishing the hospitality headquarters for the Convention Center.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met with staff's recommendations. The proposed text amendment would benefit the City's economic development with jobs, improved tax base, and redevelopment of a somewhat underutilized site. However, the development's addition to height and traffic – especially in a mixed-use neighborhood adjacent to residential and recreational spaces – must be balanced with the needs of other users including the Convention Center, various hospitality and economic development interests, and other area commercial uses and residents.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met with staff's recommendations. Although a few large-scale hotel projects in the area have been planned, applied for, and even approved in the past decade, few if any have come to fruition. Unlike the previous iteration of the anchor hotel (in the Convention Center Neighborhood Overlay District), this area does not suffer from significant long-standing vacancies. However, the need to create opportunities for competitive economic development in the direct vicinity of the Convention Center remains a goal in the Master Plan. By balancing the need for height and massing at the subject site with existing infrastructure and regulations, this standard may be met.

The proposed amendment does not create a significant number of nonconformities.

This standard is met with staff's recommendations. This overlay district would not create significant non-conformities as it allows the current land use to continue. With staff's thorough height analysis, the recommendations are based on anticipated and similarly situated developments.

Preliminary Staff Recommendation

After discussions with the applicant, staff recommend **deferral** of Zoning Docket 024/26 to the April 14th meeting to allow time for the applicant to submit updated plans and details regarding the request. Staff will also require additional time to review updated materials and comments while coordinating with involved stakeholders.

City Planning Commission Meeting (March 10, 2026)

Staff summarized the application and presented its recommendation of deferral to the April 14th meeting. Commissioner Jordan moved to defer to the April 14th meeting to allow adequate time for review by staff and input from the applicant and other stakeholders. Commissioner Poche seconded. The motion passed unanimously.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 024/26 IS HEREBY DEFERRED TO THE APRIL 14 CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Poche, Joshi-Gupta, Steeg, and Witry

NAYS: none

ABSENT: Flick

Staff Recommendation

Staff recommends **MODIFIED APPROVAL** of Zoning Docket 024/26 with the following zoning text changes. The proposed text additions are indicated by **bold underlined** text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel ("CCH") Overlay District is to support the thoughtful development of a hospitality headquarters property adjacent to the City's Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City's hospitality needs, while interacting with the Warehouse District neighborhood in a way that activates the streetscape, contributes to the built environment, complements historic infrastructure, creates economic development for the City, and furthers the Master Plan's goals.

…

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel ("CCH") Overlay District shall apply to the following areas:

1. **The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.**

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall be subject to a maximum building height of 250 feet.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. **The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**
2. **All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.**
3. **Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.**
4. **Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.**
5. **The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.**
6. **Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by**

a person utilizing a mobility device.

7. **There shall be only one set of access ramps to on-site parking garages.**

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted a maximum of two curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with a maximum width of 120 feet, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. **Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.**
2. **Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.**
3. **Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.**
4. **Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs."**

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.

City Planning Commission Meeting (April 14, 2026)

Staff summarized the application and presented its recommendation of modified approval. The Commission received a significant amount of public comment both in favor and in opposition of the application and project as a whole.

Proponents included representatives of the developers and representatives of the New Orleans hospitality industry. The consensus from members of the tourism and hotel industry was that a project of this scale is necessary for economic development. They cited the need for more hotel rooms and convention spaces adjacent to the Convention Center. Advocates for workforce development also spoke in favor of the jobs this project could create. Representatives of the developer included Omni executive staff, consultants from Sherman Strategies, and the site's architect.

Those in opposition included Warehouse District neighbors, an advocate from the Preservation Resource Center, and hospitality workers. Residents expressed concerns with the economic implications of this development. They noted an overall lack of transparency in the project so far, as well as issues with the public financing.

Upon rebuttal to the public comment in opposition, Mike Sherman, a representative of the developer, mentioned a traffic study that was submitted to the Department of Public Works that would also be distributed publicly. He discussed infrastructure improvements and a tax structure that he said would benefit the neighborhood and city.

The Commission asked staff to clarify height recommendations and how they were determined. Staff noted the detailed data analysis included in the report as well as staff's consideration of the public benefit. During this discussion, proponents insisted that the staff-recommended height limit was not feasible for the project, but ultimately the project architect noted that it might be possible, but difficult. Commissioners stated that they would prefer to see a "lower building."

Commissioner Joshi Gupta moved to accept the staff's recommendations, but with a height determined by a floor area ratio of 12 rather than the recommended height limit. She noted that the decision to accept the applicant's request was due to the economic development the project would provide. Commissioner Steeg seconded the motion and echoed Commissioner Joshi Gupta's comments regarding the benefits of the development. The motion was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 024/26 IS HEREBY RECOMMENDED FOR APPROVAL WITH THE FOLLOWING ZONING TEXT CHANGES. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

ARTICLE 18 OVERLAY ZONING DISTRICTS

***

ARTICLE 18.2 PURPOSE STATEMENTS

***

18.2.BB Purpose of the Convention Center Hotel Overlay District

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18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

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6. **Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.**
7. **There shall be only one set of access ramps to on-site parking garages.**

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the Hotel, up to twenty (20) square feet.

4. **Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs."**

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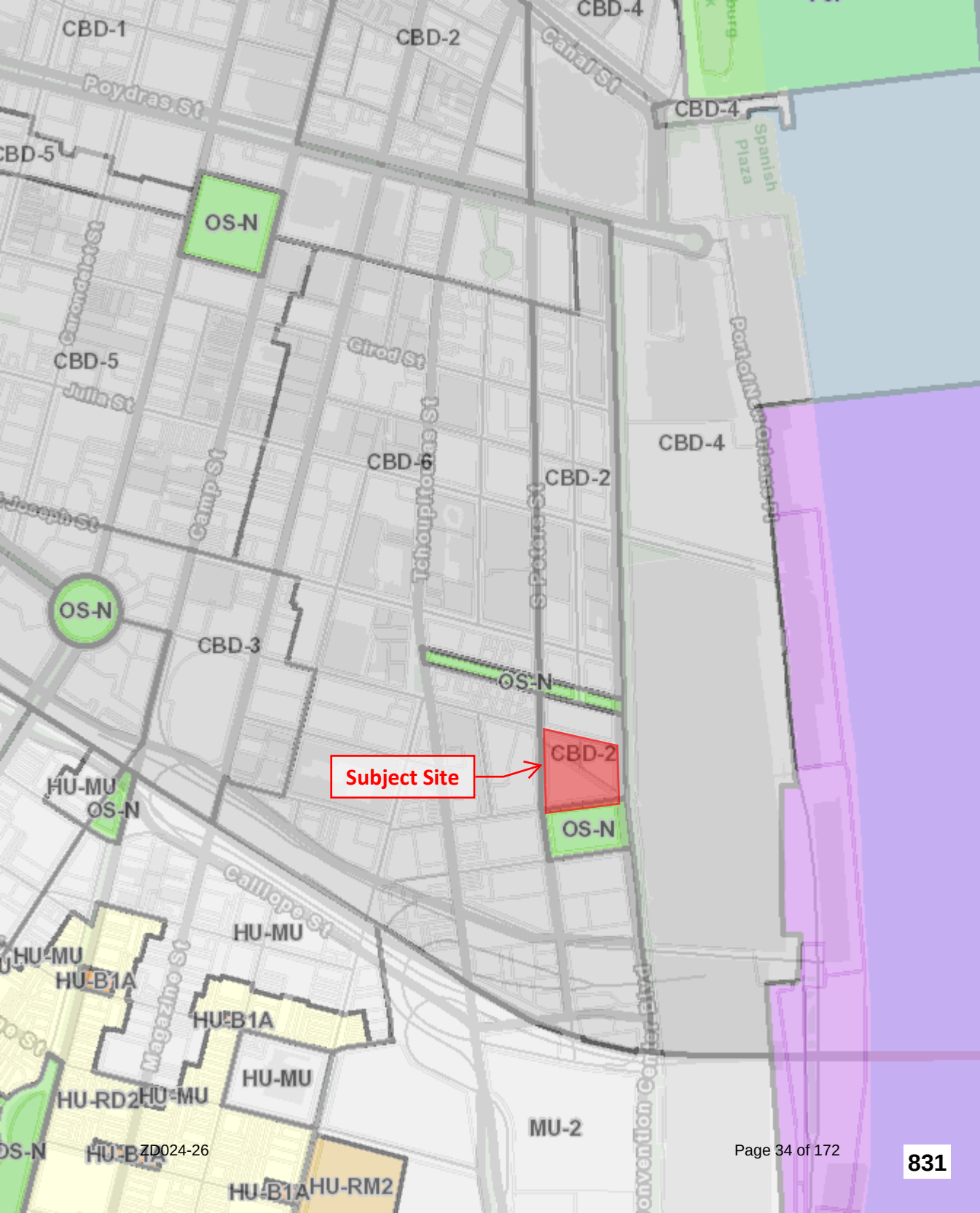
FIGURE 17-2: MAXIMUM BUILDING HEIGHT
This map will be amended to show the site controlled by FAR.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO
This map will be amended to show the site controlled by FAR 12.

YEAS: Joshi-Gupta, Steeg, Jackson, Kepper, Poche

NAYS: Witry

ABSENT: Flick, Hebert, Jordan


CBD-1
CBD-2
CBD-4
Poydras St
Canal St
CBD-4
CBD-5
OS-N
Spanish Plaza
Carondelet St
CBD-5
Cirod St
Julia St
Tchoupitoulas St
CBD-4
CBD-6
CBD-2
Camp St
St Peters St
OS-N
CBD-3
OS-N
CBD-2
Subject Site
HU-MU
OS-N
OS-N
Calliope St
HU-MU
HU-MU
HU-B1A
Magazine St
HU-B1A
HU-MU
HU-RD2
HU-MU
MU-2
HU-B1A
HU-RM2

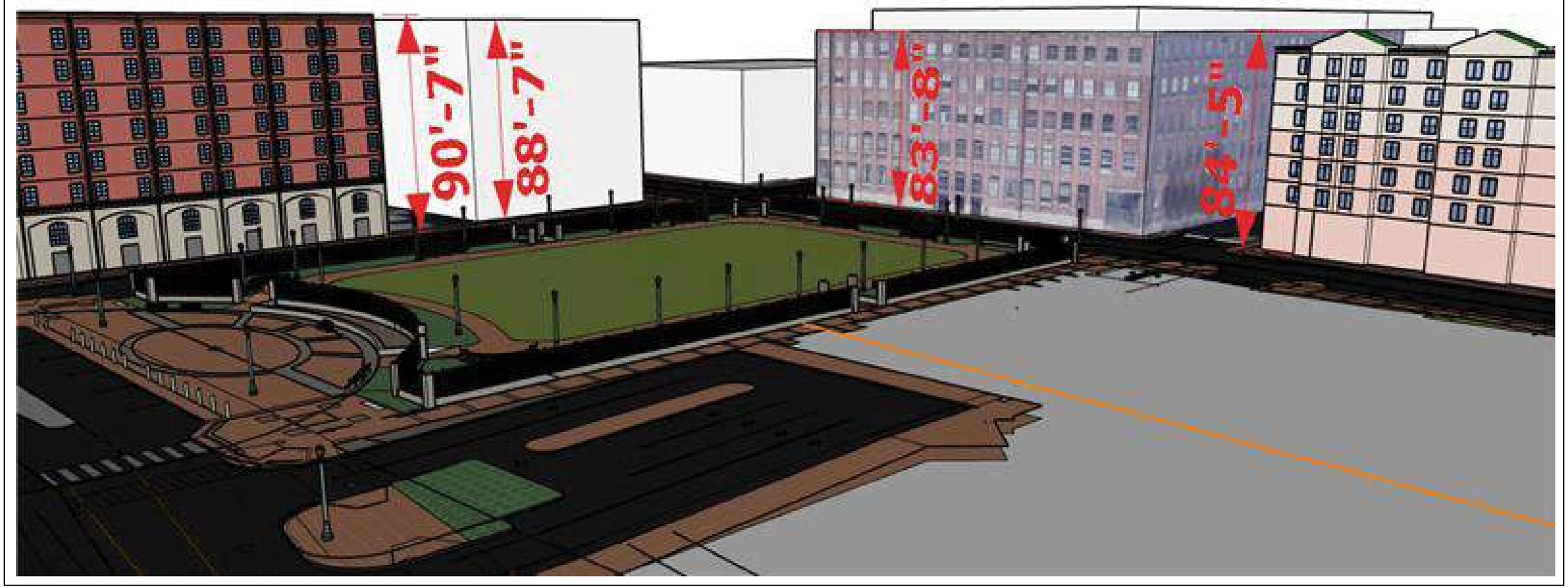
1941 Sanborn Detail

Subject Property

Table 1. Heights and Details in CBD Study Area

additional data

Development (min 125 ft)	Address	Height (in feet)	Floors	Rooms	Completed	Zoning	FLUM	Historic District	Height Limit	Entitlements
Four Seasons	2 Canal St	407	33	341 (92 residential)	1967	CBD-4	DE	none	FAR 12	
Loews	300 Poydras St	276	22	285	1972	CBD-1	DMU	Warehouse District	FAR 12	2017 CU
DoubleTree Canal	300 Canal St	158	17	367	1973	CBD-2	DMU	none	50 ft	
Hilton Riverside	2 Poydras St.	341	29	1616	1977	CBD-4	DE	none	FAR 12	
Embassy Suites	315 Julia St	170	16	280	1983	CBD-6	DCN-MU	Warehouse District	65 ft 5 stories	
Windsor Court	300 Gravier St	253	22	324	1984	CBD-2	DMU	none	50 ft	1981 CBPCD
Le Meridien	333 Poydras St	279	23	423	1984	CBD-2	DMU	none	FAR 12	1996 CBPCD
One River Place	600 Port of New Orleans Pl	180	14	80 (all residential)	1992	CBD-4	DE	none	FAR 12	
Marriott Convention Center	859 Convention Center Blvd.	135	14	329	2005	CBD-2	DMU	Warehouse District	65 ft 5 stories	
Caesar's Poydras	224 Poydras St	327	26	450	2006	CBD-1	DMU	Warehouse District	FAR 12	
Caesar's Casino Hotel	228 Canal St	188	16	340	2023	CBD-4	DE	none	FAR 12	2021 CU
Standard at South Market	1001 Julia	192	15	89 (all residential)	2018	CBD-1	DMU	none	185 ft. & 15 Stories	2019 ZC
Odeon	1100 Girod	325	30	271 (all residential)	2020	CBD-1	DMU	none	FAR 12	2021 CU
Lola	1148 South Peters	180	16	101 (STRs)	addition not constructed	CBD-6	DCN-MU	Warehouse District	75/125 ft/	BZA026-16
BCH Metal Works	1020 Annunciation	125	10	hotel	never	CBD-6	DCN-MU	Warehouse District	75/125 ft/ & 6/10 Stories	BZA100-17
Tracage	1100 Annunciation	182	16	125 (all residential)	never	CBD-6	DCN-MU	Warehouse District	184 ft. & 16 Stories	BZA036-13



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MISSION NO. 23-112 MARCH 11, 2026

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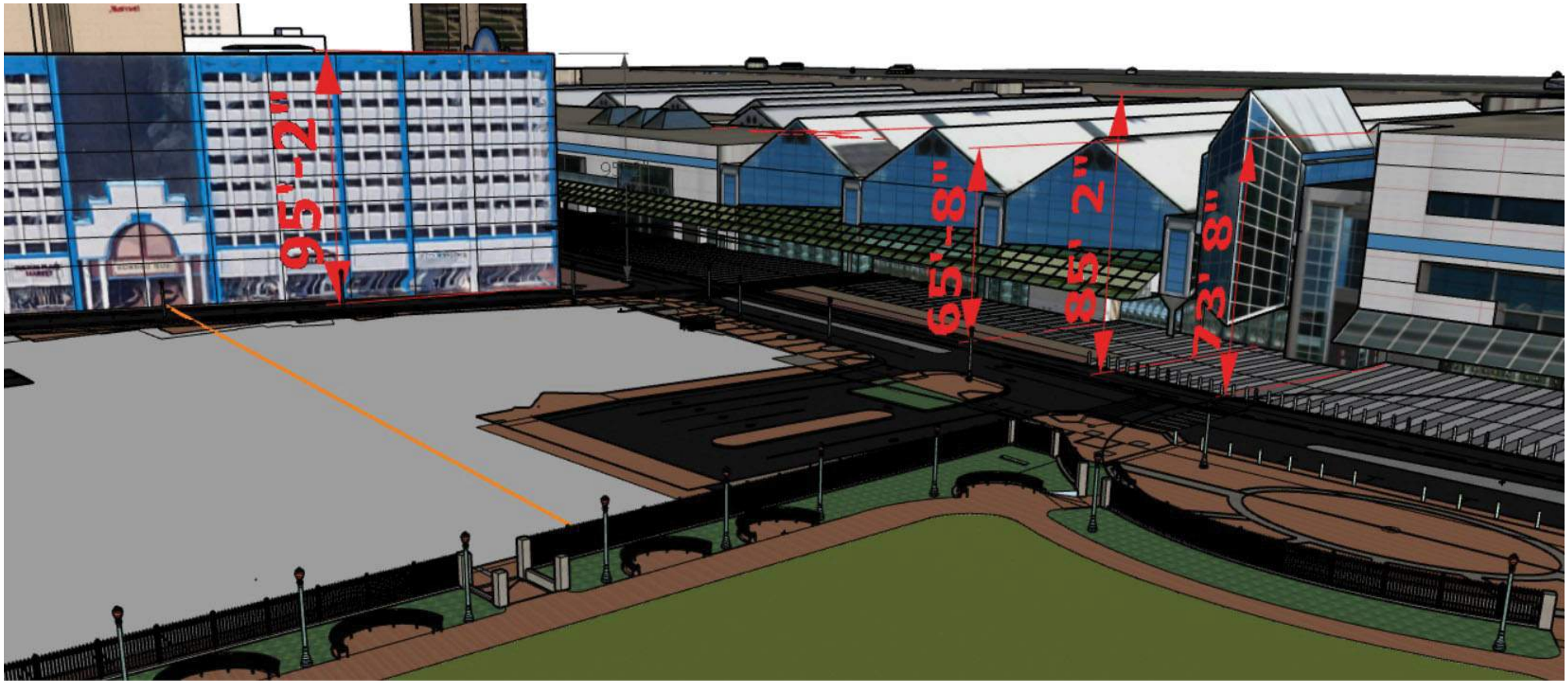
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ZD022-26

OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI HOTELS & RESORTS



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MISSION NO. 23-112 MARCH 11, 2026

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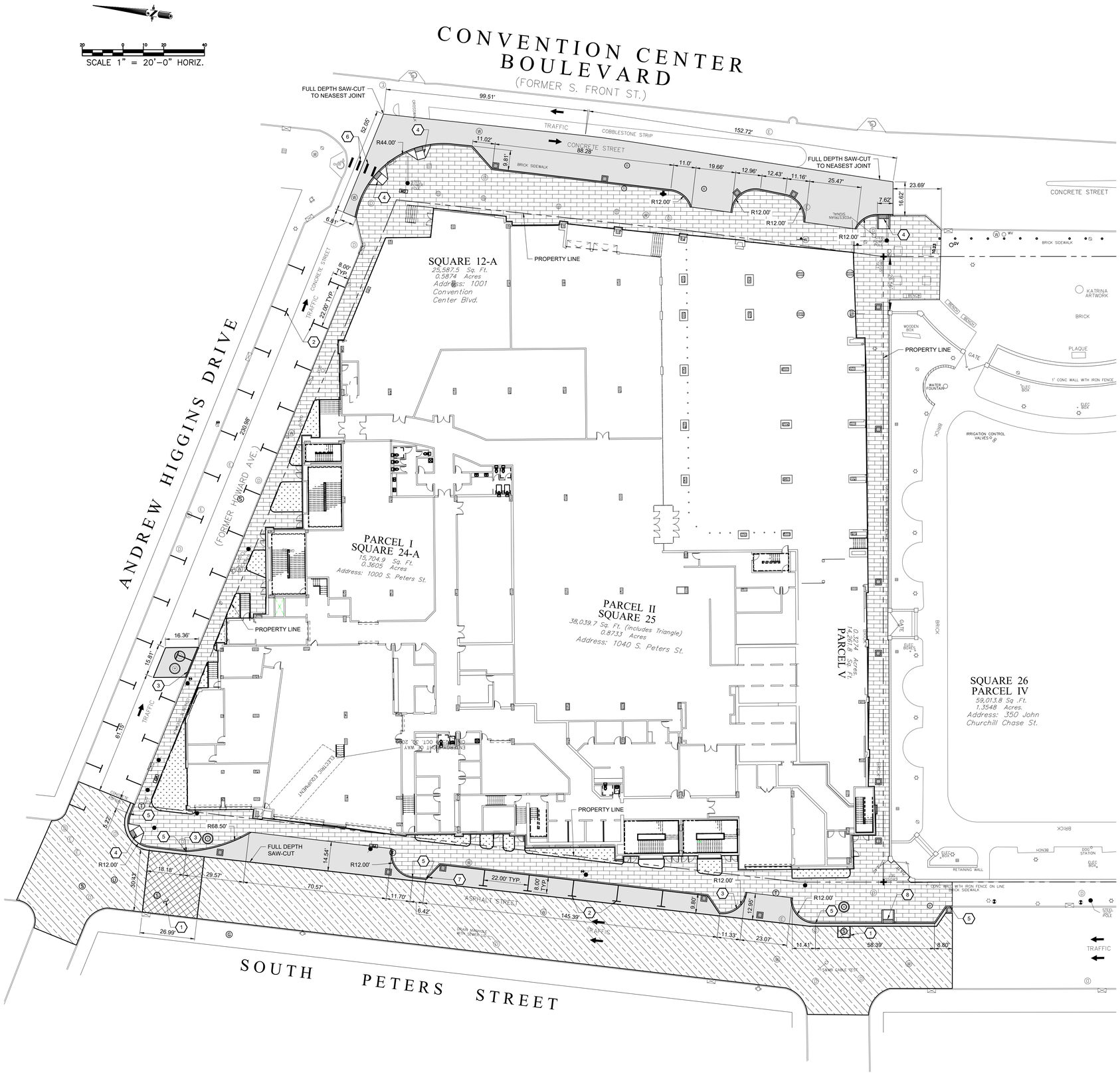
Omni - NOLA\PRESENTATION\2026-02-26 renderings - presentation

OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI HOTELS & RESORTS

SCALE 1" = 20'-0" HORIZ.



CONSTRUCTION NOTES

1. CONSTRUCT FULL DEPTH ASPHALT PAVEMENT PER 12/C500.
2. PAINT 90-DEGREE PARKING LOT STRIPING AS SHOWN, 4-INCH WIDE, TRAFFIC YELLOW.
3. CONSTRUCT DOWELED BARRIER CURB PER 6/C500
4. CONSTRUCT HANDICAP RAMP PER 9/C500
5. CONSTRUCT BARRIER CURB AND EXTENDED GUTTER BOTTOM PER 13/C500.
6. PAINT PEDESTRIAN STRIPING AS SHOWN, 4 INCH WIDE TRAFFIC WHITE.

LEGEND

- PROPOSED BRICK SIDEWALK SEE C502. NEW ORLEANS DEPT. OF PUBLIC WORKS DWG. No. STD17. CATEGORY A. SEE ARCH PLANS FOR PATTERN LAYOUT.
- HEAVY DUTY CONCRETE PAVEMENT PER 1/C500
- PROPOSED ASPHALT PAVEMENT PER 13/C500
- PROPOSED LANDSCAPE (SEE LANDSCAPE)
- PROPOSED MILL AND OVERLAY

RULE JOY TRAMMELL | RUBIO LLC
ARCHITECTURE | INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
770-661-1492 (phone) 770-661-1493 (fax)
www.rjtrdesign.com

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PRINTED

Rev #	Date	Issue/Revision

NOT ISSUED FOR CONSTRUCTION 100% SCHEMATIC DEESIGN

CIVIL SITE PLAN

OMNI NOLA

Project Address
NEW ORLEANS, LOUISIANNA

DECEMBER 1, 2025
COMMISSION NO: 23-112

DRAWING NO:

C-100

E:\Civil\7299 Omni NOLA\Dwg\7299--C100.dwg View= C-100, Dec 11,2025 - 1:58pm btracy

OMNI

NEW ORLEANS

UPDATED SCHEMATIC DESIGN PRESENTATION

DECEMBER 04, 2025

RULE JOY TRAMMELL | RUBIO
Architecture | Interior Design

ZD024-26



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COMMISSION NO. 23-112.00 DEC. 04, 2025

L:\23-112 Omni - NOLA\PRESENTATION\2025-10-20 Updated SD Package

ZD2024-26

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO

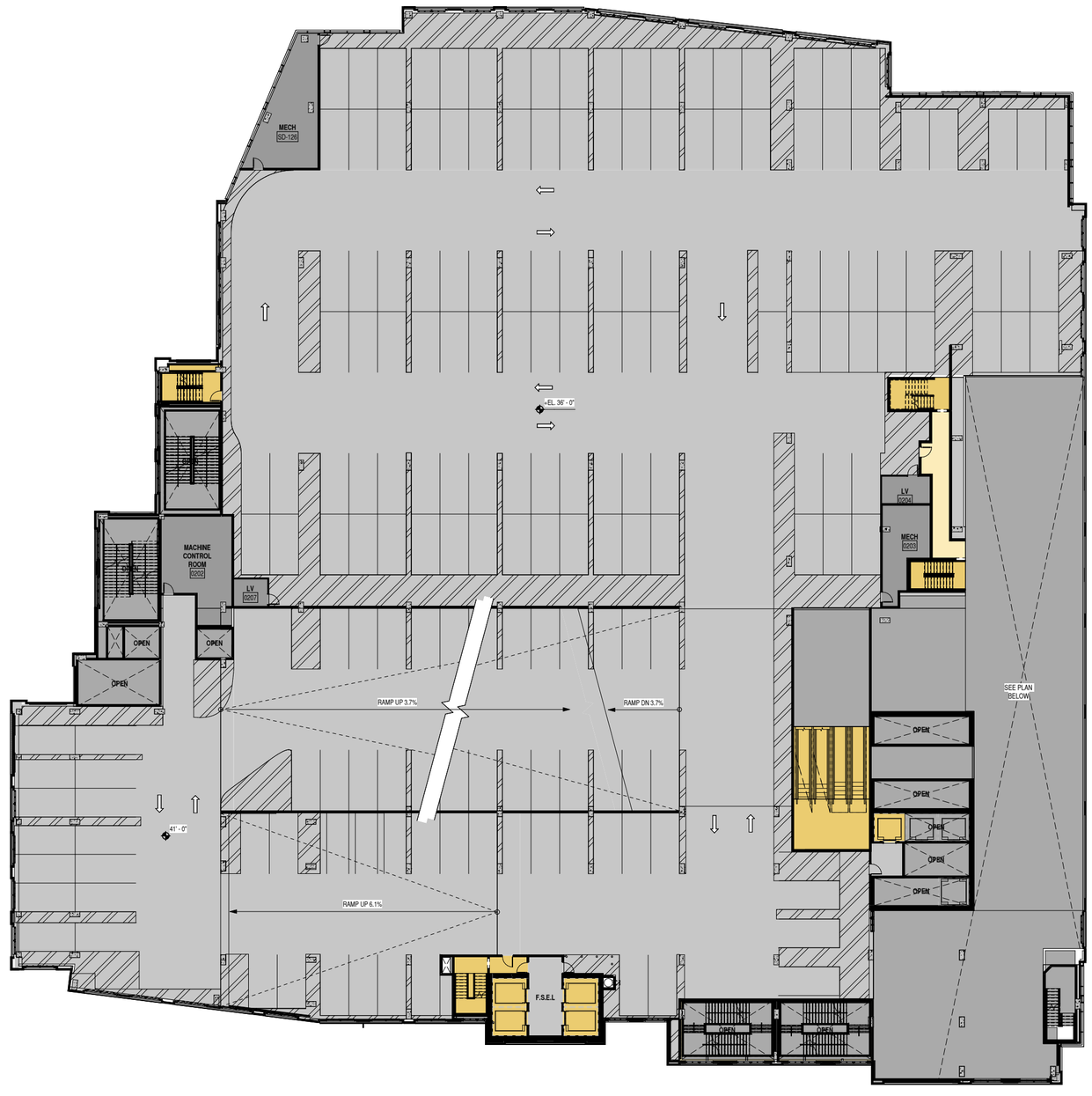


1 **LEVEL 01M - PRESENTATION**
1/16" = 1'-0"

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COLOR LEGEND

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1 **LEVEL 02 - PRESENTATION**
1/16" = 1'-0"

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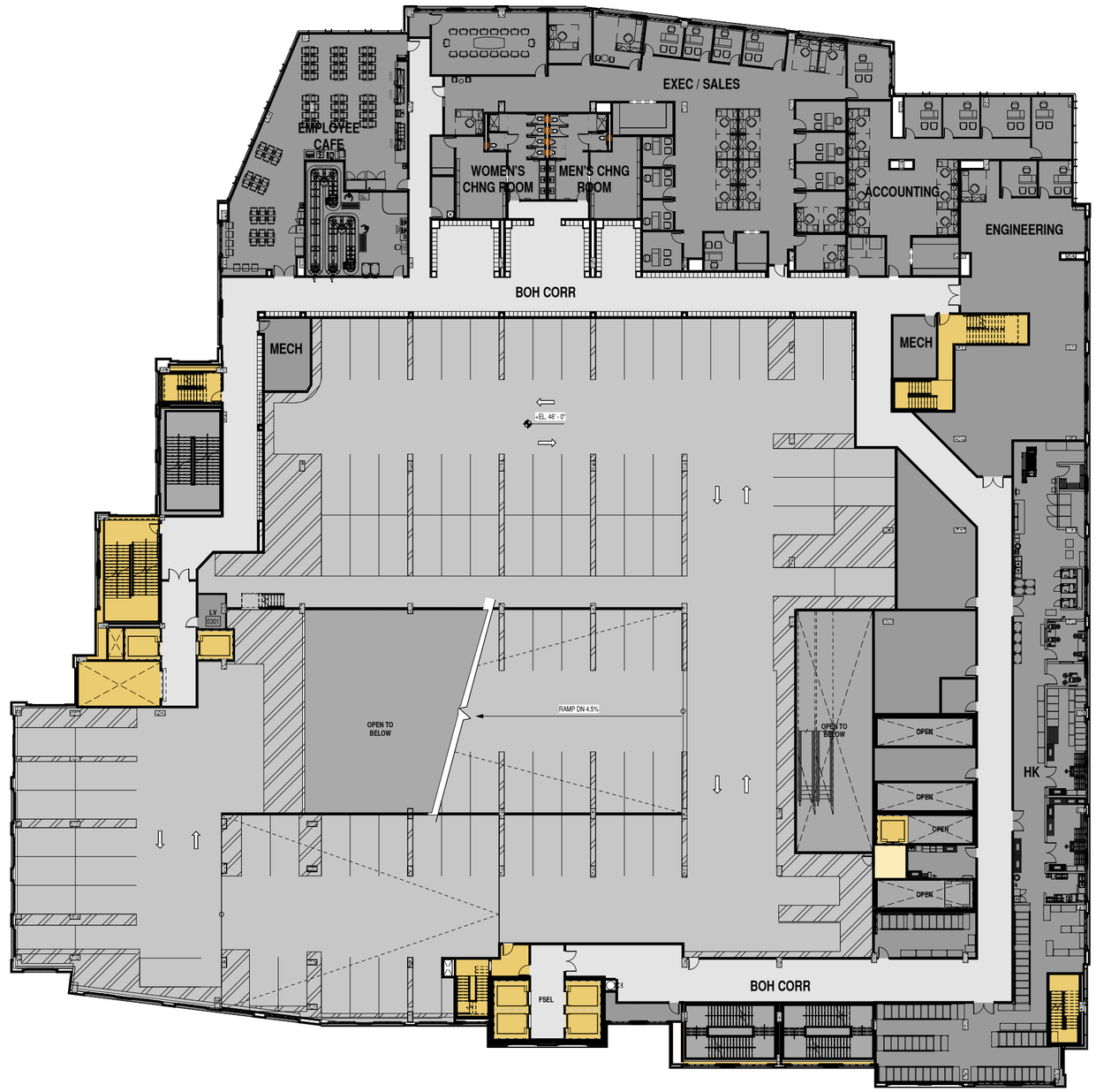
COMMISSION NO. 23-112.00 DEC. 04, 2025

L:\23-112 Omni - NOLA\PRESENTATION\2025-10-20 Updated SD Package

ZD2024-26

COLOR LEGEND

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1 **LEVEL 03 - PRESENTATION**
1/16" = 1'-0"

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MEETING SPACE SUMMARY		
GRAND BALLROOM		28,820 NSF
JUNIOR BALLROOM		14,225 NSF
BOARDROOM		761 NSF
MEETING ROOMS	NO. 1	2,494 NSF
	NO. 2	2,723 NSF
	NO. 3	1,118 NSF
	NO. 4	1,022NSF
	NO. 5	1,509NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO.17	602 NSF
	NO.18	591 NSF
	TOTAL	19,197 NSF
SUB TOTAL BALLROOMS + MEETING ROOMS		64,385 NSF
PREFUNCTION SPACE		46,773 NSF
TOTAL MEETING SPACE		111,158 NSF

1 **LEVEL 04 - PRESENTATION**
1/16" = 1'-0"

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COLOR LEGEND

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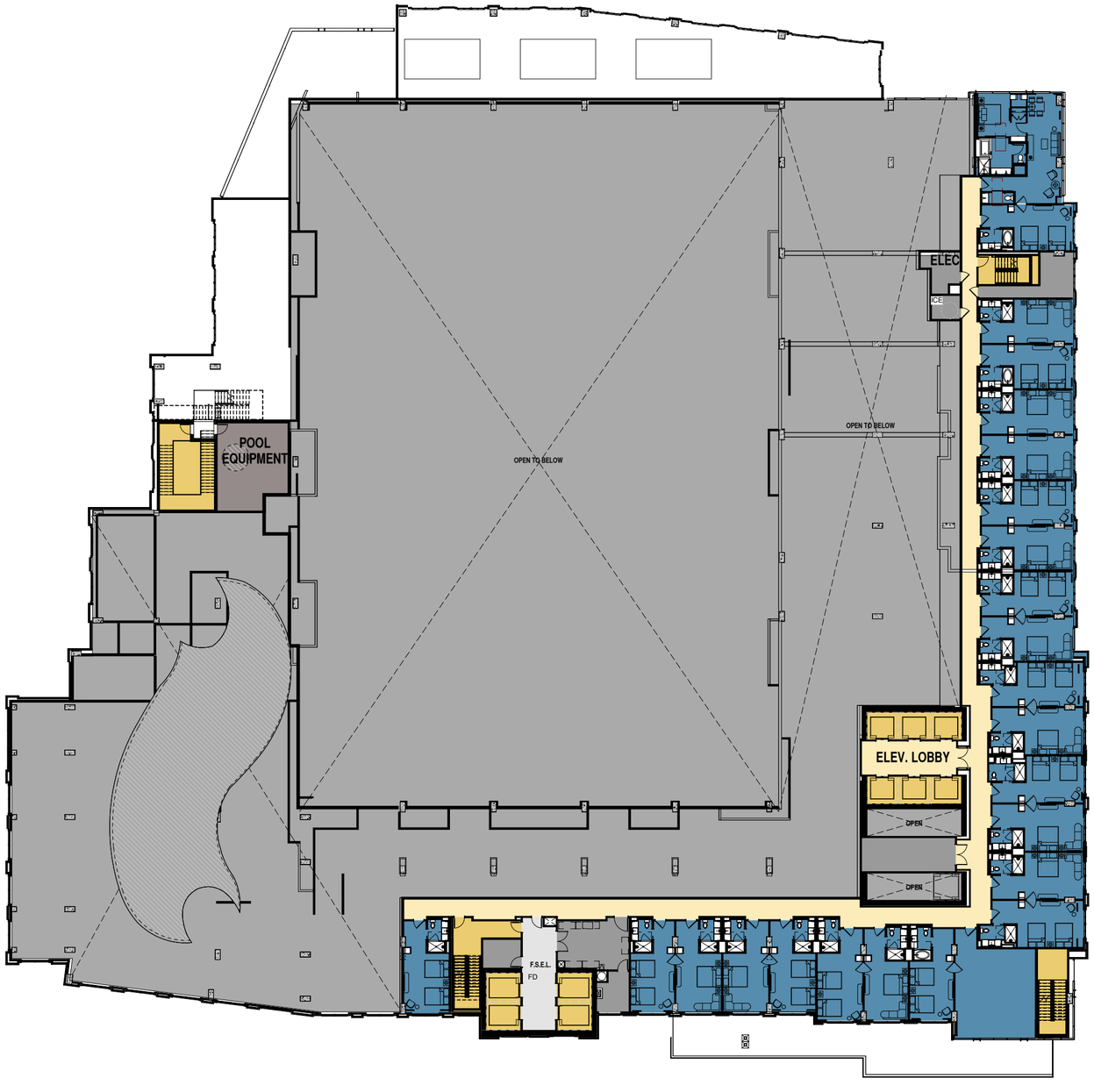
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	NO. 4	1,022NSF
	NO. 5	1,509NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO.17	602 NSF
	NO.18	591 NSF
	TOTAL	19,197 NSF
SUB TOTAL BALLROOMS + MEETING ROOMS		64,385 NSF
PREFUNCTION SPACE		46,773 NSF
TOTAL MEETING SPACE		111,158 NSF

1 LEVEL 05 - PRESENTATION
1/16" = 1'-0"

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COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO

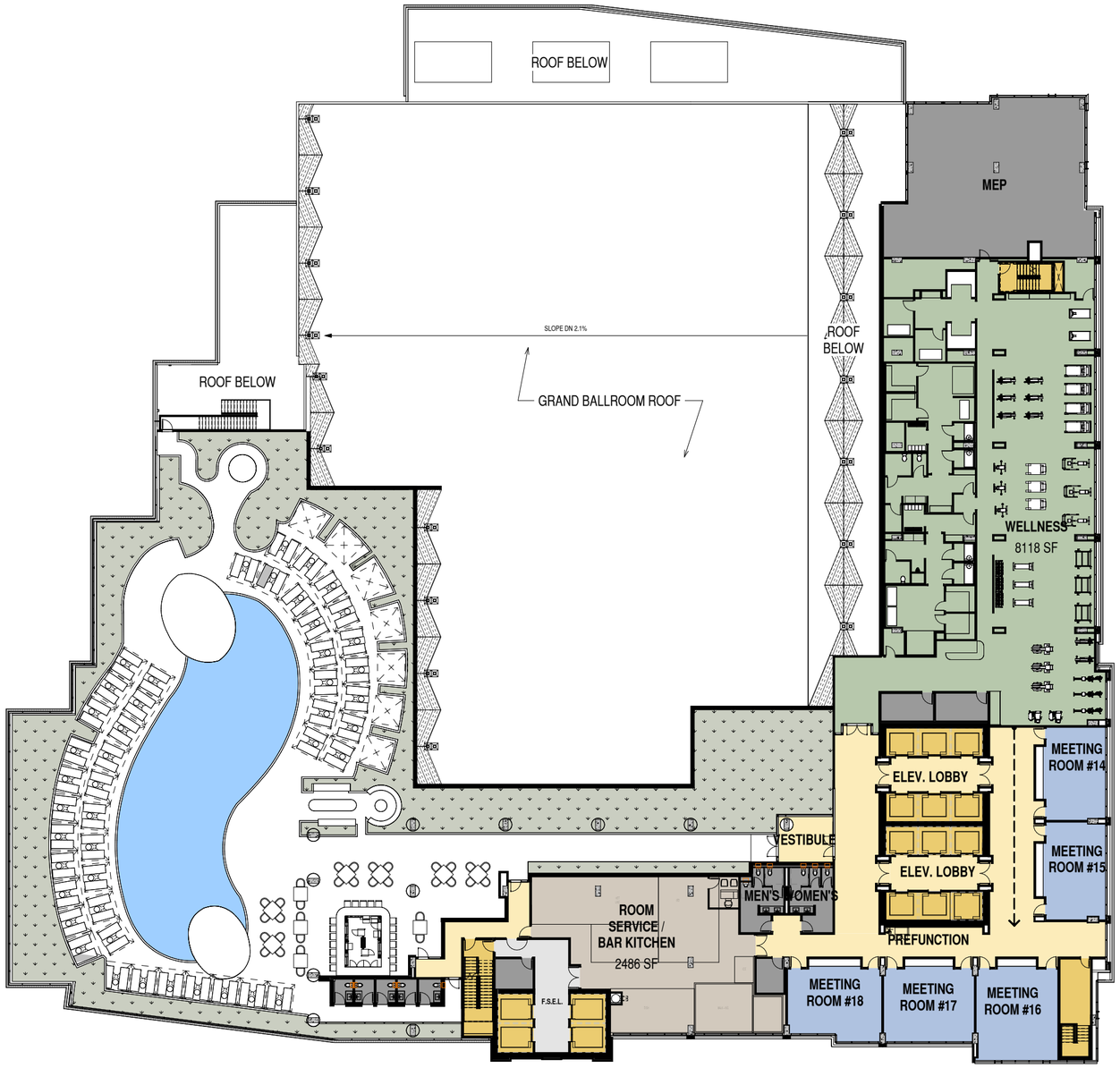


1 **LEVEL 06 - PRESENTATION**
1/16" = 1'-0"

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- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



MEETING SPACE SUMMARY		
GRAND BALLROOM		28,820 NSF
JUNIOR BALLROOM		14,225 NSF
BOARDROOM		761 NSF
MEETING ROOMS	NO. 1	2,494 NSF
	NO. 2	2,723 NSF
	NO. 3	1,118 NSF
	NO. 4	1,022NSF
	NO. 5	1,509NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO.17	602 NSF
	NO.18	591 NSF
	TOTAL	19,197 NSF
SUB TOTAL BALLROOMS + MEETING ROOMS		64,385 NSF
PREFUNCTION SPACE		46,773 NSF
TOTAL MEETING SPACE		111,158 NSF

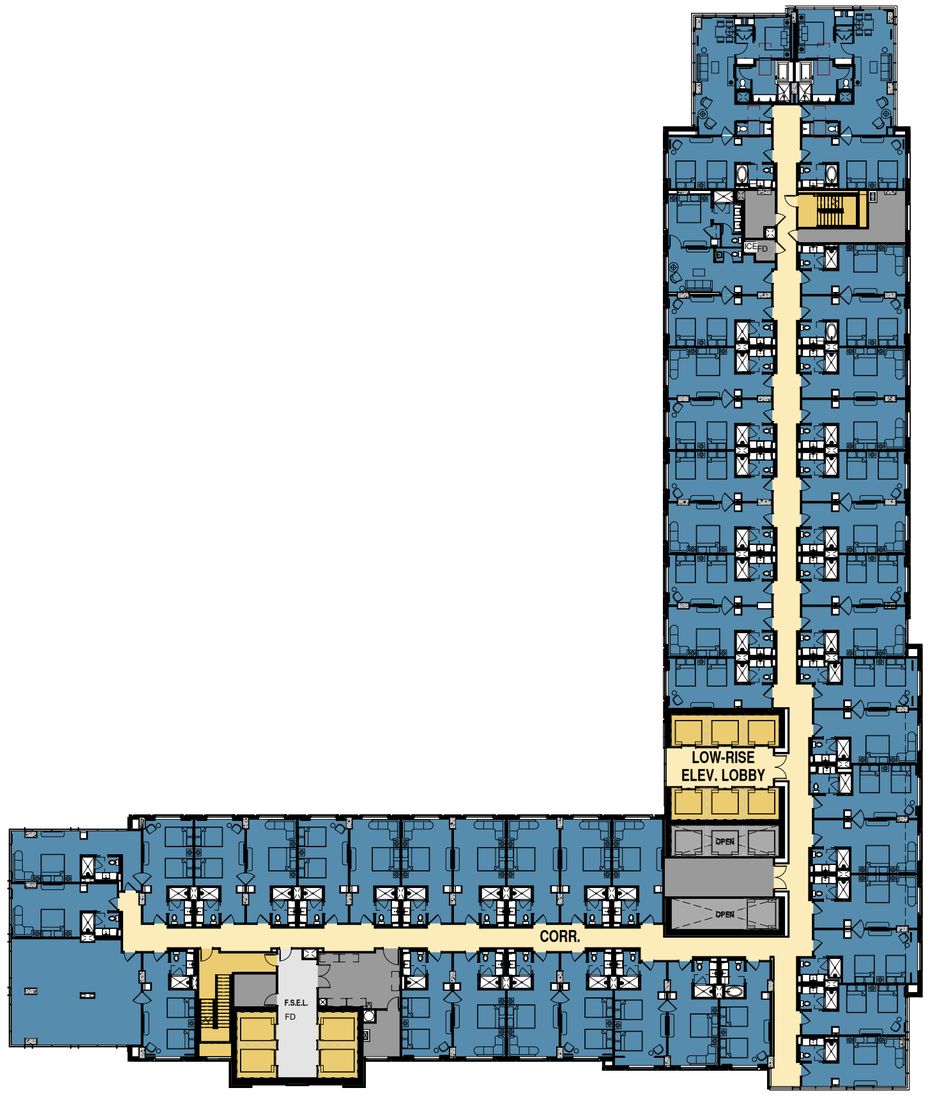
1 **LEVEL 07 - PRESENTATION**
1/16" = 1'-0"

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- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO

KEY SUMMARY	
KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000



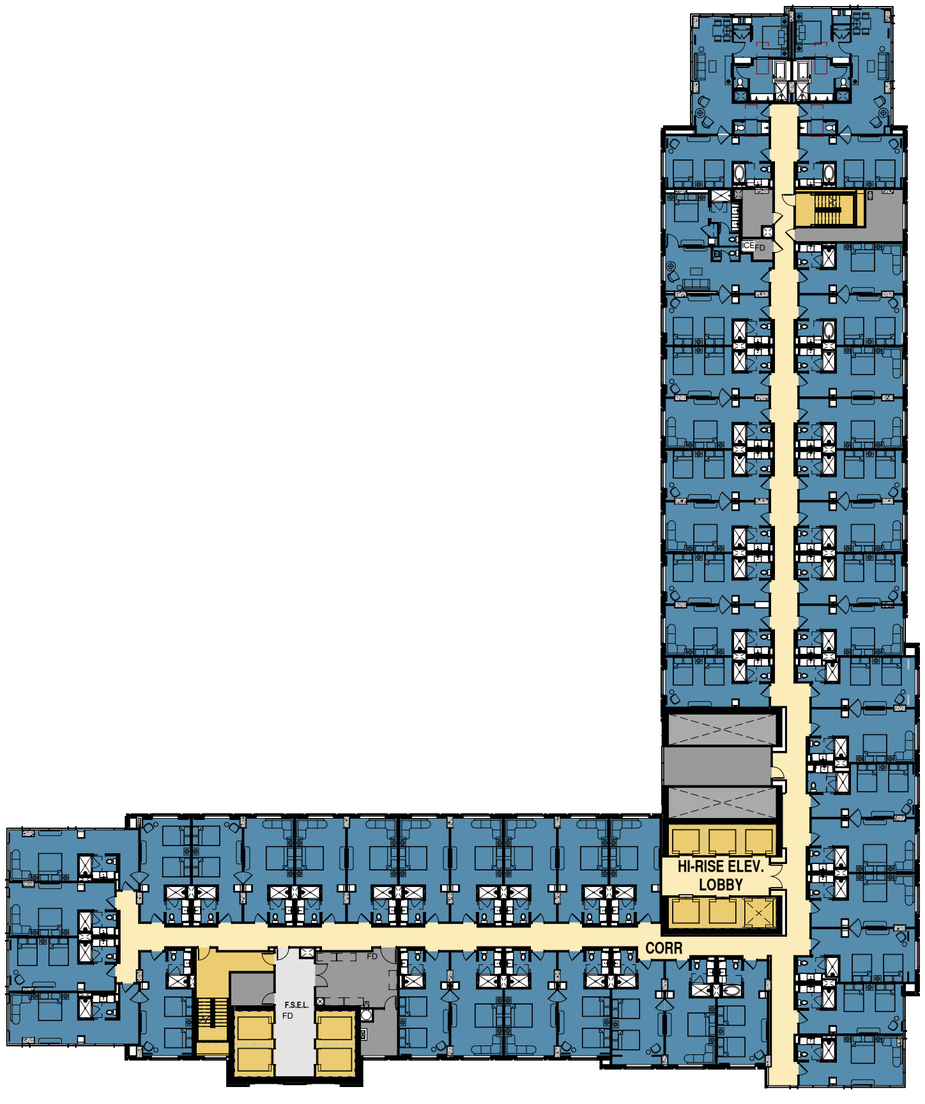
1 **LEVEL 08 - PRESENTATION**
1/16" = 1'-0"

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KEY SUMMARY	
KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000



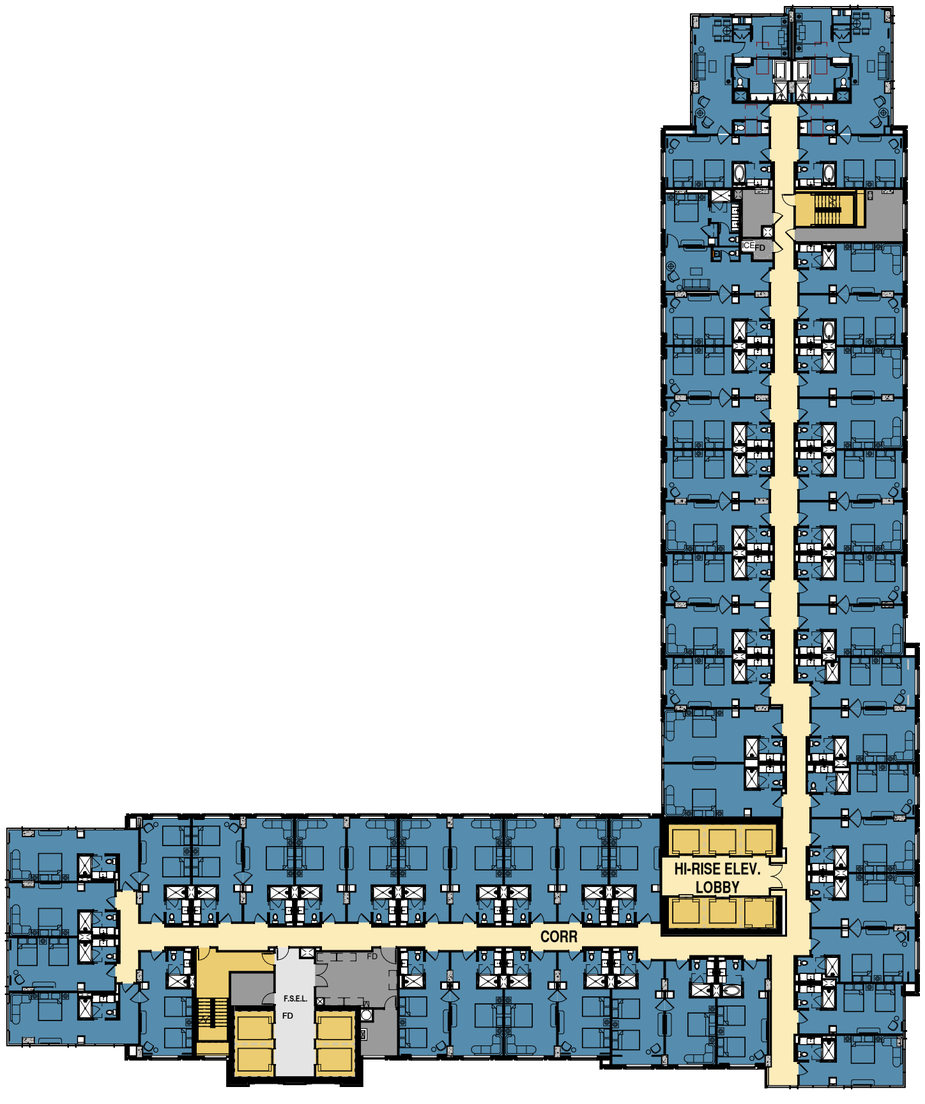
1 **LEVEL 18 - PRESENTATION**
1/16" = 1'-0"

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KEY SUMMARY	
KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000



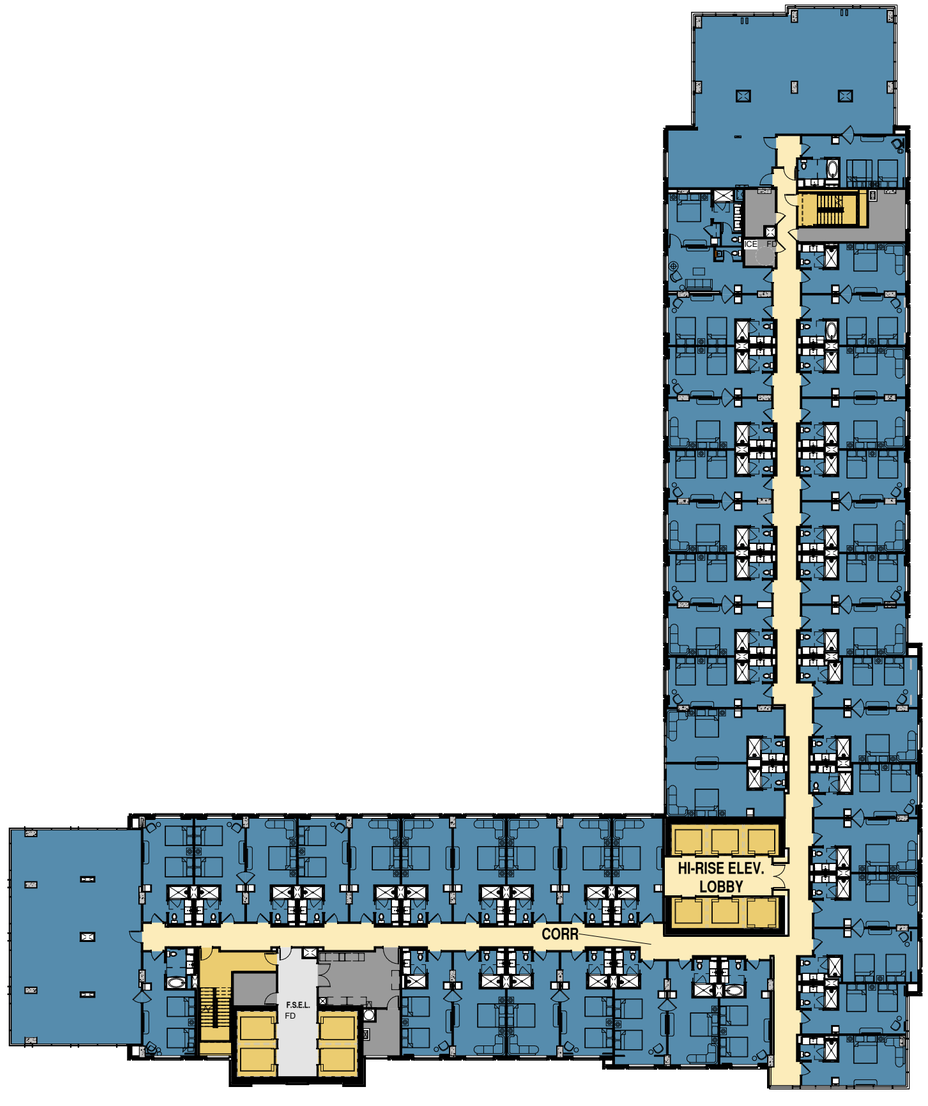
1 **LEVEL 19 - PRESENTATION**
1/16" = 1'-0"

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KEY SUMMARY	
KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000

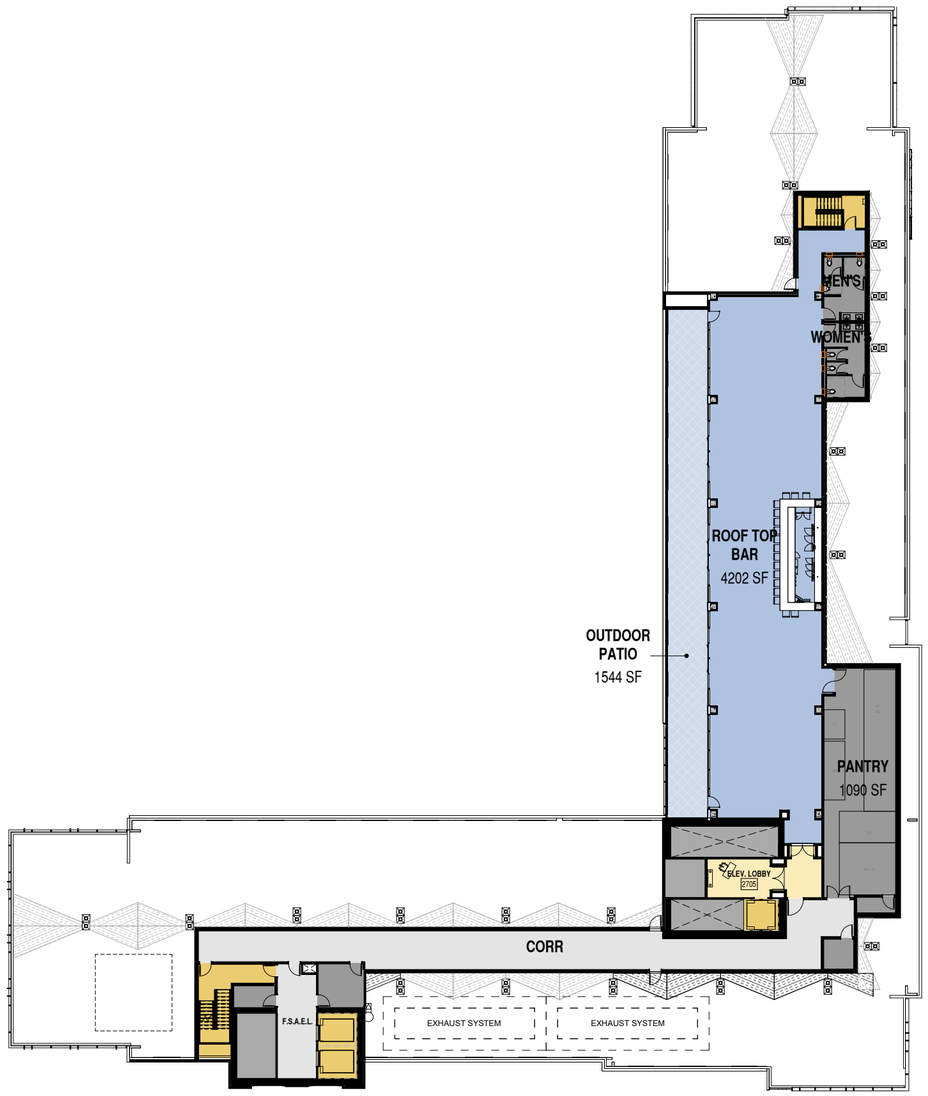


1 **LEVEL 26 - PRESENTATION**
1/16" = 1'-0"

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1 **LEVEL 27 - PRESENTATION**
1/16" = 1'-0"

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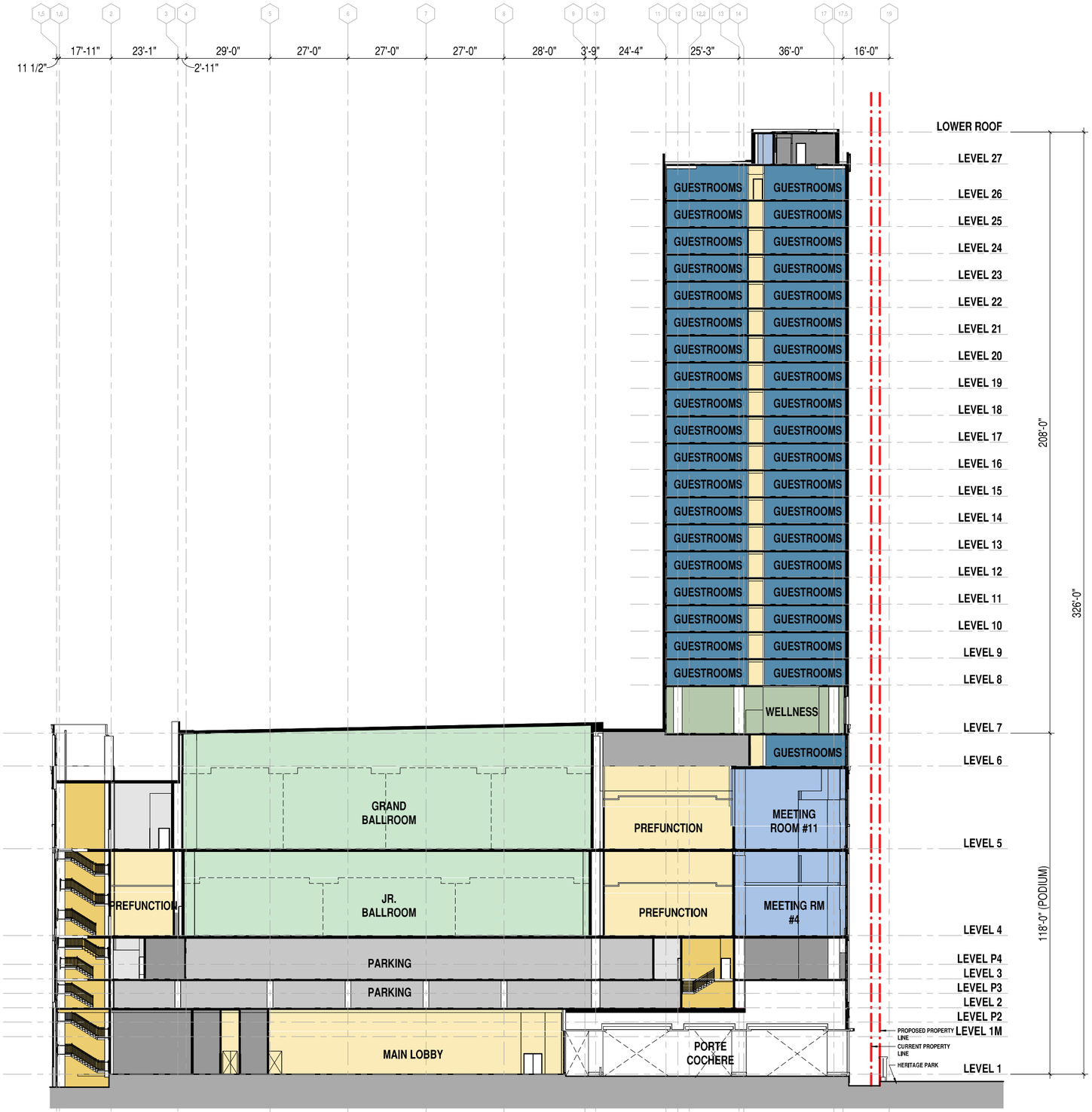
COMMISSION NO. 2023-12.00 DEC. 04, 2025

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ZD2024-26

OMNI NEW ORLEANS HOTEL
NEW ORLEANS, LA

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2 **BUILDING SECTION N-S**
1/16" = 1'-0"

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COMMISSION NO. 24-112.00 DEC. 04, 2025
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Architecture | Interior Design

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COMMISSION NO. 23112.00 DEC. 04, 2025

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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI



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COMMISSION NO. 23-12.00 DEC. 04, 2025

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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI



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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

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January 20, 2026

Neighborhood Participation Program
In Person Meeting at the Convention Center
January 15, 2026, 5:30pm - 7:00pm

Project Name: Omni Convention Center Headquarters Hotel

This report summarizes the neighborhood engagement process as of the date of this report for the city approvals required to construct the Omni Hotels and Resorts convention center headquarters hotel at 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street.

The requests include a text amendment, the acquisition of a portion of John Churchill Chase Street, demolition of the existing structures, and a resubdivision of the lots and street into one lot of record.

Consistent with City Planning Commission NPP guidelines, engagement took place at a meeting held at the convention center as well as via e-mail.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113

Michael Sherman
504-799-9335
mike@shermanstrategiesllc.com

Neighborhood Engagement

Over the past several months, the project team has undertaken significant neighborhood engagement in advance of the formal NPP meeting. This outreach included multiple conversations with nearby condominium associations, meetings with key neighborhood leaders, and direct engagement with stakeholders interested in or affected by the project. These discussions provided opportunities to share information about the project, listen to community feedback, and identify questions or concerns prior to the official public process. This proactive engagement helped inform project planning and ensured that community perspectives were considered well before the NPP meeting occurred. In fact, multiple changes were made to the project based upon community and stakeholder feedback prior to the NPP meeting, including but not limited to the project moving off the Mississippi River Heritage Park and a further redesign of the ramps into the parking garage from S. Peters Street to the porte-cochere to eliminate the need for vehicles to utilize public streets.

For the formal NPP meeting, all citizens within a 600-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The two (2) registered neighborhood associations and a third nearby condo association also received the notice. Comment cards were provided, and seven (7) cards were turned in. Fifty-nine (59) neighbors signed in at the meeting, although we believe a larger number of individuals attended with some opting not to place their contact information on the sign-in sheet.

The meeting was structured as an open-house format, with individual stations organized around specific project topics, including construction and operations, design, land use entitlements, demolition, traffic/engineering/stormwater, Mississippi River Heritage Park, economic development, and a general question-and-answer area. Each station was staffed by the appropriate subject matter experts and supported by team members responsible for documenting feedback. Stations were also equipped with easels and handout materials displaying relevant images and project documentation.

Over 30 subject matter professionals from the convention center and Omni development team were on-hand to answer questions including but not limited to attorneys, urban planners, architects, engineers, contractors, and landscape and park professionals.

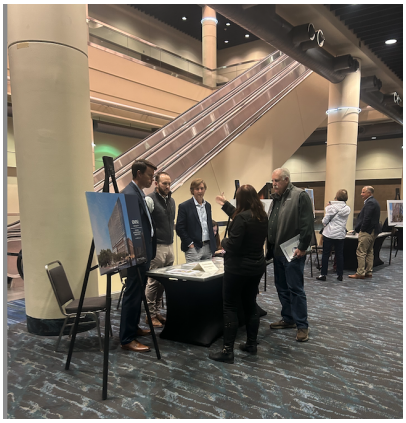
Attendees were invited to arrive at any point during the ninety-minute meeting and move freely throughout the room, allowing them to engage directly with project team members at each station based on their interests and questions.

The feedback at the meeting included a range of questions and comments, including demolition plans, construction logistics, design, traffic, parking, and community amenities. The project team shared details on the demolition of the Sugar Mill and other on-site structures, construction timelines, equipment placement, noise and rodent mitigation, and the role of local and lead architects. Questions were raised about hotel design, building height, historic preservation, street closures, and traffic impacts, including concerns from residents on Tchoupitoulas Street, John Churchill Chase, and surrounding blocks. Attendees also inquired about parking for guests, employees, and construction, as well as access to green space, outdoor amenities, and restaurants. Many neighbors expressed support for the project's thoughtful design, preservation of green space, and improvements to public sidewalks and streetscapes as well as economic benefits of the project, while others highlighted concerns over traffic, street access, height, historic preservation with regard to the size of the project, and neighborhood impacts during construction and major events, as well as operation. The project team provided answers, shared ongoing studies, and outlined next steps, emphasizing efforts to address community feedback as the project moves forward. Some questions will require the development team to circle back to the neighborhood, particularly with respect to utility infrastructure and construction staging. The full question/comment table is included below.



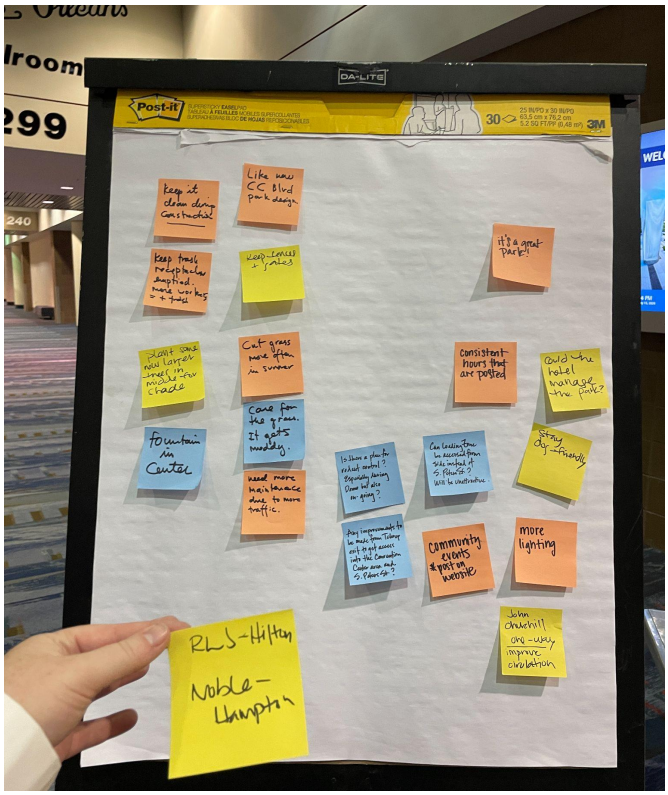








Specifically, the Mississippi River Heritage Park station was designed to communicate to neighbors that the hotel will not be located on the park. It also provided an opportunity to solicit ideas on the park as an outgrowth of the citywide planning that took place during the Downtown Development District's CBD park planning initiative. Please see the included image that is also transcribed below.



- Keep it clean during construction
- Like new CC Blvd park design.
- Keep trash receptacles emptied. More workers + trucks
- Keep fences + gates
- Plant some new larger trees for more shade
- Cut grass more often in summer
- Fountain in Center
- Care for the grass. It gets muddy.
- Need more maintenance due to more traffic.
- Is there a plan for rodent control? Especially during demo but also ongoing?
- Any improvements to be made from Tchoup exit to get access into the Convention Center area and S. Peters St.?
- Can loading zone be accessed from side instead of S. Peters St.? Will be unattractive.
- It's a great park!
- Consistent hours that are posted
- Could the hotel manage the park?
- Stay dog friendly
- Community events + post on website
- More lighting
- John Churchill one-way improve circulation

The below table captures the feedback at each table.

Question/Comment	Response
How long will it take to demolish the buildings?	Approximately 60-90 days.
Will there be any attempt to deconstruct vs. fully demolish?	Yes, we are planning to salvage historic masonry for interior elements.
What other role will the local NOLA architect firm have with the project?	In addition to serving as a local design consultant, the local architecture firm will serve as a community liaison for the main architecture firm, Rule Joy Trammel Architects.
Where will they place the demolition equipment?	This is not entirely worked out yet, but likely the sidewalk and a portion of the street in between the site and the park. It will not be on the park.
What about noise?	We will adhere to the noise ordinance during construction. Should any deviation be required, a permit will be requested in accordance with city law.
When will be the hotel construction start date?	The goal is summer 2026.
Any street blockages during construction?	No full street closures are planned at this time.
Who will be the contractor for the demo? Anybody local?	The general contractor will be Brasfield and Gorrie, but it will partner with a local general contractor, who is yet to be determined. Substantial opportunities exist for subcontractors and local workers throughout the construction process.
What is all being demolished?	The Sugar Mill building and the other small structure located on the site.
Comment from area resident: happy to see the Sugar Mill building gone, thinks it's an eyesore and will not miss the parties and concerts hosted there	Thank you for your comments.
How will the buildings be demolished?	Heavy duty construction equipment will be used. No explosives.
Will rodent issues be addressed during the demolition/construction?	Yes, absolutely. We will have a rodent prevention plan.
Are there set restaurants or businesses?	Omni has not finalized the restaurants in the hotel but is in the process of meeting with local restaurateurs.
Looking forward to it and the development and growth.	Thank you for your comments.
We are concerned about the impact on parking for surrounding neighbors. How are you addressing this?	The garage on site should accommodate the typical hotel demand. Omni will work to lease additional spaces should they be required. The convention center has substantial parking available in the vicinity.
How many events does the convention center currently host per year?	In the last 2 years we did roughly 125 events. This year we have 100 on the books and we hope to finish at about 120. We will have more attendees total than we completed in 2025 which means more hotel and city activity. This year we have more and larger events than last year.
If we have conventions, the hotels are not sold out normally. If you bring in 1,000 rooms does that mean more conventions?	Yes, that is the goal of this project.

Questions on traffic, specifically related to the closure of John Churchill Chase Street, but also just generally the impact of this hotel on existing conditions. Please provide more information on the study.	We have engaged with Urban Systems, a local traffic engineering firm, to perform a study to understand conditions and the impact of the hotel.
How do other hotels feel?	We cannot speak on behalf of all hotels, but we do have a very strong showing of support from the New Orleans hotel community. (Hampton Inn and Hilton Garden Inn general managers spoke up at that time and expressed the support of their hotels for this project as the two most adjacent hotels to the site).
Where will construction workers park?	We are still working through the final plan for construction parking.
Can the park be removed from the EDD?	We will take it under consideration. There is no economic need or benefit of having the park in the EDD boundaries as no activity related to the hotel is planned on the park site.
We think it's a great project, asking about plan for valet. Loves the new change/improvement with parking.	Thank you for your comment. The hotel will have a valet in place, the details are not yet finalized. The parking garage will be valet only.
Employee parking; 1000 guest rooms, 300 spaces - all for the project. Concerned about more cars on the street.	Based on our research and other projects around the country, 300 parking spaces should suffice for this project.
Preservation Resource Center attendee had concerns about the historic district; general questions on the procedure.	The procedure we are currently following on demolition is an application to the City Planning Commission with ultimate approval at the City Council. For design, the project will be reviewed by the Design Advisory Committee of the City Planning Commission.
Questions on the renderings specifically related to the appearance of a blank wall, location of parking, restaurants, and design/aesthetic.	Architect walked them through the renderings and other visuals and explained the design and floor plan.
What is the square footage of the site?	The site is 94,000 square feet.
Do you have full height renderings available right now from the Federal Fibre Mills entrance?	Yes. We can produce any additional rendering neighbors would like to see. We will produce and provide it.
The neighbor was very supportive of the project, saying the design fits well with the industrial and Warehouse District character and creates a more interesting, welcoming setting for Convention Center visitors. She appreciated the effort to preserve green space in an area with limited open land and described the project as thoughtful. Her main concern was the potential for added traffic and parking issues from street or block changes, referencing disappointment with a previously promised traffic study on a nearby project. She also shared enthusiasm for recent sidewalk and	Thank you for those comments and feedback. We will work on addressing your concerns.

outdoor seating improvements and would like to see even more plants and greenery incorporated into the outdoor spaces.	
How many floors is the hotel?	The hotel is 27 floors as currently designed.
Why is the hotel so modern? Explains his concern over the modern design in a historic neighborhood.	The hotel is not meant to reflect a modern design. It is designed to fit in the warehouse district with some modern elements distinguishing the tower from the podium.
Concern over the impact to the historic Warehouse District neighborhood.	Thank you for your concern.
Can existing structures be torn down?	This project must go through an approval process. We have not applied for demolition approval. After research, the Sugar Mill building is not a 19th century sugar mill as originally believed. We also believe it has lost many of its historic features through modernization and changes throughout the years. Architect shared history of properties where demo will be requested.
Excited about the new park plan. Concern over setting precedent and how Omni was able to get approved where others are not.	Thank you. First, Omni has not secured approval for anything yet. This neighborhood meeting is the first legal step. We understand the concern on precedent. This project has a unique set of circumstances that sets it apart from other requests. We don't believe it sets a precedent as we are seeking a district for a singular headquarters hotel.
Please show me the entrance to the garage on the plans.	Architect walked through the ground floor of the plans. Garage entrance is no longer on S. Peters as originally presented to neighborhood; entrance is now in porte-cochère.
Have you explored other sites? Why can't you build near Mardi Gras World and build a tram to shuttle people to the Convention Center?	The Convention Center has explored other sites. After considering all factors and concerns, we believe this to be the most ideal location for the Convention Center headquarters hotel.
Please do not take the park for construction.	We have not finalized the construction zone for the project. If we do request to utilize a small portion of the park adjacent to the site and it will be reconstructed exactly as it was.
Concern over height and the park.	When the original plan included the park, the hotel was not as tall. When we made the decision (after community input) to move off the original design which include a portion of the park, the hotel needed to get taller to accommodate all of the required programming for a headquarters hotel.
Residents concerned about Sugar Mill being knocked down because in the past they've used the space during MG and other musical events Lack of trust in Convention Center.	Understood. We hope to earn your trust.

Concerns from when there was construction on Convention Center Blvd.	
Why are other hotels in support?	This hotel should bring more conventions and citywide events which will bring additional guests/room nights to other hotels.
Neighbor expressed gratitude for change in plan that doesn't include the park.	Thank you for your comment.
Please clarify the size of the podium.	The podium is 118' tall. The podium portion is meant to fit into the Warehouse District in design and scale.
The attendee asked clarifying questions about the hotel layout, including building orientation, how to interpret certain visuals, and what the exterior and landscaping would look like. They also inquired about potential community access to amenities, such as pool passes. Their primary concern was the inclusion of an alley and how street design and parking would be handled, noting a preference for parking on only one side of the street.	Architect walked through the plans and details requested. Will look into community pool access.
Will the nearby mural be blocked?	No.
Adjacent hotel general managers expressed excitement for project and stated plans are beautiful.	Thank you for your comments. (note: GM's were from Hampton Inn and Hilton Garden Inn)
I really like what you are doing, I think it's great for the community.	Thank you.
Will there be residential housing as well or is it just commercial?	Just commercial, this is a hotel and does not have any condominiums or housing.
Are the restaurants ground-level?	Yes. There is potential for a restaurant at the pool deck level and rooftop. Some components of the projects, like this, are still being worked out.
We are concerned about the lack of employee parking.	We are still finalizing the plans for the employee parking.
I care about walkability so people can get to restaurants.	There will be sidewalks around the entire structure and pedestrian access.
How do the loading docks work? I see these loading docks and then trash. How do the trucks pull up?	The development team walked the neighbor through the plans on the site plan.
Will the park be inaccessible in any way during construction?	The park will remain accessible, but a portion may be blocked during construction if that approval is requested and granted.
How long will construction last?	Approximately three years.
Will you have a full team for trash and construction debris pickup?	Construction debris and trash will be constantly monitored and cleaned up.
Will Andrew Higgins ever be closed during construction?	There are no plans to close Andrew Higgins during construction.
What are hours of construction?	We will respect the City of New Orleans law and processes.
What we're worried about is cars coming around the corner for the hotel and honking their horns.	Understood. The parking deck will be fully enclosed.

Concern about the weight of the project and the effect it may have to the stability of the ground from an engineering perspective.	We have very experienced engineers as part of this project that will ensure it is designed and constructed appropriately. Engineers were present to answer further questions.
What type of piling are you using?	Pre-cast driven piles are presently planned.
Where's your lay-down yard going to be?	That has not been determined yet. The construction team will require some off-site space.
Where are guest rooms located in hotel?	Walked through the design on the plans. The guest rooms are all located in the tower.
Will there be a road between the park and the hotel?	No. Just a sidewalk.
What is the area for zoning change request?	The portion that will need a zoning change is half of John Churchill Chase Street between Convention Center and S. Peters.
Who owns half the street?	The City currently owns the street. As part of this request, the development team is requesting to acquire the street to be included in the project.
Will the gate to the park be open?	Right now, the park will remain unchanged, including the gates that surround it.
What streets must be used for project?	The request is for John Churchill Chase to acquired from the city by the Convention Center.
What's the zoning of the street?	The street is zoned CBD-2 on the side closest to the Sugar Mill site and OS-N on the half adjacent to the park.
Is the only approval needed for demolition from City Council?	City Planning Commission first, then goes to Council.
Is this the second Omni hotel in the city?	Yes, there is currently one other Omni hotel in the city.
Why do we need a convention center headquarter hotel?	Convention Center CEO Jim Cook shared the importance of the convention center headquarters hotel for the hospitality economy to be able to compete with other cities.
Is there a specific reason it needs to be 1,000 rooms? (asked multiple times)	Convention Center CEO Jim Cook as well as Omni representatives shared the logic behind the programming of a 1,000 room headquarters hotel. For the convention center to regain its competitiveness in light of competitive factors and market demand, 1,000 keys was selected. The team further shared that without this number of rooms, it would not be large enough to accommodate the type of users the convention center is targeting with this project.
Who owns the land?	The convention center will own the land.
Do you have a breakdown of floorplans for specific floors? How many rooms are on each floor?	We have this as part of the schematic design, but it will continue to change as the project develops. Those plans are included in the design packet handed out.
Will there be a bridge from the hotel to the convention center?	No bridge is planned.

Will there be a signature, authentic New Orleans restaurant in the hotel? New Orleans is full of great food and there will need to be one included.	The restaurants have not been finalized but the hope is that there will be a large local presence.
What is the timing of the project?	We are in the beginning phases. First we will apply for the necessary approvals. Over the next few months there will be a series of hearings at City Planning Commission and City Council. We will also begin full construction plans and ultimately submit them for review by the Department of Safety and Permits. The hope is to start construction this summer. The project will take approximately three years to build.
How do you exit the parking garage?	It is valet only. The entrance and exit are both on Convention Center Blvd.
Concern over water pressure and impact this project may have.	The engineers are working to ensure there are no impacts to the neighborhood water pressure. Investments may be necessary to upgrade utility infrastructure in the vicinity of the project. A flow test was recently completed and additional data is being acquired.
Would it be possible to get a four way stop at Andrew Higgins and S Peters? We have seen so many wrecks and have concerns about more with increased traffic in area.	We appreciate your insight and suggestion. We can study it and work with the City.
The resident raised concerns about traffic impacts, particularly on Tchoupitoulas Street and nearby intersections. They questioned whether traffic patterns on the opposite side of Tchoupitoulas would be re-engineered and expressed worry that hotel-related traffic, including trucks exiting the interstate, would worsen already constrained conditions. They emphasized that the street is very narrow, making it difficult for larger vehicles to pass, and suggested that a one-way configuration near the hotel may be necessary. The resident expressed strong frustration with existing congestion and delivery vehicle access and noted plans to raise these concerns with the City.	We understand your concerns and have commissioned a traffic study that will address these concerns in detail.
How will closure of John Churchill Chase affect traffic?	We are working with a traffic engineering company to perform a study.
Does the Convention center have a formal relationship with Omni?	Yes, the Convention Center does have a partnership with Omni through a development agreement and lease.
Does the traffic study take place during Mardi Gras?	Traffic counts are based on average times. The counts did not take place during Mardi Gras.
Will this back up traffic on the interstate?	Interstate traffic should not be affected.
Nearby hotel owners in attendance. Excited about the project but have some ideas on how we could work together to improve some conditions.	Thank you. We look forward to setting up a future meeting and working together.

Local Resident - Trying to get an exit from our building right onto Calliope and for the Bakery and Federal Fibre Mills.	We are happy to include it in a study and work with condo associations and DOTD / DPW to determine if this is feasible.

Attachments
- Copy of NPP Letter
- NPP Contact List
- Email to Councilmember
- Email to CPC
- Email to DDD
- Email to condo association
- Email to Warehouse District
- Email with neighbor
- Sign in Sheets
- Comment Cards
- Photo of park brainstorm board from NPP Meeting

SHERMAN STRATEGIES LLC

December 31, 2025

Dear Neighbor,

NPP Meeting Date:
Thursday, January 15, 2026
5:30pm – 7:00pm
Open House Style

NPP Meeting Location:
New Orleans Ernest N. Morial Convention Center
2nd Floor
Outside Rooms 235/236
Enter in Hall D/E

Contact Information:
Michael Sherman
504-799-9335
mike@shermanstrategiesllc.com

We are writing to share information about the proposed Omni Hotels and Resorts convention center headquarters hotel at 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street. We are also writing to invite you to an official Neighborhood Participation Plan meeting ("NPP Meeting").

This project represents a transformational investment into the city's future competitiveness as a destination for visitors, which will anchor long-term economic growth. It will also be a significant source of jobs, investment, and tax revenue.

In May 2025, an earlier version of the project was presented publicly. Much has changed after stakeholder input. For example, the project as now designed preserves the Mississippi River Heritage Park. In addition, the entrance to the valet-only parking garage is directly from the porte cochere on Convention Center Boulevard, and not from South Peters Street. The architects have refined the design so that the lower levels of the building (the building "podium") are more complementary to warehouse district architecture, along with a more modern guestroom tower that is set back from the edge of the podium.

We look forward to presenting the design to the community at the meeting on January 15th from 5:30pm – 7:00pm. Please come any time in this window as continuous presentations will be made. Technical experts will be available from the convention center and development team to answer questions on a range of topics including design, requests for land use entitlements, proposed street acquisition, construction, demolition of the existing structures, infrastructure, traffic, and the economic goals of the project. A ground floor site plan is included in this letter.



Summary of project: The project is new construction and has been designed to reflect the modern elegance of the city's architecture. The hotel is approximately 880,000 gross square feet plus a 330-space parking garage (156,000 square feet), and includes approximately 1,000 guest rooms, restaurants, a coffee shop, and meeting space. The lower portion of the building, the podium, occupies floors 1-6 and a thin tower which primarily houses guest rooms occupies floors 7-27. The building's height at the podium is approximately 123' feet; the entire building is 338 feet.

To advance the project, several city approvals are required.

First, a zoning text amendment establishing a zoning overlay district will be requested to address site and project specific elements including height. The existing Sugar Mill site is zoned CBD-2 where a hotel is a permitted use.[1] The site is also located on a multi-modal corridor.[2] More on the CBD-2 zoning and multi-modal overlay can be found here: https://czo.nola.gov/article-17/.

The proposed text of this amendment is attached to this letter, but in summary it would include the following:

- Change the building height limit to one regulated by a Floor Area Ratio ("FAR") of 12. Presently, an FAR of 12 is the limitation on the adjacent Mississippi River Heritage Park parcel (which is not part of the proposed development) and all parcels on the river side of Convention Center Boulevard
- Create new design standards appropriate for the overlay
- Allow a reduction in bicycle parking and establish off-street loading zone requirements
- Permit necessary curb cuts to shift the intensity away from the neighborhood and to Convention Center Boulevard

[1] Comprehensive Zoning Ordinance of the City of New Orleans. Article 17 Central Business District. "Section 17.3.A Permitted and Conditional Uses". http://czo.nola.gov/Article-17#17-3-A
[2] Comprehensive Zoning Ordinance of the City of New Orleans. Article 17 Central Business District. "Section 17.6 Multi-Modal/Pedestrian Corridor Design Standards". http://czo.nola.gov/Article-17#17-6

- Modify the lighting standards to conform with best practices
- Revise the signage regulations to better align with the project

Second, the Convention Center is requesting to acquire a portion of John Churchill Chase Street, between Convention Center Boulevard and South Peters Street, to accommodate the entirety of the building footprint.

Third, we will request a resubdivision to consolidate the full site into a single lot of record, including the proposed acquisition of a portion of John Churchill Chase Street.

Finally, if determined necessary by the city, we may request a zoning change from OS-N to CBD-2, for a narrow strip of what is presently a street, simply to align the zoning with the post resubdivided lot. Presently, the zoning is split down the center of John Churchill Chase Street. The zoning of the park will not change and will remain OS-N.

Separately, we will be requesting approval to demolish the existing structures on the Sugar Mill site.

These processes involve several steps including neighborhood notice through this letter, the NPP meeting, a review by City Planning Commission staff, a public hearing before the City Planning Commission, and consideration by the New Orleans City Council for final approval.

Construction will take approximately three years, although heavy construction will be a significantly shorter period. This letter is being delivered through U.S. mail. At the January 15th meeting, we will provide a sign-in sheet and comment cards, and there will be an opportunity for discussion. If you are unable to attend, please feel free to reach us by phone or email at any time.

For a project of this magnitude, we will continue to meet with near neighbors and other stakeholders. This NPP meeting is not the only time to interact with the development team, but it is the official NPP meeting prior to a submittal of the above requests. The Omni Hotels and Resorts development team and convention center staff remain committed to continuing a productive dialogue with the community and to delivering a transformative economic development project for the city, while also ensuring it is respectful of neighboring properties.



DRAFT TEXT AMENDMENT LANGUAGE

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel ("CCH") Overlay District is to support the development of a hospitality headquarters property adjacent to the City's Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City's hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan's goals.

…

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel ("CCH") Overlay District shall apply to the following areas:

1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.
2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs".

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site controlled by FAR.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

PROPERTY OWNERS AND OCCUPANTS WITHIN 600 FEET
1001 Convention center Blvd.,1040 South Peters, 1000 South Peters.

Name	Mailing Address	Mailing City	State	Zip
1100 Annunciation LLC	100 Calumet Gdns Ste 201	Madison	MS	39110
Henry Julia D	100 Pine Aly	Mandeville	LA	70471
864 South Peters Owner LLC	1000 S Norman C Francis Pkwy	New Orleans	LA	70125
Current Resident	1000 S Peters St	New Orleans	LA	70130
Current Resident	1000 Tchoupitoulas St	New Orleans	LA	70130
Boland Marine & Industrial LLC	1000 Tchoupitoulas St	New Orleans	LA	70130
Serpas-Simmonsllc	1000 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1001 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1001 S Peters St	New Orleans	LA	70130
Current Resident	1010 Annunciation St	New Orleans	LA	70130
Brandi M Barrett	1011 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1014 Annunciation St	New Orleans	LA	70130
Current Resident	1016 Annunciation St	New Orleans	LA	70130
Revocable Trust of Josephine Taffare Platzer and Richard C Platzer	10160 Andover Coach Cir Apt G1	Wellington	FL	33449
Current Resident	1020 Annunciation St	New Orleans	LA	70130
Current Resident	1026 Annunciation St	New Orleans	LA	70130
Current Resident	1030 Tchoupitoulas St	New Orleans	LA	70130
Dennis Keith Constantino	10338 Rustic Oak Dr	Baton Rouge	LA	70810
Big Easy Properties LLC	1035 Felicity St	New Orleans	LA	70130
Current Resident	1035 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1036 Annunciation St	New Orleans	LA	70130
Current Resident	1038 Annunciation St	New Orleans	LA	70130
Current Resident	1040 Annunciation St	New Orleans	LA	70130
Current Resident	1040 S Peters St	New Orleans	LA	70130
Current Resident	1041 S Peters St	New Orleans	LA	70130
Javier R Coronado	1041 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1042 Annunciation St	New Orleans	LA	70130
Evans Realty Part Nership Ltd	1046 Annunciation St	New Orleans	LA	70130
Current Resident	1050 Annunciation St	New Orleans	LA	70130
Current Resident	1051 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1061 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1066 Tchoupitoulas St	New Orleans	LA	70130
Haynes A Brinkley	107 Sweet Bay Trl	Petal	MS	39465
William Harrison Walker Jr Living Trust	1071 Tchoupitoulas St	New Orleans	LA	70130
Hamilton Bradley B	1081 Tchoupitoulas St	New Orleans	LA	70130
Jacques C III Fruge	109 Bradbury Xing	Lafayette	LA	70508
Current Resident	1091 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1095 Convention Center Blvd	New Orleans	LA	70130
Domain Companies LLC	11 Park Pl Suite 1705	New York	NY	10007
Current Resident	1100 Convention Center Blvd	New Orleans	LA	70130

Current Resident	1100 Port Of New Orleans Pl	New Orleans	LA	70130
T-3 Properties LLC	1100 Poydras St 2300 Energy Centre	New Orleans	LA	70163
Alicia R Nodier	1101 Arabella St	New Orleans	LA	70115
Current Resident	1101 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1101 S Peters St	New Orleans	LA	70130
Current Resident	1101 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1103 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1105 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1107 S Peters St	New Orleans	LA	70130
Katherine H Smith	1107 S Peters St #104	New Orleans	LA	70130
Tingley Joseph Robert Edward	1107 S Peters St #116	New Orleans	LA	70130
Margot Anderson	1107 S Peters St #124	New Orleans	LA	70130
Dalton Jason C	1107 S Peters St #204	New Orleans	LA	70130
Kelly Gerard J IV	1107 S Peters St #214	New Orleans	LA	70130
Philip A III Braun	1107 S Peters St #315	New Orleans	LA	70130
Osazonamen Igbinosun	1107 S Peters St #321	New Orleans	LA	70130
Hoffman Joseph A Jr	1107 S Peters St #428	New Orleans	LA	70130
Joseph J Palermo	1107 S Peters St #506	New Orleans	LA	70130
Spinner Harold III	1107 S Peters St #528	New Orleans	LA	70130
Luz M Lobos	1107 S Peters St 120 CB	New Orleans	LA	70130
James G Comeaux	1107 S Peters St 524	New Orleans	LA	70130
Matthew Guerry	1107 S Peters St Apt 117	New Orleans	LA	70130
Jon R Robertson	1107 S Peters St Apt 121	New Orleans	LA	70130
Elizabeth A Clement	1107 S Peters St Apt 412	New Orleans	LA	70130
Bryan Scott Norris	1107 S Peters St Apt 502	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 04	New Orleans	LA	70130
Gretchen Gattuso	1107 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 102	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 103	New Orleans	LA	70130
Joseph F III Wegmann	1107 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 106	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 107	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 108	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 109	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 110	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 111	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 112	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 113	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 114	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 115	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 116	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 117	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 118	New Orleans	LA	70130

Current Resident	1107 S Peters St Unit 119	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 120CB	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 121	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 122	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 123	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 124	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 125	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 126	New Orleans	LA	70130
Robert J Russo	1107 S Peters St Unit 127	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 127	New Orleans	LA	70130
Diane Finley	1107 S Peters St Unit 128	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 128	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 129	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 201	New Orleans	LA	70130
Steven J Czahara	1107 S Peters St Unit 202	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 202	New Orleans	LA	70130
Brian J Lovett	1107 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 204	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 205	New Orleans	LA	70130
Paris Fallo	1107 S Peters St Unit 206	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 206	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 208	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 209	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 210	New Orleans	LA	70130
Charles D Smith	1107 S Peters St Unit 211	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 211	New Orleans	LA	70130
George W IV Healy	1107 S Peters St Unit 212	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 212	New Orleans	LA	70130
Kraft Hedy Rose Veronica	1107 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 214	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 216	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 218	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 219	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 220	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 221	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 222	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 223	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 225	New Orleans	LA	70130
Joy F Willig	1107 S Peters St Unit 226	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 226	New Orleans	LA	70130

David M Federico	1107 S Peters St Unit 227	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 227	New Orleans	LA	70130
Giorgio D Gurtner	1107 S Peters St Unit 228	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 228	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 30	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 301	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 302	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 303	New Orleans	LA	70130
Mangle James H	1107 S Peters St Unit 304	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 304	New Orleans	LA	70130
Donna M Fernandez	1107 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 306	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 308	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 309	New Orleans	LA	70130
Mark E Calamari	1107 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 311	New Orleans	LA	70130
Christopher M Wappel	1107 S Peters St Unit 312	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 312	New Orleans	LA	70130
Randy L Benfer	1107 S Peters St Unit 313	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 313	New Orleans	LA	70130
Brittany E Brady	1107 S Peters St Unit 314	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 314	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 316	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 317	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 318	New Orleans	LA	70130
Dewey M Scandurro	1107 S Peters St Unit 319	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 319	New Orleans	LA	70130
Randall S Wadenpfuhl	1107 S Peters St Unit 320	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 320	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 321	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 322	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 323	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 324	New Orleans	LA	70130
Paul E Castedo	1107 S Peters St Unit 325	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 325	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 326	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 327	New Orleans	LA	70130
Beverly M Parker	1107 S Peters St Unit 328	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 328	New Orleans	LA	70130
Babak Naghavi	1107 S Peters St Unit 329	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 329	New Orleans	LA	70130
McWillie Jonathan Robert	1107 S Peters St Unit 401	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 401	New Orleans	LA	70130
Lisa M Judge	1107 S Peters St Unit 402	New Orleans	LA	70130

Current Resident	1107 S Peters St Unit 402	New Orleans	LA	70130
Brian Lytle	1107 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 404	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 405	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 406	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 407	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 408	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 409	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 410	New Orleans	LA	70130
Makenli Shea Essert	1107 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 412	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 413	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 414	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 415	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 416	New Orleans	LA	70130
De Ann Deason	1107 S Peters St Unit 417	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 417	New Orleans	LA	70130
Philip Breaux	1107 S Peters St Unit 418	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 418	New Orleans	LA	70130
Dean M Pippio	1107 S Peters St Unit 419	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 419	New Orleans	LA	70130
Marshall Daniel A Jr	1107 S Peters St Unit 420	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 420	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 421	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 422	New Orleans	LA	70130
Seth I Christian	1107 S Peters St Unit 423	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 423	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 424	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 425	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 426	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 427	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 428	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 429	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 501	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 502	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 503	New Orleans	LA	70130
Sylvia E Toth	1107 S Peters St Unit 504	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 504	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 505	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 506	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 507	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 508	New Orleans	LA	70130
Sajay Bharat Churi	1107 S Peters St Unit 509	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 509	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 510	New Orleans	LA	70130

Amy S Germain	1107 S Peters St Unit 511	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 511	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 512	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 513	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 514	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 515	New Orleans	LA	70130
Charbonnet Bernard Jr	1107 S Peters St Unit 516	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 516	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 517	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 518	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 519	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 520	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 521	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 522	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 523	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 524	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 525	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 526	New Orleans	LA	70130
Mary R Arno	1107 S Peters St Unit 527	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 527	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 528	New Orleans	LA	70130
Meghan N Federico	1107 S Peters St Unit-107	New Orleans	LA	70130
Kerry L Denny	1107 S Peters St Unit-118	New Orleans	LA	70130
Harold M Spinner	1107 S Peters St Unit-123	New Orleans	LA	70130
Mario P Valentino	1107 S Peters St Unit-201	New Orleans	LA	70130
Catherine M Burns	1107 S Peters St Unit-216	New Orleans	LA	70130
Alex M Potts	1107 S Peters St Unit-302	New Orleans	LA	70130
Patrick Andras	1107 S Peters St Unit-311	New Orleans	LA	70130
Louis P Dugas	1107 S Peters St Unit-318	New Orleans	LA	70130
Robert Trujillo	1107 S Peters St Unit-510	New Orleans	LA	70130
James M Curry	1107 S Peters St Unit-525	New Orleans	LA	70130
Arthur J III Kenney	1107 S Peters Stunit 217	New Orleans	LA	70130
Gretchen Gattuso	1107 Speters St 101	New Orleans	LA	70130
Current Resident	1107 Tchoupitoulas St	New Orleans	LA	70130
Mose Anthony Jr	1107Tchoupitoulas St Unit 4	New Orleans	LA	70130
Exnicios John III	111 N Magnolia St	Hammond	LA	70401
Gina Chinchilla	1111 S Peter St Apt 102	New Orleans	LA	70130
Vernon S Cantwell	1111 S Peters Apt 412	New Orleans	LA	70130
Current Resident	1111 S Peters St	New Orleans	LA	70130
Oscar C Gerone	1111 S Peters St #221	New Orleans	LA	70130
Jonathan D Hill	1111 S Peters St #308	New Orleans	LA	70130
Juan Lopez	1111 S Peters St #315	New Orleans	LA	70130
John P Vidal	1111 S Peters St #417	New Orleans	LA	70130
Lenora C Maatouk	1111 S Peters St 106	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 102	New Orleans	LA	70130

Current Resident	1111 S Peters St Unit 103	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 104	New Orleans	LA	70130
Shaun Randolph	1111 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 106	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 107	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 108	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 109	New Orleans	LA	70130
Scott J Krejci	1111 S Peters St Unit 110	New Orleans	LA	70112
Current Resident	1111 S Peters St Unit 110	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 111	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 201	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 202	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 204	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 205	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 206	New Orleans	LA	70130
James Curry	1111 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 208	New Orleans	LA	70130
Carolyn M Madere	1111 S Peters St Unit 209	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 209	New Orleans	LA	70130
Erik J Penska	1111 S Peters St Unit 210	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 210	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 211	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 212	New Orleans	LA	70130
Andrew C Schmidt	1111 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 214	New Orleans	LA	70130
Cm171 LLC	1111 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 216	New Orleans	LA	70130
Joseph C II Buras	1111 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 218	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 219	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 220	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 221	New Orleans	LA	70130
Aaron A Schneider	1111 S Peters St Unit 222	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 222	New Orleans	LA	70130
Lee R Burnett	1111 S Peters St Unit 223	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 223	New Orleans	LA	70130
Daniel V Marse	1111 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 301	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 302	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 303	New Orleans	LA	70130

Current Resident	1111 S Peters St Unit 304	New Orleans	LA	70130
Alwyn J Payadue	1111 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 306	New Orleans	LA	70130
Ronald S Jr Kempton	1111 S Peters St Unit 307	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 307	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 308	New Orleans	LA	70130
Robert D Brown	1111 S Peters St Unit 309	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 309	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 311	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 312	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 313	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 314	New Orleans	LA	70130
Juan Manuel Lopez	1111 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 316	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 317	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 401	New Orleans	LA	70130
McGuire William B Jr	1111 S Peters St Unit 402	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 402	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 404	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 405	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 406	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 407	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 408	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 409	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 410	New Orleans	LA	70130
Joseph Robert Edward Tingley	1111 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 412	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 413	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 414	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 415	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 416	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 417	New Orleans	LA	70130
Richardson Benjamin W	1111 S Peters St Unit 418	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 418	New Orleans	LA	70130
Troy A Dupuis	1111 S Peters St Unit-111	New Orleans	LA	70130
Jimmie N Gibbs	1111 S Peters St Unit-206	New Orleans	LA	70130
Miller Charles E Jr	1111 S Peters St Unit-214	New Orleans	LA	70130
Anton David	1111 S Peters St Unit-406	New Orleans	LA	70130
David A Woodsum	1111 S Peters St Unit-408	New Orleans	LA	70130
Current Resident	1112 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1119 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1122 Tchoupitoulas St	New Orleans	LA	70130

Current Resident	1127 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1128 Tchoupitoulas St	New Orleans	LA	70130
1130 Tchoupitoulas Street LLC	1130 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1130 Tchoupitoulas St Apt A	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Apt 301	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Ste 101	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Ste 201	New Orleans	LA	70130
Current Resident	1132 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1134 Tchoupitoulas St	New Orleans	LA	70130
Sadri M Avsar	114 Mill Creek Rd	Warrior	AL	35180
Current Resident	1148 S Peters St	New Orleans	LA	70130
Current Resident	1148 S Peters St FIRE PUMP	New Orleans	LA	70130
Current Resident	1148 S Peters St HM	New Orleans	LA	70130
Nola Lodging Group LLC	115 W Jackson St Ste 2D	Ridgeland	MS	39157
Current Resident	1151 S Peters St	New Orleans	LA	70130
Debra S Benoit	120 Royce St	Houma	LA	70364
Current Resident	1201 Convention Center Blvd	New Orleans	LA	70130
Roy L Jr Roberts	1211 Greenland Dr	Murfreesboro	TN	37130
Current Resident	1213 Convention Center Blvd	New Orleans	LA	70130
David Landry	1214 Parasol Pl	Pensacola	FL	32507
Current Resident	1215 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1215 Convention Center Blvd FIRE PUMP	New Orleans	LA	70130
Robert J Grieshaber	122 N Dogwood Dr	Covington	LA	70433
330 S Diamond Street LLC	1253 Kelerec St	New Orleans	LA	70116
Michele S McKoy	12610 Midstock Ln	Upper Marlboro	MD	20772
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
George W IV Healy	1323 28th Ave	Gulfport	MS	39501
Hutchinson Allison	1335 Joseph St	New Orleans	LA	70115
Mickey J Guidry	13417 N Amiss Rd	Baton Rouge	LA	70810
Ffm416 LLC	13801 E Yucca St	Scottsdale	AZ	85259
Nicholas P Manuel	139 Kincaid Ln	Boyce	LA	71409
Tejirian Greg M	139 S Los Robles Ave Apt 401	Pasadena	CA	91101
Evans William Dansby	1412 E Strong St	Pensacola	FL	32501
1050 Annunciation Street Developmemt Group LLC	1421 N Causeway Blvd Suite 101	Metairie	LA	70001
CBW Brooks LLC	14279 Hwy 1085	Covington	LA	70433
Ittiara Shaun	1439 S Prairie Ave Unit C	Chicago	IL	60605
Judean T Duet	1460 Ave Des Marquis	Covington	LA	70433
Tre Fagioli LLC	147 Carondelet St Ste 1137	New Orleans	LA	70130
Alissa Kay Yoder	14952 Willow Rd SE	Port Orchard	WA	98367
Robert Byron Culpepper	1504 Emerald Lakes Dr	Ocean Springs	MS	39564
Tchoupitoulas Studios LLC	1519 Camp Pl	New Orleans	LA	70130

Van L Cox	1525 Silliman Dr	Baton Rouge	LA	70808
Jonathan Allen Rubenstein	1574 Old Deerfield Rd	Highland Park	IL	60035
Fertel Jerome S	16 Charca Way	Hot Springs	AR	71909
Pmsb Rentals LLC	16 Oak Pl	New Iberia	LA	70563
Phillip B Breaux	16 Oak Pl	New Iberia	LA	70563
512 Fibre Mills LLC	1607 Bayou Black Dr	Houma	LA	70360
Cliff Leboeuf	1607 Bayou Black Dr	Houma	LA	70360
Grenn Family Revocable Trust	17 Steeple Bush	Essex Junction	VT	05452
Herman C Soong	17960 Club Viea Dr	Baton Rouge	LA	70810
B & J Martin Inc	18104 W Main St	Galliano	LA	70354
The Rocco Detomo Jr Revocable Living TR Ust	1835 N Hwy A1a #502	Indialantic	FL	32903
301 St Joseph St Prime Property LLC	1901 Manhattan Blvd Bldg H	Harvey	LA	70058
Genco Properties LLC	1905 Hickory Ave	New Orleans	LA	70123
Jeffrey G White	1953 Hidden Shores Dr	Dixon	IL	61021
Ronald L Labuzan	200 W 64th Pl	Inglewood	CA	90302
Keys-On-Cheese LLC	201 Rue Baudin	Thibodaux	LA	70301
Current Resident	201 Saint Joseph St	New Orleans	LA	70130
Current Resident	201 Saint Joseph St Ste 100	New Orleans	LA	70130
Current Resident	201 Saint Joseph St Ste 200	New Orleans	LA	70130
1120 Nawlins LLC	202 N Locksley Dr	Lafayette	LA	70508
Jeffrey M Bassett	202 Shinnecock Hills Dr	Broussard	LA	70518
Christopher Z Rodrigue	214 Abigail Dr	Thibodaux	LA	70301
Dean A J Greiner	2140 Elm Ave	Keota	IA	52248
Bryan M Soulie	21775 Waterfront East Dr	Maurepas	LA	70449
Sandeep A Patel	222 Banker Dr	Thibodaux	LA	70301
K & R Medical Properties LLC	222 Bellingrath Dr	Houma	LA	70360
Barshay Properties LLC	225 Rector Pl #21J	New York	NY	10280
Current Resident	230 S Diamond St	New Orleans	LA	70130
Janet M Waller	2307 Allen Dale Pl	Montgomery	AL	36111
Bull Bradley L	23406 Landers Rd SW	Vashon	WA	98070
John C Dugal	237 Hwy 182	Sunset	LA	70584
Current Resident	240 S Diamond St	New Orleans	LA	70130
GSS Rentals LLC	2400 S 296th Pl	Federal Way	WA	98003
Current Resident	244 S Diamond St	New Orleans	LA	70130
Current Resident	250 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	250 S Diamond St	New Orleans	LA	70130
Current Resident	260 S Diamond St	New Orleans	LA	70130
Glorioso Properties LLC	2716 Athania Pkwy	Metairie	LA	70002
Vern A Keller	274 Hidden Oaks Dr	Ridgeland	MS	39157
Travel BY MI MI LLC	2861 E Lakeshore Dr	Baton Rouge	LA	70808
Samuel Carter	2865 Lenox Rd NE	Atlanta	GA	30324
Colley Kevin D	3 Lakeway Ct	New Orleans	LA	70131
Current Resident	300 S Diamond St	New Orleans	LA	70130
Current Resident	301 Saint Joseph St	New Orleans	LA	70130
The D and M Campbell Living Trust	3024 Bel Air Dr	Las Vegas	NV	89109

Current Resident	304 S Diamond St	New Orleans	LA	70130
Current Resident	306 S Diamond St	New Orleans	LA	70130
Current Resident	308 S Diamond St	New Orleans	LA	70130
Legras Valerie	309 Carrollton Ave	Metairie	LA	70005
Current Resident	310 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	314 S Diamond St	New Orleans	LA	70130
Current Resident	314 Saint Joseph St	New Orleans	LA	70130
Maria Carolina Herdoiza	3154 State St	New Orleans	LA	70125
Current Resident	316 S Diamond St	New Orleans	LA	70130
Current Resident	316 Saint Joseph St	New Orleans	LA	70130
Current Resident	317 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	318 Saint Joseph St	New Orleans	LA	70130
Current Resident	319 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	319 N Diamond St	New Orleans	LA	70130
Current Resident	319 S Diamond St	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 101	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 102	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 201	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 202	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 203	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 204	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 205	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 206	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 207	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 301	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 302	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 303	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 304	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 305	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 306	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 307	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 401	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 402	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 403	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 404	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 405	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 406	New Orleans	LA	70130

Current Resident	320 Andrew Higgins Dr Apt 407	New Orleans	LA	70130
Current Resident	320 Gaiennie St	New Orleans	LA	70130
Current Resident	320 Saint Joseph St	New Orleans	LA	70130
Winston Kurt Lewis	3204 W 154th St	Shawnee Mission	KS	66224
Current Resident	321 N Diamond St	New Orleans	LA	70130
Current Resident	323 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	324 S Diamond St	New Orleans	LA	70130
Current Resident	324 Saint Joseph St	New Orleans	LA	70130
Current Resident	325 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	326 S Diamond St	New Orleans	LA	70130
Current Resident	329 N Diamond St	New Orleans	LA	70130
Pramod V Menon	330 Buckthorn Cir	Covington	LA	70433
Current Resident	330 S Diamond St	New Orleans	LA	70130
John S Garner	332 S Diamond St	New Orleans	LA	70130
Current Resident	332 S Diamond St	New Orleans	LA	70130
John S Garner	332-338 S Diamond St	New Orleans	LA	70130
Current Resident	333 N Diamond St	New Orleans	LA	70130
Floyd T Lawson	3332 Hwy 1	Raceland	LA	70394
Current Resident	334 S Diamond St	New Orleans	LA	70130
Current Resident	335 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	336 S Diamond St	New Orleans	LA	70130
Current Resident	337 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	338 S Diamond St	New Orleans	LA	70130
Current Resident	339 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	340 S Diamond St	New Orleans	LA	70130
Nicki M Candies	340 S Dianmond St Unit 340	New Orleans	LA	70130
Current Resident	342 S Diamond St	New Orleans	LA	70130
Current Resident	342 S Diamond St Unit A	New Orleans	LA	70130
342 S Diamond Street Unit B LLC	342 S Diamond St Unit B	New Orleans	LA	70130
NF IV - I Nola CC LLC	3424 Peachtree Rd NE 2000 Monarch Tower	Atlanta	GA	30326
Current Resident	344 S Diamond St	New Orleans	LA	70130
Current Resident	348 S Diamond St	New Orleans	LA	70130
Current Resident	350 John Churchill Chase St	New Orleans	LA	70130
Current Resident	351 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	351 Calliope St	New Orleans	LA	70130
Current Resident	352 S Diamond St	New Orleans	LA	70130
Bridgewater Robert Drummond Jr	358 W Livingston Pl	Metairie	LA	70005
Current Resident	362 S Diamond St	New Orleans	LA	70130
Robert E Wineski	3630 Perryman Rd	Ocean Springs	MS	39564
Arles Interests LLC	3637 Canal St	New Orleans	LA	70119
Michael D O'brien	3670 Jean	Lafitte	LA	70067
Ivan Radovic	37 Fairway Oaks Dr	New Orleans	LA	70131
Jeff Jared Jacob	3801 St Charles Ave Unit 202	New Orleans	LA	70115
Varghese Zacharia	39823 River Oaks Dr	Ponchatoula	LA	70454
Stone Alan J	40 Alexis Ln	Hampton Falls	NH	03844

Serou Gordon P Jr	404 Notre Dame St Apt 15	New Orleans	LA	70130
Current Resident	408 Gaiennie St	New Orleans	LA	70130
Donald K Drucker	409 Pencarrow Crk	Madisonville	LA	70447
Ombra Nola LLC	4117 Danneel St	New Orleans	LA	70115
Petbjerk Trust	416 Coventry Ln	Minneapolis	MN	55435
John B Perry	419 Starling Dr	Slidell	LA	70461
332 Saint Joseph LLC	4228 Houma Blvd Suite 600	Metairie	LA	70006
Nuria R Rowley	425 Notre Dame St PH 1	New Orleans	LA	70130
Hillman Billy W Jr	426 Hwy 308	Thibodaux	LA	70301
1107-114 South Peters LLC	426 Turquoise St	New Orleans	LA	70124
Zwac LLC	431 Broadway St	New Orleans	LA	70118
Current Resident	435 Gaiennie St	New Orleans	LA	70130
Draper Prahngar V	450 John Churchill Chae #304	New Orleans	LA	70130
Claudia Miccio Maria	450 John Churchill Chase #201	New Orleans	LA	70130
Mary Vetter Boettner	450 John Churchill Chase #504	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St	New Orleans	LA	70130
Rabe Lori Virginia	450 John Churchill Chase St Apartment 503	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 101	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 201	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 202	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 203	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 204	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 205	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 206	New Orleans	LA	70130
Anita M Koshy	450 John Churchill Chase St Unit 207	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 207	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 208	New Orleans	LA	70130
Pamela Ramey	450 John Churchill Chase St Unit 301	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 301	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 302	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 303	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 304	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 305	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 306	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 307	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 308	New Orleans	LA	70130

Current Resident	450 John Churchill Chase St Unit 401	New Orleans	LA	70130
Melissa Ann Sweetman	450 John Churchill Chase St Unit 402	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 402	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 403	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 404	New Orleans	LA	70130
James P Terrebonne	450 John Churchill Chase St Unit 405	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 405	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 406	New Orleans	LA	70130
Deepa Bhatnagar	450 John Churchill Chase St Unit 407	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 407	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 408	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 501	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 502	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 503	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 504	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 505	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 506	New Orleans	LA	70130
Winoski Gerard J SR	450 John Churchill Chase Unit 202	New Orleans	LA	70130
Matthew E Lundy	450 John Churchill Chase Unit 203	New Orleans	LA	70130
Daniel J Williams	450 John Churchill Chase Unit 302	New Orleans	LA	70130
Tanya M Robinson	450 John Churchill Chase Unit 308	New Orleans	LA	70130
Mary V Boettner	450 John Churchill Chase Unit 404	New Orleans	LA	70130
Abhita T Reddy	450 John Churhchill Chase #208	New Orleans	LA	70130
Max N Jr Tobias	450 Johnchurchill Chase Unit# 403	New Orleans	LA	70130
Sean D Auton	456 Waubonsee Crk	Oswego	IL	60543
Charles H IV Austin	4840 Ithaca St	Metairie	LA	70006
Donald L Hoffmann	5 Falcon Dr	Mandeville	LA	70471
Diane Powe	5023 Congress Ave	Oakland	CA	94601
Jpdm LLC	5024 Haring Ct	Metairie	LA	70006
Maddox Suma Sangisetty	508 Milaudon St	New Orleans	LA	70118
Zavatsky Joseph	5113 W San Jose St	Tampa	FL	33629
1148 S Peters Development LLC	516 Bienville St Apt 510	New Orleans	LA	70130
James C Pearl	518 Fulton St	Indianapolis	IN	46202
Harminder S Mallik	5220 Cleveland Pl	Metairie	LA	70003
The Donald Patrick Dufek Living Trust	529 Cherry St	Ann Arbor	MI	48103
Jude Marullo	544 Bourbon St	New Orleans	LA	70130
Jerry D Dupre	550 Post Rd Unit 110	Ridgeland	MS	39157

Lane Timothy Dewayne II	555 Church St Apt 1907	Nashville	TN	37219
BCH Metal Works LLC	5701 Magazine St	New Orleans	LA	70115
1016 Annunciation Real Estate LLC	592 S Caleb Dr	Slidell	LA	70461
YA Hua Chen	598 E Lake Front Cir	Galloway	NJ	08205
James H Mangle	603 Herndon Hill Dr	Clinton	MS	39056
James M Lynn	608 Seville St	Philadelphia	PA	19128
The Jay Stewart Revocable Trust	610 John C Chase St P4	New Orleans	LA	70130
James T Connick	610 John Churchchill Chase St #18	New Orleans	LA	70130
Mace Scott Enterprises Inc	610 John Churchill Chase	New Orleans	LA	70130
Gregory G Johnson	610 John Churchill Chase Loft 2	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St	New Orleans	LA	70130
Glovinsky Marc Steven	610 John Churchill Chase St #7	New Orleans	LA	70130
Howcott Virginia L	610 John Churchill Chase St LFT 9	New Orleans	LA	70130
Terry Loup	610 John Churchill Chase St Loft 14	New Orleans	LA	70130
Louis C Schneider	610 John Churchill Chase St Loft 20	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 2	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 3	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 4	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 5	New Orleans	LA	70130
Charles Peter Mouton	610 John Churchill Chase St Unit 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 10	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 11	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 12	New Orleans	LA	70130
Kevin J Cassidy	610 John Churchill Chase St Unit 13	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 13	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 14	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 15	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 16	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 17	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 18	New Orleans	LA	70130
Azevedo Rodney Luiz Dantas De	610 John Churchill Chase St Unit 19	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 19	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 2	New Orleans	LA	70130

Current Resident	610 John Churchill Chase St Unit 20	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 3	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 4	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 5	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 6	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 7	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 8	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 9	New Orleans	LA	70130
Kiren Kaimal	610 John Churchill Chase St Unit PH 9	New Orleans	LA	70130
Virginia B Davis	610 John Churchill Chase St Unit PH2	New Orleans	LA	70130
Keith M Perrin	610 John Churchill Chase St Unit PH3	New Orleans	LA	70130
Glovinsky Marc Steven	610 John Churchill Chase Street Loft 7	New Orleans	LA	70130
John M Tejada	610 John Churchill Chase Unit 8	New Orleans	LA	70130
Ifeanyi Iwuchukwu	610 John Churchill St #12	New Orleans	LA	70130
Mose Anthony Jr	610 John Churchill St Unit 16	New Orleans	LA	70130
Current Resident	612 John Churchill Chase St EVC	New Orleans	LA	70130
Thomas Lester	6151 Canterbury Dr 308	Culver City	CA	90230
The Dcc Trust	6180 Lake Geneva Dr	Reno	NV	89511
Current Resident	619 Gaiennie St	New Orleans	LA	70130
Candal Francisco J	6211 Grandview Hill Ct	Bradenton	FL	34023
Breaux Darrin Mark	6419 Chandler Dr	Baton Rouge	LA	70808
Ben S Oliverio	676 Village Green Blvd E	Mars	PA	16046
Ryan Y Tsuda	6802 N Table Mountain Rd	Tucson	AZ	85718
Fos Peter John	682 Awini St	Diamondhead	MS	39525
Freedman Jonah A	700 Camp St Ste 316	New Orleans	LA	70130
Royce Riverhouse LLC	711 Second St 1/2	Gretna	LA	70053
Rien Fertel LLC	7208 6th St	Harahan	LA	70123
George M Loukatos	729 Destiny Plantation Blvd	Biloxi	MS	39532
Alton Edward Ashy	7387 Lasalle Ave	Baton Rouge	LA	70806
Charles H Ripoll	7800 Southwest Pkwy # 910	Austin	TX	78735
Diamond Street Ventures LLC	7835 Maple St	New Orleans	LA	70118
Arhant LLC	8 Oak Aly	Metairie	LA	70002
320 St Joseph LLC	800 Baronne St	New Orleans	LA	70113
Vask Properties LLC	800 Common St Unit 405	New Orleans	LA	70112
Current Resident	800 Convention Center Blvd	New Orleans	LA	70130
Current Resident	811 S Peters St	New Orleans	LA	70130
Susan Beth Suchocki Williams	821 Chretien Point Ave	Covington	LA	70433
Fulton Place Garage LLC	821 Gravier St Unit B	New Orleans	LA	70112
Current Resident	859 Convention Center Blvd	New Orleans	LA	70130

Current Resident	861 Convention Center Blvd	New Orleans	LA	70130
Current Resident	864 S Peters St	New Orleans	LA	70130
Current Resident	865 Fulton St	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 400	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 420	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 500	New Orleans	LA	70130
Current Resident	870 S Peters St	New Orleans	LA	70130
Bankston & Associates LLC	8708 Jefferson Hwy Ste A	Baton Rouge	LA	70809
Current Resident	881 Convention Center Blvd	New Orleans	LA	70130
Jonathan K Zoller	9 Wickersham Ln	Saint Louis	MO	63124
Ernest N Morial New Orleans Exhibition	900 Convention Center Blvd	New Orleans	LA	70130
Current Resident	900 Convention Center Blvd	New Orleans	LA	70130
Current Resident	900 Convention Center Blvd Ste A	New Orleans	LA	70130
Doug Elder	900 S Peters #12	New Orleans	LA	70130
Juniper Partners LLC	900 S Peters St	New Orleans	LA	70130
Current Resident	900 S Peters St	New Orleans	LA	70130
Dayal S Reddy	900 S Peters St #11	New Orleans	LA	70130
Bonnie B Boohaker	900 S Peters St #17	New Orleans	LA	70130
Hutchinson Allison	900 S Peters St 15	New Orleans	LA	70130
Scott A Niemeyer	900 S Peters St 8	New Orleans	LA	70130
Satya V Reddy	900 S Peters St Loft 16	New Orleans	LA	70130
Robert J Sobert	900 S Peters St Loft 18	New Orleans	LA	70130
Cunningham Patrick	900 S Peters St Loft 2	New Orleans	LA	70130
Tyler EG Bridges	900 S Peters St Loft 4	New Orleans	LA	70130
Freebooter Production LLC	900 S Peters St Loft 8	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 1	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 2	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 3	New Orleans	LA	70130
Scott Niemeyer	900 S Peters St Ph-1	New Orleans	LA	70115
Kenzie Michael T Mc	900 S Peters St PH3	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 1	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 10	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 11	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 12	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 13	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 14	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 15	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 16	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 17	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 18	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 2	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 3	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 4	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 5	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 6	New Orleans	LA	70130

Current Resident	900 S Peters St Unit 7	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 8	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 9	New Orleans	LA	70130
Current Resident	900 S Peters St Unit C1	New Orleans	LA	70130
Current Resident	900 S Peters St Unit C2	New Orleans	LA	70130
Ewell E Jr Eagan	900 S Peters St Unit PH2	New Orleans	LA	70130
Current Resident	900 Tchoupitoulas St	New Orleans	LA	70130
Vishnu N Behari	9008 Ashville Dr	Pensacola	FL	32514
Current Resident	901 Convention Center Blvd	New Orleans	LA	70130
901 S Peters St Ii LLC	901 S Peters St	New Orleans	LA	70112
308 S Diamond LLC	901 Tchoupitoulas	New Orleans	LA	70130
316 S Diamond LLC	901 Tchoupitoulas	New Orleans	LA	70130
Dixie Mill Supply Co Inc	901 Tchoupitoulas	New Orleans	LA	70130
350 St Joseph LLC	901 Tchoupitoulas St	New Orleans	LA	70112
Current Resident	902 Fulton St	New Orleans	LA	70130
Current Resident	903 Convention Center Blvd	New Orleans	LA	70130
Current Resident	904 S Peters St	New Orleans	LA	70130
Current Resident	907 S Peters St	New Orleans	LA	70130
Current Resident	916 S Peters St	New Orleans	LA	70130
Current Resident	920 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	923 S Peters St	New Orleans	LA	70130
Current Resident	925 Convention Center Blvd	New Orleans	LA	70130
Current Resident	925 S Peters St	New Orleans	LA	70130
Current Resident	926 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	927 S Peters St	New Orleans	LA	70130
Current Resident	929 S Peters St	New Orleans	LA	70130
Oink Properties LLC	930 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste A	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste B	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste C	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste D	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste E	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste F	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste G	New Orleans	LA	70130
Current Resident	931 S Peters St	New Orleans	LA	70130
Eric Fleming	9414 Mount Logan	Missouri City	TX	77459
Current Resident	956 S Peters St	New Orleans	LA	70130
Clayton R Bratton	968 Riverview Dr	Biloxi	MS	39532
AB TCP Big Easy Hotel LLC Attention Chuck Bond	3021 Citrus Circle Suite 130	Walnut Creek	CA	94598
Scoggins Christina C/O Emily B Coia	103 Catalpa Lane	Mandeville	LA	70471
Scoggins Christina A C/O Greymorr La LLC	5002 Dodge St 203	Omaha	NE	68132
Rlj III - Hg New Orleans Convention Center LLC C/O RLJ Capital Partners III LLC	3 Bethesda Metro Center Ste 1000	Bethesda	MD	20814

Universal Import Inc C/O Scott Aaron Phillips (Bfd)	610 John Churchill Chase St Loft 3	New Orleans	LA	70130
LVP HP New Orleans LLC C/O The Lightstone Group LLC	1985 Cedar Bridge Ave Ste 1	Lakewood	NJ	08701
1131 Tcoup LLC C\O Craig and Lynn Boes	4801 Sheridan Ave St	Metairie	LA	70002
Federal Fibremills Condominium Association	1107 South Peters Street	New Orleans	LA	70130
Kenneth David Kessler ET Al	1051 Tchoupitoulas St #307	New Orleans	LA	70130
Lauren A Balentine ET Al	1107 S Peters St #407	New Orleans	LA	70130
Jan Katherine Autin ET Al	1107 S Peters St #523	New Orleans	LA	70130
Linda S Gibbs ET Al	1107 S Peters St Unit 429	New Orleans	LA	70130
Branstetter Robert Murray Jr ET Al	1107 SO Peters St Unit-125	New Orleans	LA	70130
Catolos Ely E ET Al	339 Andrew Higgins BL	New Orleans	LA	70130
Alyssa C Lyon ET Al	414 Cercle DU Lac	Covington	LA	70433
Lisa J Johnson ET Al	450 John Churchill Chase St #406	New Orleans	LA	70130
Sherry D Sosna ET Al	450 John Churchill Chase St Unit 501	New Orleans	LA	70130
Frank C Hemelt ET Al	4620 Kent Ave	Metairie	LA	70006
Stephanie M Spinella Etal	1061 Tchoupitoulas St #305	New Orleans	LA	70130
Meghan N King Etal	1107 S Peters St #207	New Orleans	LA	70130
Samantha A Fix Etal	1107 S Peters St Unit 519	New Orleans	LA	70130
Cristina R Couceiro Etal	1111 S Petersst Unit 202	New Orleans	LA	70130
Nicholas J Trenticosta Etal	2710 Constance St	New Orleans	LA	70130
Sukeshy B Patel Etal	450 John Churchill Chase Unit 505	New Orleans	LA	70130
Leitz Iris G Etal	4508 Wilson Dr	Metairie	LA	70003
Joseph A Larriviere Etals	37310 Manchac Ln	Prairieville	LA	70769
Sheila B Bellaire Etals	551 Amethyst St	New Orleans	LA	70124
Cerise J Bush Francine S Bush	1107 SO Peters St Unit-108	New Orleans	LA	70130
Venture International LLC Generations Hall	310 Andrew Higgins BL	New Orleans	LA	70130
The Alessandra & Sofia Bruno Irrevocable Trust	1107 South Peters St	New Orleans	LA	70130
Lynda A Gendusa Leanne M Willoz Cupero	875 19th St	Beaumont	TX	77706
Touchdown Holdings Limited Partership	P O Box 646	St Joseph	LA	71366
Marine & Boland Manufacturing Co Inc	1000 Tchoupitoulas St	New Orleans	LA	70130
Pamela R Bridges/Mr Walter M Hamilton	2059 Ramsey Dr	Baton Rouge	LA	70808
Regions Bank Trustee of The Ricardo A Nimo Irrevocable Trust	202 S 40th Ave	Hattiesburg	MS	39402
David R Sr Hinds	P O Box 1926	Lake Charles	LA	70602
Stephen B Kelton	P O Box 28	Houma	LA	70361
Mark A Gravel Properties LLC	P O Box 5066	Alexandria	LA	71307
Kyle William W/Patti A Luke	1454 Milner Crescent	Birmingham	AL	35205
1107 S Peters St Unit 513 LLC	P O Box 3018	Houma	LA	70361
Bde Investments LLC	P O Box 456	Hammond	LA	70404
Touchdown Holdings LLC	P O Box 646	Saint Joseph	LA	71366
Quattro Formaggi LLC	P O Box 8310	Metairie	LA	70011
Bakery 313 LLC	P O Box 9281	Metairie	LA	70005

James D Addison in His Capacity AS Trustee of The James D Addison Living Trust	9134 N Safflower Ln	Tucson	AZ	85743

CITY PLANNING COMMISSION STAFF

cpcinfo@nola.gov

NEIGHBORHOOD ORGANIZATIONS

Downtown Development District
Point of Contact: Davon Barbour
Phone Number: 504-561-8927
Email: ddd@downtownnola.com
Street Address: 201 St. Charles
Avenue, Ste. 3912
City: New Orleans
Zip: 70130

Organization Name: Warehouse District Neighborhood Association
Point of Contact: Troy Dupuis
Phone Number: 504-523-2439
Email: warehousedna@gmail.com
Street Address: 1111 S. Peters Street #111
City: New Orleans
Zip: 70130

CITY COUNCIL MEMBER

District B
Lesli Harris
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1020
Fax: (504) 658-1025
Lesli.Harris@nola.gov

MAP




Houpitoulas Street
John Churchill Chase Street
Gaiennie Street
Ernest
N. Morial
Convention
Center
P
P

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Wed, Dec 31, 2025 at 10:00 AM
To: Lesli Harris <Lesli.Harris@nola.gov>, Elizabeth D Holman <Elizabeth.Holman@nola.gov>
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning Councilmember Harris and Liz,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on January 15th at 5:30pm at the Convention Center.

As always, please feel free to reach out if you have any questions!

Sincerely,

--
Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

FINAL_NPP Letter.pdf
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NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Wed, Dec 31, 2025 at 10:00 AM
To: CPCinfo <cpcinfo@nola.gov>
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel.

Thanks,
--
Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Wed, Dec 31, 2025 at 10:00 AM
To: ddd@downtownnola.com
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on Thursday, January 15th.

Please feel free to reach out any time should you have any questions.

We hope to see you there.

--
Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Wed, Dec 31, 2025 at 10:00 AM
To: dmarshall@mlbw-law.com
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

Please see attached NPP invite for the proposed Omni convention center headquarter hotel. The meeting is on January 15th at 5:30pm.

Sincerely,

--
Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> Wed, Dec 31, 2025 at 10:00 AM
To: Warehouse District Neighborhood Association <warehousedna@gmail.com>
Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on Thursday, January 15th.

Please feel free to reach out any time should you have any questions.

We hope to see you there.

--

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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NPP Meeting Thursday, January 15

Lee Ann Mayo <lmayo@capitolresourcesllc.com> Mon, Jan 5, 2026 at 6:39 PM
To: "mike@shermanstrategiesllc.com" <mike@shermanstrategiesllc.com>, The Cotton Mill Board of Directors <thecottonmill.boardofdirectors@gmail.com>
Cc: Lee Ann Mayo <lmayo@capitolresourcesllc.com>, "jhannan@mccno.com" <jhannan@mccno.com>, "Lesli.Harris@nola.gov" <Lesli.Harris@nola.gov>

Mike,

I'm reviewing the attached letter regarding the proposed Omni Hotel for the Convention Center. I have also shared it with the Cotton Mill Board of Directors.

I do agree in order to be competitive, the Convention Center needs a new hotel.

We moved to the Warehouse District October of 2019. Since that time, I have worked with residents in our building and others in the neighborhood, mostly on topics of safety and security.

I'm not sure I will be able to attend the meeting on January 15 so I would like to get information from you regarding safety and security now if you have details available.

My question tonight is primarily about the project's plan to have crime cameras - will they be hooked up to the RTCC, and any other safety plans that were not addressed in the Dec. 31, 2025 NPP notice.

Thank you so much and we appreciate any information you can share with us.

Lee Ann Mayo

920 Poeyfarre Street, Unit 414

New Orleans, LA 70130

601-918-7189

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NPP Meeting Thursday, January 15

michael sherman <mike@shermanstrategiesllc.com> Wed, Jan 14, 2026 at 3:46 PM
To: Lee Ann Mayo <lmayo@capitolresourcesllc.com>
Cc: The Cotton Mill Board of Directors <thecottonmill.boardofdirectors@gmail.com>, "jhannan@mccno.com" <jhannan@mccno.com>, "Lesli.Harris@nola.gov" <Lesli.Harris@nola.gov>, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>, Lee Ann Mayo <lmayo@capitolresourcesllc.com>, Andrew Palumbo <andrew.palumbo@mccno.com>

Thanks for following up.

We are working with our vendor to ensure compatibility but everyone agrees it should be no problem hooking up to the RTCC. Great suggestion. So, thank you. So, you can accept that as a commitment that they will do it (barring any technical compatibility issue)

On Omni, we have a meeting tomorrow (prior to the neighborhood meeting) to talk through the security package. In short, it will be robust both during construction and then again during operations with both people + technology including cameras across the entire exterior perimeter.

On the convention center side, I've looped in its director of security, Andrew Palumbo who is a former NOPD Lt. and leader of its Special Events Section in the Field Operations Bureau. Andrew will be at the NPP meeting.

We'll have a series of meetings as we move through the process between Andrew and his team along with Omni to develop the security package. Omni + the convention center will be coordinated and any input you have will be most appreciated.

--Mike

SHERMAN STRATEGIES LLC

Michael G. Sherman, Esq.
Direct 504.250.2257 | mike@shermanstrategiesllc.com

Sherman Strategies
800 Baronne Street, New Orleans, LA 70113
www.shermanstrategiesllc.com

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[Quoted text hidden]

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Toby Domangue	931 S. Peters St. NOLA 70130	World Famous Corporation Bar & Grill	(504) 453-1197 tobydomangue@yahoo.com
Justin B. Schmidt	1506 Seventh St. New Orleans, LA 70115		(504) 451-6567 justinschmidtlaw@gmail.com
Amy Kessler	1051 Tchoupitoulas NOLA 70130		amynkessler@gmail.com 504-615-8864
Joe & George Lato	404 Notre Dame		joejlato@gmail.com
Lisa Johnson	450 John Churchill Chase		lisa.ljohnson@gmail.com
Pam Luke	1107 S. Peters #406		pamluke@gmail.com
Donna Marshall	1107 S Peters #305 NOLA		dmarshall@mlbw-law.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Dean Greiner	1107 S. Peters Unit 301	Federal Fibre Mills	greinerfarms@yahoo.com
Don Dufrec	1107 S Peters UNIT 507	FEDERAL FIBRE MILLS	dedu2260@hotmail.com
Koggie Hakenjos	1107 S. Peters Unit 104	" "	khakenjos@icloud.com
Cliff LeBoeuf	1107 S Peters	" "	cliffleboeuf@gmail.com
Melody Campbell	1107 S. Peters	FFM	melody.legoff@gmail.com
Ryan Campbell	1107 S. Peters	FFM	"
DR. PETER J. FOS	1107 S. PETERS	FFM	PJFOS26@aol.com
A. Bransletter	1107 S Peters	FFM	ashleigh@ashleighbransletter.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Brian Leytle	1107 S Peters	FFM	5515801602
Evelyn Scott Phillips	610 John Churchill Chase St.		860-656-4533 9853537823
MARYNELL NOLAN-WHEATLEY	923 Tchoup (PRC)	PRC	504-913-9911
Mary & Keith Perrin	610 John Churchill Chase	Lewis Field Loft	504-495-9440 k_perrin@msn.com
Barbara Johnson	610 JOHN CHURCHILL CHASE		504-613-7457 barbara@theg reatdeltatowns.com
Kaitlyn Poe	1107 S. Peters	FFM	(325)333-7946 KAITLYNPPOE@GMAIL.COM
Paris Fallo	1107 S. Peters	FFM	972-743-3430 Parisfallo@gmail.com
Philip Braun	1107 S. Peters	FFM	pabraun@mac.com 504-339-4428

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
DeAnn Deason	1107 S. Peters #417	Federal Fibre Mills	504-313-2994 deann@krewe.com
Jon + Janet Robertson	" " #121	" "	985-258-0894 Way2rvt@yahoo.com
Bryan Roberts	1201 CONV CTR NO LA 70130	HAMPTON	504 478 0477 bryan.roberts@airbridge.co
KAY EATMAN	900 S. PETERS PJ		KAY.EATMAN@GMAIL 504 638 7856
SCOTT NEWMYER	900 S. PETERS ST. P1, C1, #8		SCOTT@GOLDCIRCLE.COM 310 990 2499
Putri Kyle	1107 So Peters St. #A06	FFM	H 205 874 6142
René Pastorek	201 St Charles Suite 3912	DDD	Rpastorek@downtownnola.com
Tyler Bridges	900 S. Peters St	Partyon	tegbridges@gmail.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
DIANER PETTIT DAVID A BJERKNES	1111 S. PETERS NOLA 70130	/	petbjerk@mac.com 612/599-6989
Amy Glovinsky Marc Glovinsky	610 John Churchill Chase St 70130	/	amyglovinsky@gmail.com 504/975-8244
Marc Glovinsky	920 Poydras St 70130		
Linda Pierce	450 John Churchill Chase N.O, LA 70130	~~Mills Row Board of 450 John Churchill Chas~~	Linda.pierce2@gmail.com 757-641-5844

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Rosi + George Healy	1107 S. Peters #210 + 212	FFM	rosihealy@aol.com
James Curry	1107 S. Peters 525	FFM	JAZZ CURRY 54 @GMAIL
Heather E. Ams	1107-405	FFM	heatherarms@me.com
Troy Dupuis	1111 S Peters St #111	Warehousedna@gmail.com	
Juan Lopez	1111 S. Peters St	juanmo_lopez@hotmail.com	
Jefferson Stewart	610 John Churchill Chase	self	601-672-9355
Daniel Marcus	1111 S. Peters St.	Self	dmarcus@ramparts.com
VIRGINIA DAVIS	610 JOHN CHURCHILL CHASE ST	LOWERFIELD LOFTS	Ginidavis@gmail.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel
Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM
Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
AMY GELMAIN	1107 S. Peters	Disgruntled Neighbor	AGELMAIN525@YAHOO.COM
Pamela Gibbs	1107 S. Peters	FFM	Pfgonzola-law.com
Ben Roberts	1001 S Peters	HGI	Benjamin.Roberts@Hilton.com 337-278-3377
BOOLUS BOUHAKIS	900 S. Peters St #17		Booluc@aol.com 225-931-3332
ALLISON STEWART	900 S. PETERS #15		allisonjstewart@gmail.com
TYLER CORREA	201 St. Charles Ste. 3712	DDD	tcorrea@downtownnola.com
Janet Robertson	1107 S. Peters #121	FFM	janet.robertson99@yahoo.com
DAVID & JACKIE Federico	1107 S. Peters #227	Fibre mills	david-federico@ecoleclassique.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: ALLISON STEWART

Address: 900 S. PETERS ST LOFT 15

Please provide thoughts, ideas, and concerns regarding this project:

(1) PROVIDE A BAY ON CR BLVD FOR CARS WAITING TO PULL INTO

(2) PROVIDE MORE INFORMATION ON WEIGHT ISSUES WITH A HUGE TOWER ON A SMALL FOUNDATION

(3) PROVIDE MORE INFORMATION ON TRAFFIC PATTERNS TO AVOID SEVERE CONJESTION ISSUES

(4) PROVIDE MORE INFORMATION ON POPULATION DENSITY ISSUES IN OUR NEIGHBORHOOD. INFORM THE PUBLIC WITH MORE DETAILS

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Kaitlyn Poe

Address: 1107 S Peters #206

Please provide thoughts, ideas, and concerns regarding this project:

I worry for the traffic/congestion impacts for local residents. I use John Churchill everyday to go to work & the closure is concerning. The height is also a bit ridiculos and I worry about the long term impacts.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Kaitlyn Poe

Address: 1107 S Peters #206

Please provide thoughts, ideas, and concerns regarding this project:

I'm frustrated w/ this being called a "meeting" when it seems more like a "fair". I think there's a lack of transparency and don't have much trust that this project considers local residents. I don't feel seen, heard or respected.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Philip Braun

Address: 1107 S. Peters St. Unit 315, NOLA 70130

Please provide thoughts, ideas, and concerns regarding this project:

I am not opposed to a new hotel in the Warehouse District. But this is a historic neighborhood and residential community, and the proposed height is far out of character with its surroundings. A hotel of this magnitude would overwhelm the existing streetscape and raise serious concerns about increased traffic and congestion.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

I respectfully ask that the project be reconsidered with a more appropriate height and impact to our neighborhood.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Troy Dupuis

Address: 1111 S Peters St #111

Please provide thoughts, ideas, and concerns regarding this project:
A new water line will be needed. Pressure drops to 20psi when a cruise ship is docked, Zoning is 125 ft Height is Too high, Single lane street is too small Other 1000 room hotels have 3 lanes Tax structure and profit guarantee is horrendous Paid too much for the property.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: DeAnn Deason

Address: 1107 S. Peters. Unit 417

Please provide thoughts, ideas, and concerns regarding this project:

Is there any way to move the height side of the structure facing the convention center in view of the park?

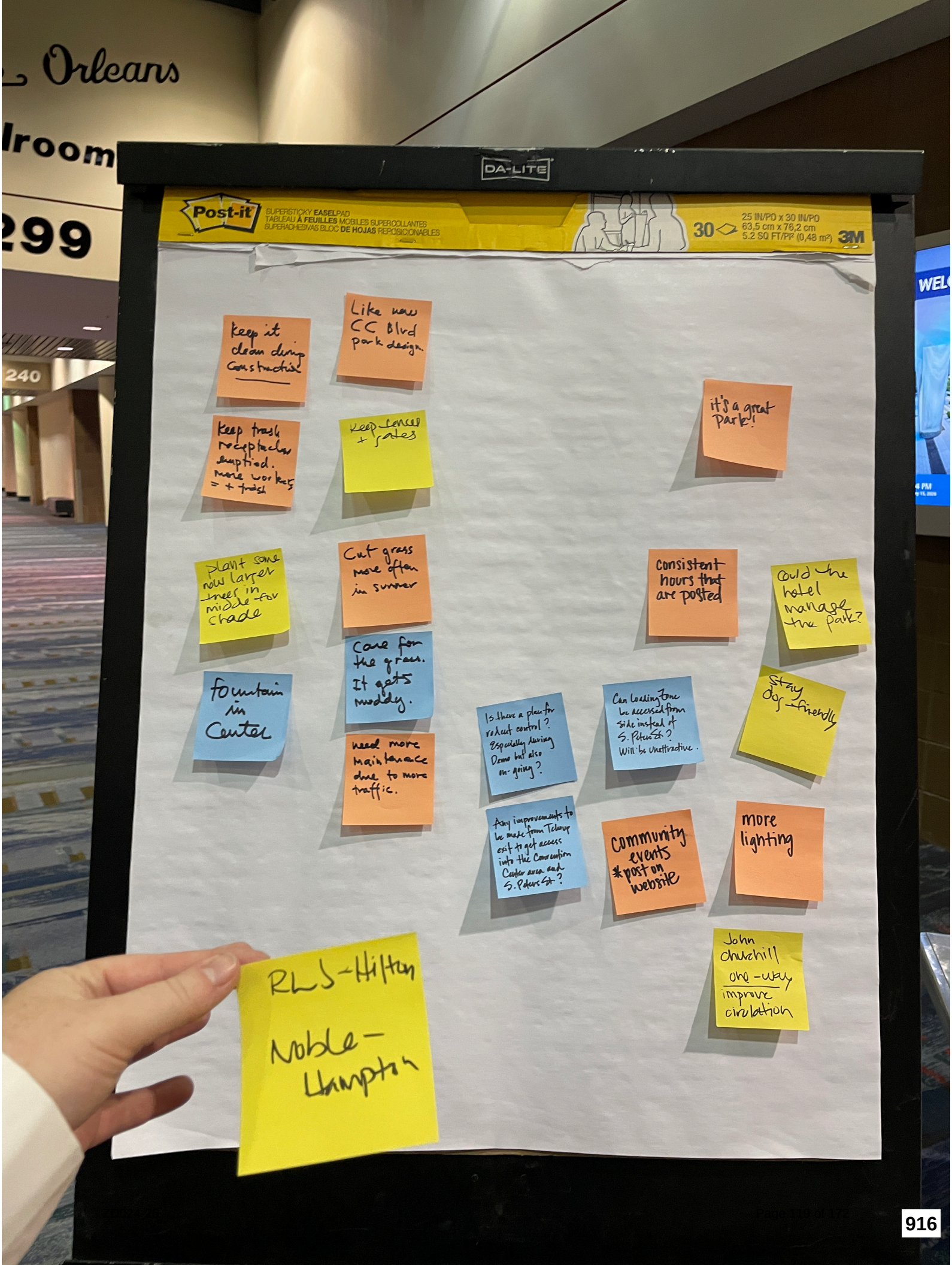
These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

DeAnn Deason

1107 S. Peters #417

Can we set a precedent that this will be the ONLY structure breaking the 10-story limitations, preventing other hotels, business from following suit.


DA-LITE
Post-it
SUPERSTICKY EASELPAD
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES
30
25 IN/PO x 30 IN/PO
63,5 cm x 76,2 cm
5.2 SQ FT/PI² (0,48 m²)
3M
keep it clean during construction
Like new CC Blvd park design
keep trash receptacles emptied. more workers = + trash
keep fences + gates
it's a great park!
plant some new larger trees in middle for shade
Cut grass more often in summer
consistent hours that are posted
could the hotel manage the park?
fountain in Center
Care for the grass. It gets muddy.
Is there a plan for rodent control? Especially during Demo but also on-going?
Can Loading Zone be accessed from side instead of S. Peters St? Will be unattractive.
Stray dog - friendly
need more maintenance due to more traffic.
Any improvements to be made from Tchoup exit to get access into the Convention Center area and S. Peters St?
community events *post on website
more lighting
John Churchill one-way improve circulation
RLS - Hilton
Noble - Hampton

Jenna D. Burke

From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Thursday, February 19, 2026 6:35 PM
To: Jenna D. Burke
Cc: Avery Cootes; Mike Sherman
Subject: Re: Convention Center HQ Hotel Text Amendment

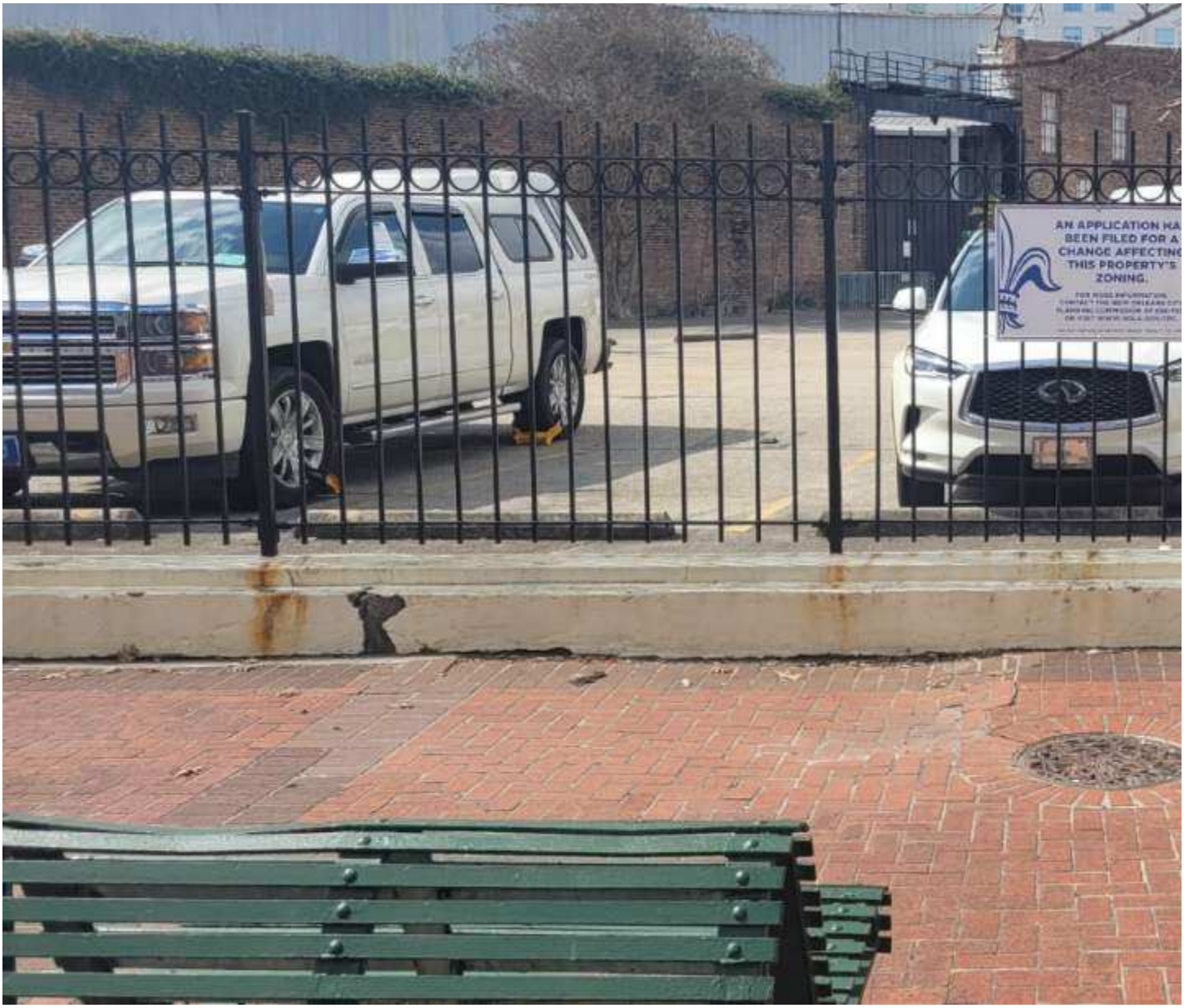
Hi Jenna,

Please see attached photos of the zoning signs up on site.

Thanks,




AN APPLICAT
BEEN FILED
CHANGE AFF
THIS PROPE
ZONIN


AN APPLICATION HA
BEEN FILED FOR A
CHANGE AFFECTING
THIS PROPERTY'S
ZONING.



Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Feb 11, 2026, at 12:55 PM, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> wrote:

Perfect, thank you!

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Feb 11, 2026, at 11:38 AM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

I'll be at desk duty across the street, but we can pop into that conference room to meet in person if y'all would like. Avery, still have the Teams link if you're able to jump on.

Thanks and see y'all soon,
Jenna

_

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/26978472621540?p=ITevXF3Hf9svskHNLQ

Meeting ID: 269 784 726 215 40

Passcode: dc7rc3kM

Need help? | System reference

Dial in by phone

+1 504-356-4110,,883010642# United States, New Orleans

Find a local number

Phone conference ID: 883 010 642#

For organizers: Meeting options | Reset dial-in PIN

–

From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Monday, February 9, 2026 2:27 PM
To: Avery Cootes <avery@shermanstrategiesllc.com>
Cc: Jenna D. Burke <Jenna.Burke@nola.gov>; Mike Sherman <mike@shermanstrategiesllc.com>; Stephen K. Kroll <skroll@nola.gov>
Subject: Re: Convention Center HQ Hotel Text Amendment

Given the Mardi Gras craziness with early pickups, let's just keep it virtual. I will circulate a Zoom link.

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

> On Feb 9, 2026, at 12:58 PM, Avery Foret <avery@shermanstrategiesllc.com> wrote:
>
> So I'll call in even if Mike and Becca go in person to CPC.
>
> On Mon, Feb 9, 2026 at 11:34 AM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:
>
> > Yes, did y'all want to come to CPC or meet via Teams?
> >
> > Thanks,

Jenna

Jenna Burke (*she/her*)
Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@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

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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Friday, February 6, 2026 9:57 AM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Mike Sherman <mike@shermanstrategiesllc.com>; Avery Cootes <avery@shermanstrategiesllc.com>; Stephen K. Kroll <skroll@nola.gov>
Subject: Re: Convention Center HQ Hotel Text Amendment

Would 11am on Thursday work?

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

> On Feb 5, 2026, at 4:58 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:
>
> Yes, thanks for reaching out. With BZA and other deadlines, I might not have a chance to take a good look at this until next Wednesday.

Would that afternoon or any time Thursday work for y'all?

Hope your Mardi Gras is starting off well! Talk soon,
Jenna

Jenna Burke (*she/her*)
Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov
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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Thursday, February 5, 2026 3:23 PM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Mike Sherman <Mike@shermanstrategiesllc.com>; Avery Cootes <avery@shermanstrategiesllc.com>; Stephen K. Kroll <skroll@nola.gov>
Subject: Convention Center HQ Hotel Text Amendment

Hi Jenna,

I saw on OneStop that you are the assigned planner for the convention center HQ hotel text amendment.

Cc'ing Stephen as we've met with him on this one a number of times.

We would love to sit down with you to walk you through the whole project. Would you have time next week?

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

--

Avery Foret, Esq.
Direct 504.301.5228
avery@shermanstrategiesllc.com

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<Mail Attachment.ics>

Jenna D. Burke

From: Avery Foret <avery@shermanstrategiesllc.com>
Sent: Wednesday, March 25, 2026 12:32 PM
To: Jenna D. Burke
Cc: Rebecca Hurst Gieger
Subject: Re: HQ Hotel NPP Report

Hey Jenna,
Here are the numbers:

- Hotel Gross Squre Footage 884,150. Parking Gross Square Footage 135,219. So TOTAL gross square footage is 1,1019,369.
- Parcel (including the street to be purchased) is 94,325. (attaching a survey)
- FAR of 12 would then allow 1,131,900

thank you!

On Wed, Mar 25, 2026 at 11:33 AM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

> Excellent thank you!
>
> **Jenna Burke (*she/her*)**
> Senior City Planner | City Planning Commission
> 1300 Perdido Street, 7th Floor | New Orleans, LA 70112
> 504.658.7023 | jenna.burke@nola.gov
>
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From: Avery Foret <avery@shermanstrategiesllc.com>
Sent: Wednesday, March 25, 2026 10:25 AM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Subject: Re: HQ Hotel NPP Report

Hi Jenna,

We're working on getting these updated numbers to you.

-Avery

On Thu, Mar 19, 2026 at 3:02 PM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

> Hi, thought I had seen some numbers on the design presentation or somewhere, but can't find it now. Do y'all have the current gross floor area calculations as proposed? Obviously just need them for FAR and comparisons.
>
> Thanks and hope y'all's weeks are going well!
>
> **Jenna Burke (*she/her*)**
> Senior City Planner | City Planning Commission
> 1300 Perdido Street, 7th Floor | New Orleans, LA 70112
> 504.658.7023 | jenna.burke@nola.gov
>
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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Wednesday, March 11, 2026 2:37 PM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Avery Cootes <avery@shermanstrategiesllc.com>
Subject: Re: HQ Hotel NPP Report

Hi Jenna,

Just a quick update, the HDLC voted in favor of the demolition today.

Also, we were able to get some additional information from the architects.

1. Exterior Lighting - There are no plans for any exterior light fixtures on the tower. The exterior building mounted lighting will be limited to the podium level. This decorative lighting as shown on the elevations are roughly 90' above the sidewalk.

2. Curb Cuts - The two curb cuts on convention center boulevard are 120’ and 25.5’ approximately. The curb cuts for loading and trash along S. Peters are 24’ for trash and 71’ for the loading spaces. I’ve attached a site plan with dimensions here.

3. On signage, we do not have more specific information at this time. The rendered signs in the package we submitted are what we used to draft the proposed text amendment relative to signage.

4. Surrounding building height - Please see attached sheet showing relative heights of the most immediately surrounding buildings. I’ve also attached the DDD height study we referenced. On height, I just want to reiterate that when the decision was made to shrink the footprint, the ballrooms needed to be stacked on top of each other thus increasing the podium/overall height.

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.

New Orleans, LA 70113
www.shermanstrategiesllc.com

> On Feb 23, 2026, at 1:47 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:
>
> Thanks and please keep posted. Trying to make solid recommendations that reflect the project but also give clear guidelines.
>
> And did y’all mention you had a height study or something similar? I didn’t see it in the NPP report, but if you have one, could you pass it along?
>
> Thanks again!
>
> Jenna

Jenna Burke (*she/her*)
Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Friday, February 20, 2026 3:20 PM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Subject: Re: HQ Hotel NPP Report

Hi Jenna,

See attached design plans.

Still working on the other items but hoping to have it to you early next week.

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.

New Orleans, LA 70113
www.shermanstrategiesllc.com

On Feb 20, 2026, at 12:20 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Hi! Trying to wrap up the report. Do you have the plans presentation packet handy to forward? Also, were y'all able to hone in on the curb cuts, lighting height, signage, etc? Appreciate any updates that would make the report as clear cut as possible.

Thanks!

Jenna Burke (*she/her*)
Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Thursday, February 12, 2026 11:56 AM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Subject: HQ Hotel NPP Report

See attached!

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.

New Orleans, LA 70113
www.shermanstrategiesllc.com

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Avery Foret, Esq.
Direct 504.301.5228
avery@shermanstrategiesllc.com

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New Orleans, LA 70113
www.shermanstrategiesllc.com

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Direct 504.301.5228
avery@shermanstrategiesllc.com

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Denise Bourgeois
1107 South Peters St.
Unit 501
New Orleans, LA 70130

February 26, 2026

City Planning Commission
c/o Executive Director
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Re: **Zoning Docket 024/26**

Dear Members of the City Planning Commission,

I am writing to formally express strong opposition to the proposed Omni Hotel development adjacent to the New Orleans Ernest N. Morial Convention Center.

As residents and business owners in the Warehouse District, we deliberately chose this neighborhood for its scale, historic character, livability, and relative quiet compared to the New Orleans French Quarter. While we value tourism and recognize its importance to our city's economy, this proposed 300-foot hotel tower is incompatible with the existing fabric and intent of our neighborhood.

First, the proposed height of 300 feet dramatically exceeds the current 135-foot height limitation. Such a substantial deviation sets a dangerous precedent and fundamentally alters the architectural scale that defines the Warehouse District. The neighborhood's historic industrial character—brick warehouses, mid-rise structures, and human-scaled streetscapes—would be overshadowed by a high-rise structure more appropriate for a central business district core. Height restrictions exist to protect neighborhood integrity, light corridors, and proportionality; granting an exception of this magnitude undermines those protections.

Second, traffic and congestion concerns remain unaddressed. Residents have repeatedly requested a comprehensive, independent traffic impact study, yet none has been presented. Even if one is eventually produced, the fact that it would be commissioned by project promoters raises concerns about bias. The addition of hundreds of hotel guests, event attendees, service vehicles, rideshares, tour buses, and approximately 500 employees will significantly increase daily traffic volume in an area already strained during major conventions and events.

The surrounding streets—many of which were not designed for high-volume commercial traffic—will experience increased congestion, noise, pedestrian safety risks, and delays. This

will directly impact residents, small businesses, delivery operations, and emergency vehicle access.

Parking impacts are also being misrepresented. The developer has promoted the inclusion of 350 parking spaces; however, this figure fails to account for the potential loss of approximately 192 existing spaces. These include paid surface parking lots on the proposed construction site, spaces along John Churchill Chase Street affected by encroachment, and additional street parking that would be eliminated to accommodate loading zones, trash collection areas, utility access, and ramp infrastructure.

This results in a net increase of roughly 150 spaces—not the advertised 350. When factoring in employee parking needs, hotel guests, vendors, and service providers, the development will create a net parking deficit. This will inevitably displace residents, employees of nearby businesses, and customers who rely on existing parking availability. Overflow parking will spread deeper into residential blocks, further disrupting neighborhood quality of life.

Beyond traffic and parking, there are additional concerns:

- **Zoning and Precedent:** Approving such a dramatic height variance erodes the predictability of zoning regulations and signals that established limits can be disregarded for large-scale commercial projects.
- **Infrastructure Strain:** Increased demand on water, sewer, drainage, and power systems must be thoroughly evaluated, particularly in a city already vulnerable to flooding and infrastructure stress.
- **Quality of Life Impacts:** Increased noise, light pollution, late-night activity, and delivery operations will permanently alter the residential character of the area.
- **Economic Displacement:** Rising property values and commercial rents driven by large hospitality developments may further displace locally owned businesses and long-term residents.

We are not opposed to thoughtful development. However, development must respect existing zoning, neighborhood scale, infrastructure capacity, and community input. A project of this magnitude belongs in a district designed for high-rise density—not within a historic, mixed-use neighborhood whose character residents have worked hard to preserve.

We respectfully request that the Commission deny the proposed height variance and require a transparent, independently conducted traffic and infrastructure impact analysis before any further consideration. The long-term livability of the Warehouse District must take precedence over short-term development interests.

Thank you for your consideration and for your commitment to protecting the integrity of our community.

Sincerely, Denise Bourgeois

Denise Bourgeois

Alyssa R White

From: rocco.detomo@gmail.com
Sent: Thursday, February 26, 2026 11:18 AM
To: CPCINFO
Subject: Zoning Docket 024/26

Please be explicit that this application implies the elimination of John Churchill Drive between South Peters Street and Convention Center Boulevard.

Dr. Rocco (Rocky) Detomo, Jr.
Federal Fibre Mills #518
Email: Rocco.Detomo@gmail.com
Cell: +1 202-352-7406

Outlook

Omni hotel

From DAVID LANDRY <2landry@cox.net>
Date Sun 3/1/2026 7:21 AM
To CPCINFO <CPCINFO@nola.gov>

City Planning Commission Staff,

I am unable to attend the hearing due to major surgery the day before, therefore please consider my comments. The staff should be curious as to why the Convention Center and its partner decided to place this massive project in the low rise historic Warehouse District.

Therefore at the hearing, the following questions need to be asked of Omni:
1) Were you and the Convention Center,(CC), aware that the project as planned could not be built under current zoning laws? (The agreement with CC clearly states this).
2) Could your architects design a profitable headquarters hotel, within the footprint of the leased property, that would comply with all zoning laws in the Warehouse district?
3) Was a very similar designed, L-shaped, 1000 room hotel originally planned to be located in the River District?
4) Would a 600 room hotel at the Sugar Mill location be profitable as a new headquarters hotel? (See CC's 2022 study).

If Convention center officials are present, as they should be, ask them the following:
1) The Proposed Omni project is across the street from the convention center as is the Marriott, Hyatt Place, and Hampton Inn, so why not designate one of those as a "headquarters hotel?"
2) Did you seek request for proposals from other major hotels to consider building on the Sugar Mill site? Or did you buy it with full knowledge that Omni was the chosen builder?
3) In advance of buying the Sugar Mill property, or after purchase, did you have any discussions with City of New Orleans officials regarding zoning changes or of acquiring portions of City property, including adjacent park and street? (John Churchill Chase St.).
4) Would a smaller hotel on the proposed site still meet your requirements of a "headquarters hotel" and what size, (number of rooms and amenities), would suffice?

As stated by the Convention center, in numerous press releases and meetings, a headquarters hotel will benefit tourism and create tax dollars for the City. However, similar benefits would be achievable with a downsized project at the proposed location or a larger 1000 room hotel at the River District. Allowing zoning changes by creating an overlay district constitutes spot zoning, and despite a public benefit, the massive size mostly benefits Omni's profitability.
Please add these comments and questions to the record.
Thanks,
David Landry- impacted resident -the Bakery

Sent from my iPad

Valerie Goines

From: David L.Landry <dlandry4393@gmail.com>
Sent: Tuesday, March 3, 2026 5:41 AM
To: CPCINFO
Subject: Overlay district

Staff,
I'm sorry that my submissions to the record are so piecemeal, but this very familiar design is what Omni will build if you approve their request. As you can see below, their original architectural plan was for a massive 1000 room hotel plan which was in fact compatible with the River City zoning. This is exactly where the Convention Center hotel should be located, not in the historic, low rise, Warehouse District.
Secondly, the very wide floor plan uses the entirety of John Churchill Chase St. and half of the adjacent park sidewalk. If the street right of way is vacated, then Omni is using City property without compensation, i.e., half the street and sidewalk. Further, the
CC agreement and lease allows Omni to purchase the hotel and land after 30 years, thereby alienating City property.
Please reject this overlay proposal, and recommend that the City Council do the same.
Thank you,
David Landry -Bakery Condo resident



Check Out Renderings For the New $557 Million Convention Center Hotel

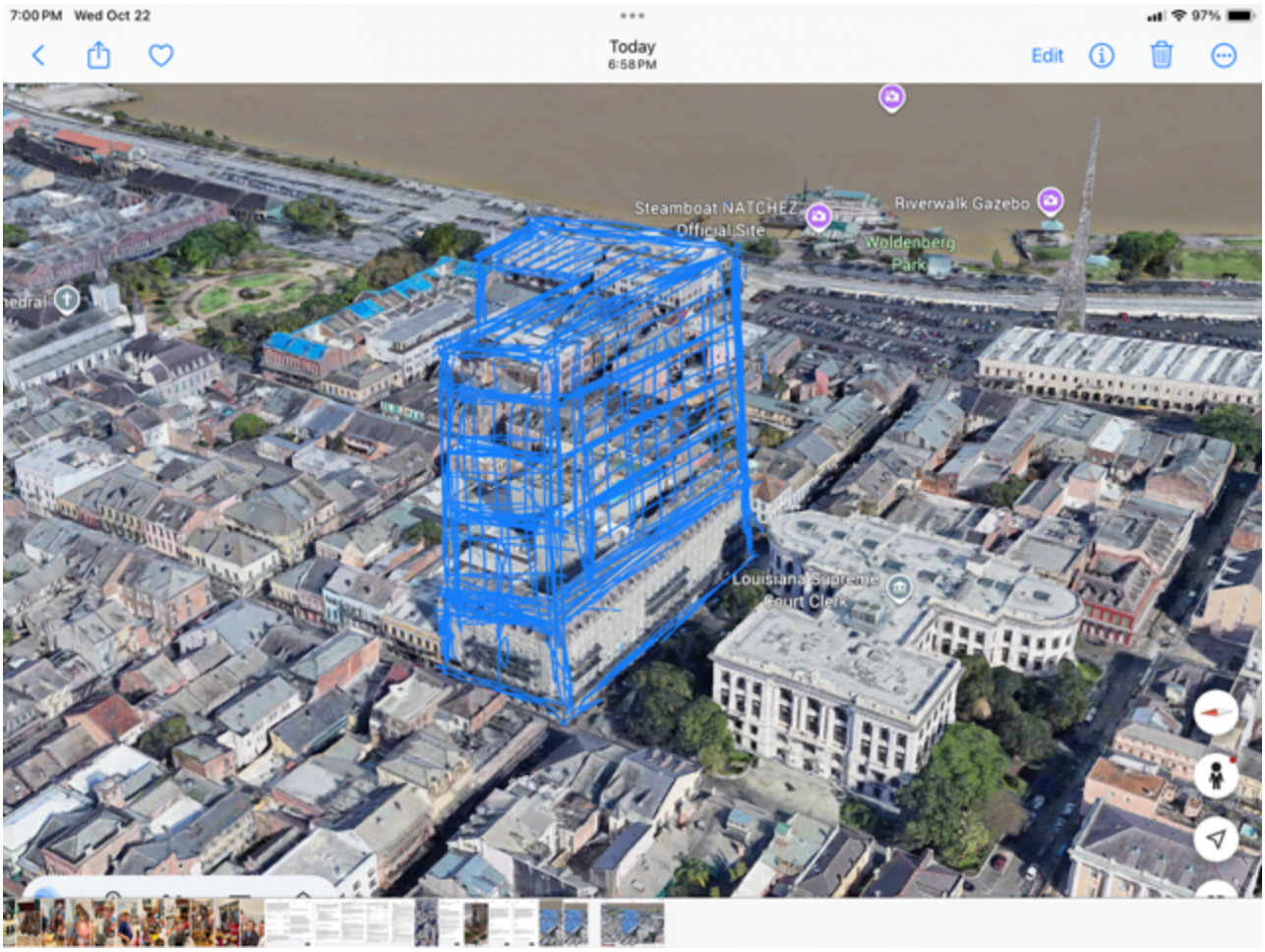
Sent from my iPad

Valerie Goines

From: DAVID LANDRY <2landry@cox.net>
Sent: Wednesday, February 25, 2026 5:58 PM
To: CPCINFO
Subject: Omni hotel -024/26 - special district

The Omni hotel and Convention Center want this change because they know the project can't meet current regulations. This project and the special district change should be rejected for the following reasons:

1) Inadequate infrastructure- traffic, water pressure, sewer, and electrical would need extensive and expensive upgrades. For example, the hotel plans to condemn John Churchill Chase St., which has over 24 neighborhood parking spots and is the only 2 way street from Caliope to N. Diamond. Why? Because the Omni footprint needs two 50,000 sq.' ballrooms, which is really only required for their profitability. Last week Omni is already taking soil samples on John Churchill Chase St.
2) City Tax give away - a recent study indicates that Omni requires 45 years of tax breaks rather than standard 25 years. https://www.bgr.org/report-index/reducing-public-subsidies-for-new-orleans-convention-hotel/
3) Spot Zoning - if the City creates a special district, as requested by Omni, it is tantamount to spot zoning and is inconsistent with the Comprehensive Zoning Ordinance. All other hotels of 300-400 rooms have complied with all zoning, height, and historic regulations, therefore this project should comply, too.
4) Hotel's massive size is incompatible with the Warehouse district. In 2022, when the plan was to locate the hotel in the River District, the CC's own study indicated that a 600 room hotel was the most viable option. At over 330 feet with 1,000 rooms, the City would certainly not permit such a massive hotel in the middle of the French Quarter at the current Omni Royal Orleans Hotel location. (See attached pic).
<image0.png>

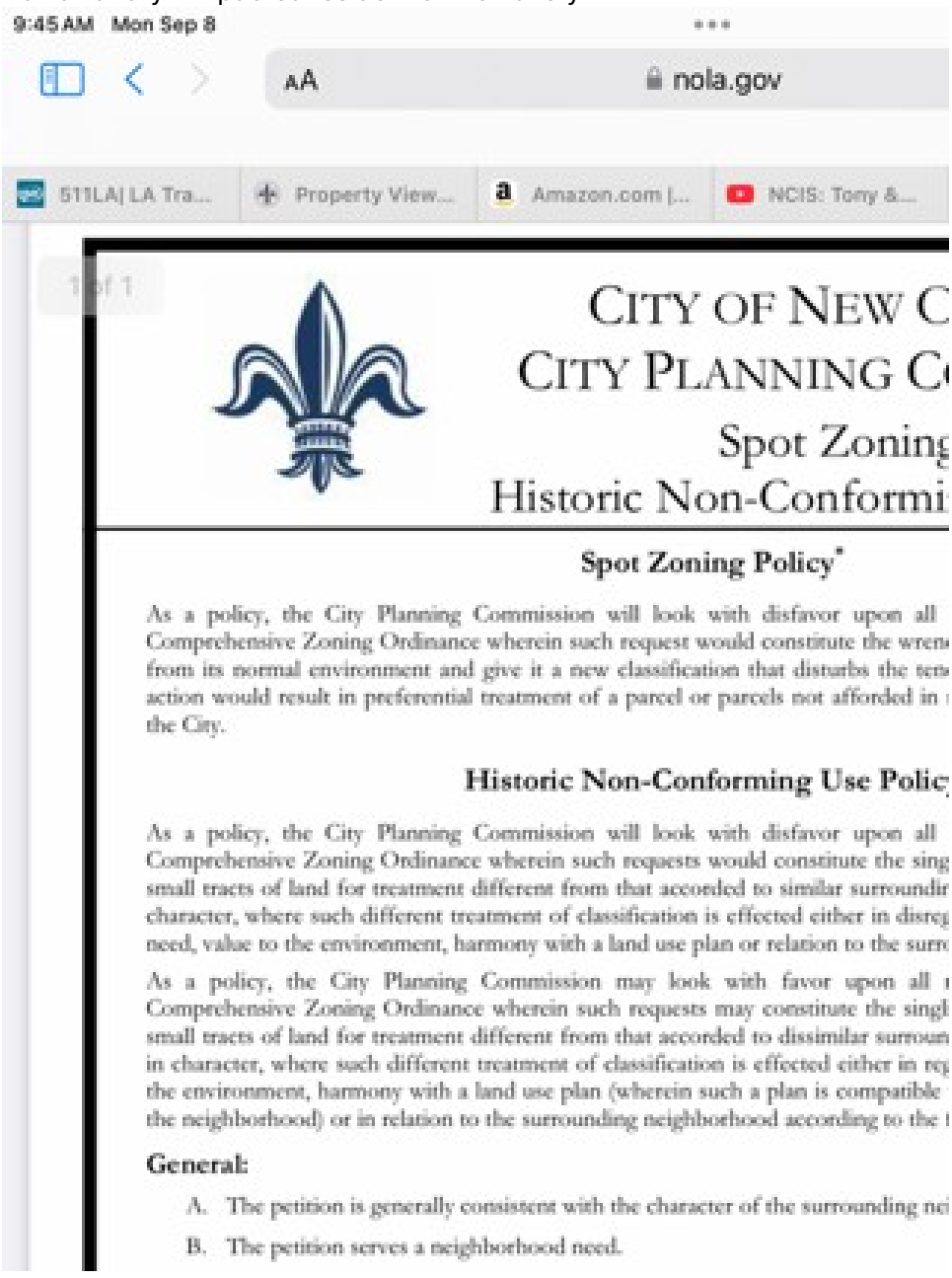


Please consider rejecting this special district request.
Thank you,
David Landry
Resident -Bakery Condominiums, 1111 S. Peters St.
Sent from my iPad

Alyssa R White

From: David L.Landry <dlandry4393@gmail.com>
Sent: Thursday, February 26, 2026 12:14 PM
To: CPCINFO
Subject: Omni hotel-024/26- special district

In addition to my earlier email, please accept this additional comment to the hearing on March 10, 2026 which I am unable to attend.
The proposed overlay district is equivalent to spot zoning which is inconsistent with the CZO and your stated policy on same. Please reject Omni's request.
Thanks,
David Landry - impacted resident of the Bakery



Sent from my iPad

Cliff LeBoeuf
1107 South Peters St.
Unit 512
New Orleans, LA 70130

February 26, 2026

City Planning Commission
c/o Executive Director
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Dear Councilmembers,

I am writing in strong opposition to Zoning Docket 024/26, the proposed text amendment to create the Convention Center Hotel Overlay District.

While I understand the importance of economic development and the role tourism plays in our city, this proposal represents a significant and potentially irreversible shift in the character of the New Orleans Warehouse District.

The Warehouse District is one of the few areas in the city that has successfully balanced adaptive reuse, historic preservation, walkability, neighborhood-scale development, and cultural identity. The proposed overlay district would alter permitted land uses, increase allowable building heights, expand FAR limits, and modify design, signage, and lighting standards. These changes collectively threaten the architectural integrity and human scale that define the district's historic industrial character.

Once these standards are relaxed for one project, what prevents others from seeking similar exceptions? Approval of this overlay is not just about one hotel—it is the first step down a path that invites incremental erosion of the protections that make this district special. When does it end? How many overlays will follow? How tall is too tall? At what point does the Warehouse District cease to feel like a historic district at all?

Traffic, parking and infrastructure impacts are also a serious concern. This area already experiences heavy congestion related to convention activity, cruise traffic, and downtown tourism. Introducing additional large-scale hotel development without clear, enforceable traffic mitigation measures risks unchecked congestion, increased curb cuts, pedestrian safety conflicts, and further strain on streets not designed for intensified vehicular demand. A project of this magnitude will inevitably generate additional traffic, noise, and congestion. Despite repeated requests, no independent traffic study has been provided. And even if one is commissioned by the developer's consultant, the results may be biased. Transportation impacts must be independently and transparently quantified.

Similarly, the developer's claims of adding 350 parking spaces are misleading. The current surface lots that would be lost, spaces affected on John Churchill Chase Street, and the removal of street parking to accommodate service areas amount to approximately 192 existing spaces lost, resulting in a net parking increase much lower than what's being promoted. When combined with the parking demands of up to 500 employees and guests, this proposal will exacerbate parking pressure throughout the surrounding residential and commercial streets.

The proposal also raises concerns about signage, exterior lighting, and loading allowances. The Warehouse District's character is defined by restrained industrial façades and historic massing—not large illuminated hotel branding and expanded service access points. Relaxed standards in these areas would materially change the look and feel of the neighborhood.

Perhaps most troubling is the precedent. Overlay districts are meant to protect special areas—not carve out exceptions within them. If this protected historic area can be modified to accommodate large-scale hotel development, what assurance do residents and property owners have that future overlays will not further dilute zoning safeguards?

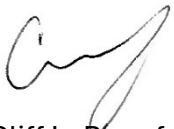
There are other locations better suited to high-density hotel development—areas already characterized by modern construction, larger blocks, and infrastructure built to handle such scale. Siting this project in the heart of a historically sensitive district is neither necessary nor appropriate.

Economic development should not come at the expense of the very qualities that make New Orleans unique. The Warehouse District's authenticity is an asset. Once altered, it cannot be restored.

I respectfully urge you to deny Zoning Docket 024/26 and protect the integrity, scale, and historic character of the Warehouse District.

Thank you for your consideration.

Sincerely,



Cliff LeBoeuf

Jenna D. Burke

From: MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Sent: Friday, February 27, 2026 4:34 PM
To: Jenna D. Burke
Cc: Kristin Palmer
Subject: Sugar Mill building - Warehouse District (Omni Hotel)
Attachments: Sanborn_1895_116.jpg; Sanborn_1908_242.jpg; Sanborn_1940-1951_Vol1A_P50a.pdf; 1876 _Sanborn_sheet 19.png; Sanborn_1885.jpg; News_Article__New_Orleans_Item__April_20_1953 __p28.pdf

Hi Jenna,

Good chatting with you earlier today! Below is a brief summary of the history of the Sugar Mill property. Attached I am including the Sanborn maps for reference (showing the previous building, the vacant lot after the fire, and the mid-20th century structure). I have also included the photo of the building (obscured by a truck) in the New Orleans Item from 1953. I will look through our files next week and see what else I can find, particularly about the park.

Talk soon!
MaryNell.

Sugar Mill Property History:
The Sugar Mill building is a contributing resource to the local Warehouse District Historic District, which is regulated by the City of New Orleans' Central Business District Historic District Landmarks Commission. The building is also a contributing resource to the Upper Central Business District which is listed in the National Register of Historic Places. The National Historic Preservation Act defines a historic property as any building included in or eligible for the National Register, so its status as contributing to a listed historic district makes it a historic building.

The date of construction appears to have been mid-20th century; the newspaper clipping proves it was already constructed by 1953. Ads start to appear in 1947 for the same "Welding and Manufacturing Co." shown in the 1953 photo, so that may indicate a mid-1940s construction date. The following information is what I have pieced together from a few sources, including historic Sanborn Fire Insurance maps and some newspaper research.

The New Orleans Historic Warehouse District Study Technical Report lists the building as the Dixie Machine manufacturing building, built c. 1930, but that seems too early. Looking back in time a bit, the 1885 Sanborn map shows the triangular-shaped block occupied by Justin J. Langles & Co. (which made crackers, biscuits, and Italian pastes). They remain on the lot in 1895 (renamed the Langles Factory of the American Biscuit and Manufacturing Co.), but by 1908, the lot is vacant with only the "ruins of fire." There is a structure on the Sanborn map from the 1940s for steel fabricating – brick walls and wood sheathed roof on steel trusses with an iron materials yard in the back of the property. The first image of the current building I was able to find in a newspaper is from 1953. Around this time, it was operating as a "Welding and Manufacturing Co."

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049
mnolanwheatley@prcno.org
prcno.org

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To City Planning Commission,

We are writing in strong opposition to Zoning Docket 024/26, the proposed text amendment to create the Convention Center Hotel Overlay District.

This proposal represents an afront to the hard work done over many years to establish the heights in the Historic Warehouse District. Before the heights were established our organization had to attend BZA, HDLC, CPC meetings constantly for landowners trying to get variances so they could sell their property for more. Worse yet, even if they did get the variance, nothing was built. The height zoning has changed all that. Developers can now pay an appropriate amount for the land and build something that works well. The Julia for example.

It seems like there have been a lot of back-room agreements around this development already for the Convention Center to overpay for the proposed location of this hotel. This property was to be zoned at a lower height until the owner "convince" Councilwoman Cantrel to change it on her own. Just like she spot-zoned 1100 Annunciation, which still sits vacant as an illegal parking lot.

The scale of this hotel is greatly out of character for the Nationally recognized Upper CBD Historic District. The developer has said they are making concessions to the neighborhood, but we believe they were aiming for the same height at the previous location.

The scale of 1000 rooms is also a burned on the neighborhood in several ways including traffic, water, and sewer. Every other 1000 room hotel has 3 lanes of traffic on its side of the road which helps reduce traffic impacts. The Convention Center is now 1 lane each way. There is no place to double park vehicles waiting to check in or for Ubers picking up passengers. This will be a complete nightmare especially around Marid Gras and other big events. We were never in favor of reducing the lanes. There is very low water pressure in the area, especially when cruise ships are in port. Some buildings drop to 20 psi or lower, most times the cruise ships are here. The City will have to add some major water lines to fix this as this hotel would be equivalent to a cruise ship parked full-time. Our area would be under permanent water advisory. In like, the sewer would most likely need to upgraded to handle the increased usage.

If this Overlay request is successful, the CPC will be inundated with many additional requests for special treatment in violation of the current zoning. Zoning is done in a standardized way to avoid spot zoning and this request is a major violation.

Using the Heritage Park FAR as an excuse is horrible. It's a park that will stay a park.

We respectfully urge you to deny Zoning Docket 024/26 and protect the integrity, scale, and historic character of the Warehouse District.

Troy Dupuis

Warehouse District Neighborhood Association

and Bakery Condominiums

Outlook

1040 S Peters demolition

From warehousedna@gmail.com <warehousedna@gmail.com>
Date Mon 03/09/2026 4:02 PM
To Wendy Cargile <wcargile@nola.gov>

To CBD HDLC,

As part of and demolition approval, we request that the demolition approval is contingent on foundation permits being approved. The area has empty lots and illegal parking lots already due to approved demolitions. These could have been avoided with a more controlled process. 1040 South Peters is currently an operating building in good condition. There is plenty of open area if test pilings are needed before the permitting process.
This project does not appear to be financially sound and making the demolition contingent may protect an existing building from becoming another empty lot.

Troy Dupuis
Warehouse District Neighborhood Association
Bakery Condominiums

Jenna D. Burke

From: MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Sent: Tuesday, April 14, 2026 12:23 PM
To: Jenna D. Burke
Cc: Kristin Palmer
Subject: Zoning Docket 024/26 (April 14, 2026) - PRC comments for the record

Good afternoon,

The Preservation Resource Center would like to thank the City Planning Commission staff for their extensive analysis of this zoning docket, and the development team for meeting with us several times over the last year. We are glad the Ernest N. Morial New Orleans Exhibition Hall Authority is following the permitting process and gathering public input on the development of the Convention Center's headquarter hotel, which we hope will be a strategic benefit for the city.

The PRC is providing comments on Zoning Docket 024/26 (CPC Meeting 4/14/2026) as a neighbor of the proposed Omni development and as an advocate for the Warehouse District. We were responsible for getting the Warehouse District listed in the National Register in the 1980s. This status provided critical access to the Historic Tax Credit, one of the main driving forces behind the revitalization of the neighborhood.

After reviewing the CPC staff report, we appreciate the recommendation to limit the proposed size of the hotel, and the conclusion that a floor area ratio of 12 would result in excessive height that is out of scale with the surrounding 80-90-foot-tall historic buildings.

The report, however, does not include any considerations regarding a setback for the hotel's primary tower. The most recent renderings show the tallest part of the building – the L shape – looming directly over the park and the historic district. Setbacks in historic districts help align new construction with the existing streetscape by making the bulk of the height and massing less present on the street.

The current zoning designates a two-tier approach, with a 75-foot maximum for the base adjacent to property lines and a 125-foot limit for setback portions. We ask that the commission consider a similar two-tier recommendation to require the maximum height of the Omni tower be set back on a base that is more to scale and visually compatible with the surrounding historic neighborhood.

The former Harrah's hotel (now Caesars Poydras), also in the Warehouse District, is an example where this setback strategy was employed, although as the staff report notes, the FAR/height is significantly higher than what would be appropriate for the Omni development due to the concentration of high rises on Poydras.

We respectfully ask the commission to defer this application to further consider requiring a setback.

Thank you for your time with this.

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049

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prcno.org

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From: DAVID LANDRY <2landry@cox.net>
Sent: Monday, March 16, 2026 6:42 AM
To: CPCINFO
Subject: Omni Hotel - 024/26 -practical considerations

Dear Staff,
Please consider this submission for your hearing detailing some practical considerations for the above project:

A. Omni's Atlanta architects could design a smaller boutique hotel which fits with the neighborhood, rather than the massive cookie cutter one slated for the original River District site. This would greatly reduce the overall cost of the project and loss of city revenue from lower tax incentives.
B. Imagine the impact of 1000 rooms and toilets flushing on the current water, sewage, and power grid. Water pressure and drainage are already major issues in the city. If Omni doesn't pay the full infrastructure cost of any sized project, the burden will be on all city tax payers and the city budget.
C. Traffic congestion will be increased on Convention Center Blvd., Calliope, and South Peters, because drivers will have to proceed 4-5 blocks from the entrance to the garage. The current massive base footprint condemns John Churchill Chase St., which if saved would alleviate that traffic using only one block to the parking ramp on S. Peters. Also, the footprint uses half the city's street and sidewalk without just compensation.
D. The Planned District is nothing more than an attempt at spot zoning, disfavored by the city and the courts. Certainly, litigation and costly delays could ensue. The Convention Center and Omni acknowledged this need to re zone in their documents. Further, the CC's enabling legislation states that they must follow all zoning laws and city ordinances which they are now attempting to circumvent.

Hopefully, this massive project can be placed in the original location, or the parties can downsize the project for less impact on the neighborhood and less financial burden on the city.
Thank you,
David Landry - resident the Bakery Condos

Sent from my iPad

Outlook

CBD HDLC: Demolition of 1000 S Peters St. & 1040 S Peters St. (PRC Comments)

From MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Date Tue 03/10/2026 2:14 PM
To Wendy Cargile <wcargile@nola.gov>
Cc Kristin Palmer <kpalmer@prcno.org>

Good afternoon, Commissioners,

As an advocate for the city's historic architecture and as a near neighbor of both 1000 and 1040 S. Peters St., the Preservation Resource Center is opposed to demolishing these warehouses in the Warehouse District.

The PRC was responsible for getting the Warehouse District listed in the National Register as the Upper Central Business District in the 1980s. This status provided critical access to the Historic Tax Credit, one of the main driving forces behind the revitalization of the neighborhood.
Over the last two years, the PRC has shared concerns raised by the Central Business District HDLC about the rate of demolitions of modest warehouses in the Warehouse District, resulting in the loss of 411 Andrew Higgins Drive, 1060 Magazine St., and 1031 Annunciation St. to name a few. This development pressure is a threat to the historic integrity of the district, its National Register status, and the access to the Historic Tax Credit that it provides.

Variety is a key characteristic of the oldest neighborhoods in New Orleans. On a single street, high-style architectural gems are peppered between simple vernacular buildings. Minimal or utilitarian warehouses may not draw attention or praise, but they are a binding element in the Warehouse District, and without them, the sense of place suffers.

The proposed hotel is wildly out of scale with its historic surroundings, but ignoring the height and size of the proposal, PRC is opposed to the full demolition of two contributing – and protected – warehouses for construction of a new hotel building. We agree with the HDLC staff's recommendations that the commission should recommend denial for this application.

Thank you for your time with this.
MaryNell.

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049
mnolanwheatley@prcno.org
prcno.org

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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ◉ Text Amendment ○ Zoning Change ○ Conditional Use/Planned Development

Address of Property for which this application is being filed. 1000 S. Peters St., 1001 Convention Center Blvd., 1040 S. Peters St., John Churchill Chase St. between S. Peters St. and Convention Center Blvd.

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name: Sherman Strategies, LLC

Applicant Address: 800 Baronne Street

City: New Orleans State: Louisiana Zip: 70113

Applicant Contact Number: (504) 799-9335 Email: becca@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name: Ernest N. Morial-New Orleans Exhibition Hall Authority

Property Owner Address: 900 Convention Center Boulevard

City: New Orleans State: Louisiana Zip: 70130

Property Owner Contact Number: 504.566.8628 Email: jleyens@bakerdonelson.com

SPECIFIC ZONING REQUEST

Text amendment to "Article 18 Overlay Zoning Districts" to add "Section 18.33 Convention Center Hotel Overlay District" and other related sections. Full proposed language attached.

PROPERTY LOCATION

Square Number(s): 12-A, 24-A, 25, & Public Street Lot Number(s): Not applicable (whole squares)

Bounding Streets: ~~Convention Center Blvd., Andrew Higgins Drive, S. Peters Street,~~ & Mississippi River Heritage Park

Zoning: CBD-2 and OS-N Municipal District: 1

Tax Bill Number: 102100401, 102100701, 102100801 Planning District: 1a

DESCRIPTION OF PROJECT (Attachments are acceptable)

Text amendment language attached.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature J B Cook Executive Vice President Date 1-15-26

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 15 day of JANUARY 2026

My Commission expires upon death

Michael G Sherman
Notary ID 87002
Orleans Parish

PROPOSED TEXT AMENDMENT LANGUAGE

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel ("CCH") Overlay District is to support the development of a hospitality headquarters property adjacent to the City's Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City's hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan's goals.

…

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel ("CCH") Overlay District shall apply to the following areas:

1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.
2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs".

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site controlled by FAR.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

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ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY

RESOLUTION NO. 2025.8

RESOLUTION AUTHORIZING BOARD PRESIDENT TO EXECUTE EXECUTIVE EMPLOYMENT CONTRACT

WHEREAS, the Ernest N. Morial New Orleans Exhibition Hall Authority (the Authority) was created by the Louisiana Legislature to acquire, construct, reconstruct, extend, improve, maintain, and operate projects within the City of New Orleans in order to promote economic growth and development of the city and its neighboring parishes;

WHEREAS, the Authority owns and operates the New Orleans Ernest N. Morial Convention Center (the Convention Center);

WHEREAS, the Authority's bylaws state that the Authority's Board of Commissioners (the Board) shall appoint an Executive Vice President, who will serve at their pleasure;

WHEREAS, this office is currently vacant and being filled on an interim basis by NOPFMI's Chief Administrative Officer, Alita Caparotta;

WHEREAS, Ms. Caparotta has performed this role in an exemplary fashion and is deserving of commendation;

WHEREAS, the Authority has three major initiatives—development of a headquarters hotel, development of its upriver site, and a $700 million capital improvement program (collectively, the Initiatives)—currently underway, each of which is vital to the continued growth and future success of the Convention Center;

WHEREAS, the Convention Center is a key economic driver for the tourism and hospitality industries, which in turn generates jobs and tax revenues for the local and state economies;

WHEREAS, some of the taxes generated by the local hospitality industry go to support the operations of the Convention Center, making leaders of that industry vested partners in its success;

WHEREAS, the Board is comprised of multiple members of the local hospitality industry, whose expertise is integral to the successful planning and operation of the Convention Center;

WHEREAS, the Authority seeks in its new Executive Vice President steady leadership by a person who has insight into the Initiatives and has demonstrated relationships with key stakeholders in the Initiatives as well as the hospitality industry as a whole;

WHEREAS, James B. Cook has worked in the hospitality industry for more than 30 years, the last thirteen (13) years in New Orleans;

WHEREAS, Mr. Cook has served on numerous local boards and established himself as a leader in the community;

WHEREAS, Mr. Cook has served on the Board since March 1, 2024, when he was

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appointed by the Governor of the State of Louisiana in accordance with the Authority's enabling legislation;

WHEREAS, the Initiatives are at important junctures that require continuity of leadership in order to see them to their successful completion;

WHEREAS, during his time on the Board, Mr. Cook has played a key role in the progress of the Initiatives and the Board feels he is ideally suited to lead the Authority and Convention Center forward at this time;

WHEREAS, the Board finds the circumstances require that the Board engage Mr. Cook as its next Executive Vice President and Chief Executive Officer of the Convention Center;

WHEREAS, the Board wishes to authorize its President to execute an employment contract negotiated with Mr. Cook, the business terms of which are attached hereto;

BE IT RESOLVED, at the June, 2025 regular meeting of the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority, Commissioner Mantilla moved that President Russell Allen be authorized to execute an employment contract in same or similar form to that attached hereto, with James B. Cook to serve as Executive Vice President of the Authority and Chief Executive Officer of the Convention Center upon the completion of the pre-employment process and advice of counsel. Commissioner Mahana seconded this motion.

The foregoing resolution having been submitted to a vote; the vote resulted as follows:

Member	Yea	Nay	Absent	Abstaining
Russell Allen	X			
Geraldine Broussard			X	
James Capella			X	
Stephen Caputo			X	
Edgar Chase, IV			X	
James Cook				X
Elizabeth Ellison-Frost	X			
Ralph Mahana	X			
Octavio Mantilla	X			
Jack Rizzuto	X			
Desi Vega	X			
Camille Whitworth	X			
Eric Wright			X	

And this Resolution was declared adopted on this 25th day of June 2025.

June 26, 2025

Signed by:
C666DBB7101A440...

Date

Jack Rizzuto, Secretary

2

Docusign Envelope ID: B11EA365-F2CA-4353-8C6C-2CD1AA81CFA6

ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY

RESOLUTION NO. 2025.12

RESOLUTION RELATIVE TO HEADQUARTERS HOTEL DEVELOPMENT REGARDING CONCEPTUAL PLANS, PERMIT APPLICATIONS AND INCREASE TO AUTHORITY INVESTMENT

WHEREAS, the Board of Commissioners ("Board") of the Ernest N. Morial New Orleans Exhibition Hall Authority (the "Authority") authorized in Resolution 2025.5, among other things, the Authority's execution of a Hotel Development Agreement and a Ground Lease (collectively, the "Agreements") with certain affiliates of Omni Hotels Corporation, namely, Omni Hotels Development Company, LLC ("Hotel Developer") and TRT New Orleans QOZ Sub, LP ("Hotel Lessee") together with Omni Hotels Corporation, Hotel Developer, and each of their respective subsidiaries and affiliates (collectively, "Omni") for the development of a headquarters hotel (the "Hotel") in the immediate vicinity of the New Orleans Ernest N. Morial Convention Center (the "Hotel Project");

WHEREAS, the Agreements have been executed in accordance with Resolution 2025.5 and are dated March 10, 2025;

WHEREAS, pursuant to the terms and conditions of the Agreements, there may be various state, local and other governmental requests, authorizations, and permit applications that Omni requests that the Authority sign from time to time in furtherance of the Hotel Project, all as specifically contemplated by the Agreements;

WHEREAS, the Authority's Executive Vice President is charged with conducting the day-to-day business of the Authority;

WHEREAS, the Board believes that many of such state, local and other governmental requests, authorizations, or permit applications are time sensitive and cannot necessarily wait for the next Board meeting for approval or are part of the day-to-day business of the Authority;

WHEREAS, the Board wishes to authorize the Authority's Executive Vice President, or his or her designee, to execute such state, local and other governmental requests, authorizations, or permit applications as may be requested from time to time by Omni in furtherance of the Hotel Project pursuant to the terms and conditions of the Agreements;

WHEREAS, the Board wishes to be presented a list of all such documents signed at its next regularly scheduled board meeting;

WHEREAS, the Board previously authorized a similar delegation of authority with respect to the development work for the Master Development Project with River District Neighborhood Investors, LLC in Resolution 2024.5;

Docusign Envelope ID: B11EA365-F2CA-4353-8C6C-2CD1AA81CFA6

WHEREAS, the Agreements currently provide that the Authority will contribute $70,000,000.00 toward hard construction costs of the Hotel Project (the "Authority Investment") and provide Omni with the land formerly occupied by the Sugar Mill as more particularly described in the Agreements (the "Sugar Mill Land") for construction of the Hotel (such land upon which Hotel would be constructed being the "Hotel Site");

WHEREAS, in addition to the Sugar Mill Land, the Authority was also willing to obtain and provide certain land currently owned by the City, including all or a portion of Mississippi River Heritage Park (the "Park") for inclusion in the Hotel Site, if the Authority was able to successfully negotiate the acquisition of such lands from the City, all in accordance with the terms and conditions of the Agreements;

WHEREAS, Omni and the Authority currently intend that the Park will not be included within the Hotel Site;

WHEREAS, in consideration of (i) certain development costs incurred by Hotel Developer in seeking to include the Park within the Hotel Site, (ii) certain costs savings that will accrue to the benefit of the Authority if the Authority does not have to acquire the Park for inclusion in the Hotel Site, and (iii) certain additional construction costs that the Hotel Developer and Hotel Lessee will incur because of the exclusion of the Park from the Hotel Site (including constructing a taller building and stacking ballrooms in the Hotel on two floors instead of locating them on a single floor), the Board wishes to increase the amount of the Authority Investment to a total of $80,000,000.00 and amend the Agreements to document such increase.

WHEREAS, the Authority, Hotel Developer and Hotel Lessee, as applicable, have negotiated such amendments to the Agreements to increase the Authority Investment to a total of $80,000,000.00, which amendments have been reviewed and approved by Authority legal counsel and are attached hereto for Board approval (collectively, the "Amendments");

WHEREAS, in connection with the exclusion of the Park from the Hotel Site, Omni has presented to the Authority for approval an updated conceptual design package for the Hotel (the "Conceptual Designs"), which Conceptual Designs are attached to this resolution;

WHEREAS, Authority staff and consultants have reviewed the Conceptual Designs and find they are in line with the discussions held throughout negotiations and since execution of the Agreements and appropriately incorporate the Authority's staff and consultant recommendations and the Authority's staff and consultants recommend the Board approve the Conceptual Designs;

WHEREAS, the Board wishes to authorize the Authority's Executive Vice President, or his or her designee, to approve future modifications to the Conceptual Designs requested by Omni that are generally consistent with the Conceptual Designs attached hereto and to report back to the Board at its next regularly scheduled meeting all such approved modifications;

BE IT RESOLVED, that at the November 19, 2025, regular meeting of the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority, Commissioner Mantilla moved, and Commissioner Mahana seconded, that the following actions be taken relative to the Hotel Project and the Agreements.

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1. The Authority's Executive Vice President or his or her designee, on behalf of the Authority (each an "Authorized Representative"), be authorized to sign various state, local and other governmental requests, authorizations, and permit applications that Omni requests the Authority sign from time to time in furtherance of the Hotel Project, all as specifically contemplated by the Agreements and report back to the Board all such documents signed under authority of this resolution.

2. The Amendments attached to this resolution increasing the Authority Investment to $80,000,000.00 be approved, and the Authority's Executive Vice President be authorized to execute the Amendments.

3. The Conceptual Designs be approved and each Authorized Representative be authorized to approve future modifications to the Conceptual Designs requested by Omni that are generally consistent with the Conceptual Designs attached to this resolution and as presented by Omni at the Board's November 19, 2025 meeting, and to report back to the Board all such modifications approved under authority of this resolution.

The foregoing resolutions having been submitted to a vote; the vote resulted as follows:

Member	Yea	Nay	Absent	Abstaining
Russell Allen	X			
Geraldine Broussard	X			
James Capella			X	
Stephen Caputo	X			
Edgar Chase, IV	X			
Elizabeth Ellison-Frost	X			
Ralph Mahana	X			
Octavio Mantilla	X			
Jack Rizzuto	X			
Desi Vega	X			
Camille Whitworth			X	
Eric Wright			X	

And this Resolution was declared adopted on this 19th day of November, 2025.

November 26, 2025
Date

Signed by:
C666DBB7101A440...
Jack Rizzuto, Secretary

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: James Cook (Mark Romig ceding time)

Address: 900 Conv. Center Blvd No LA 70130

☑ 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 : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: JAY CICERO

Address: 320 METAIRIE/Hammond Hwy, STE 302 METAIRIE

○ 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 : 4/14/26

I would like to speak regarding CPC Docket : ZA-26

IN SUPPORT

Name: Dain Phelps

Address: 900 CC Blvd.

○ I am the applicant for this docket

○ I'd like to cede my time to: Jim Cook

hereby affirm that the written or oral statements I give before the City Planning Commission will e true and correct. By ascribing my signature below, I acknowledge all information presented is f 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.

ignature of Speaker: _____

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: MARK ROMIG

Address: 7300 LAKESHORE DR. 70124

○ I am the applicant for this docket

☒ I'd like to cede my time to: Jim Cook

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 : 4-14-26

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Name: Keiatca Perry

Address: 2019 MLK JR Blvd

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

Date : 4-14-26

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Name: Bunny White

Address: 3543 Delachaise St. Address!

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Bunny White

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Name: Troy Dupuis

Address: 1111 S Peters St #111

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

#2

Date : _____

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Suggestion for further Review

Name: MARYNELL NOLAN-WHEATLEY

Address: 923 Tchoupitoulas St. Preservation Resource Center

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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☑ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

964

City Planning Commission Speaker Card

Date : 04/14

I would like to speak regarding CPC Docket : 2 24/26

IN OPPOSITION

Name: JOSEPH ROSENZWEIG

Address: 8216 SYCAMORE PL

☒ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

#2

Date : 04-14-2026

I would like to speak regarding CPC Docket : ZD024-26

IN OPPOSITION

Name: Monica Ferraro

Address: 1107 S. PETERS NOLA 70130

○ I am the applicant for this docket

◉ I'd like to cede my time to: Theo Dupuy Cliff Lebo

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

2

Date : 4/14/26

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Name: Mike Jayes

Address: 4524 Jeanne Marie Pl

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

#2

Date : 4-14-26

I would like to speak regarding CPC Docket : 024/26

IN OPPOSITION

Name: Cliff Lebouef

Address: 1107 S. Peters St. #501

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

#2

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Iam Tucker

Address: 4298 Elysian Fields Ave

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker:

#2

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Matt Wolfe

Address: 1130 Rogers Street

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker:

not Speaking

City Planning Commission ~~Speaker Card~~

Date : 4-14-26

I would like to speak regarding CPC Docket : ZD 024/26

IN OPPOSITION

Name: Susan P. Johnson

Address: 2822 Lepage 70119

○ I am the applicant for this docket

○ I'd like to cede my time to: ~~re setback~~ Support PRC position

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.

Historic N.O. Neighborhoods LLC not paid

Signature of Speaker: Susan P Johnson

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Vernard Henley PE

Address: 6101 Eads St. New Orleans

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker:

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Alita Capacotta

Address:

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Alita Capacotta

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: BRYAN ROBERTS

Address: 1201 CONVENTION BLVD

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Bryan Roberts

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: TERRI ~~DREYER~~ DREYER

Address: 1317 Moss St, NOLA 70119

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker:

City Planning Commission Speaker Card

Date : 4-14-26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Madeline Talamanch

Address: 425 Florida Blvd C, New Orleans LA 70124

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Madeline

City Planning Commission Speaker Card

Date : 4.14.26

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Ben Roberts

Address: 1001 S Peters St New Orleans LA 70130

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Linda Bayhen

Address: 900 Convention Ctr Blvd, NO. LA 70130

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☑ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: gm- Cole Parsons, Eliza Jane Hotel

Address: 315 Magazine Street

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☒ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

Date : 4/14

I would like to speak regarding CPC Docket : 024/26

IN SUPPORT

Name: Stephanie Turner

Address: 2020 St. Charles Avenue

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

968

City Planning Commission Speaker Card

ate : 4/14/26

would like to speak regarding CPC Docket : 24/26

IN SUPPORT

ame: Daryl Berger

ddress: 6000 St Charles

) I am the applicant for this docket

) I'd like to cede my time to:

hereby affirm that the written or oral statements I give before the City Planning Commission will e true and correct. By ascribing my signature below, I acknowledge all information presented is my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

gnature of Speaker: D Berger

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Colleen Kehoe

Address: 1100 poydras St

○ I am the applicant for this docket

☑ I'd like to cede my time to: Avery Foret

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.

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Signature of Speaker: Colleen

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Richard Kemp

Address: 300 Galleria Parkway # 740, Atlanta, GA 30339

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker:

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Becca Gueger

Address: 800 Baronne St

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker:

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Tammy Austin

Address:

○ I am the applicant for this docket

● I'd like to cede my time to: Mike Sherman

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: Tammy Austin

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Mike Smith

Address: 10212 Dana Drive Dallas

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker:

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Avery Force — Colleen xende ceding time

Address: 800 Baronnest

○ I am the applicant for this docket

○ I'd like to cede my time to:

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Signature of Speaker:

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 24/26

IN SUPPORT

Name: Mike Sherman — Tammy Austin ceding time

Address: 800 Baronnest

○ I am the applicant for this docket

○ I'd like to cede my time to:

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☑ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker:

6/4

page 15 #8

970

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 5-20-2026

Presiding Officer: submit a card

I would like to ~~speak~~ regarding 2D 24-26 Convention Center

☐ In Support ☒ In Opposition ☐ Info. Only

Name: Susan Johnson

Representing: Hist. N.O. Neighborhoods

Address:: 2822 Lepage 70119

Remarks: NOT Speaking; Support Union 23

2026 MAY 21 11:01 AM

(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

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

not paid

☐ ***Please check if you are a paid representative or receiving <u>any</u> type of compensation or thing of value in exchange for speaking or attending today. (In accordance with Rule 49)***

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 05/21/2026

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
#8, Page 15 of 27	☐	☒	☐

Name: Assata Nkosi

Address: 2227 S Liberty St

Representing: Party for Socialism & Liberation

Remarks: I oppose the Omni hotel development project & any related zoning approval for it

(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

RECEIVED
2026 MAY 21 PM 1:02
CITY CLERK

Speaker Rules (Council Rule 47)

Public Comment for each non-land use Council meeting agenda items shall be as follows:

- The Councilmember who is the lead author of the agenda item whereby a vote is taken shall preside over the item. Public comment shall proceed as follows:
  - All public speakers who have properly submitted a comment card and are present in the chamber are afforded an opportunity to speak.
  - Public speakers are limited to two minutes of public comment per agenda item.
  - No ceding of time to another person is permitted.
  - Any accompanying written documentation shall be formally 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 presiding Officer, in consultation with the lead author, may alter these parameters if deemed necessary to afford additional public comment for specific items of importance or concern, subject to appeal and reversal b the majority of the Council. But any revised public speaking rules shall be announced prior to the initiation pf public comment for the item to afford all speakers equal opportunity to address the Council.

The provisions of this regulation do not apply to land use matters on the agenda, which are covered by the provisions of Rule 10.1(B).

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

☐ ***Please check if you are a paid representative or receiving <u>any</u> type of compensation or thing of value in exchange for speaking or attending today. (In accordance with Rule 49)***

City Planning Commission
Staff Report
Tuesday, March 24, 2026

Zoning Docket 031/26
Prepared by: Valerie Goines
Date: March 30, 2026
Deadline for CPC action: May 23, 2026
CC Deadline: 60 days from receipt
City Council District: B – Harris

Applicant: Joseph H. Babington et al.
Request: Conditional use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 24, Lot 2, in the Fourth Municipal District, bounded by Third Street, Tchoupitoulas Street, Rousseau Street, and Fourth Street
Municipal address(es): 424-428 Third Street

Description

The subject property is located on Third Street within the HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District. The site is currently developed with a single story four-bedroom, four-bathroom residential dwelling and consists of one lot of record with an area of approximately 3,333 square feet. The applicant proposes utilizing two on-street parking spaces to satisfy the off-street parking requirement for a commercial short term rental.[1]

Figure 1. Subject Site



[1] Within the HU-MU District, on-street spaces count towards the off-street parking requirement per Article 22, Section 22.4.C (Table 22-2).

Reason for Commission Review

While a commercial short term rental is a permitted use by right within the HU-MU District pursuant to Article 12, Section 12.2.A (Table 12-1), City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, requires that all transient lodging uses otherwise permitted by right in the underlying zoning district be reclassified as conditional uses.

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.

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.	
Met	The Mixed-Use Low Density designation allows a variety of commercial uses. While the Master Plan does not specifically address transient lodging within the Mixed-Use Low Density designation, such use does not conflict with the intent of the designation. The property's development style is consistent with that of a single-family dwelling, which is permitted within this designation.
The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.	
Met	The subject site is located within the HU-MU Historic Urban Mixed-Use District, where the proposed Commercial Short Term Rental use would otherwise be permitted by right. This district encourages mixed-use areas that are compatible with nearby land uses and pedestrian-oriented in character.
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.	
Met	There are several use standards outlined in **Article 20** regarding commercial short term rentals, both in **Articles 20.3.LLL.1** and **20.3.LLL.2**. Staff recommends a proviso (see below) to ensure these standards are met. The environmental standards of **Article 21, Section 21.3** are met.
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.	
Met	The petitioned site is located between Tchoupitoulas Steet and Rousseau Street, on a block where only one other residential structure exists. The square in which the property is located, and the adjacent square across Third Street are both otherwise developed with warehouse type buildings and surface parking lots. A flooring store is operating behind the petitioned site, and a brewery "The Tchoup Yard" is operating across the street, both of which are located within an MU-1 Medium Intensity Mixed-Use District. Therefore, the proposed CSTR would have limited impacts on residential development. Additionally, the proposed use is not anticipated to generate traffic impacts beyond those typically associated with a traditional single-family residence, as occupancy levels and vehicle demand are comparable to residential use.
Any variance of zoning standards meets the approval standards of Section 4.6.F[2].	
Met	*No variances are required.*
The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.	
Met	The proposed commercial short term rental does not constitute a use that is materially detrimental to the public health, safety, or welfare, nor is it expected to result in material damage or prejudice to other property in the vicinity. The use is permitted within the HU-MU District and will operate within an existing structure, with no expansion of the building footprint or intensification of site development. As proposed, the use is comparable in scale and impact to other permitted uses within the district.

Staff recommends the following provisos to ensure compliance with the use standards for commercial short term rentals:

1. In accordance with **Article 20, Section 20.3.LLL.1** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:

    a. In addition to the use standards below, all short term rentals shall comply with the regulations of the Department of Safety and Permits and the Department of Finance, Bureau of Revenue.
    b. All short term rentals shall require a permit. The permit shall be prominently displayed on the front facade of the property at a reasonable height in a location clearly visible from the street and accessible from the public right-of-way during all period of occupancy and contain the permit number, the contact information for the owner or operator, the permit type (Non-Commercial or Commercial) and the bedroom and occupancy limit.
    c. Short term rentals shall not be operated outdoors, in an accessory structure, or in a recreational vehicle.
    d. Only one party of guests shall be permitted per short term rental unit.
    e. Both Commercial and Non-Commercial short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.

[2] Article 4, Section 4.6.F Approval Standards

f. A short term rental permit shall be secured prior to operation; and short term rental operators shall comply with all applicable permit requirements provided in the Code of the City of New Orleans.

h. The rental of kitchens, dining rooms, living rooms, offices, and other common spaces may be used as part of the short term rental but shall not be rented as guest bedrooms. Only legally permitted bedrooms shall be used for the purposes of calculating the maximum number of guests. Studio apartments and dwelling units shall be considered to have one (1) guest bedroom and allowed a maximum of two (2) guests.

i. Notwithstanding anything else herein to the contrary, no Short Term Rental or Bed and Breakfast shall be permitted within the boundaries of the Garden District, which for purposes of this subsection shall be defined as follows: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Louisiana Avenue. This provision shall not be waived.

2. In accordance with **Article 20, Section 20.3.LLL.2** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:

a. The permit shall be prominently displayed on the front facade of the property in a location clearly visible from the street or on the exterior of the front door of the dwelling unit being rented for multi-family dwellings, during all periods of occupancy and contain the permit number, the contact information for the permitted operator, the permit type (Commercial) and the unit, guest bedroom and occupancy limit.

b. Up to five (5) guest bedrooms may be rented to guests in each unit and occupancy shall be limited to two (2) guests per guest bedroom with a maximum ten (10) guests.

c. Commercial Short Term Rentals shall be prohibited on the first floor of a multi-story structure that contains or can contain residential uses on subsequent floors, but (1) does not apply to buildings that are single- or two-family dwellings; (2) does not apply to single-story structures; (3) does not apply to the CBD Central Business Districts, except when the structure is a new construction or a substantial improvement, EC Education Campus, MC Medical Campus, LS Life Science, and M-MU Maritime Mixed Use Districts, nor the MI Maritime Industrial Commercial and Recreational Subdistrict.

d. A Commercial Short Term Rental shall submit the following impact management plans, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies:

i. Noise abatement plan;
ii. A security and operation plan; and
iii. A sanitation plan.

e. No more than one (1) unit or twenty-five (25) percent of total units on a lot or a single building constructed across lot lines, whichever is greater, shall be permitted as a Commercial Short Term Rental. In the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, the Commercial Short Term Rental shall only be authorized when the total number of housing units is at least ten (10) and triggers the Mandatory Inclusionary Zoning regulations of Article 28. This cap shall not apply to the VCE Vieux Carré Entertainment District, to structures which front on Canal Street between the Mississippi River and Rampart Street, the EC Educational Campus District, MC Medical Campus District, LS Life Science District, or the MI Maritime Industrial District Commercial and Recreational Subdistrict.

f. Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
The proposed transient lodging use will not prevent the development of long-term housing, including affordable and workforce housing. The use is located within an existing residential structure and does not involve demolition or permanent alterations that would preclude future residential occupancy. Because the structure will be retained and maintained, the property can be readily returned to a traditional long-term residential use in the future.
Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?
The subject property was previously configured as a two-family dwelling and has since been structurally converted to a single-family dwelling, resulting in the loss of one long-term housing unit. While this reduction occurred prior to the proposed transient lodging use, the use would occupy the existing single-family structure and would not further reduce the number of long-term housing units beyond the existing condition.
Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?
An RTA bus stop is located at Tchoupitoulas Street at Third Street, approximately 200 feet from the site, placing the property within close proximity to public transit.
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?
A code violation was recorded in 2014 regarding a satellite dish; this matter was resolved in 2017. There are currently no outstanding violations associated with the property.
How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?
The Short Term Rental (STR) Map indicates that there are eight (8) active licensed STRs located within 1,000 feet of the subject property. There are no hotels, motels, or bed and breakfast within 1000 feet of the site.

Figure 2: Transient Lodging Uses within 1000 Feet



(Source: STR Active Licenses) *(Source: data.nola.gov) – Hotels, Motels and Bed and Breakfasts*

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 031/26 subject to two provisos:

Provisos

1. In accordance with **Article 20, Section 20.3.LLL.1** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:

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   c. Short term rentals shall not be operated outdoors, in an accessory structure, or in a recreational vehicle.
   d. Only one party of guests shall be permitted per short term rental unit.
   e. Both Commercial and Non-Commercial short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.
   f. A short term rental permit shall be secured prior to operation; and short term rental operators shall comply with all applicable permit requirements provided in the Code of the City of New Orleans.
   h. The rental of kitchens, dining rooms, living rooms, offices, and other common spaces may be used as part of the short term rental but shall not be rented as guest bedrooms. Only legally permitted bedrooms shall be used for the purposes of calculating the maximum number of guests. Studio apartments and dwelling units shall be considered to have one (1) guest bedroom and allowed a maximum of two (2) guests.
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f. Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.

City Planning Commission Meeting (March 24, 2026)

The staff summarized the application and presented its recommendation for approval. The Commission received public comment from the applicants who spoke in support of the request. There were three individuals who spoke in opposition. There was discussion among the Commissioners about the permanent entitlement that a conditional use offers as opposed to the temporary nature of Short Term Rentals recommended in the study.

Staff added that under the study recommendations, the proposed use would be qualified as a large CSTR since it occupies an entire dwelling and would not be approvable but that a small CSTR would be. Because the City is currently going through the changes in regulations, Commissioner Poché moved to deny the application. Commission Jordan seconded the motion, which was adopted.

MOTION:

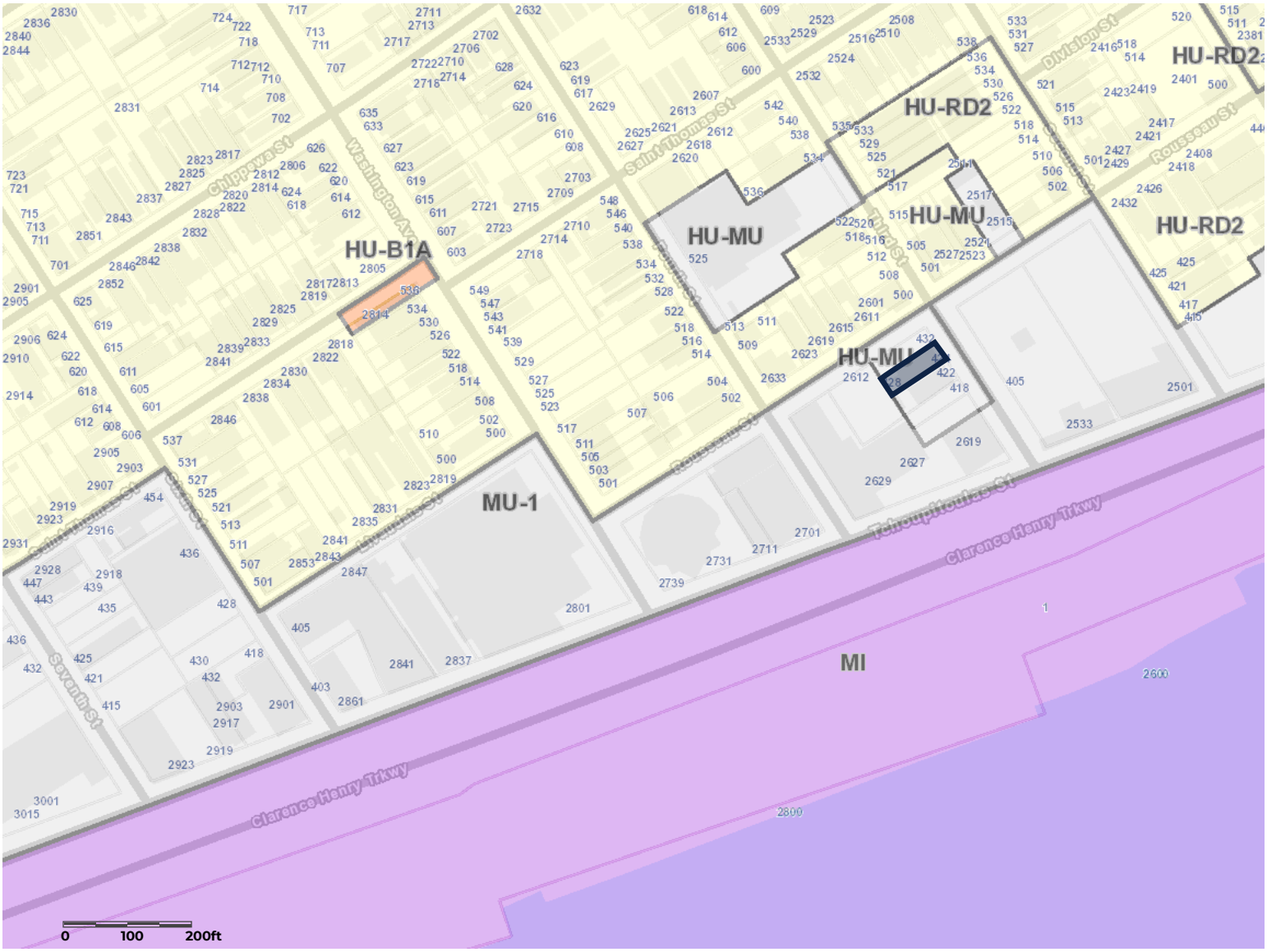
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 013/26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Kepper, Poché, Jordan, Joshi-Gupta

NAYS: Witry

ABSENT: Steeg

City of New Orleans Property Viewer
424 3RD ST, LA, 70130



Property Information

Building Number

Unit Number

Site Address
424 3RD ST, LA, 70130

First Owner Name
MCLELLAN JOHN RICHMOND

Second Owner Name

Mailing Address
ET AL, 25 AUDUBON BLVD

Mailing City
NEW ORLEANS

Mailing State
LA

Mailing Zip 5
70118

Mailing Zip +4

Use Code

Property Description
SQ 24 LOT 2 33X101 424-28 THIRD ST

GeoPIN
41043245

Tax Bill ID
411100902

Lot
2

Square

BLOCK
24

PARID
424-3RDST

Parcel Area (sq.ft.)
3333

Parcel Dimensions (ft.)
33x101

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=424-3RDST)

Zoning

Zoning District
HU-MU

Zoning Description
Historic Urban Neighborhood Mixed-Use District (https://czo.nola.gov/article-12/)

Uses
Permitted and Conditional Uses (https://czo.nola.gov/article-12#12-2)

Future Land Use

Future Land Use
MUL

Future Land Use Description
Mixed-Use Low Density (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Overlay / IZD Description
Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf)

Overlay / IZD Description
Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

Local Historic Districts

Name
Irish Channel

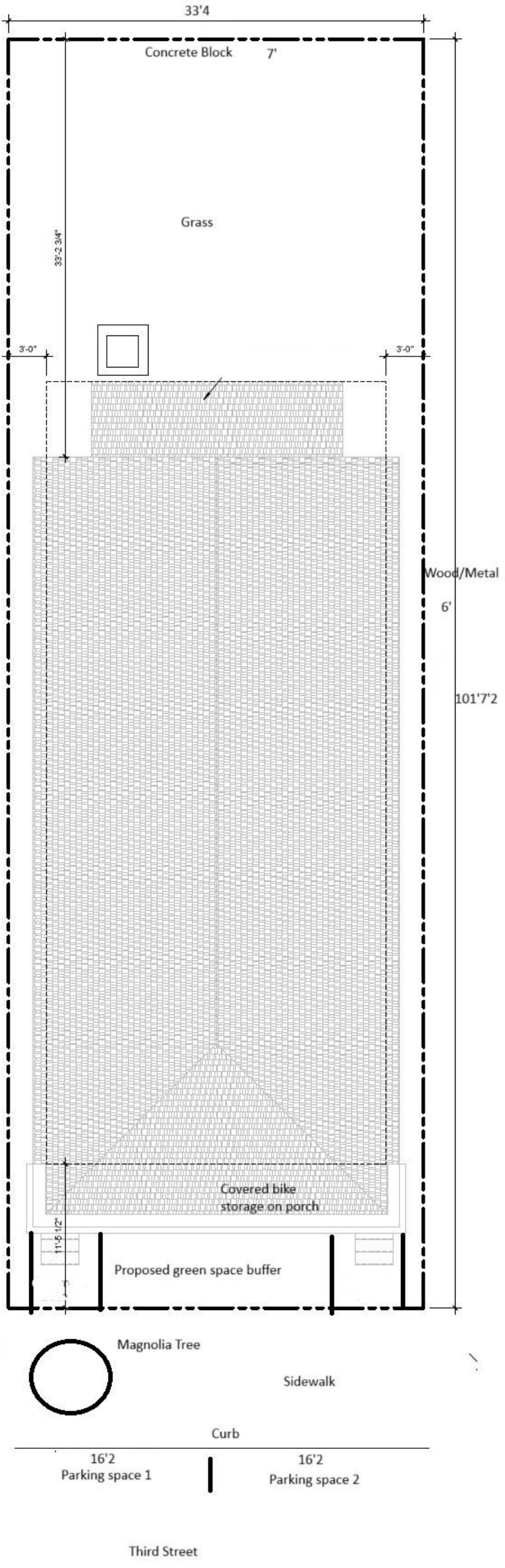
Ordinance
MCS 20595

Jurisdiction
NOHDLC

Control
Full

National Register of Historic Places

Name
Irish Channel Area Architectural District



01 SITE PLAN
3/16" = 1'-0"

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the **FOURTH (4TH) DISTRICT** of New Orleans, **SQUARE TWENTY-FOUR (24)**, bounded by Third, Tchoupitoulas, Fourth and Rosseau Street, designated as **LOT NO. TWO (2)**, according to survey of Gilbert & Kelly, Surveyors, dated February 26, 1946, a certified copy of which is annexed to an act of Edward Haspel, N. P., August 11, 1955, and which said lot commences 28' 7" 5"' from Rosseau Street and measures thence 33' 4" front on Third Street, by a depth of 101' 7" 2"' between equal and parallel lines.

The property bears the Municipal No. 424 Third Street, New Orleans, Louisiana 70130.

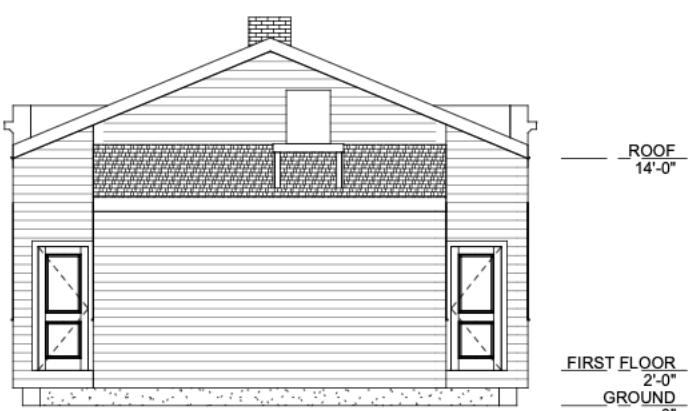
Said property is being purchased and/or mortgaged subject to any and all valid restrictio**984**l/or servitudes affecting it.



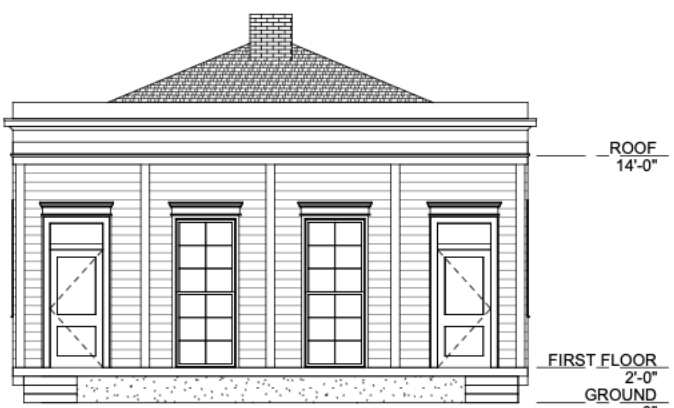
05 EAST ELEVATION
2.1 | 3/16" = 1'-0" |



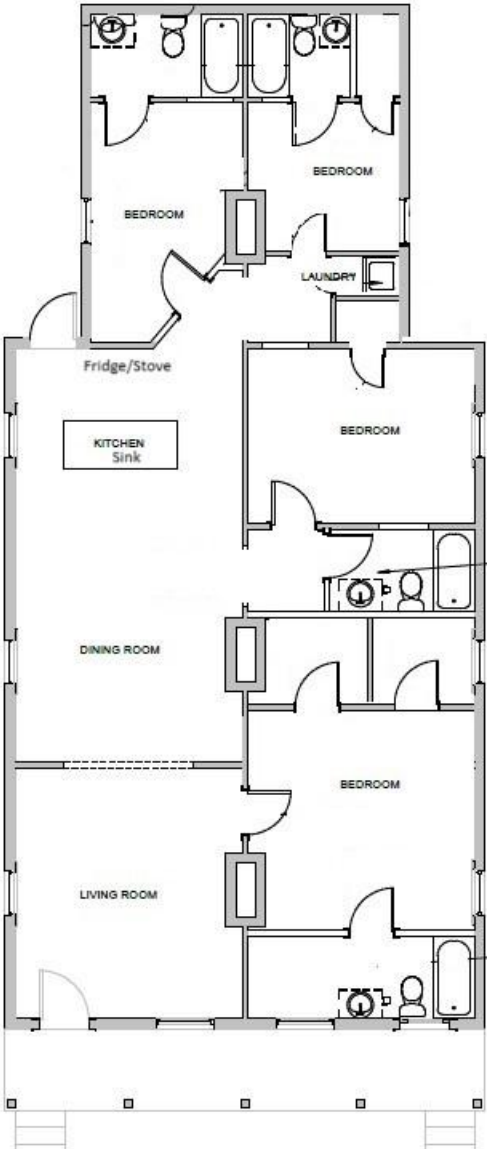
04 WEST ELEVATION
3/16" = 1'-0" |



03 NORTH ELEVATION
3/16" = 1'-0" | DESCRIPTIOIN FOR THIS VIEW



02 SOUTH ELEVATION
3/16" = 1'-0" |



986

01 FIRST FLOOR PLAN
3/16" = 1'-0"

AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.

FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 658-7033 OR VISIT WWW.NOLA.GOV/CPC.

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.













SUMMARY OF NPP MEETING

Introductions plus explained that we are applying for 5 bedroom 10 occupant commercial short term rental.

Brief history of the house and project:
The house was acquired in 2022 before the izd and conditional use process. We applied for an appeal in 2024 and were denied by city council despite perfect score of requirements set by city planning commisson.

Not requesting any waivers or required off street parking

All attendees were provided Improvement plans and an explanation of what is being applied for.

Public comments and discussion:

— Glenn, owner of house next door and other rentals in the Irish channel. He plans to rent his proposed double next door and voiced concerned of potential party house. Owners promised direct communication and monitoring. Other security measures including adding fencing and surveillance camera. Owners noted they also do not want party house and pointed out that the area is largely industrial and across the street from large bar and patio.

— two other neighbors live on 4th street and they expressed interest in renting for family in future and in favor of any development in New Orleans, commented on how good it looks,.

Meeting organizer asked if anyone would like to submit a comment card. None were submitted.

NOTES:
Representative of Irish Channel Neighborhood Association, M. S. Redding, was present at the meeting and remained neutral.

CONCLUSION:
Due to the concerns listed by the owner of the neighboring property, we have decided to scale back our application to a four bedroom, 8 occupant max commercial short term rental.

424 Third Street Neighborhood Participation Meeting

Date: January 3, 2026
Location: 424 Third Street

AGENDA

I. Welcome

• Introduction of speakers and their relationship to the project
• Provide a site plan of the proposed project

II. Description of the Project

• Describe your project proposal in detail.
• State the specific citations from the Comprehensive Zoning Ordinance that pertain to your request.
• Note the zoning district where the site is located and that development is not seeking any waivers.
• State the total square footage for the site and the floor area.
• State how your proposal will impact and benefit the immediate neighborhood.

III. Public Comment

• Allow a reasonable amount of time to receive public comment and concerns.
• Consider having relevant designers or professionals on hand to answer questions specific to any site design, traffic impact analysis etc.
• Receive the public comment without interrupting the speaker whether you agree or disagree

IV. Summary

• State how the comments and suggestions will be addressed, or If you will need to get back to attendees with additional information.

V. Next Steps

• Let attendees know your timeline for submitting your application (no more than 180 days from the date of the meeting).
• Make sure your attendees know how to stay updates on your proposal request. Provide handouts for interested parties to sign up for NoticeMe updates and other online tools.

NEIGHBORHOOD PARTICIPATION PROGRAM

Dear neighbors,

I am writing to you to inform you of our pending application regarding a new commercial short-term rental that will be located at 424 Third Street. I own the property with my wife and her parents and will be managing all reservations and property maintenance myself. All of us are born and raised New Orleanians who reside within the city. The quality of life in our neighborhoods is extremely important to us and affects us directly, as my wife and I live nearby in the Irish Channel. I feel I should note that we do not have any associations with out-of-area investors or companies. I searched very hard for a property that would not be disruptive and feel that 424 Third Street, adjacent to industrial users and across the street from The Tchoup Yard, fits the bill.

We are applying for the following:

"A conditional use to permit a Commercial Short-Term Rental in an HU-MU Historic Urban Mixed-Use District in accordance with Motion No. M-25-530 which amended Article 19 establishing a new Interim Zoning District, that requires the approval of a conditional use for transient lodging when they are designated as permitted uses in the text of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings."

Our Commercial Short-Term Rental (CSTR) will feature 5-bedroom and 4-bathroom with a maximum of 10 guests. This use was permitted in the CZO until the City Council recently passed the motion cited above, making all CSTR a conditional use where they were normally permitted. This would be the only short-term rental on the block.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the City Planning Commission and the City Council and we are required to do this before we submit our application to the City Planning Commission.

The meeting will take place: Saturday, January 3 @10:00 am, in front of 424 Third Street, New Orleans, LA 70130.

This letter is being delivered through U.S. Mail or email. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes. We will provide site plans and building plans to give you a better idea of our intentions. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting.

If granted a license, I intend to keep the property in excellent condition and add many improvements, including lighting and security cameras, as well as period fencing. We will be hands-on managers and listeners to any concerns the neighborhood may have. Thank you for your attention to this matter and please don't hesitate to reach out if you have any questions.

Joseph Babington
josephbabington@yahoo.com
504-352-5234

Gmail

Jay McLellan <jay.mclellan1@gmail.com>

Re: Letter for 434 Third St. - Corrected - 424

James Broadwell <Broj@surfaceinc.com>
To: Jay McLellan <jay.mclellan1@gmail.com>

Tue, Aug 8, 2023 at 2:27 PM

Aug 1, 2023

To whom it may concern:

We are the owners of 2619 Tchoupitoulas St. Our property surrounds 424 Third St. on the River and Uptown sides.

We have no objection to 424 Third St. operating as a short-term rental.

James Broadwell

Owner

Tchoup Party Stop LLC.

Gmail

Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

joseph babington <josephbabington@yahoo.com> Wed, Dec 17, 2025 at 3:22 PM
To: "president@irishchannelnola.org" <president@irishchannelnola.org>
Cc: "Sabine E. Lebailleux" <selebailleux@nola.gov>

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Joseph Babington

josephbabington@yahoo.com

504-352-5234

Neighborhood Participation Program Letter.pdf
58K

Gmail

Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

joseph babington <josephbabington@yahoo.com> Wed, Dec 17, 2025 at 3:23 PM
To: "cpcinfo@nola.gov" <cpcinfo@nola.gov>
Cc: "Sabine E. Lebailleux" <selebailleux@nola.gov>

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josephbabington@yahoo.com

504-352-5234

Neighborhood Participation Program Letter.pdf
58K

Gmail Eugenie Babington <eugem9@gmail.com>

Neighborhood Participation Program - 424 Third Street

joseph babington <josephbabington@yahoo.com> Wed, Dec 17, 2025 at 3:25 PM
To: "Lesli.Harris@nola.gov" <lesli.harris@nola.gov>
Cc: "Sabine E. Lebailleux" <selebailleux@nola.gov>

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Joseph Babington

josephbabington@yahoo.com

504-352-5234

Neighborhood Participation Program Letter.pdf
58K

NPP Meeting Sign In Sheet

Project Name/Location: 424 Third Street NOLA 70115

Meeting Date/Time: Saturday January 3rd 2026 @ 10:00 AM

Meeting Location: 424 Third Street NOLA 70115

Name	Organization	Address	City, State, & Zip	Phone Number	Email Address
Jay McLellan	Owner	25 Audubon Blvd	NOLA 70118	504-421-3135	jay.mclellan1@gmail.com
M.S. Redding					msr3090@yahoo.com
JAYCIE MACDONALD & JESS TWOMBLY		504 FOURTH ST	NOLA 70130	504.920.8355	JAYCIEMACDONALD@OUTLOOK
Leigh Menna				985-320-3849	
Joseph Babington	Owner	922 Toledano	NOLA 70115	504-352-5234	josephbabington@yahoo.com
Eugenia Babington	owner	922 Toledano St.	NOLA 70115	504.417.3931	eugem9@gmail.com

Name	MailingAddress	CityStateZip
Jeff Davis Capital LLC	1835 Napoleon Ave	New Orleans, LA 70115
Current Resident	2501 Tchoupitoulas St	New Orleans, LA 70130
Tchoupa Style LLC	25 Walnut St	New Orleans, LA 70118
Current Resident	2515 Rousseau St	New Orleans, LA 70130
2521-23 Rousseau Street LLC	312 E 4th Ave	Covington, LA 70433
Current Resident	2521 Rousseau St	New Orleans, LA 70130
Current Resident	2523 Rousseau St	New Orleans, LA 70130
2525 Rousseau Street LLC	312 E 4th Ave	Covington, LA 70433
Current Resident	2525 Rousseau St	New Orleans, LA 70130
Meagher Thomas M Jr	2527 Rousseau St	New Orleans, LA 70130
Current Resident	2533 Tchoupitoulas St	New Orleans, LA 70130
Nicholas Joseph Kusiak	2609 Rousseau St	New Orleans, LA 70130
Current Resident	2611 Rousseau St	New Orleans, LA 70130
Arthur Lee	2613 Rousseau St	New Orleans, LA 70130
Current Resident	2615 Rousseau St	New Orleans, LA 70130
William H Addison	2619 Rousseau St	New Orleans, LA 70130
Current Resident	2617 Rousseau St	New Orleans, LA 70130
Tchoup Party Stop LLC	2619 Tchoupitoulas St	New Orleans, LA 70130
Rousseau Street Rental LLC	522 Second St	New Orleans, LA 70130
Current Resident	2621 Rousseau St	New Orleans, LA 70130
Current Resident	2623 Rousseau St	New Orleans, LA 70130
Alfred W Bostick	2629 Rousseau St	New Orleans, LA 70130
Current Resident	2627 Rousseau St	New Orleans, LA 70130
Current Resident	2627 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	2629 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	2633 Rousseau St	New Orleans, LA 70130
Clayton Ventures LLC	2701 Tchoupitoulas St Suite	New Orleans, LA 70130
Current Resident	2701 Tchoupitoulas St	New Orleans, LA 70130
Landllc Hurstville	3123 Ridgelake Dr Ste B	Metairie, LA 70002
Current Resident	2711 Tchoupitoulas St	New Orleans, LA 70130
Current Resident	405 Third St	New Orleans, LA 70130
Current Resident	418 Third St	New Orleans, LA 70130
Third Street Rentals LLC	522 Second St	New Orleans, LA 70130
Current Resident	420 Third St	New Orleans, LA 70130
Current Resident	422 Third St	New Orleans, LA 70130
John Richmond McLellan	ET Al 25 Audubon Blvd	New Orleans, LA 70118
Current Resident	424 Third St	New Orleans, LA 70130
Current Resident	432 Third St	New Orleans, LA 70130
Frederick D Coston	502 4th St	New Orleans, LA 70130
Current Resident	500 Fourth St	New Orleans, LA 70130
David L Inglefield	500 Third St	New Orleans, LA 70130
Contreras Stuart	503-505 3rd St	New Orleans, LA 70130
Current Resident	501 Third St	New Orleans, LA 70130
Current Resident	502 Fourth St	New Orleans, LA 70130
Daniella Phuong D Dang	502 2nd St	New Orleans, LA 70130
527 Third Street LLC	6902 Canal Blvd	New Orleans, LA 70124
Current Resident	502 Second St	New Orleans, LA 70130
Current Resident	503 Third St	New Orleans, LA 70130
Macdonald Jaycie Elizabeth	ET Al 504 Fourth Street	New Orleans, LA 70130
Current Resident	504 Fourth St	New Orleans, LA 70130

Current Resident	505 Third St	New Orleans, LA 70130
Nguyen D Dang	506 2nd St	New Orleans, LA 70130
Current Resident	506 Second St	New Orleans, LA 70130
Darleen J Levy	826 St Louis St	New Orleans, LA 70112
Current Resident	508 Third St	New Orleans, LA 70130
Abernathy John Daniel	509 Fourth St	New Orleans, LA 70130
Audrey T Dang	510 2nd St	New Orleans, LA 70130
Current Resident	510 Second St	New Orleans, LA 70130
Dugue Gerard J Dugue Sheila B	516 Third St	New Orleans, LA 70130
Current Resident	512 Third St	New Orleans, LA 70130
Surgir LLC	2701 Tchoupitoulas St Suite	New Orleans, LA 70130
Current Resident	513 Fourth St	New Orleans, LA 70130
Kennedy Todd D Kennedy Brittany P	514 Fourth St	New Orleans, LA 70130
Sebastian Stutz	518 Second St	New Orleans, LA 70130
Current Resident	514 Second St	New Orleans, LA 70130
Kenner N Carmody	Etal 1406 Josephine St Apt E	New Orleans, LA 70130
Current Resident	515 Third St	New Orleans, LA 70130
Talebloo Realestate LLC	@ Hossein Talebloo PO Box	New Orleans, LA 70157
Current Resident	516 Fourth St	New Orleans, LA 70130
Shelia B Bass	516 Third St	New Orleans, LA 70130
Ashwin S Vilkhu	517 Third St	New Orleans, LA 70130
Current Resident	518 Fourth St	New Orleans, LA 70130
Current Resident	518 Second St	New Orleans, LA 70130
Current Resident	518 Third St	New Orleans, LA 70130
Patrick T Thornton	520 3rd St	New Orleans, LA 70130
Current Resident	520 Third St	New Orleans, LA 70130
Alaftharia Christakis	ET Al 521 Third St	New Orleans, LA 70130
Current Resident	521 Third St	New Orleans, LA 70130
Glenn M Mesman	522 Second St	New Orleans, LA 70130
Current Resident	522 Third St	New Orleans, LA 70130
Current Resident	525 Fourth St	New Orleans, LA 70130
Samuel S Scofield	525 3rd St	New Orleans, LA 70130
Current Resident	525 Third St	New Orleans, LA 70130

NEIGHBORHOOD ASSOCIATIONS

Organization Name: Irish Channel Neighborhood Association
Point of Contact: LaMont Hayes
Phone Number: -
Email: president@irishchannelnola.org
Street Address: -
City: -
Zip: 70175

CPC STAFF

cpcinfo@nola.gov

CITY COUNCIL MEMBER

District B
Lesli Harris
Lesli.Harris@nola.gov
Phone: (504) 658-1020
Fax: (504) 658-1025
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112









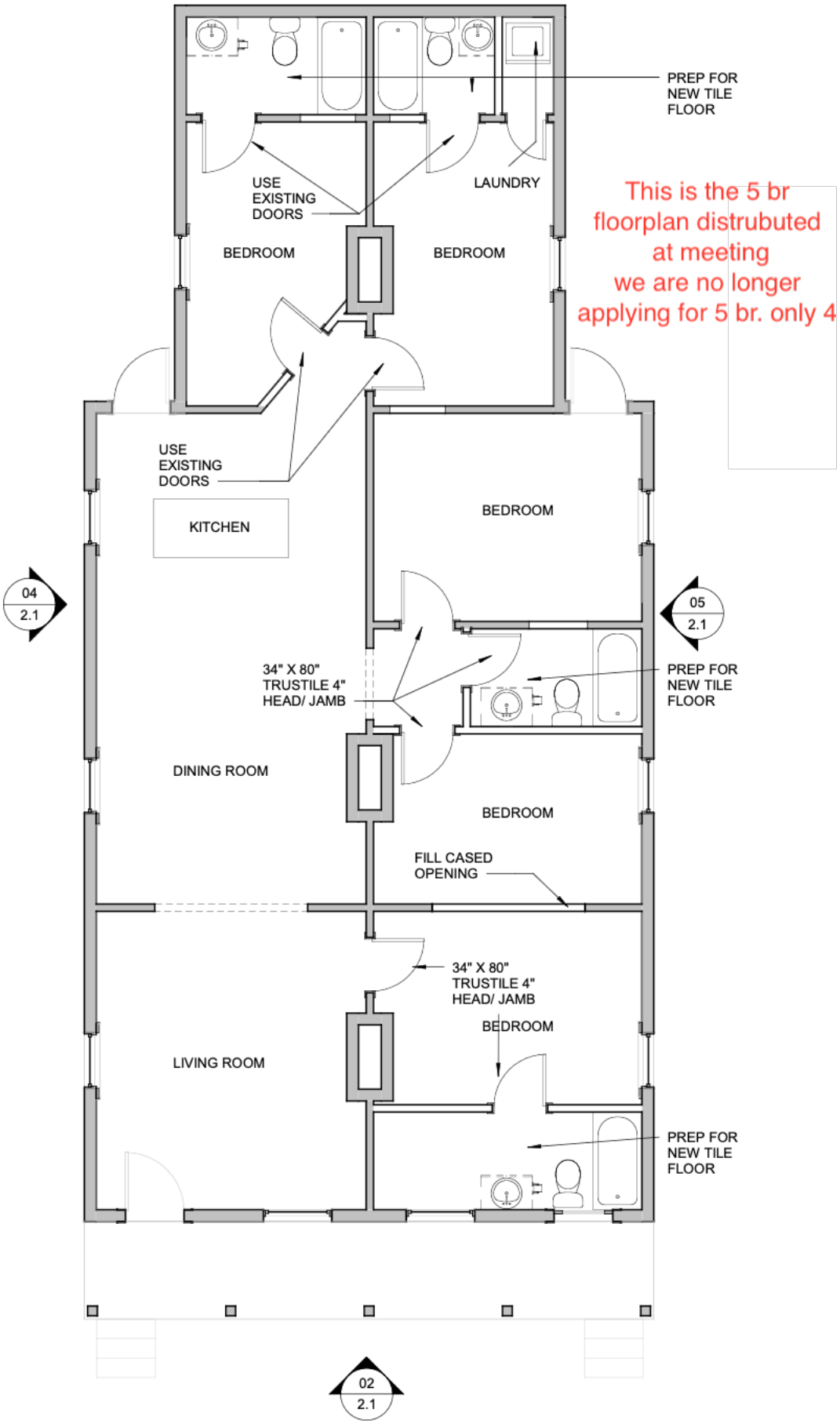
NPP Meeting Comment Card

Project Name/Location:

Meeting Date/Time:

Meeting Location:

Name | Organization | Address | City, State, & Zip | Phone Number | Email Address



01 FIRST FLOOR PLAN

3/16" = 1'-0"

1008

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
***If no site plan or title restriction** is required, submit your application for permitting.* ***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

◉ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
⊘	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
⊘	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
⊘	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
⊘	**Photographs** of the subject site(s) and building(s).		Required	Required
⊘	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
⊘	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
⊘	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
⊘	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
⊘	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ◉ Conditional Use/Planned Development

Address of Property for which this application is being filed. 424 Third Street, New Orleans, LA 70130

APPLICANT INFORMATION

Applicant Identity: ◉ Property Owner ○ Agent

Applicant Name Joseph H. Babington

Applicant Address 922 Toledano Street

City New Orleans State LA Zip 70115

Applicant Contact Number 504-352-5234 Email josephbabington@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☑

Property Owner Name Joseph H. Babington, Charlotte Eugenie M. Babington, Jean G. McLellan, John R. McLellan

Property Owner Address 922 Toledano Street & 25 Audubon Boulevard

City New Orleans State LA Zip 70115 & 70118

Property Owner Contact Number 504-352-5234 Email josephbabington@yahoo.com

SPECIFIC ZONING REQUEST

conditional use to permit a 4-bedroom, 8 occupant short term rental in an HU-MU zoning district

PROPERTY LOCATION

Square Number(s) Square 24 Lot Number(s) 2

Bounding Streets ~~Tchoupitoulas~~ ~~Rousseau~~

Zoning HU-MU Municipal District 4th

Tax Bill Number 411100902 Planning District 2/Irish Channel

DESCRIPTION OF PROJECT (Attachments are acceptable)

4-bedroom, 8-occupant short term rental

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 01-20-2026

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 20 day of January, 2026

My Commission expires for life

AMANDA J. AGUILAR #174496 NOTARY PUBLIC MY COMMISSION IS FOR LIFE ORLEANS PARISH, LA

City Planning Commission Speaker Card

Date: 3/24/26 3

I would like to speak regarding CPC Docket: 031/26

IN SUPPORT

Name: Jay McLellan et al Babington McLellan

Address: _____

☒ 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

3/24/26 #3 1013

Date: 3/24/26

I would like to speak regarding CPC Docket: #3

IN SUPPORT

Name: Joseph Babington

Address: 429 Third St

● I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: #3 031/26

IN OPPOSITION

Name: Y. Frank Southall

Address: 200 S. Broad St

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 3-24-26 3

I would like to speak regarding CPC Docket: 031/26

IN OPPOSITION

Name: Lisa Stulz

Address: 518 2nd St, NO, LA 7030

○ 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: _____

(OPPOSITION)

3 3/2

1014

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 3/24/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
~~#~~ 3		✓	

Name: Emily Walsh

Address: 4222 Fiere St

Representing: Self

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

MOTION

NO. M-26-234

CITY HALL: June 4, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of **denial,** related to **ZONING DOCKET 31/26**, initiated by Joseph H. Babington et al, requesting consideration of a conditional use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 24, Lot 2, in the Fourth Municipal District, bounded by Third Street, Tchoupitoulas Street, Rousseau Street, and Fourth Street **(Municipal Address: 424-428 Third Street)**, is hereby **denied**.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

City Planning Commission
Staff Report
Tuesday, April 28, 2026

Zoning Docket 037-26
Prepared by: Ava Monnet
Date: May 5, 2026
Deadline for CPC action: May 23, 2026
CC Deadline: 60 Days from Receipt
City Council District: All

Applicant: City Council Motion No. M-26-63

Request: This is a request by City Council Motion No. M-26-63 for a text amendment to **Article 19** of the Comprehensive Zoning Ordinance to create a new Interim Zoning District (IZD) to be named the *Data Center Interim Zoning District*, for the purpose of prohibiting issuance of an occupational license or otherwise permit the operation of data centers citywide.

Property Description: The proposed text amendment would apply citywide.

Description

The City Council recently requested that the City Planning Commission create a set of regulations defining and creating permissions for data centers. While that work is being conducted, the Council has additionally requested this IZD to temporarily ban all data centers citywide. This includes data centers, server farms, crypto-currency mining facilities, and other facilities designed or used primarily to house information technology infrastructure and equipment for the storage, management, processing, and transmission of digital data.

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
This text amendment is a companion to Zoning Docket 036/26, in which the Council's requested CPC staff consider regulating "data centers" as a land use. These recommendations will include establishing definitions, density requirements, use restrictions and limitations on the zoning districts in which data centers can be located. The City Planning and City Council's consideration of those potential new regulations will take several months. In the interim, the Council proposed the Data Center IZD to ban the approval of data centers city wide. If approved, the IZD would be in place for one year and could be extended another year, to be in effect for up to two years in total.

Existing Regulations and Changes Proposed by Applicant

Existing regulations

Currently, the CZO does not define or have any regulations related to data centers, server farms, crypto-currency mining facilities, or any other facilities designed or used primarily to house information technology infrastructure and equipment for the storage, management, processing, and transmission of digital data.

Regulations proposed by the Council motion

The Council motion proposes a new Interim Zoning District to temporarily ban the approval of data centers. Suggested language for the *Data Center Interim Zoning District* is provided below. The proposed text additions are indicated by **underlined and bolded** text.

ARTICLE 19 TEMPORARY PROHIBITIONS

***

19.4.A.23 – Data Center Interim Zoning District

A. Intent of the District

The IZD is intended to temporarily ban the approval of "Data Center" uses, which includes data centers, server farms, crypto-currency mining facilities, or any other facilities designed or used primarily to house information technology infrastructure and equipment for the storage, management, processing, and transmission of digital data.

B. Boundaries

The Interim Zoning District applies citywide.

C. Prohibited Uses

The issuance of permits or occupational licenses for Data Centers is prohibited citywide. Data Centers are defined as follows:

> **Data Center. A physical room, building, facility, or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, or data storage systems, and associated mechanical, electrical, and cooling equipment, for the purpose of processing, storing, managing, transmitting, or distributing digital data. The term includes colocation data centers, retail data centers, enterprise data centers, cloud computing data centers, hyperscale data centers, data mining facilities or other similarly functioning facility, but does not include server rooms or telecommunications equipment rooms accessory to a primary non-data-center use and occupying less than 2,000 square feet.**

D. Appeals

Applications to appeal this IZD shall be submitted 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 $1,000.00 and the data required in such form. The Executive Director may request for the applicant to provide such additional information and data as may be required to fully advise the Council, whether such information and data is called for by the official form or not. CPC shall review the appeal and make recommendations relative to the appeal within sixty (60) days of receipt using the following standards:

1. **Is requested appeal compatible with the surrounding land uses and structures?**
2. **Does the requested appeal provide for an efficient use of land?**
3. **Will the requested appeal increase community environmental or quality-of-life impacts?**
4. **Does the requested appeal provide appropriate health safeguards for neighboring or nearby properties, including but not limited to soundproofing measures and other safety best practices?**
5. **In consultation with utility experts, including but not limited to the Council Utilities Regulatory Office, does the requested appeal unduly tax the City's utility systems, including but not limited to the electrical grid?**
6. **Does the appellant have reasonable investment-backed expectations in the use of the property as prohibited by the IZD?**

The Council shall have 60 days from the 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 the receipt of the recommendation, the appeal shall be deemed to be denied.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The proposal would impact numerous zoning districts across the entire city. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with The Plan for the 21st Century, commonly known as the Master Plan. A land use action is considered consistent if it furthers, or at least does not interfere with the goals, policies, and strategies that are contained in the land use chapter of the Master Plan.

The proposed *Data Center Interim Zoning District* bars a land use that is not contemplated by the zoning ordinance. It does not alter the underlying zoning districts or the underlying Future Land Use Map designations. The temporary change will allow time for staff to not only define terms related to a new use category, but to establish use standards and which zoning districts would be appropriate for the uses. The IZD does not interfere with the goals of the master plan in allowing time for consideration of all future data center uses citywide.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The proposed IZD would not alter any of the affected place designations.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The purpose of this IZD is to ban approvals for data centers. The motion specifically states that data centers pose unique and significant implications for the health, safety and welfare for New Orleans, its citizens, and its neighborhoods. The IZD would provide time for the development of a regulatory scheme for data centers that would assess those implications.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The proposed amendment is consistent with the purpose of Article 19, *Temporary Prohibitions,* in the Comprehensive Zoning Ordinance where Interim Zoning District regulations are located. Specifically, it states:

> "These temporary prohibitions are intended to provide temporary zoning regulations within the boundaries of designated areas, notwithstanding existing zoning applicable to the area, pending a review of the appropriateness of applicable provisions of the zoning ordinance or development of new regulations by the City Planning Commission, and are intended to prevent the establishment of uses that are incompatible with the temporary prohibition for the legal duration of the prohibition."

The proposed IZD is consistent with the statement above and is therefore compatible with the intent and general regulations of this Ordinance.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The proposal addresses a change in policy. The IZD is the only land-use tool that the City Council can implement immediately; it is effectively a placeholder until new regulations can be implemented.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. The Council proposed this IZD as a mechanism to ensure that the ramifications of data centers are explored and understood. This temporary change will benefit the City as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met. The proposed IZD is consistent with Article 19, Section 19.1 of the CZO and would enact a temporary ban on a use category that does not currently exist. The change will be in effect temporarily while a study is conducted and new regulations are adopted.

The proposed amendment does not create a significant number of nonconformities.

The standard is met. The overlay district would not create non-conformities as the data centers are already banned because they are not contemplated by the zoning ordinance.

City Planning Commission (March 24, 2026)

The request was heard at the CPC meeting on March 24, 2026. Staff summarized the application and presented the recommendation of 30-day deferral to allow more time to consider this request along with the tandem request for a text amendment ZD036-26. There were members of the public that spoke in opposition to the request. One member of the public asked to speak without providing a street address. Commissioner Poche made a motion to accept the public comment without requiring the speaker provide a street address. The motion was seconded by Commissioner Kepper but the motion failed.

MOTION #1:

BE IT MOVED THAT THE CITY PLANNING COMMISSION ACCEPT PUBLIC COMMENT FOR ZD037/26 WITHOUT REQUIRING A STREET ADDRESS.

YEAS: Kepper

NAYS: Jordan, Flick, Joshi-Gupta, Poché, Witry,

ABSENT: Steeg, Stewart

The member of the public continued with the comment by providing her street address. Other members of the public spoke in opposition. Commissioner Flick made a motion for 30-day deferral, seconded by Commissioner Poché, and the motion passed unanimously.

MOTION #2:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 037/26 IS HEREBY DEFERRED TO THE APRIL 28, 2026, CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Flick, Joshi-Gupta, Kepper, Poché, Witry

NAYS: None

ABSENT: Steeg, Stewart

Staff Recommendation

Staff recommend **APPROVAL** of Zoning Docket 037/26. The proposed text additions are indicated by bold, underlined text below.

19.4.A.23 – Data Center Interim Zoning District

A. Intent of the District

The IZD is intended to temporarily ban the approval of "Data Center" uses, which includes data centers, server farms, crypto-currency mining facilities, or any other facilities designed or used primarily to house information technology infrastructure and equipment for the storage, management, processing, and transmission of digital data.

B. Boundaries

The Interim Zoning District applies citywide.

C. Prohibited Uses

The issuance of permits or occupational licenses for Data Centers is prohibited citywide. Data Centers are defined as follows:

> **Data Center. A physical room, building, facility, or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, or data storage systems, and associated mechanical, electrical, and cooling equipment, for the purpose of processing, storing, managing, transmitting, or distributing digital data. The term includes colocation data centers, retail data centers, enterprise data centers, cloud computing data centers, hyperscale data centers, data mining facilities or other similarly functioning facility, but does not include server rooms or telecommunications equipment rooms accessory to a primary non-data-center use and occupying less than 2,000 square feet.**

D. Appeals

Applications to appeal this IZD shall be submitted 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 $1,000.00 and the data required in such form. The Executive Director may request for the applicant to provide such additional information and data as may be required to fully advise the Council, whether such information and data is called for by the official form or not. CPC shall review the appeal and make recommendations relative to the appeal within sixty (60) days of receipt using the following standards:

1. **Is requested appeal compatible with the surrounding land uses and structures?**
2. **Does the requested appeal provide for an efficient use of land?**
3. **Will the requested appeal increase community environmental or quality-of-life impacts?**
4. **Does the requested appeal provide appropriate health safeguards for neighboring or nearby properties, including but not limited to soundproofing measures and other safety best practices?**
5. **In consultation with utility experts, including but not limited to the Council Utilities Regulatory Office, does the requested appeal unduly tax the City's utility systems, including but not limited to the electrical grid?**
6. **Does the appellant have reasonable investment-backed expectations in the use of the property as prohibited by the IZD?**

The Council shall have 60 days from the 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 the receipt of the recommendation, the appeal shall be deemed to be denied.

CITY PLANNING COMMISSION MEETING (April 28, 2026)

The request was reheard at the CPC meeting on April 28, 2026. Staff summarized the application and presented the recommendation for approval. There were members of the public that spoke in opposition to the request or to give their opinion on data centers in general. Commissioner Jordan wanted it noted on the record the importance of defining what is limited and also to thank the community for their input and the council as well. Commissioner Jordan made a motion to accept the public comment without requiring the speaker provide a street address. The motion was seconded by Commissioner Hebert and passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 037/26 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: Steeg, Jordan, Witry, Poche, Hebert, Joshi-Gupta, Jackson,

NAYS: N/A

ABSENT: Flick, Kepper

MOTION

NO. M-26-63

CITY HALL: January 28, 2026

BY: COUNCILMEMBERS MORRELL AND HUGHES (BY REQUEST)

WHEREAS, data centers, server farms, crypto-currency mining facilities, and other facilities designed or used primarily to house information technology infrastructure and equipment for the storage, management, processing, and transmission of digital data (collectively "Data Centers") are not included in the existing use classifications within the Comprehensive Zoning Ordinance ("CZO"); and

WHEREAS, the development of Data Centers in the City poses unique and significant implications for the health, safety, and welfare of New Orleans, its citizens, and its neighborhoods, including concerns over electrical grid capacity and reliability, noise concerns from generators and cooling equipment, air quality, development density, limited street activation, and compatibility with surrounding uses; and

WHEREAS, the Council, in a companion Motion, is directing the City Planning Commission to study Data Centers and to make recommendations regarding text amendments to the CZO to address Data Centers, including without limitation through clear definitions, density requirements, use restrictions, and limitations on the zoning districts in which Data Centers may be located; and

WHEREAS, because of the delays associated with the zoning process, Section 3-126 of the Home Rule Charter authorizes the Council to impose an interim zoning district or other temporary prohibition on zoning, permitting, and other similar functions where necessary to protect the public health, safety, or welfare for a period of up to one year, subject to one 180-day extension; and

WHEREAS, despite the fact that Data Centers are not a permitted use within the CZO, and are therefore prohibited citywide, the Mayor and the City Council believe that implementing an interim zoning district out of an abundance of caution ensures that the residents of the City are adequately protected from the harms which are posed by these uses; and

WHEREAS, this temporary prohibition does not prohibit technological progress or investment but rather ensures that development of such uses appropriately protects the health, safety and welfare of the New Orleanians, and, to the extent it is appropriate, occurs in a planned and environmentally sustainable manner that protects the long-tern interests of the residents of the City of New Orleans; and

WHEREAS, the Council finds that the imposition of an interim zoning district prohibiting Data Centers citywide is necessary to prevent the proliferation of said facilities while the zoning review mandated by this instrument is conducted; **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 and make recommendations regarding whether to amend Article 19 of the CZO to establish a new Interim Zoning District, to be named the *Data Center Interim Zoning District* ("IZD"), for the purpose of prohibiting the issuance of any occupational licenses or otherwise permit the operation of Data Centers citywide for a period of one year from the date of adoption of this Motion, subject to extension as provided by Section 3-126 of the City Charter.

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, including but not limited to the Department of Safety and Permits, shall not approve any new applications for occupational licenses for businesses that meet the definition of Data Center, as set forth herein, or any other applications for permits or licenses or issue any permits or licenses that are in conflict

with the intent and provisions of this proposed IZD for any property within the city until such time as the proposed IZD is denied by the Council or the proposed IZD is approved and becomes legally effective.

BE IT FURTHER MOVED, That applications to appeal this IZD shall be submitted to the Executive Director of the City Planning Commission, every appeal shall be made on the forms provided by the City and shall be accompanied by payment of a filing fee of $1,000.00 and the data required in such form. The Executive Director of the City Planning Commission may request for the appellant or applicant to provide such additional information and data as may be required to fully advise the Council, whether such information and data is called for by the official forms or not. CPC shall review the appeal and make recommendations relative to the appeal within sixty (60) days of receipt using the following review standards:

1. Is the requested appeal compatible with the surrounding land uses and structures?
2. Does the requested appeal provide for an efficient use of land?
3. Will the requested appeal increase community environmental or quality-of-life impacts?
4. Does the requested appeal provide appropriate health safeguards for neighboring or nearby properties, including but not limited to soundproofing measures and other safety best practices?
5. In consultation with utility experts, including but not limited to the Council Utilities Regulatory Office, does the requested appeal unduly tax the City's utility systems, including but not limited to the electrical grid?
6. Does the appellant have reasonable investment-backed expectations in the use of the property as prohibited by the IZD?

The Council shall have 60 days from receipt of recommendation to approve, deny, or modify the appeal by ordinance. 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 due to the urgency presented in this matter and the robust participation process afforded by the companion text amendment to the Comprehensive Zoning Ordinance.

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 CZO 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: **Green, Harris, Hughes, King, Willard - 5**

NAYS: **0**

ABSENT: **McCarron, Morrell - 2**

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL

G:\DoCS\JOYCELYN\COUNCIL\MOTIONS-RESOLUTIONS\2026\January 28\M-26-63.docx

1027

City Planning Commission Speaker Card

Date : 3/24/26

I would like to speak regarding CPC Docket : 036/26 & 037/26

IN OPPOSITION

Name: Sheila Tahir

Address: Midcity, New Orleans

☒ 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: Sheila L. Tahir

City Planning Commission Speaker Card

Date : 3/24/26

I would like to speak regarding CPC Docket : 9 037/26

IN OPPOSITION

Name: Y. Frank Southall

Address: 3111 Palmyra St

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

ate : 3-24-2026

would like to speak regarding CPC Docket : 036 + 037

IN OPPOSITION

lame: Jonathan Anthony Roberts

ddress: 4928 Chrysler St NOLA 70127

I am the applicant for this docket

I'd like to cede my time to: _____

hereby affirm that the written or oral statements I give before the City Planning Commission will e true and correct. By ascribing my signature below, I acknowledge all information presented is f 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: JAR

City Planning Commission Speaker Card

9

Date : 03-24-26

I would like to speak regarding CPC Docket : 037/26

IN OPPOSITION

Name: TASHIA GASPARD

Address: VPT -

☑ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

9

1028

Date : 03/24

I would like to speak regarding CPC Docket : 037/26

INFORMATION ONLY

Name: Eian Bailey (ee-yun bailey)

Address: 7000 Lakeshore Drive, NOLA 70148

(●) 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: E Bailey

1029

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 3-24-2026

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

9 Interim zones on data center

Support	Oppose	Info. Only
☑	☐	☑

Name: Annie Moran

Address: 1733 Duels St.

Representing: Self

Remarks: Make entire Parish Interim District

(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

1030

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 03/24/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

Zoning docket 037/26
Motion no. M-26-63

Support ☑ **Oppose** ☑ **Info. Only** ☐

Name: Angelle Bradford Rosenberg
Address: 1822 Urquhart Street 70116
Representing: Sierra Club Delta Chapter
Remarks: IZP for all of Orleans Parish

(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

1031

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 3/24/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
9 Zoning Docket			✓

Name: Chris Lang

Address: 2500 Dauphine St

Representing: Self

Remarks: pro moratorium on data centers

(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

1032

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 03/24/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
8, 9	☐	☑	☐

Name: Osa Adun

Address: 9217 Appleseed

Representing:

Remarks: When does zoning district cdo complete

(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

8+9 3/24/2026

1033

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 3/24/2026

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
Agenda item #8+9		X	

Name: Gary Crockett

Address: 462 Lakeshore Parkway

Representing: Concerned Citizens of New Orleans

Remarks: Concerns of Data Center in population dense areas

(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

Outlook

Recycling and data centers

From David Burley <david.burley@selu.edu>
Date Tue 3/24/2026 12:56 PM
To CPCINFO <CPCINFO@nola.gov>

Please approve recycling and NO to data centers. It is difficult to attract new businesses and other industry when you only say yes to more dirty industry that pollutes and causes cancer.
Thank you

--
David Burley, Ph.D.
Associate Professor of Environmental Sociology
Southeastern Louisiana University
SLU 10686
Hammond, LA 70402
985.549.5037 (office)
985.549.5961 (fax)
david.burley@selu.edu

Peace,

It does not mean to be in a place
where there is no noise, trouble or
hard work.

It means to be in the midst of those
things and still be calm in your
heart.

Outlook

No to all data centers!

From Anita Sanchez-Giles <anitasanchezgiles@icloud.com>
Date Tue 3/24/2026 1:27 PM
To CPCINFO <CPCINFO@nola.gov>

Please vote no to ANY and ALL DATA centers in the city of New Orleans!
And please keep our recycling programs in place.
Thank you
Anita Sanchez
409 S Solomon St
NOLA 70119

Outlook

2 new Data Centers in New Orleans

From elizabeth stahel <elizabethstahel@yahoo.com>
Date Tue 3/24/2026 3:42 PM
To CPCINFO <CPCINFO@nola.gov>

Hello- I live in New Orleans and am adamantly opposed to having data centers created here.

Jobs are temporary.

They are incredibly expensive- especially in this heat- and will tax our already overtaxed electrical systems.

They say that it will cost consumers nothing extra- HA!

New Orleans is already drowning. We do not need to take on risky ventures.

The fraud in LA is so bad, that it is almost ensured that corners will be cut…..

Sincerely,

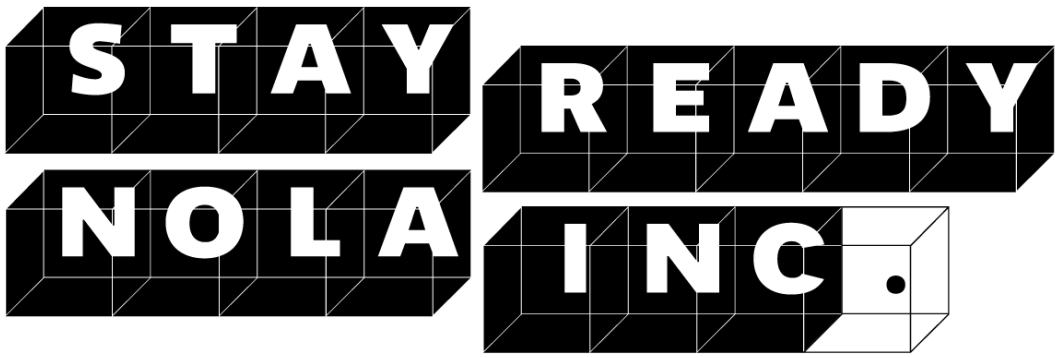
M Elizabeth Stahel
1656 Joseph St ., Apt F
New Orleans, LA 70115

Cell- 504.231.4500

Sent from Yahoo Mail for iPhone

A Siting and Regulatory Framework for Data Centers in New Orleans

A White Paper Submitted to the New Orleans City Planning Commission
In Response to Motions M-26-62 and M-26-63
March 2026



Stay Ready NOLA, Inc. ("SRN") is a New Orleans–based 501(c)(3) nonprofit organization focused on advancing community resilience, equitable infrastructure, and neighborhood revitalization in underserved areas. SRN is the recipient of a $20 million award under the U.S. Environmental Protection Agency Community Change Grant program, supporting the development of a community solar facility in New Orleans East and a Community Resilience Hub in the Upper Ninth Ward. Through these projects, SRN's mission is to strengthen local capacity to withstand and recover from environmental, economic, and infrastructure disruptions by investing in clean energy, resilient facilities, and community-serving assets that deliver long-term public benefit.

I. Executive Summary

New Orleans is at a crossroads. The January 2026 proposal to build a large-scale data center in New Orleans East — adjacent to established residential neighborhoods, without adequate community engagement, and without the infrastructure context that responsible development requires — exposed a critical gap in the city's regulatory framework. The city had no definition of data centers, no zoning district where they were expressly permitted or prohibited, and no standards by which their impacts could be measured or managed. The community's response was swift and unanimous. The council's response was appropriate: a temporary moratorium and a directive to the City Planning Commission to build a better regulatory framework.

This white paper proposes an intentional framework built around a fundamental commitment to the New Orleans neighborhoods and communities that deserve meaningful, participatory, measurable, and enforceable protection from incompatible development. It is equally built around the legal and planning realities that make a thoughtful regulatory structure more protective — not less — of those neighborhoods than an outright ban.

The framework proposed here is pro-neighborhood, pro-deliberation, and pro-local-control. Its central proposition is that the best protection for New Orleans communities is a set of objective, measurable, site-specific standards that development cannot circumvent, that community members can verify, and that the city can enforce. Tight regulation is stronger than no regulation.

Core position:

1. The most effective way to maintain control over data centers is through regulation, not prohibition. Data centers should be severely restricted, with ironclad insistence on appropriate infrastructure-based siting, rigorous performance standards, and meaningful neighborhood participation. The city should direct data centers to locations where they belong — heavy industrial land, near existing utility infrastructure, on previously degraded or underutilized sites (think tire dumping grounds) — and subject every proposal to standards that either qualify it objectively or expose it to the full weight of community and council scrutiny.
2. Responsibility for determinations about electrical infrastructure adequacy and the costs of grid upgrades properly belongs to the Council's utility regulatory process through CURO — not to the City Planning Commission or the Department of Safety and Permits, which lack both the technical expertise and the regulatory authority to make such determinations.

Key recommendation: Adopt a two-instrument regulatory framework.

Table 1. *(See p. 17)*

Establishes where data centers are permitted subject to performance and siting standards (P*), where they require conditional use approval (C), and where they are prohibited.

Table 2. *(See p. 19)*

Establishes the performance and siting standards that data centers must meet.

Outcome: Neighborhoods are protected by enforceable standards that cannot be argued away on subjective grounds. The city retains local control rather than ceding it to state preemption or court-ordered settlement. The regulatory vacuum that invited the MS Solar Grid Data proposal is permanently closed.

II. Background: The Triggering Event and Lessons Learned

A. The MS Solar Grid Data Proposal and Its Failure

In early 2026, a company called MS Solar Grid Data — incorporated in 2024 with no public track record — proposed to build a data center on a 17-acre vacant lot near the intersection of Interstate 10 and Read Boulevard in New Orleans East. The site abutted established residential neighborhoods in an area that had been slowly rebuilding after Katrina. The company held a neighborhood meeting, as required before filing a formal zoning application, describing a “two-phase commercial technology data center.” Beyond that meeting, the company provided almost nothing: no formal application was filed with the City Planning Commission, no development plans were submitted, the phone number distributed to community members was out of service, and the company’s CEO was unreachable at the time of the council’s special hearing.

The community response was immediate and overwhelming. Residents packed public meetings. The East New Orleans Neighborhood Advisory Committee demanded answers the developer could not provide. Mayor Helena Moreno came out in public opposition. The City Council voted unanimously — 6-0 — to impose a temporary moratorium on data centers citywide and to direct the City Planning Commission to study and recommend permanent regulatory standards. Within hours of that vote, MS Solar Grid Data withdrew its zoning permit application.

The episode exposed something more fundamental than the bad behavior of a single developer. It revealed that the city’s Comprehensive Zoning Ordinance contained no definition of data centers at all. The same regulatory framework that would apply to a small enterprise co-location facility in an existing industrial building would, by default, also apply to a hyperscale AI training campus requiring hundreds of megawatts of new grid capacity and thousands of acres of land. The city had no tools with which to distinguish between them, no standards to

impose on either, and no pathway for the community to meaningfully evaluate either proposal. That definitional vacuum is what this proposed framework permanently closes.

B. Sources of Opposition and What They Tell Us

The community's opposition to the MS Solar Grid Data proposal was grounded in three legitimate concerns, each of which points toward a specific element of the regulatory solution.

1. Siting. Read Boulevard is not an industrial corridor. It is a residential and commercial street in a neighborhood that has been working for decades to rebuild. Placing a heavy industrial use with significant power demand, noise generation, and visual impact adjacent to homes and businesses in that corridor is precisely the kind of incompatible development that zoning is designed to prevent. The correct regulatory response is not to prohibit data centers everywhere, but to require that they be sited where they belong: on industrially designated land, near existing utility infrastructure, and at a meaningful distance from residential neighborhoods.

2. Community Input. The company's failure to engage the community meaningfully — beyond the bare minimum required notification — violated the spirit of the city's neighborhood participation framework. New Orleans has a strong tradition of community involvement in land use decisions. That tradition is not procedural courtesy. It is how the city builds the trust that makes regulatory decisions durable. Any permanent data center framework must embed genuine, structured neighborhood participation, not as a box to check, but as a substantive voice in decisions that shape communities.

3. Scale and Differentiation. Where the siting concern is about location, the scale concern is about magnitude. A hyperscale AI training campus — hundreds of acres, dedicated substations, continuous industrial-level noise from cooling equipment, perimeter security infrastructure, and a physical footprint that transforms the surrounding landscape — is a fundamentally different use than a small enterprise co-location facility occupying a portion of an existing industrial building. Even on an appropriately sited industrial parcel, the difference in impact between a 5-megawatt facility and a 200-megawatt campus is enormous. The term 'data center' encompasses both, and the community's concern about what a large facility would look, sound, and feel like was entirely legitimate. That concern points toward the right regulatory response: scale-differentiated standards calibrated to actual impact, not a single category that treats incompatible uses identically.

Key takeaway: *the failure of the MS Solar Grid Data proposal was not attributable to the nature of the use. It was attributable to the location, the process, and the absence of any regulatory framework capable of distinguishing responsible from irresponsible data center development. The same use on an appropriate site, with genuine community engagement and enforceable performance standards, is an entirely different regulatory question.*

C. The Moratorium: What It Does and Does Not Accomplish

On January 28, 2026, the New Orleans City Council passed two companion motions. Motion M-26-63 established a Data Center Interim Zoning District — a citywide moratorium — pausing the issuance of any occupational licenses or approvals for data centers for one year. Motion M-26-62 directed the City Planning Commission to study data center uses, consider amendments to the Comprehensive Zoning Ordinance to formally define and regulate them, and present recommendations to the full Council.

The moratorium accomplished its immediate purpose. It stopped the MS Solar Grid Data proposal and gave the city time to build a rational regulatory framework. But the moratorium is temporary. Under Article 19 of the CZO and Section 3-126 of the City Charter, an Interim Zoning District is approved for a term of one year, with a possible 180-day extension, and a possible second extension of another 180 days if the required review is not yet complete. After that, the IZD expires. If no permanent framework is in place when it does, the city returns to the same regulatory vacuum that invited the MS Solar Grid Data proposal in the first place.

III. The Role of Neighborhood Participation

New Orleans has a distinctive and hard-won tradition of neighborhood participation in land use decisions. That tradition is not incidental to the city's planning culture — it is central to it. The Neighborhood Participation Program embedded in the CZO reflects a deliberate policy judgment that community members are not merely stakeholders to be notified after decisions are made. They are participants in the decision itself, with knowledge of their neighborhoods, their concerns, and their aspirations that no developer and no planning staff can replicate.

The MS Solar Grid Data episode revealed not a failure of that tradition, but a failure of the regulatory framework the tradition depends on. The required community meeting was held. Residents had the opportunity to ask questions and engage their council representatives. The process worked as designed. But it had nothing substantive to react to — no definition of what constitutes a data center, no use-specific standards, no criteria against which residents or decision-makers could evaluate what was being proposed. A participation process, however well-designed, cannot function as a safeguard when the underlying zoning structure contains no standards to apply. The problem was not exclusion. The problem was that deliberation had no regulatory anchor.The framework proposed here supplies that anchor. It does not redesign neighborhood participation. It gives neighborhood participation something to work with.

At the P* tier, the community's protection comes from the standards themselves. The performance matrix in Table 2 encodes residents' legitimate concerns in advance, in objective and measurable form. A data center that meets every standard has already answered those concerns. One that does not is not approved — without discretion, without negotiation, without a hearing in which a developer can argue that the project is "generally compatible" with the surrounding area. That is a more reliable and durable protection than a conditional use process applied to a proposal that the regulatory framework has not defined or constrained.

P* status is accordingly reserved for data centers at the Minor, Medium, or Large tier in appropriate Industrial zones that meet rigorous objective standards for siting and performance. That high bar is not a mechanism for bypassing community input. It is a filter that ensures only appropriately sited and scaled projects proceed on that track.

Everything else goes to conditional use, where structured community engagement is a substantive requirement rather than a procedural checkbox. At that tier, residents are not reacting in a vacuum. They are evaluating a specific proposal against defined criteria, and their input shapes the discretionary findings the council must make before any approval can be issued. The neighborhood participation process has not changed. What has changed is that it now has a regulatory framework capable of receiving it.

The framework therefore structures neighborhood participation to match the regulatory context. Where siting is appropriate and standards are met, the standards speak for the community and the outcome is predictable. Where siting is uncertain or the scale of the facility warrants full deliberation, the community speaks through the conditional use process and the council acts on the basis of that record. In both cases, the neighborhood's role is real. In neither case is it a formality.

IV. Why a Blanket Ban Is Not Advisable

A. Legal and Zoning Considerations: Tight Regulation Is the Strongest Defense

The instinct to ban data centers outright is understandable. After the MS Solar Grid Data episode, it is the instinct of a community that has been caught flat-footed and wants to ensure it never happens again. But that instinct, if translated directly into policy, produces a result that is paradoxically weaker — not stronger — than a rigorous regulatory framework. A blanket ban is the city’s most legally vulnerable position. A comprehensive set of objective, measurable, site-specific standards is its strongest.

Under Louisiana zoning law and the city’s Home Rule Charter, total prohibition of a legitimate commercial use — one that is lawful, has an established market, and is permitted in jurisdictions across the country — from every zoning district in the city is legally untenable. The city’s police power authorizes it to regulate land uses, to direct them to appropriate locations, and to impose conditions on their operation. It does not authorize a city to simply erase a legitimate commercial use from its regulatory map entirely. When a city attempts that, it invites a direct legal challenge on the grounds that the prohibition is arbitrary, that it exceeds the police power, and that it constitutes exclusionary zoning — the categorical exclusion of a legitimate use that the law does not permit.

The most instructive recent precedent is Saline Township, Michigan. In September 2025, the township board voted 4-1 to deny rezoning for a $7 billion data center, citing inconsistency with the master plan. The developer filed an exclusionary zoning lawsuit in Washtenaw County Circuit Court two days later. The township’s own attorneys told the board they would lose. The township had $500,000 in insurance coverage. Potential damages to the landowners were estimated at $25 million or more — in a jurisdiction projecting a budget deficit with annual revenues under $750,000. The township settled five weeks after the lawsuit was filed. The $7 billion OpenAI and Oracle data center now proceeds on the developer’s terms, not the

community's, because the community had no deliberate regulatory framework in place when the litigation pressure arrived.

This result is not an aberration. It is what happens when a community tries to use zoning to prohibit rather than regulate. The developer does not need to win on the merits to prevail. It needs only to demonstrate that the city's framework makes approval practically impossible anywhere in the city — functional prohibition regardless of what the ordinance says on its face — and the legal burden shifts. New Orleans would face precisely the same exposure.

The critical insight is this: *tight, objective, site-specific performance standards are the neighborhood's best legal protection. They give the city defensible grounds for denial when standards are not met. They give the community verifiable, enforceable conditions. They give the council a record of specific findings to support its decisions.* A ban, by contrast, gives the city nothing to stand on in court. Prohibiting a use the law requires you to accommodate somewhere does not make communities safer — it strips the city of the regulatory tools it needs to make development happen on community terms rather than developer terms.

B. Redevelopment of Degraded and Underutilized Land: Turning a Problem Into a Solution

We have spent decades watching illegal dumping accumulate on parcels that have had little prospect of productive development. Data centers are a land-intensive use that can be directed to exactly that kind of site — large, isolated, previously disturbed parcels with limited alternative development prospects. The opportunity to turn one problem into a solution for the other should not be squandered.

A regulatory framework that identifies previously disturbed and environmentally degraded parcels as preferred locations for data center development creates a direct pathway to remediating what have historically been dumping grounds for tires and construction debris. Data center development requires site preparation, grading, and environmental clearance before construction can proceed. A developer who wants to build on a brownfield or a legacy dumping site must clean it up to do so. The community receives the remediation as a *de facto* condition of the development — not as a government expenditure drawn from tax revenues, but as a private investment triggered by the regulatory structure created here.

This is not a novel concept. Brownfield redevelopment incentives operate on precisely this logic in cities across the country. What is novel here is that data center development — because of its specific site requirements — is particularly well matched to exactly the kinds of degraded industrial parcels that have been impossible to develop under any other use category. Large footprint, low employment density, high utility demand, minimal pedestrian activity: these characteristics make data centers a poor fit for urban mixed-use sites and an excellent fit for isolated, previously disturbed industrial land that currently serves no productive purpose except as a magnet for illegal dumping.

The regulatory question the city should be asking is not only whether data centers are compatible with New Orleans, but whether a data center on a remediated brownfield in New Orleans East is preferable to a continuing illegal dumping ground. The answer to that question, asked honestly and in context, is not difficult. The framework proposed here makes it possible to give the right answer while maintaining full community control over the process.

C. Utility Rate Impacts: The Counterintuitive Case for Appropriate Siting

Community opposition to the MS Solar Grid Data proposal included concern that data center development would drive up residential electricity rates. That concern is legitimate when applied to the wrong kind of data center in the wrong location — one that requires construction of new transmission infrastructure that gets socialized across the rate base. It is precisely backwards, however, when applied to a data center that draws on existing unused utility capacity. Understanding why requires a brief explanation of how utility rate regulation works and what the current trajectory of the New Orleans electrical grid means for residential ratepayers.

Entergy New Orleans, like virtually every regulated electric utility in the United States, operates under a cost-of-service regulatory model. The utility's rates are set by the regulatory commission to allow recovery of its costs — including the fixed costs of maintaining transmission and distribution infrastructure — plus a regulated return on its capital investment. Those fixed costs do not disappear when customers leave. They must be recovered from whoever remains on the system.

Over the past several decades, New Orleans has lost much of the large industrial customer base that historically anchored its grid economics. Plant closures, business relocations, and industrial decline have steadily reduced the anchor load that once bore a disproportionate share of the fixed costs of maintaining the transmission and distribution infrastructure. As those industrial customers have departed, the fixed cost burden has shifted to the remaining ratepayers — predominantly residential customers, who are the least able to absorb it and have no alternative to the utility. Every large industrial customer that leaves makes the next residential rate increase more likely and more severe. This is not a hypothetical trajectory. It is the documented pattern in post-industrial utility service territories across the Gulf Coast.

When a large, steady industrial customer is added to a utility's rate base, the dynamics reverse. A data center draws a large, predictable, continuous load twenty-four hours a day, seven days a week, year-round. It is, from a utility economics perspective, one of the most valuable customer types available — not because of what it pays per kilowatt-hour, but because of the steady and predictable nature of its demand. When that load is added to the rate base, the fixed costs of maintaining the grid infrastructure are spread across a larger pool of customers. The residential ratepayer's share of those fixed costs decreases.

The utility's regulatory commission has less justification for rate increases. The most directly relevant example is Entergy Mississippi — a subsidiary of the same parent company that operates Entergy New Orleans. A December 2025 study by Energy and Environmental Economics (E3) examined the rate impact of a 100 MW data center on the Entergy Mississippi system and found that the facility generates surplus utility revenue above the cost of service: $3.4 million in 2025, rising to $6.1 million by 2030. That surplus flows back to the benefit of all ratepayers. Entergy has projected that large-load growth from data centers will keep residential electricity bills in Mississippi approximately 16 percent lower than they would be in the absence of data center load on the system, with cumulative savings to Mississippi ratepayers projected at more than $2 billion. The mechanism is precisely the one described above: data center load improves utilization of existing infrastructure, spreads fixed costs across a larger base, and generates revenue that reduces the per-unit cost burden on residential customers. (The E3

study was commissioned by Amazon, which operates data centers on the Entergy Mississippi system; the savings projections are Entergy's own, based on the utility's rate filings.)

D. Grid Utilization Versus Grid Expansion: Why Siting Location Determines Rate Impact

The community's fear that residential customers will pay for grid upgrades built to serve new industrial customers like data centers is entirely justified — when applied to the wrong kind of project in the wrong location. A data center that requires new transmission lines, new substations, or new generation capacity places new capital expenditures into the utility's rate base. Depending on how the regulatory commission allocates those costs, residential ratepayers may bear a portion of them. The concern is real and the framework takes it seriously.

What the framework does — specifically and deliberately — is draw a precise distinction between that scenario and its opposite. When a data center is sited in close proximity to an existing high-capacity transmission substation, it draws on assets that are already in the rate base, already being maintained at ratepayer expense, and already generating fixed costs that the current load is insufficient to recover efficiently. Adding the data center's load does not add new infrastructure costs. It improves the utilization of existing infrastructure.

The economics of that improvement are straightforward. A substation built to serve 200 megawatts of industrial load that currently serves only 60 megawatts is operating at 30 percent utilization. Its fixed costs — maintenance, debt service, depreciation, regulatory return on capital — are being recovered from a load base one-third of what the asset was designed to serve. Adding a 50-megawatt data center raises that substation's utilization to 55 percent. The same fixed costs are now spread across a meaningfully larger load. Per-unit cost recovery improves. The pressure on rates decreases. This is not a theoretical benefit. It is the direct financial mechanism by which appropriate data center siting produces downward pressure on residential utility rates.

E. New Orleans Control is Paramount

The state preemption risk is the most consequential long-term consequence of a ban, and it deserves emphasis with this council. Louisiana is actively and deliberately courting data center investment at the state level. The Meta data center in Richland Parish — announced as potentially the largest in the world, at a cost that escalated from $10 billion to $27 billion — is the clearest evidence. State economic development officials are in active competition with other states to attract the industry.

When a municipality within that state imposes a categorical prohibition, it creates a direct conflict between local regulatory policy and state economic development strategy. West Virginia's legislature stripped local zoning authority over data centers entirely in 2025, after municipalities attempted categorical prohibition. The Governor explicitly stated the purpose: to protect the state's ability to attract data center investment regardless of local opposition. Louisiana's legislature, operating in an environment of active state-level data center recruitment, faces the same political dynamic.

This is the choice the council faces: adopt a rigorous, enforceable, community-protective regulatory framework that keeps local control over data center development firmly in the

council's hands, or adopt a ban that invites the state legislature to take that control away. Tight regulation keeps authority local. A ban risks surrendering it.

V. Reframing the Issue: Infrastructure Suitability

The MS Solar Grid Data proposal prompted a debate framed as "data centers yes or no." That framing is both legally untenable and analytically unhelpful. It obscures the question that actually governs the outcome for New Orleans neighborhoods: not whether data centers are appropriate uses, but whether specific locations are appropriate for high-load infrastructure.

Data centers are, at their core, infrastructure. They require large, reliable supplies of electricity. They generate significant heat that must be removed by water or air cooling systems. They produce continuous ambient noise from cooling equipment and backup generators. They require robust utility connections, reliable fiber connectivity, and physical security. All of these requirements point in the same direction: toward locations where heavy industrial infrastructure already exists, where utility capacity is already available, and where the incremental impact of a new industrial use is genuinely minimal. They point away from residential neighborhoods, historic districts, mixed-use corridors, and areas lacking industrial infrastructure.

The siting criteria embedded in Table 2 of this framework operationalize that directional logic in objective, measurable form. A site within one mile of a high-capacity transmission substation or switching station operating at 115kV or higher, adjacent to existing heavy industrial uses, on land with an HI Heavy Industrial future land use designation — or within a Planned Development district carrying that HI designation — on previously disturbed or degraded land, with direct arterial access, and outside historic districts and mixed-use corridors: this is a site where the infrastructure already exists, where the community impact is inherently limited, and where the regulatory burden on the city and the community is appropriately reduced. The P* pathway — approval upon compliance with objective performance standards — applies here because the siting itself provides community protection that conditional use review would largely replicate without adding substantive benefit.

A site that does not meet these criteria — that is near residential development, in a historic district, without proximate utility infrastructure, or on land the Master Plan has not designated for industrial use — is a site where the regulatory burden must be correspondingly higher. The conditional use pathway — full CPC review, council approval, community engagement, discretionary findings — applies here because the community's interest in the outcome is greater and the city's obligation to deliberate carefully is correspondingly stronger.

VI. Survey of Other Jurisdictions

A. Methodology

The jurisdictions surveyed here were selected because they represent the most developed and most instructive regulatory responses to data center development in the United States. Loudoun County, Virginia is the world's most concentrated data center market and illustrates both the consequences of permitting without standards and the corrective action that responsible regulation requires. Pennsylvania municipalities and the PennFuture model ordinance represent the most comprehensive protective framework developed for jurisdictions

with no prior data center regulation. DeKalb County, Georgia represents the most sophisticated scale-tiered approach. Together, they define the boundaries of professional planning consensus on data center regulation.

B. Loudoun County, Virginia — The Cautionary Tale of Scale Without Standards

Loudoun County is home to what is known as “Data Center Alley” — the highest concentration of data centers in the world, encompassing approximately 47 million square feet of permitted data center capacity as of 2025. That concentration did not result from deliberate planning. It resulted from the absence of planning. For years, data centers were treated as an “office” use and permitted by right in applicable districts — meaning they were approvable by administrative staff review with no public hearing, no performance standards, no community engagement, and no noise, water, or visual impact requirements.

The consequences were predictable in retrospect and catastrophic in practice. The grid became saturated. Dominion Energy, the regional utility, found itself unable to plan transmission capacity adequately. The visual landscape of entire communities was transformed. Community backlash grew into organized opposition, with 42 activist groups now campaigning against further data center development in Northern Virginia. The Board of Supervisors was forced into emergency action in early 2025, adopting a Comprehensive Plan amendment and Zoning Ordinance amendment that eliminated by-right development of data centers entirely and required Special Exception approval — a full legislative hearing process — for every new data center in every industrial district, regardless of size. Phase 2 of that regulatory effort, still underway, is attempting to build the use-specific performance standards that should have been in place from the beginning.

Key lesson for New Orleans: *permitting without performance standards is not a neutral position. It is a decision to let development happen on the developer’s terms, at the developer’s scale, in locations the developer selects. New Orleans has the opportunity Loudoun County squandered: to establish the performance standards, the siting criteria, and the community engagement requirements before the first application is filed, rather than after decades of unconstrained development have made the situation nearly irreversible.*

C. Pennsylvania Municipalities and the PennFuture Model Ordinance

Pennsylvania municipalities have faced rapid data center development pressure, particularly in the Poconos region and suburban Philadelphia, with no existing regulatory framework. PennFuture, a statewide environmental advocacy organization, developed a model data center zoning ordinance after reviewing ordinances from Pennsylvania and Northern Virginia, specifically to give municipalities the tools to regulate data centers before they arrived at the door rather than after.

The Pennsylvania constitutional framework is directly instructive for New Orleans. The Pennsylvania Supreme Court has held that the Pennsylvania constitution requires every municipality to permit every legitimate land use somewhere within its borders. A municipality that fails to accommodate a legitimate use faces legal challenge and, if it loses, must permit the development wherever the developer proposes it — without any of the protective conditions the municipality failed to establish in advance. PennFuture’s attorney has stated plainly: “Saying no is not an option, and local governments cannot impose moratoriums. Whatever regulations are in place when developers apply are the regulations that will apply. It’s best to have good regulations in place before that happens.”

The PennFuture model ordinance is the most comprehensive protective template available for a jurisdiction building a data center regulatory framework from scratch. It addresses noise including low-frequency noise distinct from standard A-weighted decibel measurement, closed-loop water system requirements, power draw and grid impact assessment, stormwater management, aesthetic and screening standards, and emergency management protocols. Each standard is expressed in objective, measurable terms that compliance can be verified against without discretionary judgment.

Key lesson for New Orleans: *a jurisdiction that fails to define and accommodate data centers is more legally vulnerable than one that regulates them rigorously.*

D. DeKalb County, Georgia — The Scale-Tiered Model

DeKalb County, situated in the Atlanta metropolitan area where data center development has surged more than 200 percent year-over-year, produced the most analytically sophisticated local data center ordinance in the country. It is, as of this writing, the first jurisdiction in the United States to formally define data centers in tiered categories based on scale, using square footage and power load as co-equal definitional axes, and to apply differentiated approval pathways and performance standards to each tier.

The DeKalb ordinance recognizes four categories: minor (under 20,000 square feet), medium (20,000 to 100,000 square feet), major (up to 500,000 square feet), and hyperscale/campus (over 500,000 square feet or over 100 MW). Minor facilities are permitted in industrial districts as of right; medium facilities are permitted with additional conditions; major and campus facilities require a Special Land Use Permit with full public review. Each tier carries its own set of performance standards calibrated to its scale and impact. The ordinance also creates an adaptive reuse incentive: no Special Land Use Permit is required when an existing industrial building is redeveloped as a data center, reflecting a preference for infill over greenfield development that this framework adopts as well.

Key lesson for New Orleans: *scale must govern regulatory intensity. A single regulatory category that treats a 5,000 square foot co-location facility identically to a 500-acre AI training campus is both analytically indefensible and politically unsustainable. The communities that have achieved durable data center regulation have done so by calibrating the regulatory burden to the actual impact — which is a function of scale.*

VII. Recommended Framework: Permitted Subject to Standards (P*)

The framework introduced in this white paper uses the CZO's familiar permitted/conditional use architecture but adds a third, more precisely calibrated designation: P* — Permitted Subject to Standards. P* is not a relaxation of the regulatory burden. It is a reconcentration of that burden into objective, measurable, pre-specified standards that development must meet before a right to build attaches. Understanding what P* is, and what it is not, is essential to evaluating the framework's protective value.

A standard permitted use requires compliance with the general district standards and nothing more. A developer who meets those general standards has a right to build. P* is different. A data center seeking P* status must satisfy every applicable standard in Table 2 — the siting

criteria, the noise standards, the power and grid standards, the water and cooling standards, the setback and buffer requirements, the screening and aesthetic standards, the stormwater requirements, and the application documentation requirements. Every standard is mandatory. Approval is ministerial once compliance is demonstrated — but compliance is defined rigorously.

This is why P* is more protective, not less protective, than a conditional use process for qualifying sites. A conditional use hearing is discretionary. Discretion can be exercised in favor of a developer who makes compelling arguments, demonstrates economic benefit, or simply outlasts community opposition in a multi-hearing process. P* eliminates discretion entirely. The standards are what they are. There is no negotiation, no “generally compatible” finding, and no opportunity for a developer to argue that the community’s specific concerns should be overridden by the general benefits of the project.

The compatibility clause that anchors the framework reflects this logic: “A Data Center that complies with all applicable standards of this Table shall be deemed compatible with surrounding uses and consistent with the Comprehensive Plan.” This provision eliminates the subjective “character” and “fit” arguments that have made data center regulation unpredictable in other jurisdictions. It also eliminates the reverse: a city that has established objective standards cannot deny a compliant application on subjective grounds without exposing itself to a successful legal challenge. The standards are the city’s commitment to communities and its commitment to developers simultaneously. That symmetry is what makes the framework legally durable.

Conditional use approval remains available — and required — for data centers that do not satisfy the P* siting criteria, and for hyperscale facilities regardless of siting. The conditional use process provides the full weight of community engagement, CPC deliberation, and council oversight appropriate to higher-impact proposals or proposals that lack the infrastructure suitability that justifies the more streamlined P* pathway. The compatibility clause applies at the conditional use tier as well, constraining denial to specific findings of noncompliance with objective standards.

One further structural principle governs how the framework handles questions of electrical infrastructure. New Orleans is unique in the United States: the City Council is the sole retail regulator of Entergy New Orleans, exercising that authority through a formal docket process administered with the assistance of the Council Utilities Regulatory Office. Whether a proposed data center’s grid connection requires infrastructure upgrades, whether those upgrades are prudent, and whether their costs should be borne by the developer or socialized across ratepayers are questions that belong in that docket process — not in a zoning proceeding. The City Planning Commission and the Department of Safety and Permits have neither the technical expertise nor the regulatory authority to adjudicate electrical system capacity or transmission constraints.

Key Takeaway: *This framework draws a clear line: the land use determination belongs to the CPC; the infrastructure and cost determination belongs to the people through the Council Utilities Regulation Office, and ultimately the City Council itself.*

VIII. Differentiation by Facility Size: The Four Tiers

The single most important regulatory design decision in this framework is the decision to differentiate by scale. A data center is not a monolithic use. The term encompasses facilities that range from a few thousand square feet and a few megawatts of power demand to multi-building campuses covering hundreds of acres and drawing hundreds of megawatts from the grid. Treating them as a single category — either by permitting all or prohibiting all — is analytically indefensible and produces regulatory outcomes that serve neither the community nor the planning objectives the framework is designed to achieve.

The four tiers established in this framework are derived from the peer ordinance survey and are calibrated to reflect meaningful differences in infrastructure demand, community impact, and appropriate regulatory scrutiny. Square footage and power demand serve as co-equal definitional axes because they capture complementary dimensions of impact: footprint captures land use and visual impact, and power demand captures grid and utility impact. A facility may trigger a higher tier under either axis independently.

A. Minor Data Center — Under 20,000 Square Feet and Under 5 MW

A Minor data center is a small co-location or enterprise facility that fits within or is compatible with an existing industrial building footprint. At under 5 megawatts of power demand, its load impact on the grid is within the range of many conventional industrial tenants. At under 20,000 square feet, its physical footprint is consistent with ordinary commercial and light industrial development. Minor data centers are permitted subject to performance standards (P*) in all Centers for Industry districts and in PD districts with HI future land use designations, without a siting criteria requirement. The baseline performance standards — noise disclosure, cooling system disclosure, anticipated load disclosure, and standard site plan — are sufficient protection at this scale. The regulatory burden is proportionate to the impact.

B. Medium Data Center — 20,000 to 250,000 Square Feet or 5 to 50 MW

A Medium data center is a regional facility with meaningful power demand and a significant physical footprint. At 5 to 50 megawatts of demand, it has the potential to affect grid utilization and, if poorly sited, to require new infrastructure investment. At 20,000 to 250,000 square feet, its footprint is substantial but not transformative. This tier is where the siting criteria do their primary work: a Medium data center on an appropriately sited parcel — proximate to existing high-capacity infrastructure, on previously degraded industrial land, distant from residential zoning, and with direct arterial access — receives P* treatment with the full suite of performance standards. A Medium data center that cannot meet those siting criteria is a conditional use, subject to the full Section 4.3 process.

Medium data centers receive P* treatment in PD districts carrying an HI future land use designation, provided all applicable siting criteria are met. The rationale is that the Table 2 performance standards are the protective mechanism. A PD parcel whose future land use designation is HI presents the same receiving environment as a base HI parcel, and the same objective standards apply in both cases. Requiring a PD amendment process on top of full Table 2 compliance would impose additional cost, delay, and negotiation without any corresponding increase in community protection. See Section XI (Planned Development Integration) for the full rationale.

C. Large Data Center — Over 250,000 to 500,000 Square Feet or 50 to 150 MW

A Large data center is a significant industrial facility with substantial grid implications. At 50 to 150 megawatts of power demand, it is approaching the threshold at which utility infrastructure adequacy becomes a genuine planning concern. At 250,000 to 500,000 square feet, its footprint has landscape-scale implications for its surrounding area. Large data centers may receive P* treatment in HI base districts and in PD/HI districts when all siting criteria are met, with enhanced performance standards — including mandatory grid impact study, water impact study, transmission line assessment, independent third-party noise study, and annual compliance reporting. Large data centers that do not meet siting criteria are conditional uses subject to the full Section 4.3 process with maximum performance standards.

D. Hyperscale Data Center — Over 500,000 Square Feet or Over 150 MW

A Hyperscale data center is the type of facility that drove the national data center backlash — the massive AI training campus, the multi-building infrastructure park, the facility requiring dedicated on-site substations and transmission infrastructure that can stress regional grids. This is the use that residents in Peculiar, Missouri, in Saline Township, Michigan, and in the neighborhoods around Read Boulevard were legitimately concerned about. Hyperscale data centers are conditional uses (C) in HI and PD/HI districts and are prohibited in all other districts. No P* pathway is available at this tier regardless of how well the siting criteria are met. The scale is large enough that community deliberation is always warranted. The council should always have a voice when a facility of this magnitude is proposed, even on an otherwise ideal site. Additional eligibility requirements apply: a minimum parcel size of 50 acres and direct access to a principal arterial roadway.

IX. Table 1: The Use Table — District Eligibility by Tier

Table 1 answers the threshold question of district eligibility: where is each tier of data center use available in New Orleans, and under what pathway? The table operates in conjunction with Table 2. A data center's approval pathway is determined first by its tier and district designation in Table 1, and then by its compliance with the applicable standards in Table 2. The two instruments work together: Table 1 establishes the 'where,' and Table 2 establishes the 'how.'

Data centers of any tier are prohibited in all residential districts — all Historic Core Neighborhoods residential districts, all Historic Urban Neighborhoods residential districts, all Suburban Neighborhoods residential districts, and any other zoning district whose primary purpose is to accommodate residential use. The prohibition is absolute, unconditional, and does not vary by tier or size. No conditional use pathway, no variance, and no planned development mechanism makes a data center of any kind allowable in a residential district. This prohibition reflects the fundamental incompatibility between data center operations — heavy industrial noise, continuous utility demand, restricted access perimeters, industrial-scale infrastructure — and the residential environment that these districts are established to protect.

Data centers at the Large, Hyperscale, and Server Farm / Crypto Mining tiers are prohibited in all commercial districts, including all Commercial Center and Institutional Campus districts, all

Historic Core Neighborhoods non-residential districts, all Historic Urban Neighborhoods non-residential districts, all Suburban Neighborhoods non-residential districts, all Central Business District classifications, and all mixed-use districts. Minor and Medium data centers are conditional uses (C) in commercial districts, subject to the full Section 4.3 process including CPC public hearing and Council approval. This tiered approach reflects the infrastructure reality that commercial districts in New Orleans are generally not proximate to the transmission infrastructure that appropriate data center siting requires, while preserving a conditional use pathway for smaller-scale facilities where the Council determines, on the record, that site-specific conditions warrant approval.

Data centers are available as permitted uses (P*) or conditional uses (C) primarily in Centers for Industry districts and in PD Planned Development districts carrying an HI Heavy Industrial future land use designation. Within the Centers for Industry districts, availability varies by tier: Minor data centers receive P* treatment in LI, HI, and MI districts; Medium data centers are conditional uses in LI and receive P* treatment in HI; Large data centers receive P* treatment only in HI; and Hyperscale data centers are conditional uses only in HI. MI Maritime Industrial districts are excluded from Medium and larger data center tiers because Maritime Industrial zoning is designed to preserve land for port-dependent, waterborne-commerce, and maritime-industrial uses; the introduction of large-scale data center facilities, which have no operational relationship to maritime functions, would conflict with the land use priorities and port-access requirements that define these districts. Minor and Medium data centers are also available as conditional uses in commercial districts, as set forth in Table 1 below. A PD district with an HI future land use designation is treated as equivalent to a base HI district for purposes of this framework.

Table 1: Data Center Use Table — District Eligibility by Tier

	Residential Districts		Commercial Districts	Centers for Industry Districts			Planned Dev.
Use Category / Tier	**All Residential (S-RS, HU-RS, etc.)**	**Historic Residential (VCR, HMR)**	**All Commercial (C-1, C-2, C-3, MU, CBD, etc.)**	**LI Light Industrial**	**HI Heavy Industrial**	**MI Maritime Industrial**	**PD w/ HI Future Land Use**
Data Center, Minor (<20,000 sf AND <5 MW) Accessory use <2,000 sf	—	—	C	P*	P*	P*	P*
Data Center, Medium (20,000–250,000 sf OR 5–50 MW)	—	—	C	C	P*	—	P*
Data Center, Large (Over 250,000–500,000 sf OR 50–150 MW)	—	—	—	—	P*	—	P*
Data Center, Hyperscale (>500,000 sf OR >150 MW) Dedicated substation required	—	—	—	—	C	—	C
Server Farm / Crypto Mining Facility (classified per MW tier above)	—	—	—	—	C	—	C

P* Permitted Subject to Performance Standards (Table 2) — administrative approval, no public hearing **C** Conditional Use — Section 4.3 CPC hearing + Council approval — Prohibited

P = Permitted Subject to Performance Standards (Table 2): administrative approval upon compliance. C = Conditional Use: Section 4.3 process, CPC public hearing, Council approval. — = Prohibited. The PD/HI column applies to any Planned Development carrying an HI future land use designation on the Official Zoning Map and Future Land Use Map. The residential prohibition is absolute and applies to all tiers without exception. Minor and Medium data centers are conditional uses in commercial districts; Large, Hyperscale, and Server Farm / Crypto Mining facilities are prohibited in commercial districts.*

X. Table 2: The Performance and Siting Standards Matrix

Table 2 establishes the objective, measurable standards that every data center must satisfy, regardless of tier, district, or approval pathway. At the P* tier, demonstrated compliance with all applicable standards in Table 2 is the sole and sufficient basis for administrative approval. At the conditional use tier, the standards in Table 2 are the minimum floor. The reviewing body may impose additional conditions as part of the conditional use approval, but may not deny an application based on criteria not contained in this matrix.

The cross-reference provision that ties the two tables together is the operative legal mechanism: “Any Data Center use in any district where such use is permitted or conditionally permitted under Table 1 shall comply with the applicable standards of Table 2. At the P* tier, compliance with all applicable standards of Table 2 shall constitute sufficient basis for approval. At the conditional use tier, the standards of Table 2 are the minimum requirements applicable to all approvals.”

The matrix is designed to make regulatory outcomes predictable. A developer reviewing Table 2 before filing an application should be able to determine, with reasonable certainty, whether a proposed project is approvable and what conditions will be imposed. A community member reviewing Table 2 before a project is approved should be able to determine whether the applicable standards have been met and what performance is required of the facility over its operating life. That predictability — that shared understanding of what the rules require and what compliance looks like — is the foundation of a regulatory framework that produces durable outcomes.

Values currently shown in the matrix in highlighted brackets may require technical analysis to finalize. The framework structure, the categories of standards, and the differentiation by tier are established by this white paper. The specific numerical thresholds will be determined by the CPC’s technical study during the moratorium period, in coordination with Entergy New Orleans, the Sewerage and Water Board, and other relevant technical agencies.

The matrix distinguishes between two receiving environment categories. Category A (Industrial Context) applies where the subject property is in an industrial district and no residentially zoned parcel, school, licensed childcare facility, elder care facility, hospital, place of worship, or public park, (sometimes called *sensitive receptors*) is within the applicable setback distance. In that context, the surrounding environment is entirely industrial and reduced standards — particularly for noise and screening — are appropriate because the impact on sensitive receptors is minimal. Category B (Proximity Context) applies where at least one such sensitive receptor is within the applicable setback distance. In that context, enhanced protective standards apply because the facility’s operations have the potential to affect populations that warrant greater protection. The distinction ensures that regulatory burden is calibrated to the actual receiving environment rather than applied uniformly regardless of context.

Table 2: Data Center Performance and Siting Standards Matrix

Standard / Criterion	Minor <20K sf / <5 MW	Medium 20K–250K sf 5–50 MW	Large >250K–500K sf 50–150 MW	Hyperscale >500K sf / >150 MW
Receiving Environment Categories: Standards marked below vary based on the receiving environment of the subject property. **Category A — Industrial Context:** Subject property is in HI, MI, LI, or PD/HI district AND no residentially zoned parcel, school, licensed childcare facility, elder care facility, hospital, place of worship, or public park is within the applicable setback distance. **Category B — Proximity Context:** Any site where at least one residentially zoned parcel, school, licensed childcare facility, elder care facility, hospital, place of worship, or public park is within the applicable setback distance. Standards calibrated to protect these uses.				
SITING CRITERIA For P* status, ALL criteria must be met. (Uniform — both categories)	Not required at this scale.	All required for P* status: • Within 1.0 mi of 115kV+ substation or switching station • HI district or PD w/ HI future land use • Not within 750 ft of residentially zoned parcel; not within 1,125 ft of school/daycare • Previously disturbed/degraded land — defined as: (a) LDEQ Brownfields database listings; (b) sites with documented illegal dumping; (c) sites within .5 mi of documented prior industrial development within 50 years; or (d) sites with prior environmental impact documentation. • Direct arterial/industrial road access • Outside historic districts	Same as Medium. All criteria mandatory.	No P* pathway. Conditional use only.
NOISE — Category A: Industrial Context				
Cat A NOISE (property line)	No daytime noise limit No nighttime noise limit	No daytime noise limit No nighttime noise limit	Same as Medium Cat A + Independent 3rd-party study + Annual compliance report to CPC	Same as Large Cat A + Noise monitoring in performance agreement
NOISE — Category B: Proximity Context — *Protective standards where residentially zoned parcels, schools, childcare facilities, elder care facilities, hospitals, places of worship, or public parks are within setback distance.*				
Cat B NOISE (property line)	≤ 50 dBA daytime ≤ 40 dBA nighttime Baseline study required	≤ 50 dBA daytime (7am–10pm) ≤ 40 dBA nighttime (10pm–7am) Pre-construction baseline study required	Same as Medium Cat B + Independent 3rd-party study + Annual compliance report to CPC + Community noise hotline required	Same as Large Cat B + Ongoing community liaison + Noise monitoring in performance agreement

		Post-construction compliance within 60 days Annual monitoring, years 1–5		
POWER, GRID & ON-SITE GENERATION (Uniform — both categories)	Load disclosure required	Same as Minor Written documentation from Entergy New Orleans confirming one of the following: service availability for the proposed load; interconnection feasibility; or acceptance of a pending interconnection or service request. See Section XII for all acceptable forms.	Same as Medium + Transmission line impact assessment + Utility load confirmation letter + On-site generation plan if >100 MW	Same as Large + Binding interconnection agreement + Dedicated on-site substation required
WATER & COOLING (Uniform — both categories)	Cooling system type disclosure	Cooling system type disclosure Closed-loop cooling systems are exempt from the water impact study requirement Evaporative cooling permitted w/: • Water impact study • Documented alternative analysis Water service capacity confirmation from S&WB	Same as Medium + Water impact study required regardless of cooling type + Evaporative cooling requires CPC finding of necessity + Annual water use reporting	Closed-loop cooling required Evaporative cooling prohibited + All Large water requirements + Water use in performance agreement
SETBACKS & BUFFERS — Category A: Industrial Context — *Reduced requirements where surrounding context is entirely industrial.*				
Cat A SETBACKS	As required by zoning district	As required by zoning district	As required by zoning district	As required by zoning district
SETBACKS & BUFFERS — Category B: Proximity Context — *Enhanced setbacks where residentially zoned parcels, schools, childcare facilities, elder care facilities, hospitals, places of worship, or public parks are present.*				
Cat B SETBACKS	As required by zoning district	≥ 750 ft from residential ≥ 1,125 ft from schools/daycare 100-ft transitional buffer along non-industrial property lines	≥ 1,000 ft from residential ≥ 1,500 ft from schools/daycare 200-ft transitional buffer fencing + landscape screen	≥ 1,500 ft from residential ≥ 2,250 ft from schools Full environmental buffer Visual impact study required
SCREENING & AESTHETICS — Category A: Industrial Context — *Functional security standards; reduced aesthetic requirements in deep industrial context.*				
Cat A SCREENING	As required by zoning district	Security fencing required around	Same as Medium Cat A	Same as Large Cat A

		facilities (not property perimeter) Fencing is not required along any portion of the site where installation would require the discharge of fill material or placement of structures in Waters of the United States requiring Department of the Army authorization. No maximum illuminance at property line	No canopy tree requirement where all abutting properties are industrial	+ Site perimeter plan with fencing/access control specs
SCREENING & AESTHETICS — Category B: Proximity Context — *Enhanced screening where facility is visible from residentially zoned parcels, schools, childcare facilities, elder care facilities, hospitals, places of worship, public parks, or public spaces.*				
Cat B SCREENING	As required by zoning district	Fencing required around facilities (not property perimeter) (default: opaque material where visible from residential) Rooftop equipment fully screened 1 canopy tree per 30 linear ft frontage Full-cutoff lighting only ≤ 0.5 fc maintained illuminance at property line	Same as Medium Cat B + Architectural review of street-facing facades + No exposed metal panels visible from arterial	Same as Large Cat B + Site-wide visual impact study
STORMWATER & IMPERVIOUS SURFACE (Uniform — both categories)	As required by zoning district	As required by zoning district	Same as Medium +Stormwater management plan required + Enhanced green infrastructure + Drainage impact study required Green infrastructure: ≥ 10% of site (Medium); ≥ 20% for Jurisdictional wetlands count toward this minimum	Same as Large + Full hydrological study + Stormwater in performance agreement
TRANSPORTATION & SITE ACCESS (Uniform — both categories)	As required by zoning district	Direct arterial/industrial road access No truck routing through residential streets	Same as Medium + Construction traffic management plan • Designated haul routes • Hours: Cat B (near residential): 7am–6pm weekdays only; Cat A (HI): no restriction • Neighbor notice: None required	Same as Large + Full traffic impact study + Traffic mitigation in performance agreement

REQUIRED APPLICATION DOCS (Uniform — both categories) **Compliance Certification (all tiers, all categories): Required. See Section XV.D for full definition and requirements.**	• Anticipated load disclosure	All Minor docs, plus: • Noise disclosure • Cooling system disclosure • Noise impact assessment • Utility documentation (Sec. XII)	All Medium docs, plus: • Transmission line assessment • Independent noise study • Water impact study • Construction traffic plan • Utility load confirmation letter • Water consumption plan • Grid/energy plan w/ load profile • Lighting plan • Sewer capacity confirmation • Tree preservation plan • Site access plan • Siting criteria certification • Receiving environment determination (Cat A or Cat B)	All Large docs, plus: • Full environmental assessment • Performance agreement (draft) • Community liaison plan • Utility interconnection agreement • Hydrological study
APPROVAL PATHWAY (Uniform — both categories)	P* — Administrative review. Approval upon compliance	P* in HI and PD/HI if criteria met: Administrative review. Approval upon verified compliance C in HI if any criterion not met: Full Section 4.3 process CPC hearing + Council approval Compatibility clause applies	P* in HI and PD/HI if siting criteria met: Administrative + enhanced standards C in HI if criterion not met: Full Section 4.3 process CPC hearing + Council approval	C — Always Full Section 4.3 process CPC hearing + Council approval Binding performance agreement required Min. 50-acre parcel Direct arterial access required

Compatibility Clause: *"A Data Center that complies with all applicable standards of this Table, including the applicable Category A or Category B standards based on the receiving environment determination, shall be deemed compatible with surrounding uses and consistent with the Comprehensive Plan. Denial shall be supported by specific written findings of noncompliance with the objective standards of this Section."*

XI. Planned Development Integration

The treatment of Planned Development districts in this framework requires specific attention because some of the parcels most in need of productive reuse in New Orleans — sites that have suffered decades of neglect, illegal dumping, and environmental degradation, surrounded by heavy industrial uses, adjacent to electrical generation infrastructure, and carrying an HI future land use designation on the Future Land Use Map — happen to be classified PD rather than base HI. Without the PD/HI column in Table 1, a developer on such a parcel who meets every objective siting and performance standard in Table 2 would be forced into the PD approval process — a discretionary, negotiation-driven procedure that evaluates the same land use impacts the Table 2 standards already control. The PD process was not designed for, and adds no analytical value to, the evaluation of data center siting when the framework's performance standards already address noise, setbacks, thermal discharge, stormwater, and electrical infrastructure. Imposing it on a parcel whose future land use designation is HI, whose surrounding context is industrial, and whose proposed use meets every standard applicable to a base HI district amounts to a procedural penalty for a zoning classification that predates the data center framework entirely.

The PD/HI column in Table 1 resolves this by keying the approval pathway to the future land use designation rather than the procedural classification. Where the FLUM designates a PD parcel as HI, the data center approval pathway follows the HI standards: if the Table 2 siting criteria are met, the use receives P* treatment — administrative approval upon demonstrated compliance — without requiring the developer to enter or re-enter the PD process. The logic is that the performance standards are the protective mechanism, not the PD negotiation. A parcel zoned PD with an HI future land use designation, situated among heavy industrial uses and adjacent to electrical generation infrastructure, presents the same receiving environment as a base HI parcel. The Table 2 standards impose the same objective requirements in both cases. If those standards are sufficient to protect surrounding land uses on base HI land, they are equally sufficient on a PD parcel that the city's own FLUM classifies as HI. Requiring the PD process on top of full Table 2 compliance would add cost, delay, and negotiation risk without any corresponding increase in community protection — while creating a perverse incentive to develop data centers on less-suitable base HI parcels simply to avoid the PD procedural overlay. Hyperscale data centers remain conditional uses in PD/HI districts because their scale warrants site-specific review regardless of the underlying district classification.

XII. Electrical Infrastructure and Utility Coordination for Data Centers

A. Purpose and Intent

The purpose of this Section is to ensure that determinations regarding electrical service availability, system capacity, and interconnection requirements for Data Centers are made by the electric utility with jurisdiction — and not by the City — in recognition of the technical expertise and regulatory authority of such utility. The land use and zoning process is not the appropriate venue for electrical engineering determinations. Those determinations belong to

the utility and, at the rate and infrastructure level, to the City Council's utility regulatory function including the Council Utilities Regulatory Office. The Department of Safety and Permits and the City Planning Commission shall not be placed in the position of conducting or second-guessing complex electrical engineering analysis.

B. Application Completeness Requirement

An application for a Data Center shall be deemed complete upon submission of documentation from the electric utility demonstrating one of the following: (1) service availability for the proposed load; (2) interconnection feasibility; or (3) acceptance into a utility interconnection or service request process. No application shall be considered incomplete on the basis of electrical infrastructure capacity if such documentation has been provided.

C. Acceptable Forms of Utility Documentation

Documentation sufficient to satisfy the requirements of this Section shall include any of the following issued by the electric utility: (1) a service availability letter; (2) an interconnection feasibility study or system impact study; (3) a facilities study or executed service agreement; (4) written confirmation of capacity at the requested load level; or (5) written acknowledgment of a pending interconnection or service request. The City shall not require a specific form of documentation where any of the above has been provided.

D. Utility Determination Controlling

Demonstration of service availability or interconnection feasibility from the electric utility shall satisfy all requirements of this Comprehensive Zoning Ordinance related to electrical infrastructure adequacy. The electric utility shall be the sole authority responsible for determining system capacity, interconnection requirements, and any necessary upgrades to serve the proposed use.

E. Limitation on City Review

The City shall not require or conduct independent engineering analysis of: (1) electrical system capacity; (2) transmission or distribution constraints; (3) interconnection feasibility; or (4) required system upgrades, where documentation from the electric utility has been submitted in accordance with this Section.

F. No Denial Based on Electrical Capacity

A Data Center application shall not be denied on the basis of electrical infrastructure capacity, system impacts, or potential utility upgrades where the applicant has provided documentation satisfying Subsections B and C. Generalized concerns regarding grid capacity or system reliability shall not constitute grounds for denial. This provision is protective of the community because it prevents the zoning process from being used as a backdoor venue for electrical infrastructure disputes that properly belong in the Council's utility regulatory docket — where ratepayer interests are represented and cost allocation is subject to formal review. The community's protection on grid-related questions comes through the Council's regulatory authority over Entergy New Orleans, not through the land use process.

G. Timing of Utility Approval

Final interconnection approval, execution of service agreements, or completion of utility upgrades shall not be required prior to zoning approval, conditional use approval, or Planned Development approval. Nothing in this Section shall be interpreted to relieve the applicant of the obligation to obtain all required utility approvals prior to construction or operation.

H. Coordination with Planned Developments

A Data Center proposed in a Planned Development district carrying an HI future land use designation shall be evaluated under the same standards applicable to a base HI district. Where a Data Center meets all applicable siting criteria and performance standards of Table 2 for the HI district, the use qualifies for P* treatment and no separate PD amendment, PD modification, or additional PD approval process is required. Compliance with Table 2 and the utility documentation requirements of this Section shall satisfy any requirement that adequate infrastructure or utilities be demonstrated as part of the approval findings under Section 4.4.G. The PD classification shall not impose any procedural requirement beyond those applicable to a base HI district where the future land use designation is HI and all Table 2 standards are met.

I. Relationship to Performance Standards

Nothing in this Section shall limit the City's authority to regulate: (1) noise; (2) setbacks and buffering; (3) screening and design; (4) environmental impacts; or (5) other performance standards unrelated to electrical infrastructure capacity. The City's full authority over land use, siting, neighborhood protection, and all non-electrical performance standards is preserved. This Section creates a clear separation of roles: the utility determines whether service can be provided; the City determines where the use is appropriate and under what conditions.

J. Institutional Rationale

This structure is consistent with the City's Home Rule Charter, under which the City Council regulates electric utilities and retains oversight of rates, infrastructure investment, and system reliability. The Council's utility regulatory function, including the Council Utilities Regulatory Office, provides the appropriate institutional backstop for questions of system capacity, grid impacts, and cost allocation. Issues relating to electrical infrastructure adequacy are addressed within the City's existing utility regulatory framework, rather than through the land use and zoning process, where the CPC and Department of Safety and Permits lack the technical expertise and regulatory authority to make such determinations with the precision they require. The New Orleans City Council is the sole retail regulator of Entergy New Orleans — a unique position in the United States, and one that gives the Council direct authority over ENO's rates, capital investment, and infrastructure planning. That regulatory authority is exercised through a formal docket process, administered with the assistance of the Council Utilities Regulatory Office and the Council's utility advisors. Questions about whether grid upgrades are necessary, whether they are prudently incurred, and whether their costs should be recovered from ratepayers are precisely the questions that docket process is designed to resolve — with technical expertise, evidentiary record, and public participation. Those questions are not appropriate for resolution in a land use proceeding. The City Planning Commission and the Department of Safety and Permits have neither the technical expertise nor the regulatory authority to evaluate electrical system capacity, transmission constraints, or cost allocation. Introducing those questions into the zoning process does not make the

answers more reliable. It makes them less so — and it creates a parallel, less rigorous forum for decisions that the Council's regulatory process already handles with greater competence and accountability. This framework therefore draws a bright line. The land use determination — where a data center may be located and under what physical conditions — belongs to the CPC and the Council acting in its legislative capacity. The infrastructure determination — whether the grid can serve a proposed facility and at what cost to whom — belongs to ENO, subject to the Council's oversight through CURO and the utility docket process. A data center applicant who demonstrates proximity to existing 115kV+ transmission infrastructure, and who provides the utility documentation required by this Section, has satisfied the land use framework's infrastructure inquiry. Whether any resulting grid investment is prudent and how its costs are allocated is a question for the Council's regulatory docket — the forum built for exactly that purpose.

XIII. Transportation and Land Condition

Data centers generate minimal operational vehicular traffic. A fully operational facility employs relatively few workers for its footprint — an average data center employs approximately 30 people — and its ongoing operational needs generate modest delivery and service traffic. The traffic concern is not related to data center operations; it is related to construction.

A major data center campus under construction requires months or years of heavy haul traffic: concrete trucks, structural steel deliveries, large equipment transport, and workers. If the construction route runs through residential streets — because the site lacks direct arterial access — the community impact can be substantial and sustained. The direct arterial access requirement in Table 2 addresses this concern specifically and concretely: a proposed data center site must have direct access to an arterial or industrial roadway, and construction traffic must be routed on designated haul routes that do not pass through residential streets. The construction traffic management plan required at the Large and Hyperscale tiers details those routes, establishes hours of operation for heavy haul traffic, and requires advance notification to affected neighbors.

On land condition, the framework affirmatively directs data center development toward previously disturbed and degraded industrial land. This preference is embedded in the siting criteria as a requirement for P* status at the Medium and Large tiers, and is reinforced by the adaptive reuse incentive: a data center that redevelops an existing industrial building is subject to streamlined review that does not require the full siting criteria analysis applicable to greenfield development. The preference for degraded and previously disturbed land is both a planning principle — infill over greenfield, remediation over abandonment — and an environmental justice argument: the communities that have borne the burden of illegal dumping and industrial abandonment should be the first to benefit from development that cleans those sites up.

XIV. Implementation Strategy

The moratorium established by M-26-63 is the city's window of regulatory opportunity. When it expires, the city will return to the same definitional vacuum that invited the MS Solar Grid Data

proposal unless permanent standards are in place. The CPC should develop and recommend CZO amendment language incorporating Table 1 and Table 2 as operative instruments, present that recommendation to the City Council, and have the Council adopt the amendment.

The power demands of AI data centers have grown more than tenfold in a decade and show no signs of leveling off. The performance standards in Table 2 — particularly the noise thresholds, the power demand tier boundaries, and the water use standards — should be reviewed periodically in light of operational experience and evolving industry practice. The framework should be treated as a living instrument, subject to amendment as the CPC and council gain experience with its application.

XV. Ordinance Framework and Drafting Roadmap

This section identifies the specific CZO articles that require amendment and describes the content each amendment must include. It is intended as a roadmap for CPC staff and the city attorney in drafting the formal ordinance language.

A. New Definitions — Article 26

Article 26 must be amended to add the following definitions: Data Center, Accessory (an accessory use under 2,000 square feet housed within a building whose primary use is not a data center); Data Center, Minor (under 20,000 square feet and under 5 MW); Data Center, Medium (20,000 to 250,000 square feet or 5 to 50 MW; classification governed by highest applicable threshold); Data Center, Large (Over 250,000 to 500,000 square feet or 50 to 150 MW); Data Center, Hyperscale (over 500,000 square feet or over 150 MW, dedicated substation required); Server Farm (cross-referenced to the applicable tier based on power demand); Crypto Mining Facility (cross-referenced to the applicable tier based on power demand); and Permitted Subject to Performance Standards (P*) as a defined approval designation under which a use is approved administratively upon demonstrated compliance with all applicable standards of the performance matrix, without public hearing or discretionary review.

B. Use Table Amendments — Article 16 (Centers for Industry)

Article 16 use tables must be amended to incorporate Table 1 as the governing use permission table for data center uses. The amendment adds data center tiers as new use categories, assigns the P*/C/blank designations across the LI, HI, and MI columns, and adds a PD/HI column. A cross-reference to Table 2 as the applicable performance standard is included in the use standards column for each data center entry.

C. Prohibition Confirmation — Articles 9–15 and 17

Each article governing residential districts should include an explicit cross-reference or note confirming that data centers are not listed in those districts' use tables and are therefore prohibited uses in those districts. For commercial and mixed-use districts, the cross-reference should confirm that only Minor and Medium data centers are available as conditional uses (C) under Table 1, that Large, Hyperscale, and Server Farm / Crypto Mining facilities are prohibited, and that no data center of any tier is permitted by right or by P* status. This explicit treatment eliminates any ambiguity arising from the general rules governing uses not listed in

use tables and ensures that the regulatory structure survives future CZO amendments that might otherwise introduce interpretive uncertainty.

D. New Use Standards Section — Article 20

A new Section 20.3.[X] — Data Centers — must be added to Article 20. This section incorporates Table 2 as the operative performance and siting standards, establishes the cross-reference provision tying Table 1 to Table 2, sets out the compatibility clause, establishes the utility feasibility safe harbor, states the constrained denial standard: denial of a P* application or a conditional use application for a data center must be supported by specific written findings of noncompliance with the objective standards of Table 2, and establishes the professional certification requirement set out below.

Professional Certification Requirement (Compliance Certification). No application for a Data Center use shall be deemed complete unless accompanied by a Compliance Certification: a written certification, signed and sealed by a licensed Professional Engineer (PE) or Registered Architect (RA) licensed in the State of Louisiana, attesting that the proposed Data Center, as documented in the accompanying application materials, will satisfy all applicable standards of Table 20-[X] for the applicable tier and receiving environment category. The certification shall identify each applicable standard, state the basis for compliance, and cross-reference the supporting documentation submitted with the application. The certification shall further attest that any required supporting technical studies have been prepared in accordance with applicable professional standards. Submission of a false or materially inaccurate certification shall constitute grounds for revocation of any approval issued in reliance on it. The Compliance Certification does not substitute for or supersede the individual technical documents required by Table 20-[X]; it supplements them by providing a single point of professional accountability for the completeness and accuracy of the application as a whole. The Department of Safety and Permits shall review the application for completeness — the presence of all required documents and a facially compliant certification — but is not required to independently verify the technical conclusions contained in the supporting documentation. Denial of an application on the basis that technical documentation fails to demonstrate compliance with an applicable standard shall be supported by specific written findings identifying the standard, the deficiency, and the basis for the determination. A separate post-construction Compliance Certification by a licensed PE or RA shall be submitted within 60 days of the commencement of operations, attesting that all standards verifiable only after construction (including noise levels and stormwater performance) are met as built. The post-construction certification requirement applies to all tiers above Medium.

E. PD Integration — Articles 4 and 5

Section 4.4 (Planned Developments) and Article 5 (Planned Development Standards) must be amended to incorporate the PD/HI pathway language: a Data Center that qualifies for P* treatment in the PD/HI column of Table 1 and meets all Table 2 standards is a permitted use without further PD amendment, PD modification, or additional PD approval process. The Table 2 standards are the sole use-specific standards applicable to such a use. A Data Center designated C in the PD/HI column requires conditional use review under Section 4.3 but not a full PD amendment under Section 4.4. The HI future land use designation satisfies the Master Plan consistency finding under Section 4.4.G.

XVI. Proposed Ordinance Language

The following presents the core proposed CZO amendment language. This language is drafted for CPC staff review and is subject to revision by the city attorney to conform to the CZO's drafting conventions. A complete redline of existing affected CZO provisions is provided in Appendix D.

A. Operative Cross-Reference Provision (Article 20, Section 20.3.[X])

"Data Center Uses — Applicability of Standards. Any Data Center use in any zoning district where such use is permitted or conditionally permitted under Table 16-[X] (Data Center Use Table) shall comply with the applicable standards established in Table 20-[X] (Data Center Performance and Siting Standards Matrix). At the P* (Permitted Subject to Performance Standards) tier, compliance with all applicable standards of Table 20-[X] shall constitute sufficient basis for administrative approval, and no further discretionary action by the City Planning Commission or City Council shall be required. At the Conditional Use tier, the standards of Table 20-[X] are the minimum requirements applicable to all approvals; the City Planning Commission and City Council may impose additional conditions consistent with Section 4.3, but shall not deny an application on grounds not established in Table 20-[X]."

B. Compatibility Clause (Article 20, Section 20.3.[X])

"Compatibility Standard. A Data Center that complies with all applicable standards of Table 20-[X] shall be deemed compatible with surrounding uses and consistent with the Comprehensive Plan for purposes of any approval, finding, or determination required under this Ordinance. Denial of any application for a Data Center shall be supported by specific written findings of noncompliance with the objective standards of Table 20-[X]. Denial based solely on the general character, aesthetics, or perceived incompatibility of the data center use with surrounding uses, in the absence of specific findings of noncompliance with Table 20-[X] standards, shall not be a valid basis for denial."

C. Electrical Infrastructure and Utility Coordination (Article 20, Section 20.3.[X])

The full electrical infrastructure and utility coordination provision is set forth in Section XII of this white paper (and in the corresponding Article 20 ordinance section). That provision, comprising Subsections A through J, establishes that: the electric utility is the sole authority for infrastructure adequacy determinations; any one of the documentation forms listed in Section XII.C satisfies the infrastructure completeness requirement; no application may be denied on the basis of electrical capacity concerns where compliant documentation has been submitted; and final utility approvals are not required prior to zoning approval. The ordinance language for this provision should be drawn verbatim from Section XII of this white paper and incorporated into Article 20 as a new subsection applicable to all data center uses.

D. PD Integration Language (Article 4, Section 4.4; Article 5)

"Planned Development Districts with HI Future Land Use Designation. Any Planned Development district carrying a Heavy Industrial (HI) future land use designation on the Official Future Land Use Map shall be eligible for data center uses in accordance with the PD/HI column of Table 16-[X], subject to compliance with all applicable standards of Table 20-[X]. A Data Center that qualifies as P* in the PD/HI column of Table 16-[X] and meets all applicable

standards of Table 20-[X] shall be treated as a permitted use within such Planned Development district without further PD amendment, PD modification, or additional PD approval process. The Table 20-[X] performance standards shall constitute the sole use-specific standards applicable to such Data Center. A Data Center designated C in the PD/HI column of Table 16-[X] shall require conditional use review under Section 4.3 but shall not require a full PD amendment under Section 4.4. The HI future land use designation of a PD district shall satisfy the Master Plan consistency finding required under Section 4.4.G for data center uses."

XVII. Conclusion

The question before the City Planning Commission is not whether data centers belong in New Orleans. The question is where they land, under what conditions, and on whose terms.

The framework proposed in this white paper answers that question with specificity and with the community's interests at its center. Data centers belong on heavy industrial land, near existing utility infrastructure, on previously degraded sites that have been liabilities for too long, and at a meaningful distance from the residential neighborhoods that define New Orleans East and the other communities this framework is designed to protect. They do not belong on Read Boulevard. They do not belong in residential neighborhoods. Large and Hyperscale facilities do not belong in commercial corridors or historic districts, and even smaller facilities in commercial districts must satisfy the full conditional use process before the Council. The use table in Table 1 reflects those judgments with precision.

Where data centers do belong — on appropriate sites that meet the objective siting criteria — the performance matrix in Table 2 ensures that their approval is conditioned on meeting standards that protect communities in measurable, verifiable, and enforceable ways. The noise from a compliant facility will not exceed specified decibel levels. The cooling system will be closed-loop or subject to documented justification. The setbacks will buffer residential neighbors. The fencing and landscaping standards will reduce visual impact. The construction will follow designated routes. These are not aspirational goals. They are legal conditions of approval, enforceable through the city's permitting and code enforcement authority.

Where data centers are proposed for sites that do not meet the siting criteria — where the community's exposure is greater, the infrastructure context is weaker, and the compatibility concerns are more serious — the conditional use process provides the full weight of community engagement, CPC deliberation, and council oversight that the situation warrants. That process is not a barrier to development. It is the mechanism through which the community's voice shapes the outcome.

New Orleans has a narrow window, defined by the moratorium, to establish this framework on its own terms. The alternative is a regulatory vacuum that invites the next MS Solar Grid Data — or a more sophisticated developer with better legal counsel and deeper resources — to arrive with a project the city has no tools to evaluate, no standards to impose, and no principled basis to deny. That is not protection. That is exposure. This framework is the protection.

Appendices

Appendix A: Full text of M-26-62 and M-26-63

Appendix B: Relevant CZO provisions — Sections 4.3, 4.4, 5.2, 5.9, Article 16, Article 19, Article 26

Appendix C: Comparison Ordinances — PennFuture Model Data Center Ordinance, Loudoun County Zoning Ordinance (Data Center Standards), DeKalb County Zoning Ordinance (Data Center Regulations)

Appendix D: Proposed CZO Amendment — Redline of Existing Provisions, Articles 4, 5, 9–17, 20, and 26

Appendix A

Motions M-26-62

https://cityofno.granicus.com/MetaViewer.php?event_id=24823&meta_id=774936&view_id=

M-26-63

https://cityofno.granicus.com/MetaViewer.php?event_id=24823&meta_id=774938&view_id=

Appendix B

New Orleans CZO Sections

Main CZO Portal

- https://czo.nola.gov/

Section 4.3 — Conditional Use

- https://czo.nola.gov/article-4/#4-3

Section 4.4 — Planned Development

- https://czo.nola.gov/article-4/#4-4

Section 5.2 — General Development Standards

- https://czo.nola.gov/article-5/#5-2

Section 5.9 — Landscaping / Buffers

- https://czo.nola.gov/article-5/#5-9

Article 16 — Centers for Industry

- https://czo.nola.gov/article-16/

Article 19 — Nonconformities & Interim Zoning Districts

- https://czo.nola.gov/article-19/

Article 26 — Definitions

- https://czo.nola.gov/article-26/

Appendix C

1. PennFuture

   https://www.pennfuture.org/Files/Admin/PennFuture_Model_Data_Center_Ordinance.pdf

2. Loudoun County Zoning Ordinance (Data Centers)

   https://www.loudoun.gov/1483/Zoning-Ordinance

3. DeKalb County Zoning Ordinance (Data Centers)

   https://ehq-production-us-california.s3.us-west-1.amazonaws.com/31d3cfa4c57b11b83f59cc5fc8144a9bdf4127b9/original/1769118066/8be0230b5bb241b8448b32d6bcfb679a_CLEAN%20TA-25-1247647%202025-0972%20Data%20Centers%2001.22.26.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIPQP5NM%2F20260407%2Fus-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260407T215128Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=c59e46c315233f5523a846843c5331e4302738253ee64c0c27b4696da2ebb014

Appendix D

PROPOSED CZO AMENDMENT

Redline of Existing Provisions

Articles 4, 5, 9–17, 20, and 26

Comprehensive Zoning Ordinance

City of New Orleans

Prepared by Stay Ready NOLA, Inc.

In Response to Motions M-26-62 and M-26-63

April 7, 2026

DRAFT

REDLINE CONVENTIONS

This document presents proposed amendments to the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S.) to establish a regulatory framework for data center uses. The following conventions are used throughout:

Red underlined text indicates new language to be added.

~~Red strikethrough text~~ indicates existing language to be deleted.

[Blue italic text in brackets indicates drafting notes and comments.]

Existing CZO text that is not modified is shown in standard black type. Only the portions of each article that require amendment are reproduced here; all other provisions of the cited articles remain in full force and effect.

ARTICLE 26. DEFINITIONS

[Drafting Note: The following definitions are to be inserted in alphabetical order within Article 26. Existing definitions are not modified.]

New Definitions — To Be Inserted Alphabetically

Crypto Mining Facility. A facility in which computing hardware is operated primarily for the purpose of cryptocurrency mining, blockchain validation, or similar distributed-ledger computational processes. A Crypto Mining Facility shall be classified for purposes of this Ordinance according to the applicable Data Center tier based on its total electrical load (MW), and shall be subject to all standards applicable to that tier under Tables 16-[X] and 20-[X]. A Crypto Mining Facility is a conditional use (C) in HI and PD/HI districts only, regardless of tier.

Data Center. A facility or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, data storage systems, and associated mechanical, electrical, and cooling equipment for the purpose of processing, storing, managing, or distributing data. The term includes co-location facilities, enterprise data centers, cloud computing facilities, and AI training campuses, but does not include server rooms or telecommunications equipment rooms accessory to a primary non-data-center use and occupying less than 2,000 square feet.

Data Center, Accessory. A Data Center use occupying 2,000 square feet or less of floor area within a building whose primary use is not a Data Center. An Accessory Data Center is classified as an accessory use and is not subject to the Data Center use standards of this Ordinance.

Data Center, Hyperscale. A Data Center exceeding 500,000 square feet of gross floor area OR exceeding 150 megawatts (MW) of total electrical load. A dedicated on-site substation is required. A facility meeting either threshold is classified as Hyperscale regardless of whether it meets the other. Hyperscale Data Centers are conditional uses (C) only and require a minimum parcel size of 50 acres and direct access to a principal arterial roadway.

Data Center, Large. A Data Center with gross floor area exceeding 250,000 square feet up to and including 500,000 square feet, OR a total electrical load exceeding 50 megawatts (MW) up to and including 150 MW. A facility meeting either threshold is classified as Large regardless of whether it meets the other.

Data Center, Medium. A Data Center with gross floor area of 20,000 to 250,000 square feet OR a total electrical load of 5 to 50 megawatts (MW). A facility meeting either threshold is classified as Medium. Classification is governed by the highest applicable threshold; a facility exceeding either the square footage or electrical load range for Medium is classified at the next higher applicable tier.

Data Center, Minor. A Data Center with gross floor area under 20,000 square feet AND a total electrical load under 5 megawatts (MW). Both thresholds must be met for classification as Minor; a facility exceeding either threshold is classified at the next higher applicable tier.

Permitted Subject to Performance Standards (P*). A use designation under which a Data Center is approved administratively by the Department of Safety and Permits upon demonstrated compliance with all applicable standards of Table 20-[X] (Data Center Performance and Siting Standards Matrix), without public hearing, City Planning Commission review, or City Council action. P* approval is ministerial; no discretionary findings are required. See Section 20.3.[X].

Server Farm. A facility primarily consisting of high-density computing equipment operated for batch processing, rendering, scientific computation, or similar intensive computing operations, which is not primarily a Data Center as defined herein but which has comparable infrastructure and utility demands. A Server Farm shall be classified according to the applicable Data Center tier based on its total electrical load (MW), and shall be subject to all standards applicable to that tier under Tables 16-[X] and 20-[X]. A Server Farm is a conditional use (C) in HI and PD/HI districts only, regardless of tier.

ARTICLE 16. CENTERS FOR INDUSTRY

Section 16.2 — Uses

[Drafting Note: The following new use categories are to be added to the Table 16-1 Use Table for Centers for Industry Districts. The existing use table format is preserved. A new column "PD w/ HI Future Land Use" is added to the right of the existing MI column. The P designation is new to the CZO and is defined in Article 26.]*

Amendments to Table 16-1: Use Table

The following use categories are added to Table 16-1 under a new use group heading "Data Center Uses":

Use Category	LI	HI	MI	BIP	PD w/ HI FLU
Data Center, Minor (<20,000 sf AND <5 MW)	P*	P*	P*	—	P*
Data Center, Medium (20,000–250,000 sf OR 5–50 MW)	C	P*	—	—	P*
Data Center, Large (>250,000–500,000 sf OR 50–150 MW)	—	P*	—	—	P*
Data Center, Hyperscale (>500,000 sf OR >150 MW)	—	C	—	—	C
Server Farm / Crypto Mining Facility (classified per MW tier)	—	C	—	—	C

P* = Permitted Subject to Performance Standards (Table 20-[X]): administrative approval upon verified compliance with all applicable standards. No public hearing required. C = Conditional Use per Section 4.3. — = Prohibited.

Use Standards Reference: All Data Center uses listed above shall comply with the applicable standards of Section 20.3.[X] (Data Center Performance and Siting Standards Matrix).

ARTICLES 9–15. RESIDENTIAL AND NEIGHBORHOOD DISTRICTS

[Drafting Note: The following note is to be added to the use table or general provisions of each residential district article (Articles 9 through 15). The language is identical for each article.]

Article 9 — Historic Core Neighborhoods Residential Districts

Data Center Uses. Data Centers of any tier, Server Farms, and Crypto Mining Facilities, as defined in Article 26, are prohibited uses in all Historic Core Neighborhoods Residential Districts. No conditional use, variance, or planned development mechanism shall authorize any such use in these districts. See Table 16-[X].

Article 10 — Historic Core Neighborhoods Non-Residential Districts

Data Center Uses. Data Centers classified as Minor (<20,000 sf AND <5 MW) or Medium (20,000–250,000 sf OR 5–50 MW) are conditional uses (C) in Historic Core Neighborhoods Non-Residential Districts, subject to Section 4.3 and all applicable standards of Section 20.3.[X]. Data Centers classified as Large, Hyperscale, Server Farms, and Crypto Mining Facilities are prohibited in these districts. See Table 16-[X].

[Drafting Note: Minor and Medium data centers are conditional uses (C) in commercial districts, consistent with the body text and Table 1 of the white paper.]

Article 11 — Historic Urban Neighborhoods Residential Districts

Data Center Uses. Data Centers of any tier, Server Farms, and Crypto Mining Facilities, as defined in Article 26, are prohibited uses in all Historic Urban Neighborhoods Residential Districts. No conditional use, variance, or planned development mechanism shall authorize any such use in these districts.

Article 12 — Historic Urban Neighborhoods Non-Residential Districts

Data Center Uses. Data Centers classified as Minor (<20,000 sf AND <5 MW) or Medium (20,000–250,000 sf OR 5–50 MW) are conditional uses (C) in Historic Urban Neighborhoods Non-Residential Districts, subject to Section 4.3 and all applicable standards of Section 20.3.[X]. Data Centers classified as Large, Hyperscale, Server Farms, and Crypto Mining Facilities are prohibited in these districts.

Article 13 — Suburban Neighborhoods Residential Districts

Data Center Uses. Data Centers of any tier, Server Farms, and Crypto Mining Facilities, as defined in Article 26, are prohibited uses in all Suburban Neighborhoods Residential Districts. No conditional use, variance, or planned development mechanism shall authorize any such use in these districts.

Article 14 — Suburban Neighborhoods Non-Residential Districts

Data Center Uses. Data Centers classified as Minor (<20,000 sf AND <5 MW) or Medium (20,000–250,000 sf OR 5–50 MW) are conditional uses (C) in Suburban Neighborhoods Non-Residential Districts, subject to Section 4.3 and all applicable standards of Section 20.3.[X]. Data Centers classified as Large, Hyperscale, Server Farms, and Crypto Mining Facilities are prohibited in these districts.

Article 15 — Commercial Center and Institutional Campus Districts

Data Center Uses. Data Centers classified as Minor (<20,000 sf AND <5 MW) or Medium (20,000–250,000 sf OR 5–50 MW) are conditional uses (C) in Commercial Center and Institutional Campus Districts, subject to Section 4.3 and all applicable standards of Section 20.3.[X]. Data Centers classified as Large, Hyperscale, Server Farms, and Crypto Mining Facilities are prohibited in these districts. No data center of any tier is permitted by right or by P* status in any Commercial Center or Institutional Campus District.

Article 17 — Central Business Districts and Mixed-Use Districts

Data Center Uses. Data Centers classified as Minor (<20,000 sf AND <5 MW) or Medium (20,000–250,000 sf OR 5–50 MW) are conditional uses (C) in Central Business Districts and Mixed-Use Districts, subject to Section 4.3 and all applicable standards of Section 20.3.[X]. Data Centers classified as Large, Hyperscale, Server Farms, and Crypto Mining Facilities are prohibited in these districts. No data center of any tier is permitted by right or by P* status in any Central Business District or Mixed-Use District.

ARTICLE 20. USE STANDARDS

New Section 20.3.[X] — Data Centers

[Drafting Note: A new Section 20.3.[X] is added to Article 20. The section number will be determined by the City Attorney based on alphabetical placement within Article 20.3. All text below is new.]

20.3.[X].1 — Purpose and Applicability

This Section establishes use-specific standards for Data Center uses as defined in Article 26. The standards of this Section apply to all Data Center uses in all zoning districts where such uses are permitted or conditionally permitted under Table 16-[X]. The purpose of these standards is to ensure that Data Center development is compatible with surrounding land uses, protective of residential neighborhoods and sensitive receptors, and consistent with the infrastructure capacity of the areas in which such facilities are located.

20.3.[X].2 — Data Center Uses — Applicability of Standards

Any Data Center use in any zoning district where such use is permitted or conditionally permitted under Table 16-[X] (Data Center Use Table) shall comply with the applicable standards established in Table 20-[X] (Data Center Performance and Siting Standards Matrix). At the P* (Permitted Subject to Performance Standards) tier, compliance with all applicable standards of Table 20-[X] shall constitute sufficient basis for administrative approval, and no further discretionary action by the City Planning Commission or City Council shall be required. At the Conditional Use tier, the standards of Table 20-[X] are the minimum requirements applicable to all approvals; the City Planning Commission and City Council may impose additional conditions consistent with Section 4.3, but shall not deny an application on grounds not established in Table 20-[X].

20.3.[X].3 — Compatibility Standard

A Data Center that complies with all applicable standards of Table 20-[X], including the applicable Category A or Category B standards based on the receiving environment determination, shall be deemed compatible with surrounding uses and consistent with the Comprehensive Plan for purposes of any approval, finding, or determination required under this Ordinance. Denial of any application for a Data Center shall be supported by specific written findings of noncompliance with the objective standards of Table 20-[X]. Denial based solely on the general character, aesthetics, or perceived incompatibility of the data center use with surrounding uses, in the absence of specific findings of noncompliance with Table 20-[X] standards, shall not be a valid basis for denial.

20.3.[X].4 — Receiving Environment Categories

Standards in Table 20-[X] vary based on the receiving environment of the subject property. Category A (Industrial Context) applies where the subject property is located in an HI, MI, LI, or PD/HI district AND no residentially zoned parcel, school, licensed childcare facility, elder care facility, hospital, place of worship, or public park is within the applicable setback distance established in Table 20-[X]. Category B (Proximity Context) applies where at least one such sensitive receptor is within the applicable setback distance. The applicant shall submit a Receiving Environment Determination as part of the application, identifying the applicable category and the basis for the determination.

20.3.[X].5 — Table 20-[X]: Data Center Performance and Siting Standards Matrix

[Table 20-[X] is incorporated here by reference. The content of Table 20-[X] shall be as established in Table 2 of the Stay Ready NOLA white paper, "A Siting and Regulatory Framework for Data Centers in New Orleans," dated April 7, 2026, subject to technical refinement of specific numerical thresholds by the CPC during the moratorium period, in coordination with Entergy New Orleans, the Sewerage and Water Board, and other relevant technical agencies.]

20.3.[X].6 — Electrical Infrastructure and Utility Coordination

(A) Purpose. The purpose of this Subsection is to ensure that determinations regarding electrical service availability, system capacity, and interconnection requirements for Data Centers are made by the electric utility

with jurisdiction, and not by the City, in recognition of the technical expertise and regulatory authority of such utility.

(B) Application Completeness Requirement. An application for a Data Center shall be deemed complete upon submission of documentation from the electric utility demonstrating one of the following: (1) service availability for the proposed load; (2) interconnection feasibility; or (3) acceptance into a utility interconnection or service request process.

(C) Acceptable Forms of Utility Documentation. Documentation sufficient to satisfy the requirements of this Subsection shall include any of the following issued by the electric utility: (1) a service availability letter; (2) an interconnection feasibility study or system impact study; (3) a facilities study or executed service agreement; (4) written confirmation of capacity at the requested load level; or (5) written acknowledgment of a pending interconnection or service request.

(D) Utility Determination Controlling. Demonstration of service availability or interconnection feasibility from the electric utility shall satisfy all requirements of this Ordinance related to electrical infrastructure adequacy.

(E) Limitation on City Review. The City shall not require or conduct independent engineering analysis of: (1) electrical system capacity; (2) transmission or distribution constraints; (3) interconnection feasibility; or (4) required system upgrades, where documentation from the electric utility has been submitted in accordance with this Subsection.

(F) No Denial Based on Electrical Capacity. A Data Center application shall not be denied on the basis of electrical infrastructure capacity, system impacts, or potential utility upgrades where the applicant has provided documentation satisfying paragraphs (B) and (C). Generalized concerns regarding grid capacity or system reliability shall not constitute grounds for denial. The community's protection on grid-related questions is provided through the City Council's regulatory authority over Entergy New Orleans via the Council Utilities Regulatory Office, not through the land use process.

(G) Timing. Final interconnection approval, execution of service agreements, or completion of utility upgrades shall not be required prior to zoning approval, conditional use approval, or Planned Development approval. Nothing in this Subsection relieves the applicant of the obligation to obtain all required utility approvals prior to construction or operation.

(H) Relationship to Performance Standards. Nothing in this Subsection limits the City's authority to regulate noise, setbacks, buffering, screening, design, environmental impacts, or other performance standards unrelated to electrical infrastructure capacity.

20.3.[X].7 — Compliance Certification

No application for a Data Center use shall be deemed complete unless accompanied by a Compliance Certification: a written certification, signed and sealed by a licensed Professional Engineer (PE) or Registered Architect (RA) licensed in the State of Louisiana, attesting that the proposed Data Center, as documented in the accompanying application materials, will satisfy all applicable standards of Table 20-[X] for the applicable tier and receiving environment category. The certification shall identify each applicable standard, state the basis for compliance, and cross-reference the supporting documentation submitted with the application. Submission of a false or materially inaccurate certification shall constitute grounds for revocation of any approval issued in reliance on it. A separate post-construction Compliance Certification by a licensed PE or RA shall be submitted within 60 days of the commencement of operations for Data Centers above the Medium tier.

20.3.[X].8 — Constrained Denial Standard

Denial of a P* application or a conditional use application for a Data Center shall be supported by specific written findings identifying: (a) the specific standard or standards of Table 20-[X] with which the application fails to comply; (b) the nature of the deficiency; and (c) the factual basis for the determination. General findings of incompatibility, character inconsistency, or neighborhood opposition, without reference to specific standards of Table 20-[X], shall not constitute sufficient grounds for denial.

1080

10

10

D = DECOMMISSIONED EQUIPMENT
E = EMPTY RACK
A = ACTIVE EQUIPMENT

1 FRONT A RG

RF	RE	RD	RC	RB	RA
FRONT	FRONT	FRONT	FRONT	FRONT	FRONT
E	A	A	D	D	A
2	1	1	2	2	2

ACTIVE WALL EQUIPMENT PUNCH

6

7

POWER DISTRIBUTION UNIT TO BE REPLACED

PDU

RH FRONT 3 D

2,203.51 sf

BATTERY CABINET

11

BATTERY CABINET

SWITCH

UPS BY-PASS 12

CP-LO-03 13

UPS INVERTER

8 COX

FIRE SUPPRESSION PANELS

CP-AC-03 14

9

9

4 TAPE DRIVE

R2 R5	R2 R4	R2 R3	R2 R2	R2 R1	R2 RØ
FRONT	FRONT	FRONT	FRONT	FRONT	FRONT
1	2	2	2	1	1
A	E	D	E	A	A

NOPD CAMERA HARDWARE

RTCC HARDWARE

R1 R5	R1 R4	R1 R3	R1 R2	R1 R1
FRONT	FRONT	FRONT	FRONT	FRONT
1	2	2	1	1
A	E	D	E	E

S2 SECURITY HARDWARE

S2 SECURITY EQUIPMENT

5

1 THIRD LEVEL PLAN COMPUTER ROOM - DEMOLITION

E103A SCALE: 1/4" = 1'-0"

ARTICLE 4. PERMITS AND APPROVALS

Section 4.3 — Conditional Uses

[Drafting Note: No structural changes to Section 4.3 are required. The existing conditional use process applies to all Data Center uses designated "C" in Table 16-[X]. The following cross-reference is added to Section 4.3.F (Approval Standards).]

Amendment to Section 4.3.F — Approval Standards

Existing text of Section 4.3.F remains unchanged. The following subsection is added:

4.3.F.[X] Data Center Uses. For conditional use applications involving Data Center uses as defined in Article 26, the approval standards of this Section shall be applied in conjunction with the use-specific standards of Section 20.3.[X]. The standards of Table 20-[X] are the minimum requirements applicable to all Data Center conditional use approvals. The City Planning Commission and City Council may impose additional conditions consistent with this Section, but denial shall be supported by specific written findings of noncompliance with the objective standards of Table 20-[X] as required by Section 20.3.[X].8.

Section 4.4 — Planned Developments

[Drafting Note: The following new subsection is added to Section 4.4 to address Data Center uses in PD districts with HI future land use designation.]

New Subsection 4.4.[X] — Data Center Uses in Planned Development Districts

4.4.[X] Planned Development Districts with HI Future Land Use Designation. Any Planned Development district carrying a Heavy Industrial (HI) future land use designation on the Official Future Land Use Map shall be eligible for Data Center uses in accordance with the PD/HI column of Table 16-[X], subject to compliance with all applicable standards of Table 20-[X].

(A) P* Treatment. A Data Center that qualifies as P* in the PD/HI column of Table 16-[X] and meets all applicable standards of Table 20-[X] shall be treated as a permitted use within such Planned Development district without further PD amendment, PD modification, or additional PD approval process. The Table 20-[X] performance standards shall constitute the sole use-specific standards applicable to such Data Center.

(B) Conditional Use Treatment. A Data Center designated C in the PD/HI column of Table 16-[X] shall require conditional use review under Section 4.3 but shall not require a full PD amendment under this Section 4.4.

(C) Master Plan Consistency. The HI future land use designation of a PD district shall satisfy the Master Plan consistency finding required under Section 4.4.G for Data Center uses.

(D) Infrastructure Finding. Compliance with Table 20-[X] and the utility documentation requirements of Section 20.3.[X].6 shall satisfy any requirement that adequate infrastructure or utilities be demonstrated as part of the approval findings under Section 4.4.G.

1082

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 4/28/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

037/26

Support 5 ☐ **Oppose** ☐ **Info. Only** ☒

Name: Ahmed Saber

Address: 4999 Burgundy

Representing: Party for Socialism & Liberation

Remarks: Comment

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

City Planning Commission Speaker Card

Date : 04/20/26

I would like to speak regarding CPC Docket : 4 & 5

INFORMATION ONLY

Name: Osa Adun

Address: 9217 Apple St. Louisiana

○ 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: Osadun

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 4/28/26

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

037/26

5

Support	Oppose	Info. Only
☐	☐	☑

Name: Kieran Spencer

Address: 1334 St. Roch Ave

Representing: Louisiana PSL

Remarks: Comment

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 038-26
Prepared by: Sarah C. King
Date: April 21, 2026
Deadline for CPC action: June 13, 2026
CC Deadline: 60 days from receipt
City Council District: E– Hughs

Applicants: Michael Sullivan and Danelle Sullivan
Request: Conditional use to permit a commercial short-term rental in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Lots 18, Lake Catherine Land Company-Three, in the Third Municipal District
Municipal address(es): 25800 Chef Menteur Highway

Description

Figure 1: Subject Site



(Source: Provided by the applicant)

The subject property, located on the East side of Chef Menteur Highway abuts Lake Saint Catherine in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District, is currently developed as single-family dwelling that is raised 15'8" from the ground.

The subject site is approximately 29,986 square feet that includes a 1,896 square feet of single-family dwelling, 2 off-street parking spaces, a fishing pier, and boat dock located on the property.

The property is licensed under the previous owner for use as a commercial short-term rental through April 24, 2026. See STR license #23-CSTR-00812. The applicants recently acquired the property and are seeking a conditional use permit, which would create a permanent zoning entitlement for a commercial STR.

Reason for Commission Review

Per **Article 14, Section 14.2.A (Table 14-1: Permitted and Conditional Uses),** a commercial short-term rental is a permitted use in the M-MU Maritime Mixed-Use District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

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.

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.	
Met	The Master Plan identifies the subject site as Mixed-Use Maritime, where the goal is to preserve and provide areas for maritime-related residential and commercial uses. A commercial short-term rental fall into the range of uses intended for this area.
The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.	

Met	The subject site is located within the Mixed-Use Maritime District where the proposed commercial short-term rental use would otherwise be permitted by right. The M-MU District is intended to address environmentally compatible residential and non-residential development in areas adjacent to wetlands and waterbodies, generally located in areas of the city with higher elevation and near existing access roads. The M-MU District is mixed-use in nature, where residential uses are found close to water-related non-residential uses such as fishing camps, seafood processing facilities, and marinas.[1] It is fair to indicate that a commercial short-term rental is an appropriate use given the district's purpose.
The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.	
Met	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of license issuance.
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.	
Met	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
Any variance of zoning standards meets the approval standards of Section 4.6.F[2].	
Not met	There are not any variances being requested at this time.
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.	
Met	The proposed commercial short-term rental does not pose a unique or detrimental use within the M-MU District.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?
The ultimate use of the site will be dictated by its highest and best use. It is likely that the property's

[1] Article 8, Section 8.1.B: "The purpose of the M-MU Maritime Mixed-Use District is to address environmentally compatible residential and non-residential development in areas adjacent to wetlands and waterbodies, generally located in areas of the city with higher elevation and near existing access roads. The M-MU District is mixed-use in nature, where residential uses are found close to water-related non-residential uses such as fishing camps, seafood processing facilities, and marinas."

[2] Article 4, Section 4.6.F Approval Standards

highest and best use is as a short-term rental, not as a long-term rental.

Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?

The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a single-family dwelling; however there does not appear to be a recent history of the site being used for long-term housing.

Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

No. The site block is bound by Chef Menteur Highway and Lake Catherine. The closest bus stop is located at the intersection of Michoud Blvd and Chef Menteur Highway, which is approximately 29.5 miles from the subject site.

Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?

Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.

How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals[3], there are several STR lodging use within 1,000 feet of the subject property in the general vicinity. See **Figures 3** below . There are no hotels in the vicinity.

Figure 1: Active licensed STRs in immediate vicinity



[3] Short Term Rental Administration's Registry of Short-Term Rentals

(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 038/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

3.

City Planning Commission Meeting (April 14, 2026)

The staff summarized the application and presented its recommendation of approval subject to two (2) provisos. The Commission received public comment from the applicant speaking in support of the request. Commissioner Witry asked CPC staff to clarify the provisos, CPC staff responded accordingly explaining that the request shall follow all requirements of the CZO and STR Bureau policies. There were no constituents present to speak in opposition of this item.

Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Kepper seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 038/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are

specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 4, Section 4.3H of the Comprehensive Zoning Ordinance will void the conditional use approval.

YEAS: Jackson, Joshi-Gupta, Kepper, Poche, Steeg, Witry

NAYS: None

ABSENT: Flick, Hebert, Jordan

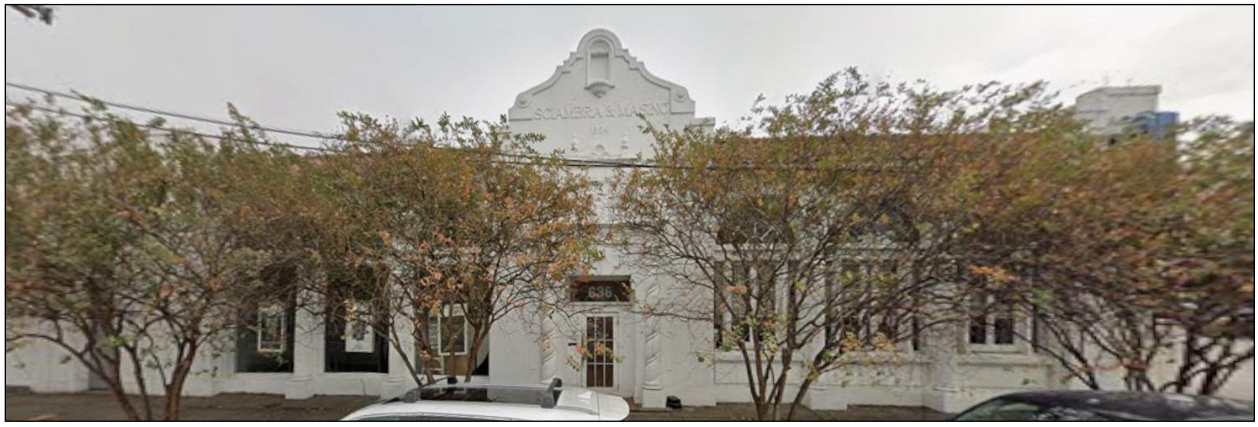
City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 039-26
Prepared by: Haley Webb
Date: 4/15/26
Deadline for CPC action: 6/13/26
CC Deadline: 30 days
City Council District: District C – King

Applicant: Art House NOLA, Inc. and Get the Gorilla, LLC
Request: Amendment to Ordinance No. 26,276 MCS (Zoning Docket 123/14) to permit a planned development authorizing the expansion of an indoor amusement facility.
Property description: Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street
Municipal address: 636-650 North Broad Street

Description

Figure 1: Subject Site



(Source: Provided by Applicant)

The subject property is located on the corner of North Broad Street and Saint Peters Street. The site includes The Broad Theater, which previously underwent a large renovation and opened to the public in 2016. While indoor amusement facilities are allowed by-right within the HU-MU District, the Planned Development request is to allow for an addition to the existing indoor amusement facility as the maximum total floor area permitted is 10,000 square feet[1]. If approved, this will allow the applicant to include an additional two movie screening rooms.

[1] Section 12.3.A (Table 12-2: Bulk & Yard Regulations) prohibits commercial uses over 10,000 square feet of total floor area.

The structure was originally built in 1924 as a plumbing and heating warehouse. Since its creation, it has served as a boxing gym, boat shop, law office, and even an oyster processing facility.

It is important to note that the subject property is located within the Parkview Historic District and is partially controlled by the New Orleans Historic District Landmarks Commission (HDLC). Any new construction or demolition must be reviewed and approved by the HDLC.

Figure 3: Proposed Site Plan

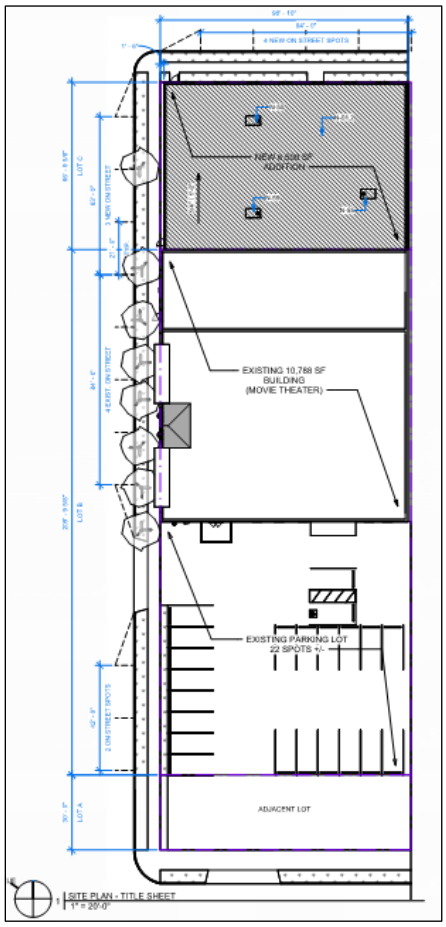
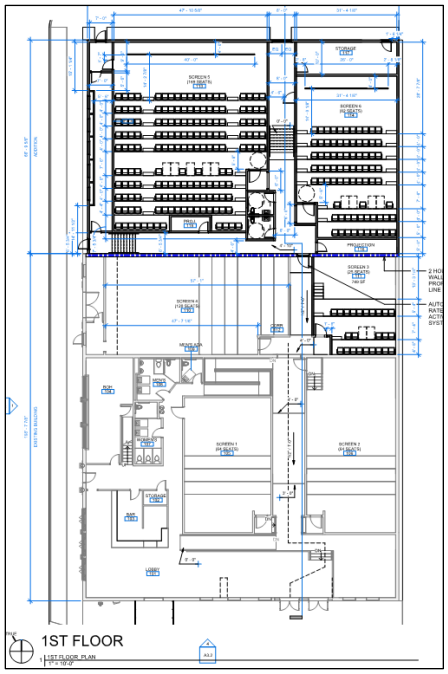


Figure 2: Proposed Rendering



Figure 4: Proposed Floor Plan



Reason for Commission Review

This is a request to rescind the existing conditional use (Ordinance No. 26,276) which grants an "Indoor Amusement Facility" as this request was made under the previous Zoning Ordinance which only allowed such uses as conditional. Subsequently, the applicant is seeking to construct a 6,500 square foot addition through the Planned Development process. Per **Article 5, Section 5.2.C.2 (General Standards for Planned Developments),** the adaptive reuse of an existing commercial structure in the HU-MU Historic-Urban Mixed-Use District may be authorized through the Planned Development process, and **Section 5.2.D** allows for the granting of special uses otherwise prohibited in the underlying zoning district. The City Planning Commission is required to make a recommendation on all conditional use and planned development applications prior to City Council action, in accordance with **Article 4, Sections 4.3.D.3 and 4.4.E.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

The use of the site as an Indoor Amusement Facility is allowed in the HU-MU District as a permitted use. The planned development tool is used to create zoning regulations that are flexible to a developer in exchange for a "substantial public benefit" to the City (per section 5.3.B). Types of substantial benefits include historic preservation, adaptive reuse and open space and recreational amenities. The staff finds that the requested design exception, which is to allow the property to be greater than 10,000 square feet in floor area, would provide this benefit. The proposed expansion is located on a currently vacant land that sits at the corner of Nort Broad and Saint Peter Streets. The proposed addition would complement and preserve the existing historic building that the Broad theater currently occupies, while offering a larger space for community to congregate.

Figure 5: Existing Condition of the Petitioned Site



Use Standards for Amusement Facilities, Indoor or Outdoor	
Requirement	**Notes**
1. An indoor or outdoor amusement facility shall submit the following impact management plans, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies: a. A noise abatement plan. b. A security and operational plan. The security plan shall include the provision of exterior security cameras.	The noise abatement plan and the security and operational plan may be satisfied through the submittal of required documentation to the Department of Safety and Permits as part of the permitting/licensing process, should this application be approved.
2. If a standard restaurant or bar is allowed within the zoning district, such uses may be included as part of the indoor amusement facility so long as separate approval is obtained for the standard restaurant or bar. If alcoholic beverages are served, the applicant 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, which may trigger a prohibition as part of Section 10-110 of the City Code.	The applicant shall comply.
3. If the use plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operational plan shall be updated and resubmitted for approval. A revised security and operational plan shall be approved prior to the issuance of any permits.	The applicant shall comply.
4. The security and operational plan may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.	The applicant shall comply.
5. Live entertainment-secondary use and outdoor love entertainment-secondary use are separate principal uses and subject to separate approval. Additionally, the amusement facility must remain open while any live entertainment takes place.	The applicant shall comply.

- In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.3.A.1 (Table 12-2: Bulk & Yard Regulations)** *Maximum Total Floor Area – Commercial Use* to allow an indoor amusement facility to be greater than 10,000 square feet in total floor area.

- In accordance with **Article 20.3.E Amusement Facility, Indoor or Outdoor** the applicant shall submit a noise abatement plan, a security and operations plan and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.

According to **Article 22 Table 22- 1** Off street Vehicle and Bicycle Parking requirements, the use as an Indoor Amusement Facility *Movie Theater* requires one (1) parking space per four (4) seats for the first 400 seats, and one (1) parking space per six (6) seats after the first 400 seats. Additionally, one (1) bicycle parking space is required for every 2,500 square feet of gross floor area. Properties in the HU-MU District are allowed to exempt the first 5,000 sf of GFA from the vehicle parking requirements. Assessing these requirements, the applicant is required to provide 74 vehicle parking spaces along with seven (7) bicycle parking spaces.

The applicant has provided 28 parking spaces off-street, and seven (7) parking spaces on-street, totaling 35 parking spaces. The applicant is deficient 39 vehicle parking spaces and seven (7) bicycle parking spaces. The site already provides a surface parking lot at the corner of North Broad and Toulouse Streets. That parking area cannot physically be expanded. While additional bicycle parking spaces could easily be provided either on site or on the sidewalk, staff believes that granting an exception of the vehicle parking requirement is justified because expanding the theater onto a vacant corner lot along a major commercial corridor would better benefit the City than denying the proposed expansion and leave this lot vacant. The expansion of this historic adaptable use cannot be done without granting relief of the parking requirement.

The Planned Development standards allow exceptions to be made of parking requirements for buildings which are providing a public benefit. An exception to the vehicle parking requirement can be included as described below:

- In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception vehicle parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the adaptive reuse of the historic structure in accordance with the Planned Development process.

- The applicant shall indicate the installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. 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.

Further the applicant is seeking relief from the permeable open space requirement, which, in HU-MU districts is 10% minimum of the lot area. The proposed addition would occupy the entirety of the lot adjacent to the existing theater. While the proposed expansion is on a separate lot of record, it will operate as one single development with the entirety of the Broad Theater site and existing parking lot. The intent of the planned development process is to allow flexibilities for adaptive reuse. However, the proposal can be designed in a way where it allows the expansion of the use while meeting the permeable open space requirement, for example, by taking some of existing parking area and making it permeable.

- The applicant shall indicate the installation of the minimum permeable open space, as set forth in **Article 12, Section 12.3.A.1 (Table 12-2)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission.

Anticipated impact on surrounding land uses

As the subject property is located along a commercial corridor, surrounding properties are characterized primarily by commercial and mixed-use development, with uses that already accommodate elevated

levels of activity and traffic. As such, the anticipated impacts associated with the proposed use are not expected to be incompatible with the existing context.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a planned development shall, on the basis of all information submitted, evaluate the impact of the planned development on the surrounding properties to ensure the appropriateness of the planned development at a particular location and ensure that the planned development will not have an adverse impact on the surrounding neighborhood. The Commission and Council are required to specifically consider the extent to which the proposal meets the approval standards contained in **Article 4, Section 4.4.G Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed planned development complies with the applicable standards of Article 5.

This standard is **met**.

Article 5 allows the planned development process to be used for existing commercial structures over 10,000 square feet in area. The proposal would further the goals of the planned development process, which allow for customized zoning regulations to support the preservation and adaptive reuse of historical structures.

The proposed planned development at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. "Chapter 13: Land Use Plan" of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as "Mixed-Use Medium Density." The goal, range of uses, and development character for that designation are copied below.

> **MIXED-USE MEDIUM DENSITY**
>
> **Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.
>
> **Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.
>
> **Development Character:** Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the

planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposal fits within the general goal, range of uses and development character of the Mixed-Use Medium Density designation, which includes adaptive reuse of historic structures like this one.

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 located within an HU-MU Historic Urban Neighborhood Mixed-Use District which encourages mixed-use areas that are compatible with adjacent or nearby land uses. Additionally, the Planned Development Process was designed for sites like this, whereby the scale of a development no longer fits within the allowable uses in a zoning district. The preservation of these structures and occupancy are critical to the character of the community. As discussed previously, the adaptive reuse complies as a public benefit to allow the Planned Development and to grant exceptions as necessary.

Any proposed variance from zoning standards meets the approval standards of Section 4.6.F. with the exception that the required affordable housing units as part of the affordable housing development shall not be subject to a variance.

This is not applicable. The staff finds the non-conforming condition (the parking deficiency) to be something that can be addressed through an exception to the zoning requirements. An exception to the parking requirement supports the continued use and preservation of the movie theater. Regarding variances, the applicants have been notified of potential waivers should new plans not address the recommended provisos. Currently, the applicants have not stated an intent to request any variances.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 039/26 subject to two (2) exceptions and five (5) provisos.

Exceptions

1. In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.3.A.1 (Table 12-2: Bulk & Yard Regulations)** *Maximum Total Floor Area – Commercial Use* to allow an indoor amusement facility to be greater than 10,000 square feet in total floor area.

2. In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of all on-site parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the expansion of an adaptive reuse of the historic structure in accordance with the Planned Development process.

Provisos

1. Ordinance No. 26,276 shall be rescinded as indoor amusement facilities are allowed by-right within the HU-MU District and no longer requires use approval conditionally.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the Planned Development approval.

3. In accordance with **Article 20.3.E Amusement Facility, Indoor or Outdoor –** the applicant shall submit a noise abatement plan, a security and operations plan, and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.

4. The applicant shall indicate the installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. 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.

5. The applicant shall indicate the installation of the minimum permeable open space, as set forth in **Article 12, Section 12.3.A.1 (Table 12-2)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission.

City Planning Commission Meeting (April 14, 2026)

The staff summarized the application and presented its recommendation of approval. The representative of the applicant spoke on behalf of the owner. Representative asked to remove the proviso needing two bicycle parking spaces and the proviso requiring minimum permeable open space. The staff responded that if additional bicycle parking is required, it could be located in the public right-of-way with DPW's approval. The representative was not aware this was a possibility.

The staff also spoke to minimum permeable open space requirement and the location of where it could be located. A different representative explained why it would be difficult to meet the permeability proviso due to the ownership of the two lots. Staff views the two lots as one development site. The representative stated they could look into the design.

Commissioner Poche made a motion for approval, which was seconded by Commissioner Kepper and adopted.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 039/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) EXCEPTIONS AND FIVE (5) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Exceptions

1. In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.3.A.1 (Table 12-2: Bulk & Yard Regulations)** *Maximum Total Floor Area – Commercial Use* to allow an indoor amusement facility to be greater than 10,000 square feet in total floor area.

2. In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of all on-site parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the expansion of an adaptive reuse of the historic structure in accordance with the Planned Development process.

Provisos

1. Ordinance No. 26,276 shall be rescinded as indoor amusement facilities are allowed by-right within the HU-MU District and no longer requires use approval conditionally.

2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the Planned Development approval.

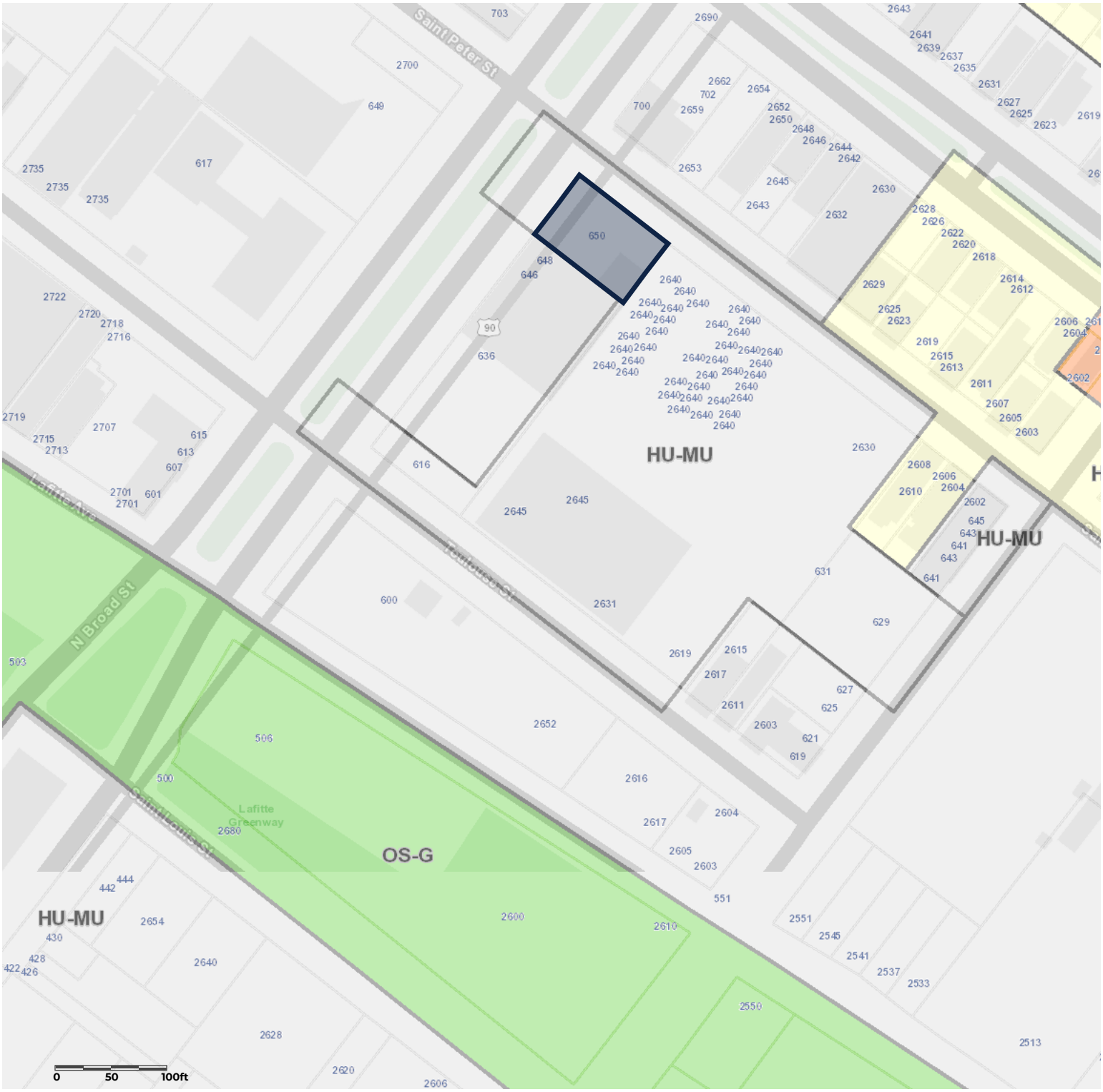
3. In accordance with **Article 20.3.E Amusement Facility, Indoor or Outdoor –** the applicant shall submit a noise abatement plan, a security and operations plan, and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.

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5. The applicant shall indicate the installation of the minimum permeable open space, as set forth in **Article 12, Section 12.3.A.1 (Table 12-2)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission.

YEAS: Jackson, Joshi-Gupta, Kepper, Poche, Steeg, Witry
NAYS:
ABSENT: Flick, Hebert, Jordan

City of New Orleans Property Viewer
656 N BROAD ST, LA, 70119



Property Information

Building Number

Unit Number

Site Address
656 N BROAD ST, LA, 70119

First Owner Name
ART HOUSE NOLA INC

Second Owner Name

Mailing Address
636 NORTH BROAD STREET

Mailing City
NEW ORLEANS

Mailing State
LA

Mailing Zip 5
70119

Mailing Zip +4

Use Code

Property Description
SQ 337 N BROAD ST AND ST PETER ST LOT 3-A1 66.8X100

GeoPIN
41016832

Tax Bill ID
207109601

Lot
3-A1

Square

BLOCK
337

PARID
656-NBROADST

Parcel Area (sq.ft.)
6667

Parcel Dimensions (ft.)
66.8X100

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=656-NBROADST)

Zoning

Zoning District
HU-MU

Zoning Description
Historic Urban Neighborhood Mixed-Use District (https://czo.nola.gov/article-12/)

Uses
Permitted and Conditional Uses (https://czo.nola.gov/article-12#12-2)

Future Land Use

Future Land Use
MUM

Future Land Use Description
Mixed-Use Medium Density (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
AC-1 Arts and Culture Diversity Overlay District

Visit City Planning's site to view the regulations of this Overlay. (http://czo.nola.gov/article-18/#18-9)

Overlay / IZD Description
EC Enhancement Corridor Design Overlay District

Visit City Planning's site to view the regulations of this Overlay. (http://czo.nola.gov/article-18/#18-15)

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Overlay / IZD Description
Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf)

Overlay / IZD Description
Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

Mandatory Inclusionary Zoning

Description

MIZ Mandatory Inclusionary Zoning Sub-Districts; Strong Sub-District 2

View the CZO article on Mandatory Inclusionary Zoning. (https://czo.nola.gov/article-28/)

Local Historic Districts

Name

Parkview

Ordinance

Calendar No. 31,709

Jurisdiction

NOHDLC

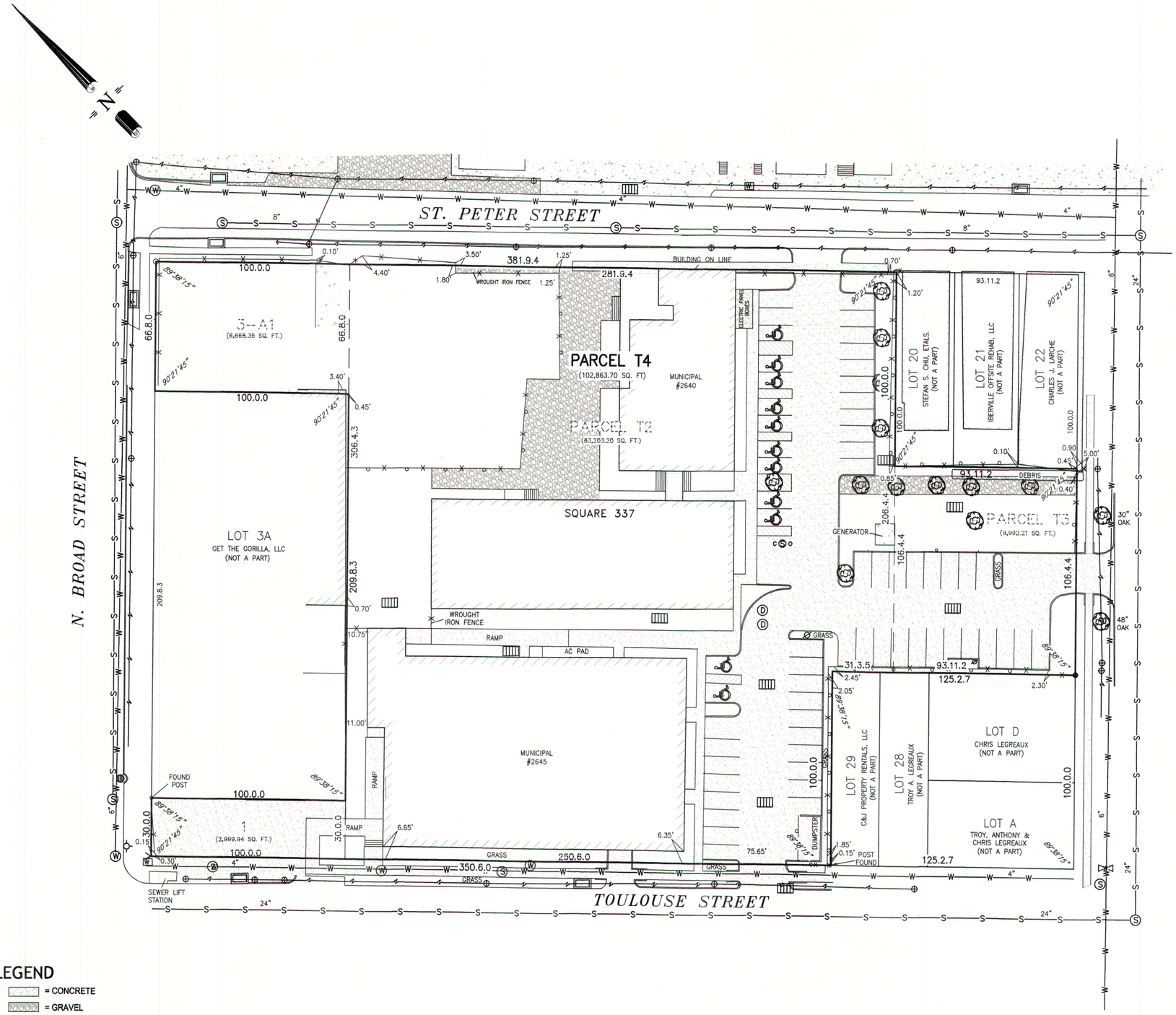
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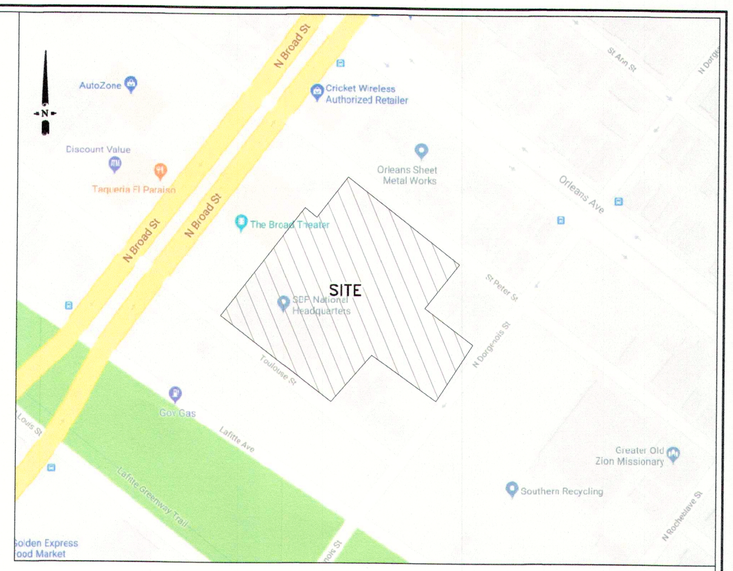
Partial

National Register of Historic Places

Name

Parkview Historic District





VICINITY MAP
(NOT TO SCALE)

SURVEY REFERENCE

1. RESUBDIVISION OF PARCEL T, LOT 2-A & 3-A INTO PARCEL T2, PARCEL T3 AND LOT 3-A1, SQUARE 337, SECOND DISTRICT BY CODY A. DIMARCO, P.L.S., DATED NOVEMBER 20, 2019.

ANGLE BASIS

TAKEN FROM REFERENCED SURVEY PLAT.

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.
THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

	SEWER HOUSE CONNECTION NOS.	WATER HOUSE CONNECTION NOS.
2623-25 TOULOUSE	# 174561	# 92367
2619-21 TOULOUSE	# 025391	# 49946
2615-17 TOULOUSE	# 46025	# 54275
2811 TOULOUSE	# 137591	# 130872
2617 TOULOUSE	# 151515	# 47950
2811 TOULOUSE	# 187759	# 130872
	# 151704	

LEGEND

- = CONCRETE
- = GRAVEL
- = DRAIN MANHOLE
- = DRAIN INLET
- = WATER LINE
- = SEWER LINE
- = FIRE HYDRANT
- = LIGHT POLE
- = WATER VALVE
- = TREE
- = CROSS FOUND
- = 1/2" IRON ROD SET
- = IRON ROD FOUND
- = WATER METER
- = CATCH BASIN
- = DROP INLET
- = WATER MANHOLE
- = SEWER MANHOLE
- = UTILITY POLE
- = OVERHEAD UTILITY LINE
- = FENCE

SCALE: 1" = 40'

40 0 20 40

RESUBDIVISION OF LOT 1, LOT 3-A1, PARCEL T2 & T3
INTO PARCEL T4
SQUARE 337
SECOND DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

ST. BERNARD PROJECT

DADING, MARQUES & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

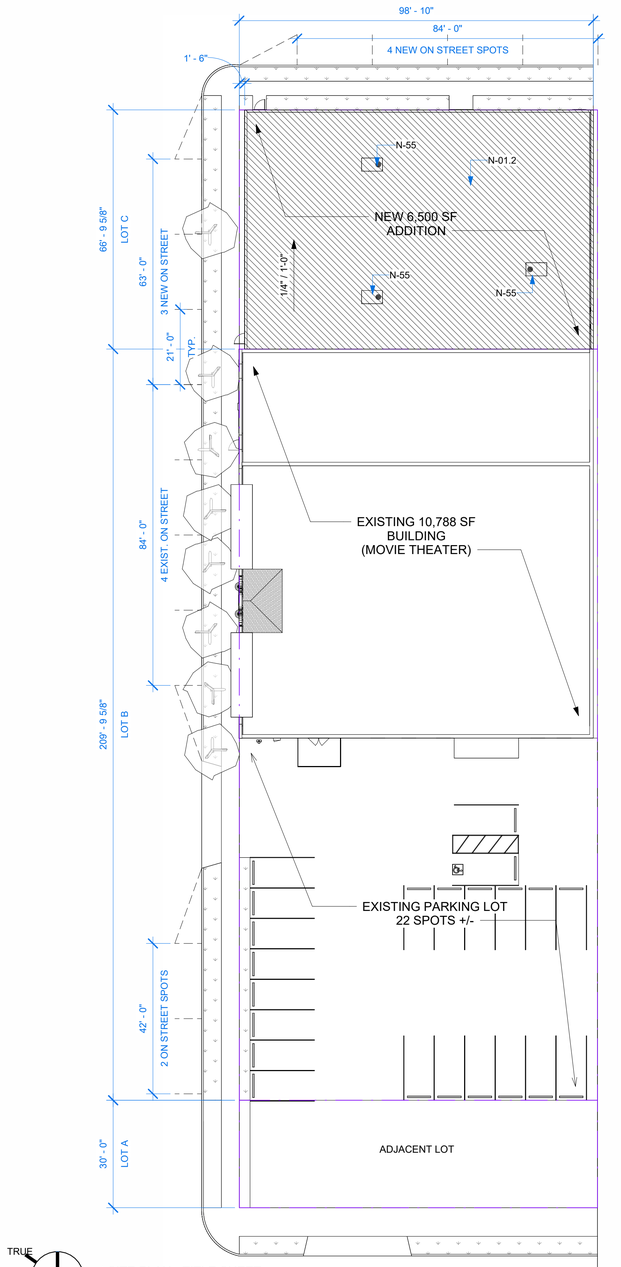
STATE OF LOUISIANA
CODY A. DiMARCO
License No. 5069
PROFESSIONAL
LAND SURVEYOR

CODY A. DiMARCO
P.L.S. LA. ST. REG. NO. 5069

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 PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
02-01-2021	1" = 40'		L.M.	C.A.D.	60122	1 OF 1



1 SITE PLAN - TITLE SHEET
1" = 20'-0"

Parking calculation:
Existing:
HU-MU 5,000 sqft exemption - 5000/10788 = 46%-
Existing seats - 296/4 = 74 required parking spaces - 74*.46= 34; 74-34 =**40 spaces required**
22 spaces provided + 6 existing on street (28 total existing spaces)= 40-28 =**12 GF spaces**

New Total:
5000/17288 = 29%
524 new total of seats
400/4 = 100; 124/6 = 21 =**total required 121**
121*.29 = 35; 121-35=**86 spaces required**
86-12 GF = 74 - 28 provided = 46 - 7 new on-street =**39 Total parking required**

ZONING: HU-MU

REQUIRMENTS:	**REQ:**	**COMPLIANCE:**
MIN. LOT SIZE	NONE	YES
MIN. PERMABLE AREA	10%	NO (SEEKING VARIANCE)
FRONT YARD SETBACK	AVG SURROUNDING (NONE)	YES (ETR)
SIDE YARD SETBACK	NONE	YES (ETR)
REAR YARD SETBACK	NONE	TES
MAXIMUM SF	10,000 / 5,000 OR MORE REQUIRES CONDITIONAL USE	NO (SEEKING VARIANCE)
PARKING*	39 SPOTS +/- (VERIFY WITH ZONING)	NO (SEEKING VARIANCE)

ZONING HU-RD2

PLANNED DEVELOPMENT DRAWINGS

BROAD THEATER EXPANSION

656 BROAD ST
NEW ORLEANS LA





1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
5. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
6. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
8. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
10. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

Energy Code Compliance Summary IECC 2021 PARISH	CLIMATE ZONE 2A FOR ORLEANS
COMPLIANCE METHOD	CHECK
PRESCRIPTIVE	✔
RESCHECK (HTTP://WWW.ENERGYCODES.GOV/RESCHECK)	
COMCHECK (HTTP://WWW.ENERGYCODES.GOV/COMCHECK)	
BUILDING AREA	VALUE
TOTAL AREA (SQ FT) OF CONDITIONED SPACE	
INSULATION VALUES (R402)	ENTER R VALUE
CEILING/ROOF	R-38
WALLS	R-13
BASEMENT	/ N/A
FLOOR	/ R-13
SLAB	/ N/A
CRAWLSPACE	/ N/A
HEATING EQUIPMENT	EFFICIENCY (BTU'S/RATING)
ELECTRIC TBD. SEE GENERAL NOTE 1 BELOW.	TBD. SEE GENERAL NOTE 1 BELOW.
GAS TBD. SEE GENERAL NOTE 1 BELOW.	TBD. SEE GENERAL NOTE 1 BELOW.
COOLING EQUIPMENT	EFFICIENCY (BTU/SEER)
TBD. SEE GENERAL NOTE 1 BELOW.	GREATER THAN OR EQUAL TO 13 HSPF/18 SEER A/R SOURCE HEAT PUMP GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP
FENESTRATION U VALUE	U-VALUE
.40 MAX.	
FENESTRATION SHGC	SHGC
.25 MAX.	
SKYLIGHT U VALUE	U-VALUE
N/A	

GENERAL NOTES:
1. Missing information regarding A/C and Heating equipment and efficiency to be determined by sub-contractor according to Heat Load/Manual J calculations (to be submitted prior to mechanical inspection.)

1 HR FIRE RATED ASSEMBLY
NEW SCOPE OF WORK TAG
SCHEDULED FOR REMOVAL
NEW WALL, SEE WALL TAG
EXISTING WALL TO REMAIN
COLUMN LINE
ELEVATION TAG
DOOR TAG, SEE DOOR SCHEDULE
WALL TAG, SEE WALL SCHEDULE
SPECIFIC NOTE
WINDOW TAG, SEE WINDOW SCHEDULE
ITEM TAG
ROOM TAG
DETAIL TAG
SECTION TAG

LEGEND - PLAN

SHEET LIST					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A1.1	TITLE SHEET / SITE PLAN	02/12/26			
A2.1	FLOOR PLANS - EXISTING / DEMO	02/12/26			
A2.2	FLOOR PLANS - PROPOSED	02/12/26			
A3.1	EXISTING / DEMO ELEVATIONS	02/12/26			
A3.2	PROPOSED ELEVATIONS	02/12/26			
A4.1	BUILDING SECTIONS	02/12/26			

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
6500 ADDITION TO EXISTING MOVIE THEATER. REQUIRES PLANNED DEVELOPMENT AND SPECIAL LIFE SAFETY CONSIDERATIONS, AS ADDITION IS ON SEPARATE PROPERTY LINE AND PROPERTY IS NOT TO BE SUBDIVIDED. 2 HOUR BARRIER WITH ALARM SYSTEM TO BE PROVIDED AT PROPERTY LINE / ADDITION.

NOTES:
1. BBSA REQUIRED FOR BUILDING CROSSING PROPERTY LINE.
2. BBSA REQUIRED FOR LACK OF PLUMBING FIXTURES (SEE CALC.)
3. PLANNED DEVELOPMENT REQUIRED FOR ZONING FOLLOWING DEFICIENCIES
   A. MINIMUM PERMEABLE OPEN
   B.. # OF PARKING SPACES REQ'D
   C. MAXIMUM SQUARE FOOTAGE (ADDITION IS OVER 5K, AND COMBINED SQUARE FOOTAGE IS OVER 10K)

PERMIT TYPE
RENOVATION / ADDITION (STRUCTURAL)

SFM
LEVEL OF ALTERATION
• 2 (≤ 50% VALUE OF BUILDING)
• ADDITION

OWNER:
BRIAN KNIGHTEN
504-919-1078
BRIAN.KNIGHTEN@GMAIL.COM

ARCHITECT
ZACH SMITH CONSULTING & DESIGN
1000 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125
504-383-3748
ZACH@ZACHSMITHCONSULTING.COM

MEP ENGINEER
LAGNIAPPE ENGINEERING
1305 DISTRIBUTORS ROW STE K
ELMWOOD, LA 70123
(504) 338-4584
RLHOSTE@LCG-MEP.COM

STRUCTURAL/CIVIL ENGINEER
AP DESIGN GROUP
JOSHUA JUNEAU, PE
504-410-5322
JJUNEAU@AP-ENG.COM

ZONING/CODE INFORMATION

ZONING DISTRICT: HU-MU
OVERLAY DISTRICT:
AC-1 Arts and Culture Diversity Overlay District
EC ENHANCEMENT CORRIDOR DESIGN OVERLAY DISTRICT

PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 10,788 EXIST
PROJECT SQUARE FOOTAGE (TOTAL): + 6,500 NEW (17,288 SF GROSS)

NO. OF STORIES: 1
PROJECT ON FLOOR: 1
BUILDING HEIGHT: 21'-4"

CONSTRUCTION TYPE:
IBC/IFC: NFPA: COMMON TERMINOLOGY:
TYPE II-A II (111) PROTECTED NON-COMBUSTIBLE

OCCUPANCY TYPE:
IBC: RESIDENTIAL (R-2)
STORAGE (S-2)
BUSINESS (B)
MERCANTILE (M)
ASSEMBLY (A-2)
NFPA: RESIDENTIAL , GROSS SF:
ASSEMBLY , GROSS SF: 10,788 EXIST + 6,500 NEW (17,288 SF GROSS)

SPRINKLERED / FIRE ALARM:
YES / YES (MONITORED)
NFPA 13

APPLICABLE CODES:
- 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS *(BUILDINGS, STRUCTURES, APPURTENANCES AND PARTS THEREOF BE DESIGNED TO WITHSTAND A BASIC (NOMINAL) WIND SPEED OF 130 MPH, EXPOSURE B, IN ACCORDANCE WITH 2021 IBC, SECTION 1609)*
- 2015 EDITION NFPA 101
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 LOUISIANA STATE PLUMBING CODE
- NFPA 70, 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL FUEL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 ADA ADDA GUIDELINES

- 2021 INTERNATIONAL EXISTING BUILDING CODE

PROJECT INFORMATION

SECTION:
PLYWOOD
BATT INSULATION
SPRAY INSULATION - CLOSED CELL
SPRAY INSULATION - OPEN CELL
CONCRETE
STEEL
GYPSUM BOARD

ELEVATION:
GYPSUM BOARD
CLEAR GLASS
MASONRY
STUCCO
SHINGLE
HARDIE SIDING

LEGEND - HATCH

ZACH SMITH
CONSULTING & DESIGN
1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748

BROAD THEATER EXPANSION
656 BROAD ST
NEW ORLEANS LA

1103

No.	Description	Date

NOT FOR CONSTRUCTION

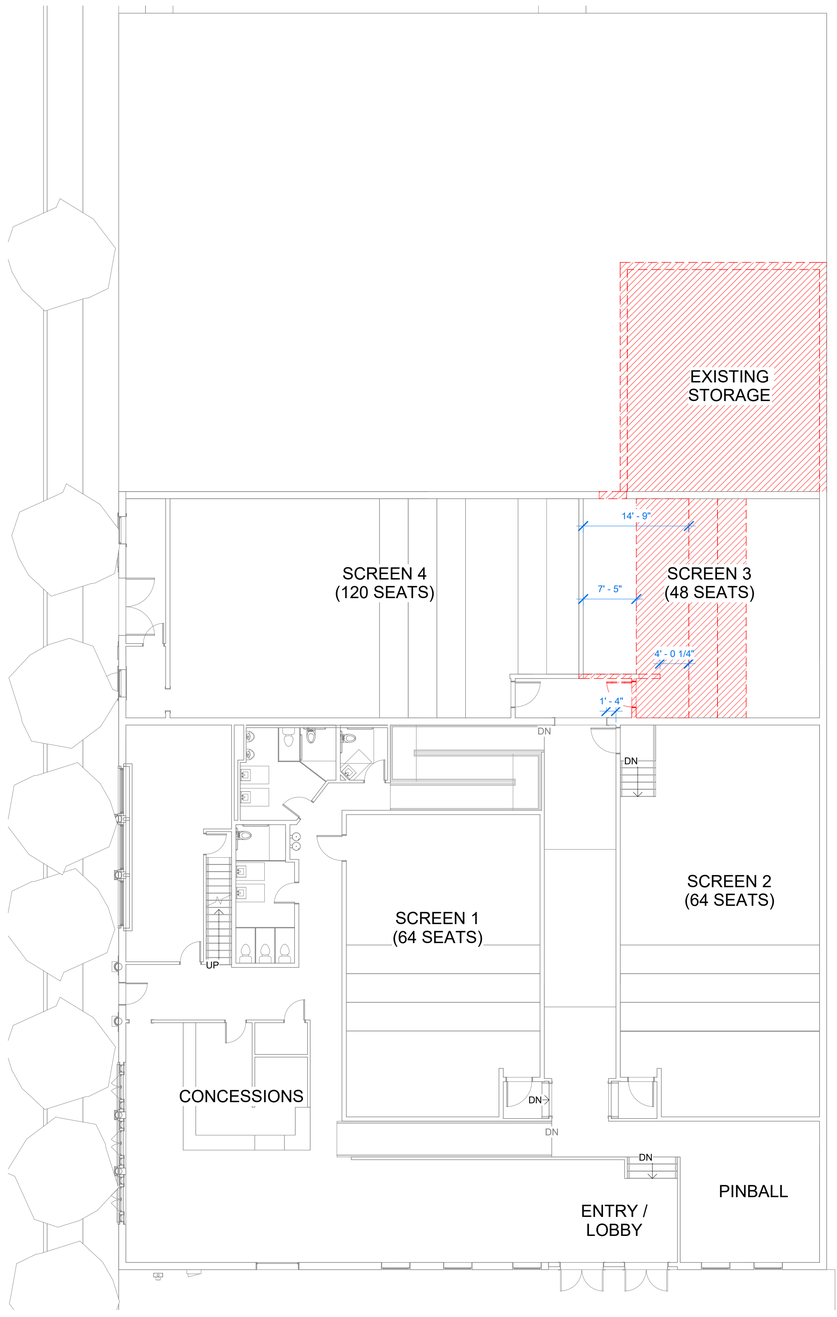
TITLE SHEET / SITE PLAN

PERMIT FILING
Date 02/12/26

A1.1

Autodesk Docs://656 Broad St/Z_656 Broad St_Addition_c.rvt
2/12/2026 9:09:20 AM

KEYNOTES - SHEET	
Key Value	Keynote Text



TRUE

1ST FLOOR

1 | 1ST FLOOR - EXISTING
1" = 10'-0"

ZACH SMITH
CONSULTING & DESIGN
1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748

BROAD THEATER EXPANSION
656 BROAD ST
NEW ORLEANS LA

1104

No.	Description	Date

NOT FOR CONSTRUCTION

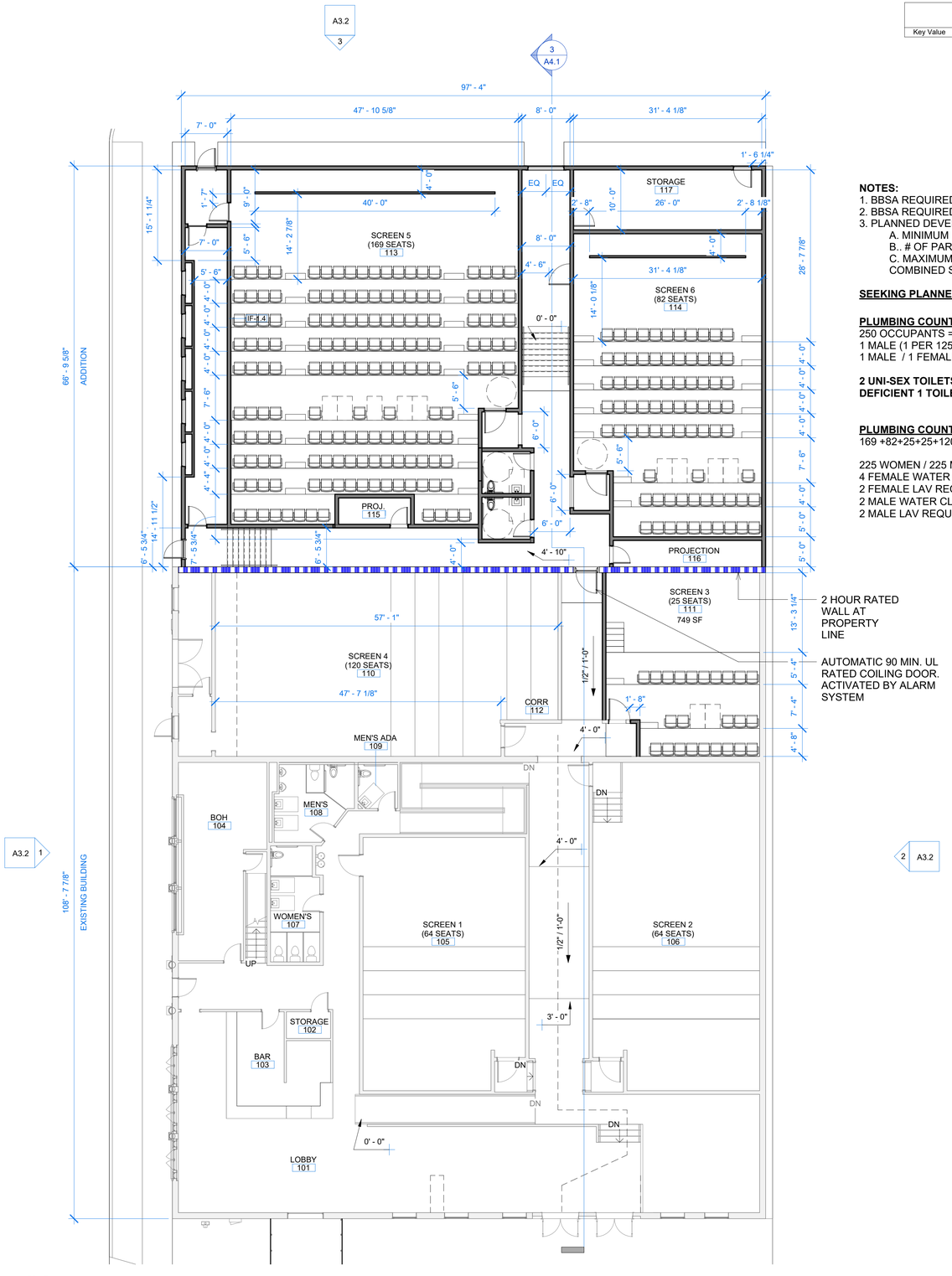
FLOOR PLANS -
EXISTING / DEMO

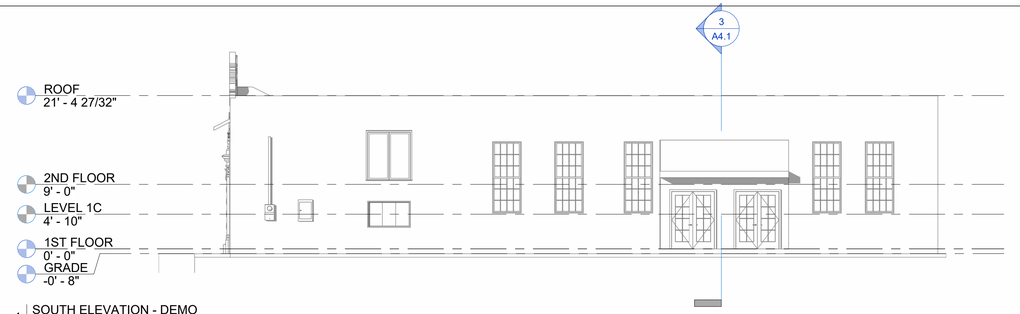
PERMIT FILING

Date 02/12/26

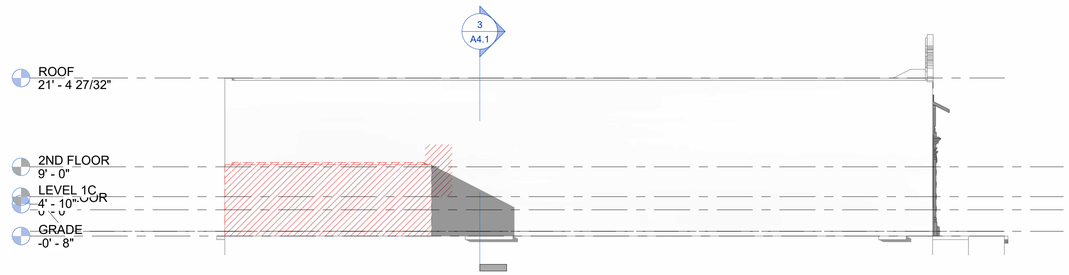
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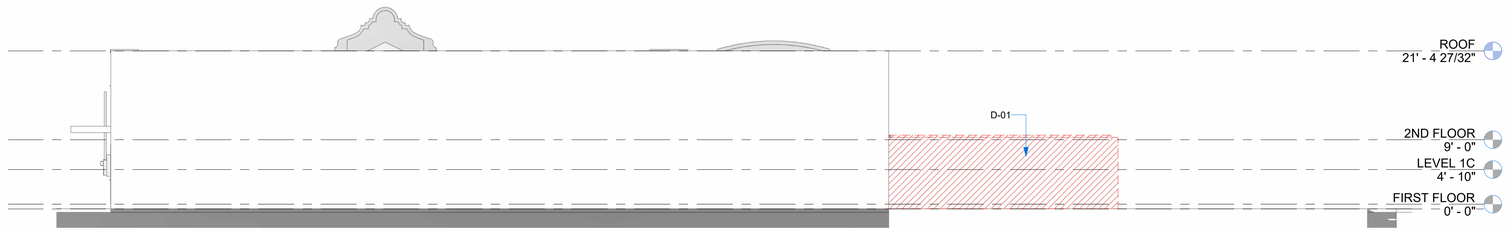

A3.2
3
3
A4.1
97' - 4"
47' - 10 5/8"
8' - 0"
31' - 4 1/8"
7' - 0"
1' - 6 1/4"
66' - 9 5/8"
ADDITION
15' - 1 1/4"
1' - 7"
9' - 0"
40' - 0"
4' - 0"
EQ
EQ
STORAGE
117
10' - 0"
26' - 0"
2' - 8"
2' - 8 1/8"
SCREEN 5
(169 SEATS)
113
14' - 2 7/8"
5' - 6"
7' - 0"
8' - 0"
4' - 6"
31' - 4 1/8"
4' - 0"
SCREEN 6
(82 SEATS)
114
14' - 0 1/8"
28' - 7 7/8"
5' - 6"
4' - 0"
4' - 0"
4' - 0



4 SOUTH ELEVATION - DEMO
1" = 10'-0"



3 NORTH ELEVATION - DEMO
1" = 10'-0"



2 EAST ELEVATION - DEMO
1" = 10'-0"

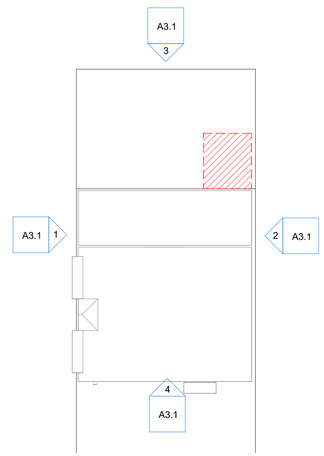


1 WEST ELEVATION - DEMO
1" = 10'-0"

KEYNOTES - SHEET	
Key Value	Keynote Text
D-01	DEMO WALL AT THIS LOCATION AS REQ'D FOR NEW CONSTRUCTION. RE: NEW WORK PLANS.

1. CONTRACTOR TO VERIFY, BEFORE DEMOLITION, ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS IN EXISTING WALLS TO BE DEMOLISHED AS REQUIRED IN DRAWINGS AND VERIFY THROUGH ULTRASOUND TESTING ALL EXISTING SLAB CONDITIONS IN THESE AREAS. CONTRACTOR TO COORDINATE COURSE OF ACTION WITH OWNER AND ARCHITECT IN FIELD. CLOSE, CAP, AND DISCONNECT CONNECTION TO EXISTING SERVICE AS REQUIRED. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. REFER TO MEP DEMOLITION SHEETS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR RESPONSIBLE FOR DEMOLITION OF INDICATED WALLS & ASSOCIATED MATERIALS.
3. CONTRACTOR TO BRACE EXISTING FRAMING AND STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING AND TO PREVENT COLLAPSE DURING CONSTRUCTION. PROTECT EXISTING FRAMING AND MATERIALS AS NEEDED DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ALL MEANS AND METHODS OR BRACING. COORDIANTE WITH ENGINEER AS NEEDED FOR SPECIAL BRACING CONDITIONS THAT MIGHT BE NECESSARY DURING DEMO/CONSTRUCTION.
4. WHETHER OR NOT IT IS SPECIFICALLY INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE AND DEMOLISH ALL EXISTING CONSTRUCTION, INCLUDING UTILITIES, WHICH WILL INTERFERE WITH NEW WORK. CONTRACTOR WILL COORDINATE SAFETY PRECAUTIONS WITH BUILDING REPRESENTATIVE.
5. EXISTING DRAWINGS HAVE BEEN PROVIDED BY THE OWNER AND MAY NOT ACCURATELY REPRESENT ALL EXISTING CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WALKING THROUGH AND ADVISING THE ARCHITECT OF READILY APPARENT DISCREPANCIES OR CONDITIONS WHICH ADVERSELY AFFECT CONSTRUCTABILITY OF THE WORK.
6. CONTRACTOR TO COORDINATE LOCATION OF DUMPSTERS WITH THE OWNER. PRIOR TO SHUT DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE BUILDING REPRESENTATIVE FOR AN APPROPRIATE TIME.
7. CONTRACTOR TO REPAIR AS REQUIRED ALL AFFECTED ADJOINING AREAS TO MATCH NEW CONSTRUCTION.
8. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSONS ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES, AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS. CONTRACTOR SHALL COORDINATE SAFETY PRECAUTIONS WITH BUILDING REPRESENTATIVE.

GENERAL NOTES - DEMO
1/8" = 1'-0"



KEY PLAN - ELEVATION - DEMO

ZACH SMITH
CONSULTING & DESIGN
1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748

BROAD THEATER EXPANSION
656 BROAD ST
NEW ORLEANS LA

1106

No.	Description	Date

NOT FOR CONSTRUCTION

EXISTING / DEMO ELEVATIONS

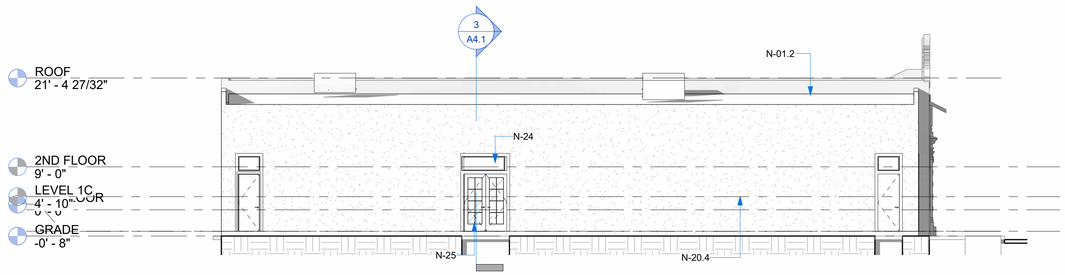
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Date 02/12/26

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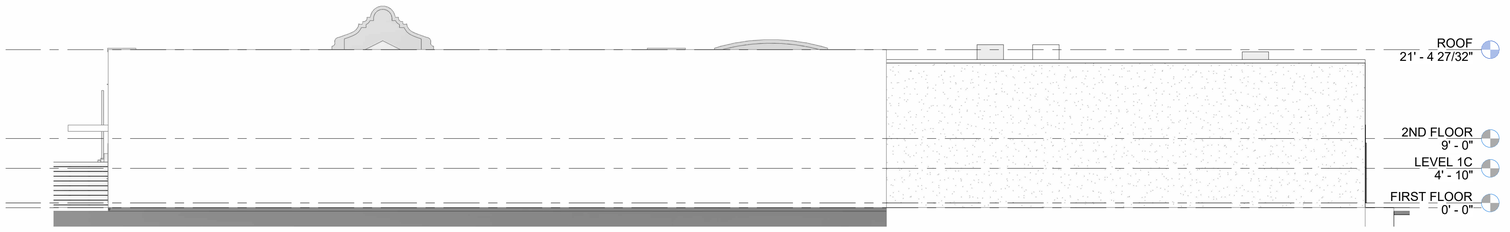
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4 SOUTH ELEVATION - PROPOSED
1" = 10'-0"



3 NORTH ELEVATION - PROPOSED
1" = 10'-0"

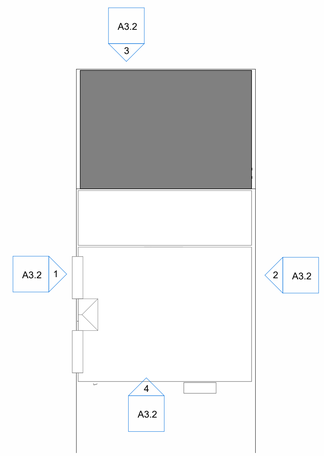


2 EAST ELEVATION - PROPOSED
1" = 10'-0"



1 WEST ELEVATION - PROPOSED
1" = 10'-0"

KEYNOTES - SHEET	
Key Value	Keynote Text
N-01.2	NEW LOW SLOPE ROOF. COVER ENTIRE ROOF AREA WITH ICE AND WATER SHIELD AND FLASH ANY PENETRATIONS PER MANUF. PROVIDE TAPERED INSULATION OR RIGID INSULATION AS REQ'D. FOR MIN. R-VALUES AND SLOPE/DRAINAGE.
N-19.3	METAL COPING AT PARAPET. PROVIDE WEATHER BARRIER, WRAPPING OVER TOP OF WALL, AND UNDER FLAT ROOF SYSTEM. FLEXIBLE FLASHING AND GALVANIZED FLASHING AS REQ'D BY ROOFING MANUFACTURER.
N-20.4	NEW 8" CMU WALL WITH STUCCO FINISH (AT EXTERIOR FACING WALLS). PROVIDE CONTROL JOINTS AT WINDOWS AND DOORS, TYP. RE: WALL TYPES, PROVIDE REINFORCEMENT PER STRUCT. DRAWINGS.
N-24	NEW WINDOW, RE: WINDOW SCHEDULE. (COORDINATE APPROVAL WITH HDLC IF IN HDLC NEIGHBORHOOD) PROVIDE WIND BORN DEBRIS PROTECTION AS REQUIRED BY CODE.
N-25	NEW DOOR, RE: DOOR SCHEDULE.
N-55	AIR HANDLER LOCATION, TYP. PROVIDE NECESSARY ELECTRICAL AND PLUMBING FOR NEW AIR HANDLER IN ATTIC/CEILING. HVAC INSTALLER TO COORDINATE SIZING OF RETURN AIR OPENING WITH FRAMER. HVAC INSTALLER AND CONTRACTOR TO CONFIRM EXACT HVAC STRATEGY WITH OWNER PRIOR TO INSTALLATION.



KEY PLAN - ELEVATION - PROPOSED

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zach@zachsmithconsulting.com
+1 (504) 383-3748

BROAD THEATER EXPANSION
656 BROAD ST
NEW ORLEANS LA

1107

No.	Description	Date

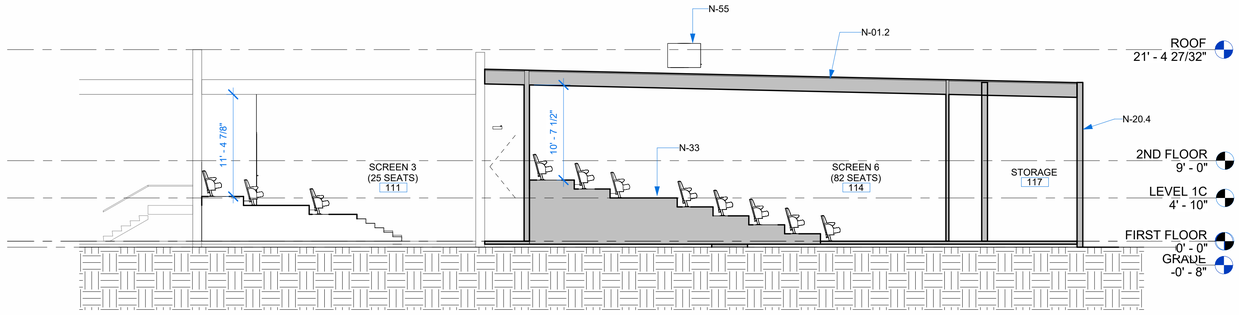
NOT FOR CONSTRUCTION

PROPOSED
ELEVATIONS

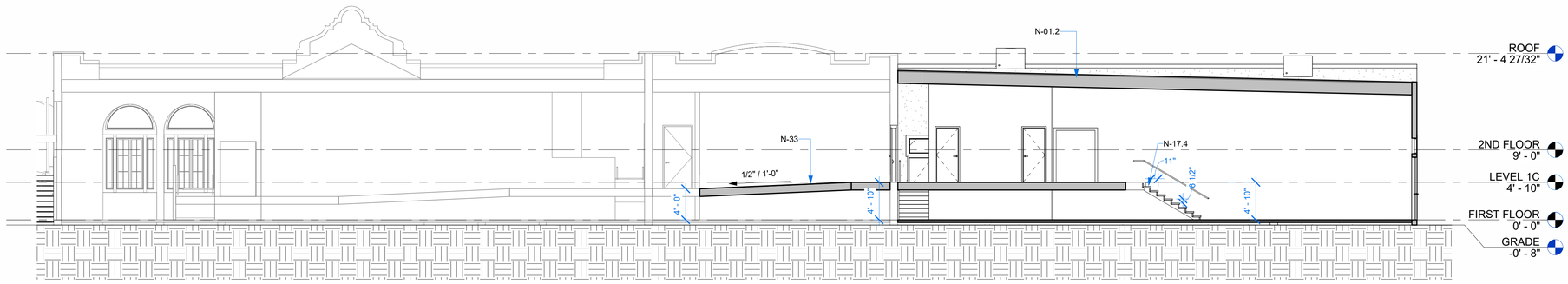
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Date 02/12/26

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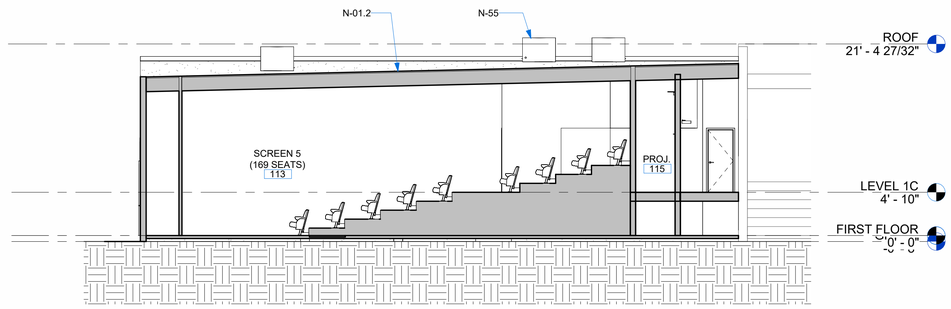
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2/12/2026 9:10:09 AM



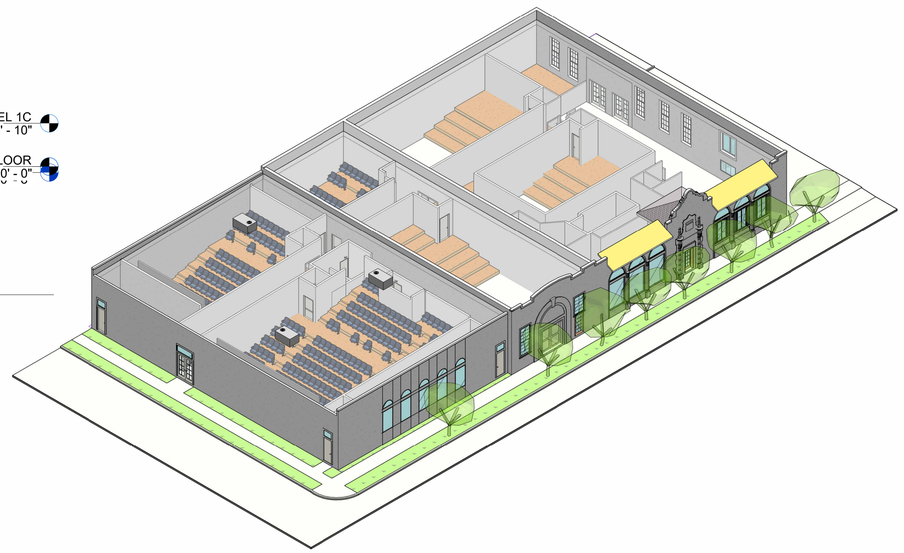
1 BUILDING SECTION / SCREEN 3 & 4
1/8" = 1'-0"



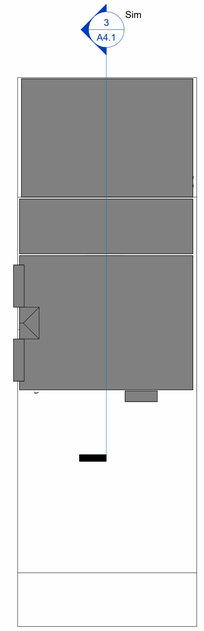
3 BUILDING SECTION - LONGITUDINAL
1/8" = 1'-0"



5 BUILDING SECTION - SCREEN 5
1/8" = 1'-0"



4 3D AXON - NEW ADDITION



KEY PLAN - SECTION

KEYNOTES - SHEET	
Key Value	Keynote Text
N-01.2	NEW LOW SLOPE ROOF. COVER ENTIRE ROOF AREA WITH ICE AND WATER SHIELD AND FLASH ANY PENETRATIONS PER MANUF. PROVIDE TAPERED INSULATION OR RIGID INSULATION AS REQ'D. FOR MIN. R-VALUES AND SLOPE/DRAINAGE.
N-17.4	NEW STEEL STAIR.
N-20.4	NEW 8" CMU WALL WITH STUCCO FINISH (AT EXTERIOR FACING WALLS), PROVIDE CONTROL JOINTS AT WINDOWS AND DOORS, TYP. RE: WALL TYPES, PROVIDE REINFORCEMENT PER STRUCT. DRAWINGS.
N-33	NEW METAL JOIST FRAMING AT FLOORS, WALLS, & ROOF. SEE STRUCTURAL FOR FRAMING DETAILS AND CONNECTIONS.
N-55	AIR HANDLER LOCATION, TYP. PROVIDE NECESSARY ELECTRICAL AND PLUMBING FOR NEW AIR HANDLER IN ATTIC/CEILING. HVAC INSTALLER TO COORDINATE SIZING OF RETURN AIR OPENING WITH FRAMER. HVAC INSTALLER AND CONTRACTOR TO CONFIRM EXACT HVAC STRATEGY WITH OWNER PRIOR TO INSTALLATION.

SECTION:

- PLYWOOD
- BATT INSULATION
- SPRAY INSULATION - CLOSED CELL
- SPRAY INSULATION - OPEN CELL
- CONCRETE
- STEEL
- GYPSUM BOARD

LEGEND - SECTION HATCH

ZACH SMITH
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1000 S Norman C Francis Parkway 2nd Floor
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zach@zachsmithconsulting.com
+1 (504) 383-3748

BROAD THEATER EXPANSION
656 BROAD ST
NEW ORLEANS LA

1108

No.	Description	Date

NOT FOR CONSTRUCTION

BUILDING SECTIONS

PERMIT FILING
Date 02/12/26

A4.1

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35


BROAD
© 2026 Google
© 2026 Google


BROAD


BROAD
6 TUESDAYS

ZACH SMITH
CONSULTING & DESIGN

January 23, 2026

Dear Neighbor,

On behalf of the property owner, Art House NOLA Inc, we are applying for a Planned Development due to seeking exceptions to the regulations of the HU-MU District, at 656 N Broad located in the HU-MU, Historic Urban Neighborhood Mixed-Use District, in accordance with Article 5.2 of the Comprehensive Zoning Ordinance (CZO). As indicated in Article 5.2 of the CZO a planned development containing an adaptive reuse of an existing industrial or commercial structure in any district described in 5.2.B shall not be subject to the five (5) acre minimum if the existing commercial structure exceeds ten thousand (10,000) sqft in gross floor area. The existing building located at 636 N Broad, The Broad Theater, is 10,788 sqft and the proposal is to construct a 6,500 sqft addition on the adjacent lot, 656 N Broad, to the existing movie theater to add 2 additional screening rooms. We will also be requesting a parking waiver. With the proposed addition, the theater requires 39 parking spaces. The owner is currently working with surrounding property owners for a potential parking agreement to hold some of these required parking spaces. Please see the site plan on the reverse side of this letter. This request must be heard by the City Planning Commission and City Council at public meetings.

As a nearby neighbor to 656 N Broad or someone with regards for the neighborhood, Zach Smith Consulting & Design's team would like to invite you to a meeting to discuss the Planned Development. During this meeting, you will learn more about our proposal and have time to ask questions or voice concerns regarding this request. You are welcome to send us any questions beforehand.

This letter is being delivered through U.S. Mail or email.

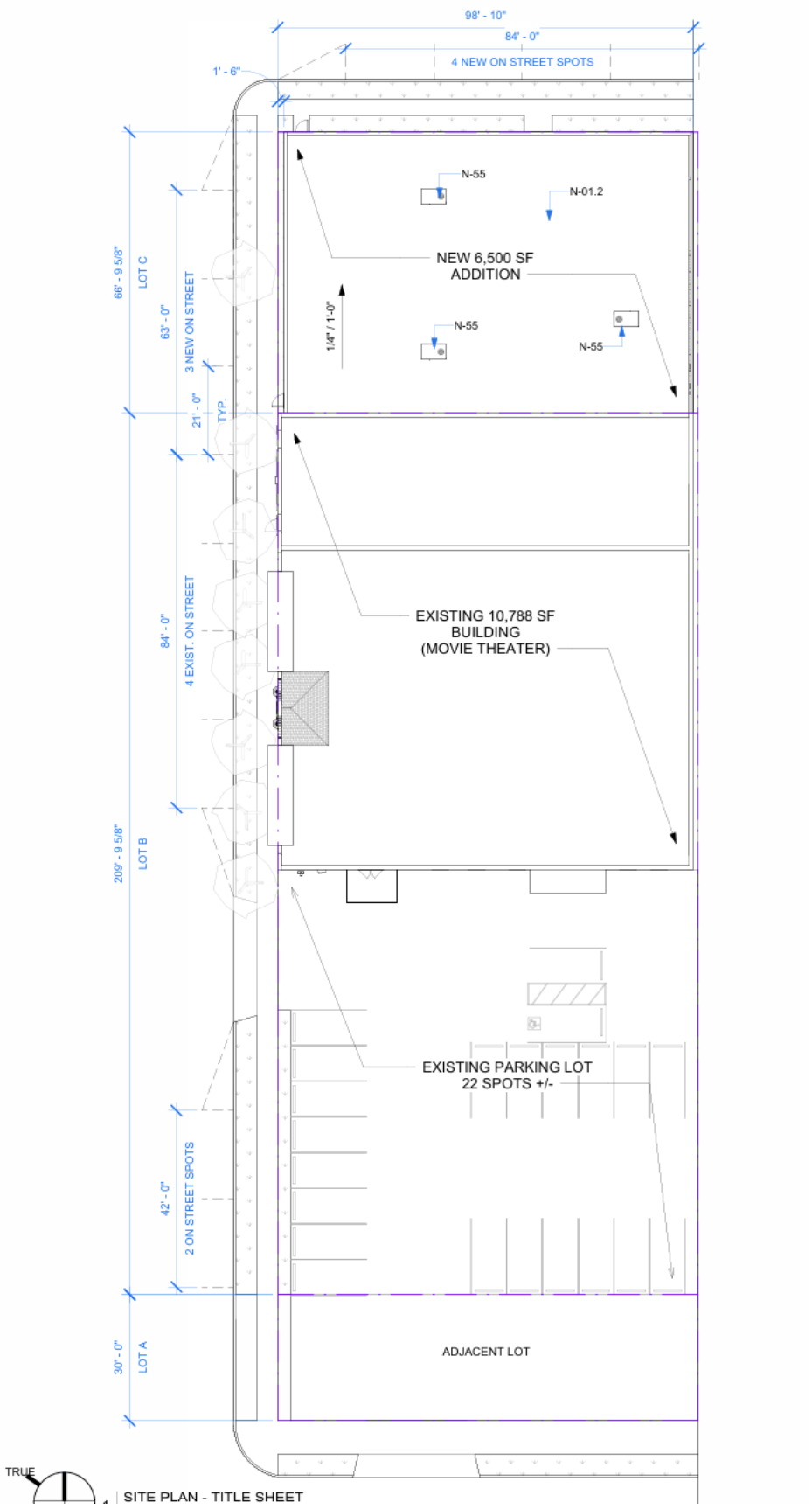
The meeting will take place on Wednesday, February 11th, 2026, at 5:30pm at 636 N Broad New Orleans, LA 70119, The Broad Theater.

If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. If you have any additional questions or comments, please reach me at my email address below and include "656 N Broad" in the subject line.

Sincerely,

Laura Barth

Laura Barth (laura@zachsmithconsulting.com) |Permit Liaison | Zach Smith Consulting & Design | 504-383-3748 www.zachsmithconsulting.com


98' - 10"
84' - 0"
4 NEW ON STREET SPOTS
1' - 6"
N-55
N-01.2
NEW 6,500 SF
ADDITION
1/4" / 1'-0"
N-55
N-55
66' - 9 5/8"
LOT C
63' - 0"
3 NEW ON STREET
21' - 0"
TYP.
84' - 0"
4 EXIST. ON STREET
EXISTING 10,788 SF
BUILDING
(MOVIE THEATER)
209' - 9 5/8"
LOT B
EXISTING PARKING LOT
22 SPOTS +/-
42' - 0"
2 ON STREET SPOTS
30' - 0"
LOT A
ADJACENT LOT
TRUE
SITE PLAN - TITLE SHEET

656 N Broad - NPP Invite

4 messages

Laura Barth <laura@zachsmithconsulting.com> Fri, Jan 23, 2026 at 10:05 AM
To: Eugene J Green <eugene.green@nola.gov>, CPCINFO <cpcinfo@nola.gov>, info@lafittegreenway.org, jeff@broadcommunityconnections.org
Cc: Ron Loesel <ron@zachsmithconsulting.com>, Monique N Green <Monique.Green@nola.gov>, Zachary Smith <zach@zachsmithconsulting.com>

Good morning,

Please see the attached NPP invite for a Planned Development for 656 N Broad. Thank you.

--

Laura Barth
Permit Liaison | Zach Smith Consulting

O: +1 (504) 383 3748
E: laura@zachsmithconsulting.com
W: www.zachsmithconsulting.com

2 attachments

656 N Broad_PD NPP .pdf
202K

656 N Broad_PD NPP .pdf
202K

Laura Barth <laura@zachsmithconsulting.com> Fri, Jan 23, 2026 at 10:06 AM
To: info@broadcommunityconnections.org

[Quoted text hidden]

656 N Broad_PD NPP .pdf
202K

Monique N Green <Monique.Green@nola.gov> Fri, Jan 23, 2026 at 10:21 AM
To: Laura Barth <laura@zachsmithconsulting.com>, Eugene J Green <Eugene.Green@nola.gov>, CPCINFO <CPCINFO@nola.gov>, "info@lafittegreenway.org" <info@lafittegreenway.org>, "jeff@broadcommunityconnections.org" <jeff@broadcommunityconnections.org>
Cc: Ron Loesel <ron@zachsmithconsulting.com>, Zachary Smith <zach@zachsmithconsulting.com>

Received. Thank you.

Monique N. Green
Legislative Director
City Council, District D

1300 Perdido Street, Room 2W20
New Orleans, Louisiana 70112
Office: (504) 658-1040

From: Laura Barth <laura@zachsmithconsulting.com>
Sent: Friday, January 23, 2026 10:05 AM
To: Eugene J Green <Eugene.Green@nola.gov>; CPCINFO <CPCINFO@nola.gov>; info@lafittegreenway.org <info@lafittegreenway.org>; jeff@broadcommunityconnections.org <jeff@broadcommunityconnections.org>
Cc: Ron Loesel <ron@zachsmithconsulting.com>; Monique N Green <Monique.Green@nola.gov>; Zachary Smith <zach@zachsmithconsulting.com>
Subject: 656 N Broad - NPP Invite

[Quoted text hidden]

Sarah C King <Sarah.King@nola.gov> Fri, Jan 23, 2026 at 11:58 AM
To: Laura Barth <laura@zachsmithconsulting.com>

Received.

Best,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:
Application Forms

Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance

One Stop App
Frequently Asked Questions

Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: CPCINFO <CPCINFO@nola.gov>
Sent: Friday, January 23, 2026 11:17 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: FW: 656 N Broad - NPP Invite

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:
Application Forms

Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance

One Stop App
Frequently Asked Questions

Short Term Rental Administration - Home - City of New Orleans (nola.gov)

From: Laura Barth <laura@zachsmithconsulting.com>
Sent: Friday, January 23, 2026 10:05 AM
To: Eugene J Green <Eugene.Green@nola.gov>; CPCINFO <CPCINFO@nola.gov>; info@lafittegreenway.org; jeff@broadcommunityconnections.org
Cc: Ron Loesel <ron@zachsmithconsulting.com>; Monique N Green <Monique.Green@nola.gov>; Zachary Smith <zach@zachsmithconsulting.com>
Subject: 656 N Broad - NPP Invite

Good morning,

[Quoted text hidden]

ZACH SMITH
CONSULTING & DESIGN

Laura Barth <laura@zachsmithconsulting.com>

Broad Theater Expansion

1 message

Casey Ginder <cginder@woodwarddesignbuild.com> Tue, Feb 3, 2026 at 10:29 AM
To: "laura@zachsmithconsulting.com" <laura@zachsmithconsulting.com>

Hi Laura,

I am on the Faubourg St John Neighborhood Board and I saw in the agenda for tonight's meeting that Broad Theater is holding an NPP for expansion plans. My wife and I love Broad Theater so I am personally interested in this, and Woodward may also be interested in this prospect.

Is ZSC&D the designer?

Do you know if they are working with a contractor yet?

Thanks so much for any info you can provide!

Casey Ginder

Senior Project Manager

Woodward Design+Build

Office: (504) 826-1126

Cell: (205) 283-1398

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: February 11, 2026; 5:30pm

Meeting Location: The Broad Theater - 636 N Broad

Project Name/Address: 656 N Broad - Planned Development

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
Myles Martin	ZSCD				
Fresia Galvez	ZSCD				
Ron Loesel	ZSCD				

656 N Broad St NPP Agenda

Date: February 11th , 2026
Location: 636 N Broad St New Orleans , LA 70119 (The Broad Theater)

I. Welcome
- Introduction of speakers and their relationship to the project.
- Review handout sheets.

II. Description of the Project
- Go over the variance requests.
- Review sections in the Comprehensive Zoning Ordinance that pertain to our requests.

III. Public Comment
- Allow neighbors to make comments , ask questions , & state concerns.
- Answer neighbors' questions accordingly.

IV. Summary
- State how comments, questions, & concerns will be addressed if not addressed at the NPP Meeting.

V. Next Steps
- Confirm timeline for submitting our application with the neighbors.
- Confirm the neighbors have the correct contact information to stay updated on the project.

656 N Broad – Planned Development

NPP Meeting Minutes

2/11/2025, 5:30PM

Meeting Location: 636 N Broad, New Orleans, LA 70119

No attendees for the meeting. No meeting notes to report.

656 N Broad Planned Development NPP Meeting Summary Report

Date of Report: February 19, 2026

Project Name: 656 N Broad

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 656 N Broad. We are applying for a Planned Development due to seeking exceptions to the regulations of the HU-MU District, at 656 N Broad located in the HU-MU, Historic Urban Neighborhood Mixed-Use District, in accordance with Article 5.2 of the Comprehensive Zoning Ordinance (CZO). As indicated in Article 5.2 of the CZO a planned development containing an adaptive reuse of an existing industrial or commercial structure in any district described in 5.2.B shall not be subject to the five (5) acre minimum if the existing commercial structure exceeds ten thousand (10,000) sqft in gross floor area. The existing building located at 636 N Broad, The Broad Theater, is 10,788 sqft and the proposal is to construct a 6,500 sqft addition on the adjacent lot, 656 N Broad, to the existing movie theater to add 2 additional screening rooms. We will also be requesting a parking waiver. With the proposed addition, the theater requires 39 additional parking spaces. The owner is currently working with surrounding property owners for a potential parking agreement to hold some of these required parking spaces. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. All required and additional material attached.

Contact: Laura Barth; 1000 S Norman C Francis Pkwy, New Orleans, LA 70125; 504-383-3748; laura@zachsmithconsulting.com

Neighborhood Meetings: The following date and location of the meeting where citizens were invited to discuss the applicant's proposal.

1) Wednesday, February 11th, 2026, at 5:30pm at 636 N Broad, New Orleans, LA 70119. There was no one in attendance for the NPP except Zach Smith Consulting representatives and the property owner.

Correspondence and Telephone Calls:

1) Please see attached email correspondence.
2) There were no phone calls regarding this application.

Results: There were 145 people/groups/addresses invited to the community meeting. There are no meeting minutes as no one was in attendance for the meeting.

1) Summary of questions, concerns, issues, and problems:
    a. None.
2) How questions, concerns, issues, and problems will be addressed:
    a. None.
3) How questions, concerns, issues, and problems will continue to be addressed:
    a. In the NPP letter, we do include our office information for anyone to contact at any time if they were unable to attend the NPP meeting.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCInfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ◉ Conditional Use/Planned Development

Address of Property for which this application is being filed. 656 N Broad

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Zach Smith Consulting & Design

Applicant Address 1000 S Norman C Francis Pkwy

City New Orleans State LA Zip 70125

Applicant Contact Number 504-383-3748 Email laura@zachsmithconsulting.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name ART HOUSE NOLA INC

Property Owner Address 636 N Broad

City New Orleans State LA Zip 70119

Property Owner Contact Number 504-919-1078 Email brian.knighten@gmail.com

SPECIFIC ZONING REQUEST

Planned Development of 6500 addition to existing movie theater (10,788 sqft).

PROPERTY LOCATION

Square Number(s) 337 Lot Number(s) 3A-1

Bounding Streets St Peter Toulouse N Dorgenois

Zoning HU-MU Municipal District 2

Tax Bill Number 207109601 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

Planned Development of 6500 addition to existing movie theater (10,788 sqft).

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature [signature] Date 1/23/26

Agent Signature Brian Knighten Date 1/23/26

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 23rd day of January 2026

My Commission expires _____

[signature]

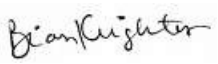
OFFICIAL SEAL
KYLE S. SCLAFANI
NOTARY PUBLIC No. 66943
STATE OF LOUISIANA
PARISH OF ORLEANS
My Commission is for Life.

February 20, 2026

To Whom it May Concern:

This letter serves to confirm that Brian Knighten is the sole owner and manager of Art House NOLA, and as such has the authority to make decisions on it’s behalf.

Thank you,



Brian Knighten
For Art House NOLA

Tom Schedler
SECRETARY OF STATE

09/19/2013

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
bpk_504@hotmail.com

ART HOUSE NOLA, INC

It has been a pleasure to approve and place on file your articles of incorporation. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

WEB

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Incorporation and Initial Report of

ART HOUSE NOLA, INC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on September 19, 2013,

And all fees having been paid as required by law, the corporation is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 1.

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,

September 19, 2013

Secretary of State

WEB 41291882D

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10420127#XBF52

To validate this certificate, visit the following web site, go to **Commercial Division**, **Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

the attached document(s) of

ART HOUSE NOLA, INC

are true and correct and are filed in the Louisiana Secretary of State's Office.

Original Filing 09/19/2013 3 pages

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

September 19, 2013

Secretary of State

WEB 41291882D

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · SECRETARY OF STATE

Certificate ID: 10420128#7DF52

To validate this certificate, visit the following web site, go to Commercial Division, Certificate Validation, then follow the instructions displayed.
www.sos.louisiana.gov

STATE OF LOUISIANA
ARTICLES OF INCORPORATION
(R.S. 12:24)

1. The name of this corporation is: ART HOUSE NOLA, INC

2. This corporation is formed for the purpose of: engaging in any lawful activity for which corporations may be formed.

3. The duration of this corporation is (may be perpetual): PERPETUAL

4. The aggregate number of shares which the corporation shall have authority to issue is: 100

5. The shares shall consist of one class only and the par value of each share is: (shares may be without par value) $0

6. The full name and post office address of each incorporator is:

BRIAN KNIGHTEN
5422 CONSTANCE
NEW ORLEANS, LA 70115

7. Other Provisions:

I hereby certify that I am the Incorporator and have the authority to sign on behalf of any other Incorporator listed. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature: BRIAN KNIGHTEN (9/19/2013)

DOMESTIC BUSINESS CORPORATION INITIAL REPORT
(R.S. 12:25 AND 12:101 (E))

1. The name of this corporation is: ART HOUSE NOLA, INC

2. The location and municipal address (not a post office box only) of this corporation's registered office:

5422 CONSTANCE
NEW ORLEANS, LA 70115

3. The full name and municipal address (not a post office box only) of each of this corporation's registered agent(s) is/are:

BRIAN KNIGHTEN
5422 CONSTANCE
NEW ORLEANS, LA 70115

4. The name and municipal address, not a post office box only, of the first directors are:

BRIAN KNIGHTEN (President)
5422 CONSTANCE

NEW ORLEANS, LA 70115

I hereby certify that I am the Incorporator and have the authority to sign on behalf of any other Incorporator listed. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature: BRIAN KNIGHTEN (9/19/2013)

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 41291882D

Charter Name: ART HOUSE NOLA, INC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
09/19/2013	BRIAN KNIGHTEN	BRIAN KNIGHTEN

1132

5

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 039/26

IN SUPPORT

Name: [redacted] Ron Loesel

Address: 1000 S Norman C Francis

○ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☑ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

5

City Planning Commission Speaker Card

Date : 4/14/26

I would like to speak regarding CPC Docket : 039/26

IN SUPPORT

Name: Laura Barth

Address: 1000 S Norman C Francis

☒ I am the applicant for this docket

○ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☑ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

MOTION

NO. M-26-232

CITY HALL: June 4, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation of approval, subject to two exceptions and five provisos, by the City Planning Commission on **ZONING DOCKET NO. 39/26** initiated by **ART HOUSE NOLA, INC. AND GET THE GORILLA, LLC**, requesting an amendment to Ordinance No. 26,276 MCS (Zoning Docket 123/14) to permit a planned development authorizing the expansion of an indoor amusement facility, located on Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street **(Municipal address: 636-650 North Broad Street)**, is hereby received and the request is approved as recommended by the City Planning Commission with the following modifications:

1. Exceptions 1 and 2 are approved as recommended.
2. A third exception is approved, as follows:

   "In accordance with Section 5.2.D General Standards for Planned Developments of the Comprehensive Zoning Ordinance, the developer shall be granted an exception of all minimum permeable open space in Section 12.3.A.1 (Table 12-2)."
3. Provisos 1 through 4 are approved as recommended.
4. Proviso 5 is deleted.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:
YEAS:
NAYS:
ABSENT:
RECUSED:
AND THE MOTION WAS ADOPTED.

City Planning Commission

Staff Report

Monday, April 20, 2026

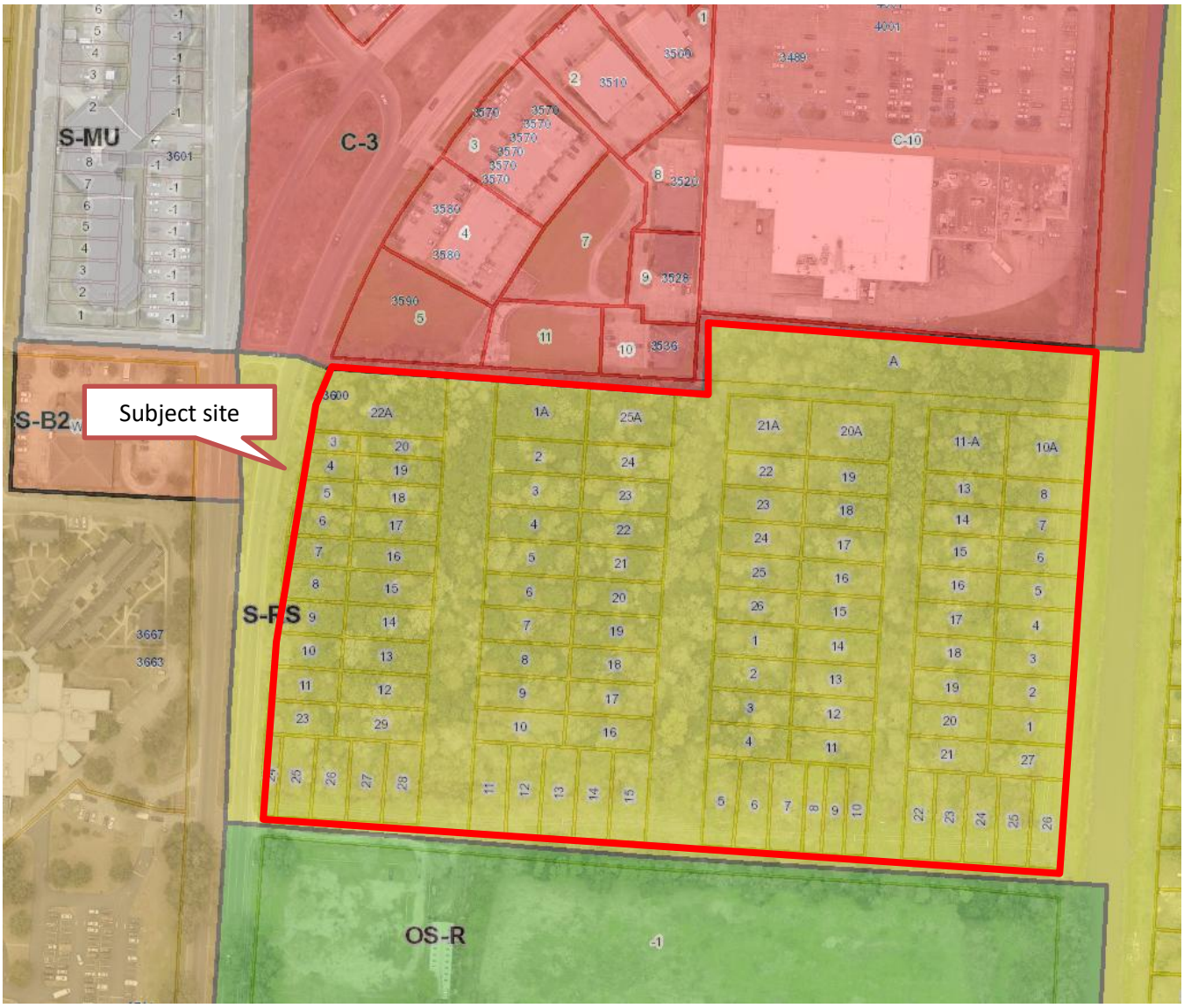
Zoning Docket 041-26
Prepared by: Mitchell S. Kogan
Date: 04/07/2026
Deadline for CPC action: 06/13/2026
CC Deadline: 60 days from receipt
City Council District: C – Freddie King III

Applicant: City Council Motion M-26-72
Request: Zoning change from S-RS Single-Family Residential District to any zoning designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District
Property Description: All lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course

Description

The subject site consists of lots under multiple ownership that were originally part of a paper subdivision and include City-owned rights-of-way. The site, currently zoned S-RS Suburban Single-Family Residential District, has never been developed, likely due to its location within a primarily commercial corridor and its limited access, with frontage only along Behrman Place and no access from the eastern portion of the property due to the canal.

Figure 1: Zoning Map



Source: PropertyViewer

The subject property is currently undeveloped, with squares within the subject site containing lots that primarily measure 50' x 120', or 6,000 sqft total. However, there are lots that vary in sizes that are smaller or larger than the standard 50' x 120', mostly on the southern portion of the subdivision as well as those that bend to the road curvature to the west. In addition, the City Council motion also speaks to multiple unopened City rights-of-way that are subject to the potential zoning change.

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – Single-Family Residential
1953 – A – Single-Family Residential
1970 – RS-1 Single-Family Residential District and C-1 General Commercial District
Current – S-RS Suburban Single Family Residential

Land Use: 1929 to Present – Undeveloped

Purpose of the rezoning

Within the vicinity of the subject site (bounded by General De Gaulle, Behrman Place, and Holiday Drive), the area has gradually transitioned from primarily residential classifications into a commercial corridor that includes a variety of zoning designations. These include a Rouses Market to the north (zoned C-3 Commercial), Brechtel Memorial Park to the south (zoned OS-R Regional Open Space), the Park Timbers Subdivision to the east (zoned S-RS Suburban Family Residential District), and a range of zoning classifications to the west. This mix of zoning reflects the area's shift away from a consistent residential character toward a more varied development pattern.

Due to the lack of consistent or static zoning in the area, the City Council amended the Future Land Use Map in 2025 (PD12-07) to allow for the subject site to change its FLUM classification from RSF-POST Residential Single-Family Post War to NC Neighborhood Commercial in order to attract potential developers of adapting the site as a new mixed-use environment to coincide with the surrounding area. As a result of this change, the site's current zoning of S-RS Single-Family Residential is no longer compatible with its designated future land use. Motion M-26-72 gives CPC Staff the directive to consider adopting a zoning designation consistent with this new Neighborhood Commercial FLUM classification, including S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District as appropriate zoning designations as possibilities. However staff has determined that the S-MU Suburban Neighborhood Mixed-Use District would be the most flexible and appropriate classification due to the ability to encourage mixed use rather than restrict the site to be purely residential or commercial. The overall intent is to rezone the site, revoke the City rights-of-way and incorporate them into the property, and ultimately unify the parcels under single ownership to support development of the vacant site.

Anticipated impact on surrounding land uses

The anticipated impact of the requested zoning change from S-RS Single-Family Residential District to SMU Suburban Neighborhood Mixed-Use District would be favorable. The surrounding area has transitioned into a mixed-use environment, and this zoning change would allow the property to be developed in a similar manner. The zoning change would also be positive in that it would create consistency between the site's FLUM designation under the Master Plan and its zoning classification.

Spot zoning policy

The request is not a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.[1]

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Historic Core." The goal, range of uses, and development character for that designation are copied below:

Neighborhood Commercial

> **Goal:** Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.
>
> **Range of Uses:** Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed

[1] See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change is **consistent** with the goal and range of uses for the **NC Neighborhood Commercial** future land use category. The zoning change is more of a corrective measure, as the S-RS Single-Family Residential District no longer complies with the FLUM zoning. By rezoning to mixed-use, the property will now be consistent.

The staff notes that the S-MU zoning district is not included within the "consistency table" that is attached to the Master Plan as being one of the districts that aligns with the NC Neighborhood Commercial FLUM designation. However, this is a product of the S-MU district being created after the consistency table, as opposed to some fundamental inconsistency between the FLUM designation and the zoning district. The narrative description of the NC FLUM designation aligns fairly well with the purpose of the S-MU District and the Council has recently determined the FLUM designation and zoning district to be consistent with one another. See

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would not alter the place designation applied to this area, as it would go from one suburban zoning designation to another.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met.

The requested zoning change would apply a Suburban Neighborhood Mixed-Use (S-MU) designation to a site that has historically been residential in use but remains undeveloped, within an area that has evolved to include a mix of both residential and commercial zoning. The S-MU District would allow for a mixed-use development that integrates elements of both classifications and responds to the surrounding context.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The zoning change would make the site's zoning consistent with its designation under the Master Plan. As the Master Plan exists to promote the city's overall welfare, a zoning change that aligns with the Master Plan also supports the city's overall welfare.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is met.

The proposed zoning is more suitable under the Master Plan. The S-MU District is compatible with the Master Plan and would replace a residential zoning that is not consistent with the Master Plan.

The proposed zoning is also more suitable for the purpose of promoting the area's development. The site is currently owned by multiple entities and has no proper access except from the west due to the grocery store, canal, and park to the north, east and south, respectively. It also includes multiple unopened rights-of-ways, which would increase the costs of utilizing the subdivision as originally platted. By allowing for both commercial and residential development, it gives the site more flexibility to create more accommodating and functional uses.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is not met.

Given the extended period during which the property has remained vacant, the requested zoning change to a Suburban Neighborhood Mixed-Use (S-MU) designation represents a more appropriate classification than the existing zoning. While the site has historically been zoned for residential uses, it has not been developed, and the surrounding area has evolved to include a blend of residential and commercial designations. The S-MU District would facilitate a mixed-use development that reflects this context and supports more viable development of the property.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is not met.

The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This zoning change would have minimal impact on the city as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met.

The rezoning achieves the purpose of the Master Plan by replacing an existing zoning that is inconsistent with the Master Plan with a mixed-use zoning that is consistent with the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is not met.

The amendment would not create any nonconformities in regards to uses or buildings as the site is undeveloped. However, the existing lots would not be able to be built on, but the goal of the request is to eventually consolidate all parcels.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

The trend of development in the surrounding area has reflected a gradual shift from primarily residential uses toward a more mixed pattern that includes both residential and commercial designations. While the site itself has remained vacant despite its longstanding residential classification, nearby development has introduced a broader range of uses that shape the current context.

Staff Recommendation

The staff recommends **APPROVAL** of the zoning change to the S-MU Suburban Neighborhood Mixed-Use **District**.

City Planning Commission Meeting (April 14, 2026)

The staff summarized the application and presented its recommendation of approval. There was general discussion among the Commission, with a consensus that a mixed-use zoning such as the S-MU District would be appropriate for this site. Commissioner Steeg made a motion to approve the zoning change, with a second by Commissioner Kepper.

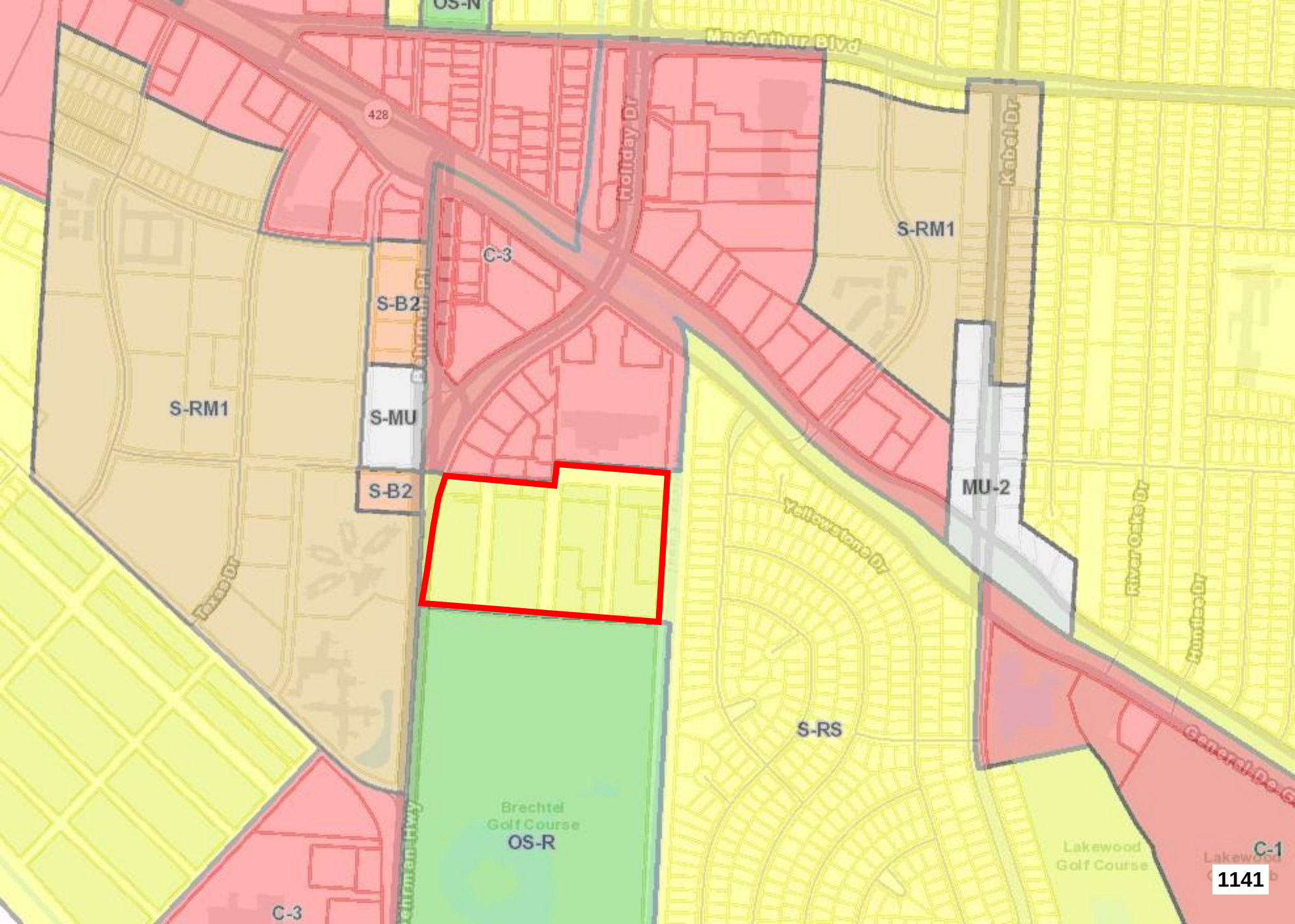
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 041/26 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: Steeg, Joshi-Gupta, Kepper, Jackson, Witry, Poche

NAYS: N/A

ABSENT: Jordan, Flick, Hebert


OS-N
MacArthur Blvd
428
Holiday Dr
Kabel Dr
C-3
S-B2
Schumacher Pl
S-RM1
S-MU
S-B2
S-RM1
MU-2
Yellowstone Dr
River Oaks Dr
Hampton Dr
Texas Dr
S-RS
General DeGaulle
Brechtel
Golf Course
OS-R
Lakewood
Golf Course
C-1
C-3
1141

MOTION

NO. M-26-72

CITY HALL: February 12, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

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

BE IT FURTHER MOVED, That the application fee of $4,000 to effectuate this request be and is hereby waived.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D is hereby waived to expedite the review and implementation of these zoning map amendments, as alternative opportunities for public input are available, including the public hearing to be conducted by the City Planning Commission as directed herein, regular in-person office hours hosted by Councilmember King's Director of Constituent Services at the Algiers Regional Library from 10:00 a.m. to 12:00 p.m. on Thursdays, and direct contact via phone at (504) 658-1030.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendments, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes relative to this request to ensure consistency and continuity and to make appropriate adjustments deemed necessary stemming from the study and review of this request.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

CITY PLANNING COMMISSION

CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission

Staff Report

Tuesday, April 28, 2026

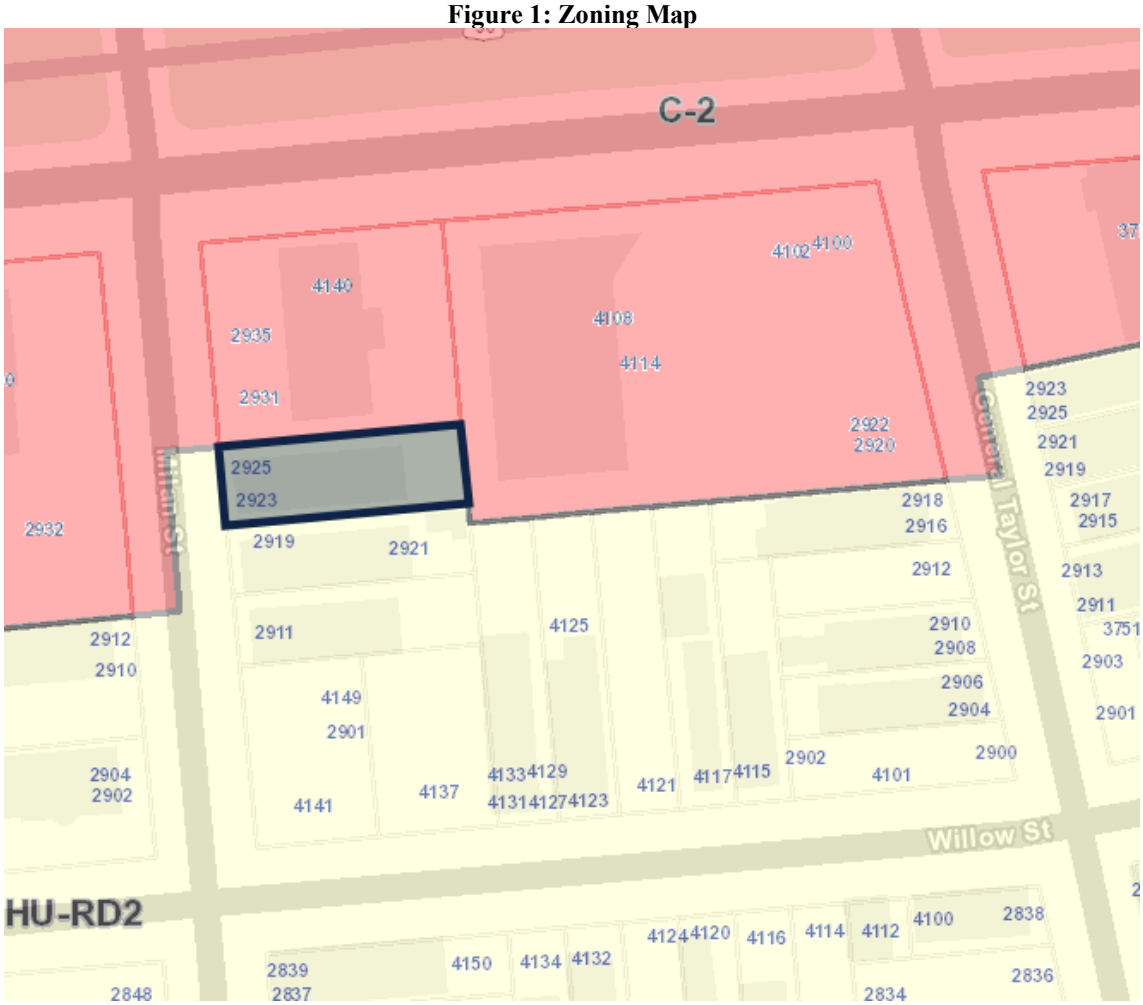
Zoning Docket 043-26
Prepared by: Cameron Boissiere
Date: 04/29/2026
Deadline for CPC action: 06/27/2026
CC Deadline: 60 days from receipt
City Council District: B – Harris

Applicant: ABC Nola, LLC
Request: Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to a C-2 Auto-Oriented Commercial District
Property Description: Square 669, Lot C, in the Sixth Municipal District, bounded by South Claiborne Avenue, Willow Street, General Taylor Street and Milan Street
Address: 2923 Milan Street

Description

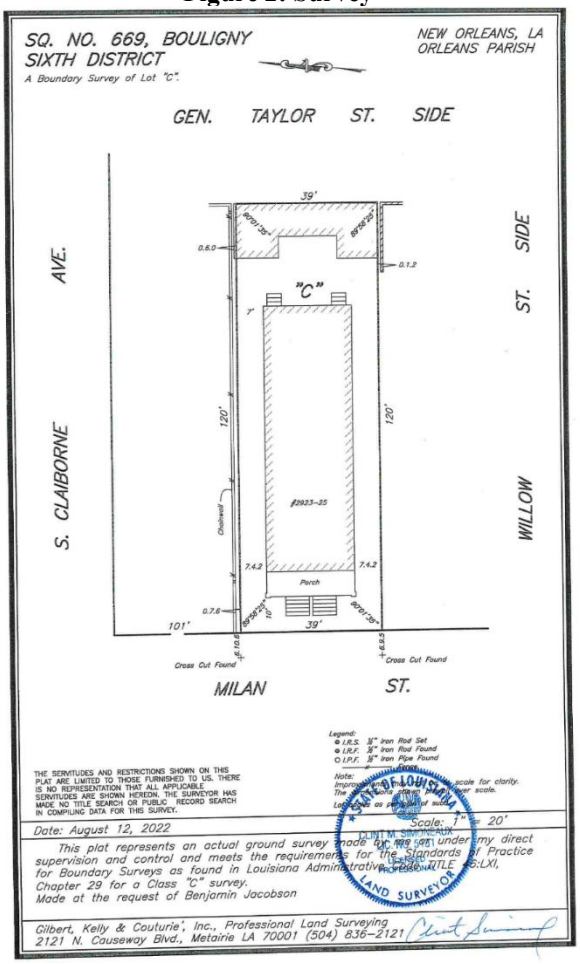
The petitioned site is located on a local street perpendicular to the South Claiborne Avenue corridor within the Milan neighborhood. The applicant proposes to rezone the property to expand permitted uses and allow flexibility for future commercial development consistent with the surrounding C-2 district.

Figure 1: Zoning Map



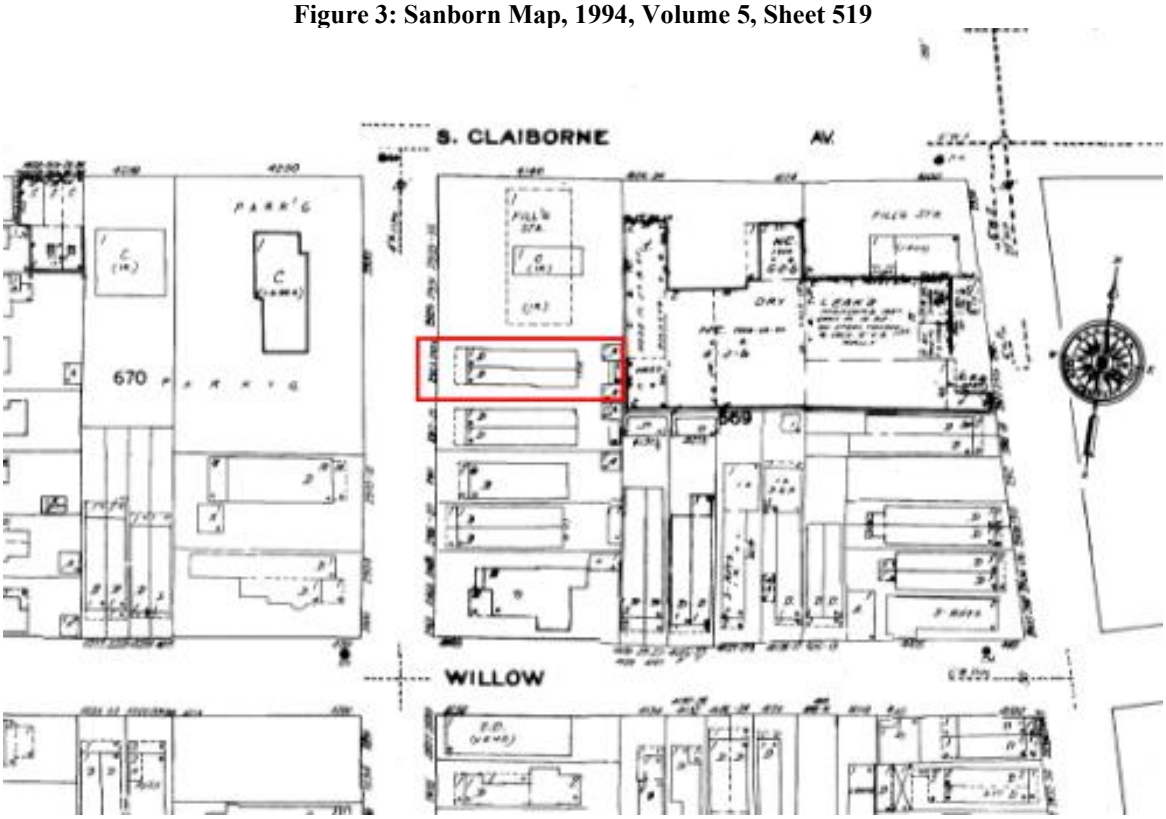
Lot C is approximately 4,200 square feet and is currently developed as a two-family dwelling. Adjacent uses include a residential structure, a gas station at the corner of South Claiborne Avenue and Milan Street, and a fast-food restaurant located across Milan Street along the same corridor frontage. Given its location at the edge of a major arterial corridor and its proximity to multiple high-intensity commercial uses, the site experiences conditions that make residential use under the existing HU-RD2 unattractive, although this condition is not unusual, occurring at most locations where a residential district borders an intense commercial corridor.

Figure 2: Survey



Source: provided by applicant

Figure 3: Sanborn Map, 1994, Volume 5, Sheet 519



Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – E Commercial
1953 – F Heavy Commercial District
1970 – C-1 General Commercial District
Current – HU-RD2 Historic Urban Two-Family Residential District

Land Use: 1929 – Two Family – Rowhouses Not Over Two Stories
1949 – Two Family Residential
1999 – Residential – Single/Two-Family[1]

[1] The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

Purpose of the rezoning

The purpose of the rezoning is to align the subject property with the established commercial land use pattern along the South Claiborne Avenue corridor and the higher-intensity commercial zoning that directly abuts the site. While there are no specific intentions or development plans for the site, the applicant acknowledged that an adjacent commercial operator has an interest in purchasing the property should commercial zoning be approved. According to the applicant in the NPP Invitation, rezoning the property to C-2 would allow for uses that are more consistent with the site's immediate context, support a logical extension of the existing commercial district, and facilitate a more appropriate transition between the corridor and adjacent residential areas. The request is not tied to a specific development proposal but is intended to provide appropriate zoning flexibility for future use of the property in a manner that reflects its location and surrounding conditions.

Anticipated impact on surrounding land uses

The site is directly adjacent to high-intensity commercial uses and is situated along the South Claiborne Avenue corridor, which is characterized by significant traffic volumes, commercial activity, lighting, and noise. As a result, the property already experiences conditions typically associated with commercial environments rather than interior residential blocks. The degree of impact, however, is also dependent on the end use of the site. In the event of a low-intensity use, such as an office, the site would function as an intensity transition between the higher-intensity use of a gas station and the residential structures on the adjacent side of the property. If the site is used in a more intense manner, it would not create a transition zone, and would shift the impacts of the high-intensity commercial zoning to the adjacent residential property, effectively perpetuating the problem rather than solving it.

Spot zoning policy

The request is a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.[2] This proposal is a spot zone, as it would convert a singular residential HU-RD2 site, into a commercially zoned C-2 site.

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similar surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy. An analysis of the proposed zoning against the Historic Non-Conforming Use Policy is provided below:

[2] See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

General

A. The request is consistent with the Plan for the 21st Century.

The request does not meet this criterion. While the site's former zoning was historically commercial, the Sanborn map from 1994 shows its use as a two-family structure. The future land use designation allows neighborhood serving retail, where previous commercial use is verified. As the site does not have a history of commercial use, the proposal is not consistent with the Master Plan.

B. The petition is in harmony with the historic character of the surrounding neighborhood.

The request does not meet this criterion. While the property has a history of commercial zoning, it has historically been used as a residential structure. In the surrounding historic context, commercial zoning is generally limited to major corridors or corner parcels with historic commercial structures. The proposed rezoning would extend commercial zoning into the interior of a predominantly residential block, deviating from this pattern and the historic land use structure of the neighborhood.

C. The request serves a neighborhood need.

The request does not meet this criterion. As there is no proposed development at the time, the speculation of the future use is limited by the existing site's lot area, however, could in theory provide an additional small-scale commercial use. The requested C-2 District would allow for a wider range of commercial uses, however, as there is no plan for development, it cannot be determined that the use will serve a neighborhood need. Additionally, the existing residential in the surrounding area has access to the commercial uses along the South Claiborne Avenue corridor.

D. The property has a history of non-residential use.

The request does not meet this criterion, as staff was unable to determine a history of non-residential use.

Specific

Historically commercial properties are often developed with the following characteristics:
a. The building is built to the sidewalk and frames the corner.
b. The building entrance is visible from both streets, typically at an angle at the corner.
c. The building has an overhang, gallery, balcony, or canopy over the sidewalks.
d. The building has display windows, rather than large blank walls.

The proposal does not meet any of these criteria as the site is currently developed as a two-family dwelling.

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

This criterion is not met. The requested C-2 Auto-Oriented Commercial District is not the least intensive of the commercial districts, nor is it the most restrictive zoning classification available for this site.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is not met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Historic Core." The goal, range of uses, and development character for that designation are copied below:

Residential Low Density Pre-war

> **Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.
>
> **Range of Uses:** New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.
>
> **Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change to C-2 Auto-Oriented Commercial District is **not consistent** with the goal and range of uses for the **Residential Low Density Pre-war** future land use category which intends to preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Applying the C-2 designation to the subject site would introduce a level and range of permitted uses that exceeds what is contemplated under the FLUM and would undermine the preservation of the surrounding residential character. These goals of the FLUM designation can only be accomplished by maintaining the current residential zoning.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would go from a Historic Urban Neighborhoods Residential District to a Commercial Center and Institutional Campus District. Commercial Center and Institutional Campus Districts are used in areas of the city with "historic urban" place designations and zoning schemes as well as areas of the city with "suburban" place designations and zoning schemes. Thus, there is a compatibility with the proposed zoning and the site's historic urban place designation.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is not met.

While the subject property is located adjacent to a parcel zoned C-2 along the South Claiborne Avenue corridor, the broader pattern of development and zoning in the immediate area remains predominantly residential, particularly along Milan Street. Commercial zoning in this area is generally limited to the South Claiborne Avenue corridor and corner parcels, forming a defined edge between commercial and residential uses. As the subject site is located within the interior of a residential block, extending C-2 zoning to this parcel would shift that established boundary further into the neighborhood rather than reinforce the existing edge condition, and is therefore not consistent with the surrounding zoning pattern.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is not met.

The proposal is not consistent with the Master Plan, which was conceived with the intent of promoting the public health, safety and welfare of the City, in this case, through the preservation of historic residential neighborhoods. Introducing a higher intensity commercial zoned lot into a residential neighborhood could negatively affect the welfare of surrounding residents.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is not met.

The staff does not believe that the proposed zoning classification is more suitable than the existing one because the existing lot dimensions and situation is clearly intended for a residential structure for which it was built. Although limited non-residential uses may be compatible at this location, the proposed zoning permits a broader range and intensity of commercial uses than necessary, and more restrictive zoning options are available to accommodate limited commercial activity while maintaining compatibility with surrounding residential uses.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

The subject property is currently developed with a two-family residential structure and is not vacant. As such, there is no evidence that prolonged vacancy or underutilization necessitates a change in zoning.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is not met. The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This amendment would only affect the subject property and its immediate surroundings, not the City as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is not met.

The proposed amendment is driven by the desire to achieve the intent and purposes of the applicant, not Ordinance and the Master Plans, as the goals of the FLUM designation may already be accomplished by the current residential zoning classification. Preserving the historic residential character of the surrounding neighborhood would achieve the goals of the Ordinance and the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is met. Because both the existing zoning and the proposed zoning of the site allow established two-family residential uses, the zoning change would not result in the existing use becoming non-conforming.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is not met.

While there are commercial uses in the general area, including auto-oriented businesses immediately adjacent to the site, these uses have historically been situated at intersections to provide a transition into surrounding residential areas. The subject property, designed for a two-family dwelling, is not suited for the broader range and intensity of commercial activity allowed under C-2 zoning.

Staff Recommendation

The staff recommends **DENIAL** of the zoning change.

CITY PLANNING COMMISSION MEETING (April 28, 2026)

The staff summarized the application and presented its recommendation of denial. The applicant provided supplemental materials (printed poster board) that required a suspension of the rules and a motion to receive the additional documents. The applicant argued that the petitioned site is one parcel that appears to be "carved out" of the existing C-2 zoning directly adjacent to the property; the applicant also addressed the concerns with the neighboring gas station, noting that while the property does not have plans for development, the owner would be seeking the same request regardless of their involvement. The Commission received public comments in opposition of the request from members of the community, with the primary concerns centering around the encroachment of additional commercial zoning and losing the residential character of the neighborhood if the rezoning were approved.

There was general discussion among the Commission, questioning if the applicant had any ideas for potential uses in the future. The applicant mentioned potential uses of office space or neighborhood retail and also noted that it is harder to place a tenant in the property if the future tenant is responsible for a zoning change to allow their use. Commissioner Poché made a motion to deny the application as recommended by the staff. Commission Steeg seconded the motion, which was adopted.

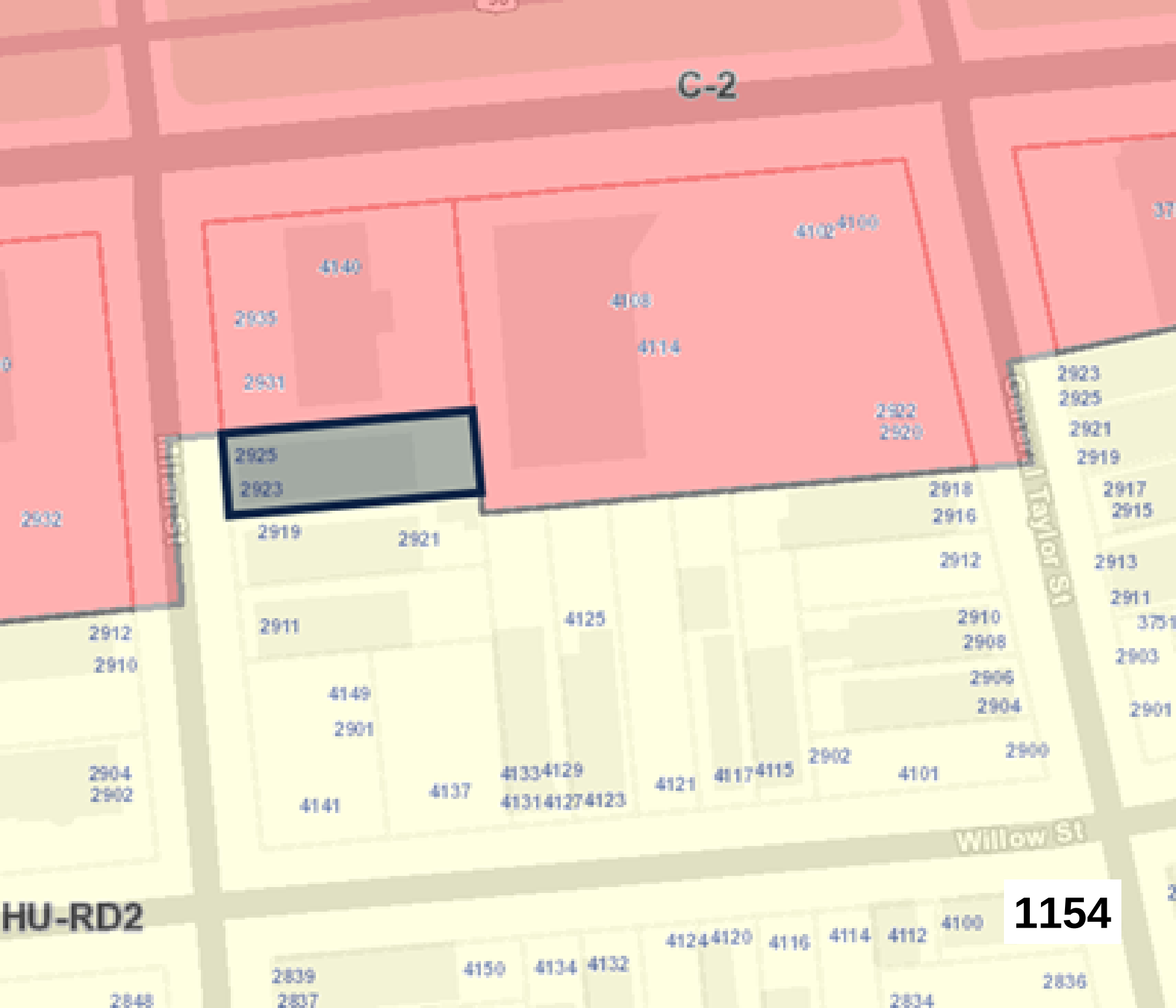
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 043/26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Kepper


C-2
HU-RD2
1154
Willow St
Taylor St
4140
4108
4102
4100
4114
2935
2931
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4112
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4150
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4132
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2904
2902

519

SEE VOLUME SIX A

S. CLAIBORNE AV.

WILLOW

GEN'L PERSHING

MILAN

CLARA

GENERAL TAYLOR

MARENGO

MAGNOLIA

522

520

515

516

669

670

659

660

638

637

PARK'G

DAY CARE CENTER

FILL'G STA.

DRY CLEAN'G

3-APTS.

PETTY MEMORIAL A.M.E. ZION CHURCH

PUMPING STATION No 14

SCALE OF FEET

50 0 50 100

COPYRIGHT SANBORN MAP COMPANY, INC

GILBERT, KELLY & COUTURIÉ
Professional Land Surveying
2121 N. Causeway Blvd.
Suite 121
Metairie, LA 70001
Phone (504) 836-2121
Fax (504) 832-1158

INVOICE

Date	Invoice #
8/15/2022	167226

BENJAMIN JACOBSON
2318 OCTAVIA STREET
NEW ORLEANS, LA 70115

Owner Name:
Client File #:
Ordered By: BEN 504-301-1002
Phone: 504-301-1002
Alt. Phone: 504-581-5005
Fax: None
Email: BENJACOBSONRE@GMAIL.COM

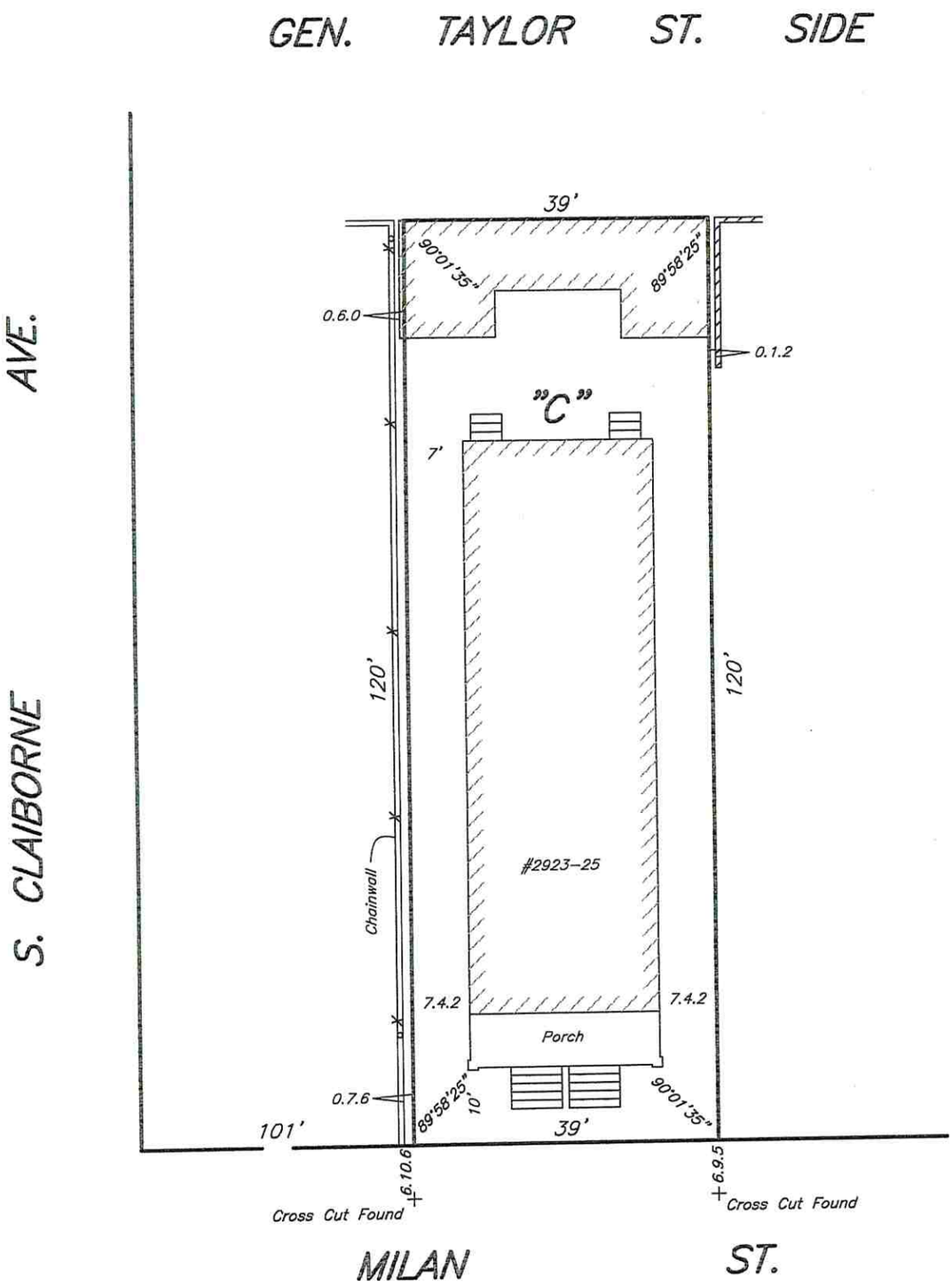
Service Description	Price
Survey *Address:* 2923-25 MILAN STREET *Subdivision:* BOULIGNY *District:* SIXTH *Square:* 669 *Lot:* C *Parish:* ORLEANS	$550.00
TOTAL INVOICE	$550.00
PAYMENTS	$0.00
BALANCE DUE	**$550.00**

Please return copy of this invoice with your payment!

SQ. NO. 669, BOULIGNY
SIXTH DISTRICT

A Boundary Survey of Lot "C".

NEW ORLEANS, LA
ORLEANS PARISH



Legend:
- ● *I.R.S. ½" Iron Rod Set*
- ● *I.R.F. ½" Iron Rod Found*
- ○ *I.P.F. ½" Iron Pipe Found*
- *Fence*

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale.
Lot angles as per plan of subd.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Date: August 12, 2022

Scale: 1" = 20'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code, TITLE 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Benjamin Jacobson

STATE OF LOUISIANA
CLINT M. SIMONEAUX
LIC. NO. 5081
LICENSED PROFESSIONAL
LAND SURVEYOR

Gilbert, Kelly & Couturie', Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

167226

City Planning Commission Speaker Card

7

Date : 4-28-26

I would like to speak regarding CPC Docket : 043/26

IN OPPOSITION

Name: Rosalind Richard

Address: 2626 Milan 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: Rosalind Richard

City Planning Commission Speaker Card

#7

1158

Date : 4/29/26

I would like to speak regarding CPC Docket : 043/26

IN SUPPORT

Name: Jacob Glover

Address: 2923 Milan Street

✓ I am the applicant for this docket

○ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Jacob Glover

City Planning Commission Speaker Card

#7

Date : 4/28/26

I would like to speak regarding CPC Docket : ZD043-26

IN OPPOSITION

Name: MRS Marion Daniels

Address: 2912 Milan 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: Marion Daniels

City Planning Commission Speaker Card

7

Date : 4/28/2026

I would like to speak regarding CPC Docket : 043-26

IN OPPOSITION

Name: Jesse Martinez

Address: 2639 Milan

○ I am the applicant for this docket

○ I'd like to cede my time to: MRS Marion Daniels

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

(7)

Date: 4/28/26

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Kiran Laemmli

Address: 2911 Milan St NOLA 70115

○ I am the applicant for this docket

○ I'd like to cede my time to: ~~Not speaking~~ Denise Burns

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

1159

Date: 4-28-2026

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Joyce Rousell

Address: 2917 Milan 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: Joyce Rousell

City Planning Commission Speaker Card

(7)

Date: 04/28/26

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Kabir Hingorani Punjabi

Address: 2911 Milan St. New Orleans, LA 70115

○ I am the applicant for this docket

○ I'd like to cede my time to: I do not want to speak

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [signature]

City Planning Commission Speaker Card

#7

Date:

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Denise Burns

Address: 4133 Willow 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: Denise Burns

1160

City Planning Commission Speaker Card

#7

Date : 4/28/

I would like to speak regarding CPC Docket : 24326

IN OPPOSITION

Name: Linda Barbonave

Address: 2720 General Pershing 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: Linda Barbonave

City Planning Commission Speaker Card

#7

Date : 4/28/24

I would like to speak regarding CPC Docket : ZD043-24

IN OPPOSITION

Name: Joseph Peychaud

Address: 2626 Milan St.

○ I am the applicant for this docket

○ I'd like to cede my time to: Joyce Rousell

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: Joseph Peychaud

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, 71 responses were collected in opposition via Google Form survey, and the link can be found here.

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

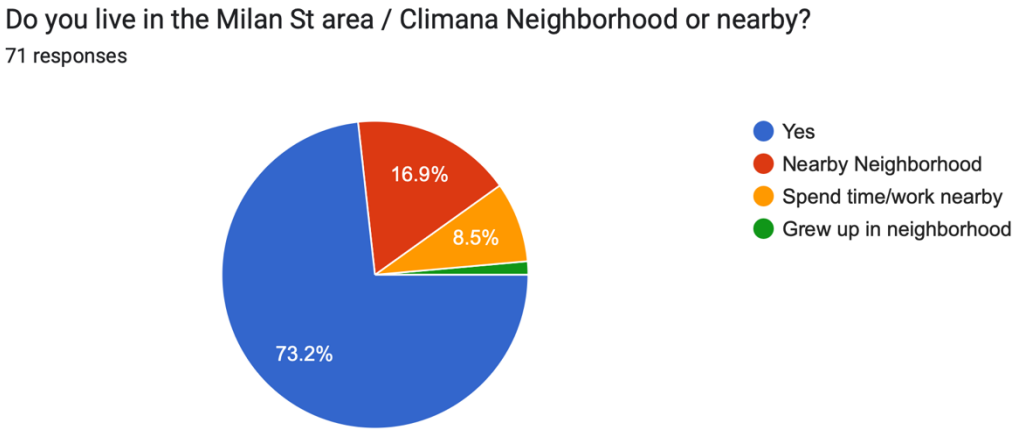
- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding.We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemmli	2911 Milan St	klaemmli@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com	Spend time/work nearby	
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St., New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	joyce rousell	2917-2919 milan street	joyceupt@gmail.com	Yes	i oppose the rezoning because it would be a nuisance in our neighborhood and i live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee39@gmail.com	Spend time/work nearby	Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dmburns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
2/12/2026 14:57:41	Brad Cline	Bywater, New Orleans, 70117	jbcline79@gmail.com	Spend time/work nearby	Thoughtful rezoning. Not more commercial property in our neighborhoods. Certainly not more gas stations!
2/12/2026 14:59:59	Anna Leigh Pumpelly	1306 arts street		Spend time/work nearby	
2/12/2026 15:08:36	zevi ryan	1526 N Villere st	zryan04@gmail.com	Nearby Neighborhood	
2/12/2026 22:40:36	Dashanique santiago	7300 poplar street Arabi la 70032	dashaniquelee02@gmail.com	Spend time/work nearby	
2/16/2026 10:26:16	Carly Bulger	4000 perrier st		Nearby Neighborhood	
2/27/2026 17:34:35	Alison Diboll	3611 Carondelet Street NOLA 70115	adiboll@flambeaux.com	Yes	
2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
2/27/2026 22:21:21	Christine Rivers	2529 Marengo St, New Orleans LA 70115	mrreginaldrivers24@gmail.com	Yes	With the lack of affordable housing it is so unwise to change this zoning to commercial. Please keep our neighborhood housing options intact!
2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
2/28/2026 17:42:35	Absinthia Vermut	2512 General Pershing Street	absinthia@gmail.com	Yes	
3/1/2026 17:23:56	Anna Mueller	2818 Milan St.	mueller.annac@gmail.com	Yes	
3/1/2026 22:10:08	Denise Burns	4133 Willow St	dmburns75@gmail.com	Yes	I absolutely oppose rezoning for this fragile residential area. The reason presented to us at the small gathering is of a personal nature and does not reflect the needs of the people who live in our neighborhood. The property being discussed was previously ALWAYS residential. The new owners purchased a group of properties which included this double. They are not getting the return on their investment they deem appropriate and would like to change the zoning in order to see a larger return. Sounds like a personal problem. In NO WAY does it serve the residents to allow commercial property to eat further into our neighborhood. A commercial space on Milan would mean more traffic on a residential one way street and further diminish a sense of home for those of us close enough to contend with the encroachment of noise, light pollution, trash, and crime. As I sat on my neighbors porch on Milan this evening and visited with her family I realized that THIS is what I am fighting for. I am tired of the lowest common denominator winning in this city. Our standards must be set higher, not lower. Keep our homes places where we can entertain our neighbors, walk with safety, enjoy our yards without feeling like we are on a landing strip, close our eyes at night without blackout products, sleep without the noise of commerce or the threat of crime. NO FURTHER COMMERCIAL ZONING ON MILAN!!
3/2/2026 0:32:37	Renee Piper	2730 General Pershing	reneedpiper@gmail.com	Yes	
3/2/2026 7:37:13	Ross Dessauer	2423 Milan St	red4925@hotmail.com	Yes	
3/2/2026 9:30:01	German Roque	4121 Willow St New Orleans , La	germanroque317@gmail.com	Yes	
3/2/2026 9:30:33	German Roque	4121 Willow St. New Orleans	germanroque317@gmail.com	Yes	
3/2/2026 10:16:21	linda easterlin	7800 Spruce St	linda@easterlincomm.com	Yes	
3/2/2026 13:15:45	Melody White	2038 Marengo St	melody7464@gmail.com	Nearby Neighborhood	
3/2/2026 14:08:08	Cheryl Grace	7324 Nelson St	cheryl.grace1980@gmail.com	Nearby Neighborhood	This c=zoning change whould not be allowed to happen!!!!
3/3/2026 2:39:34	Mary Harrison	5244 Prytania St	watersharrisonm@gmail.com	Nearby Neighborhood	I strongly oppose changing this zoning from residential to commercial!!
3/3/2026 15:42:27	JesseMartinez	2639 Milan St.	jzmart59@gmail.com	Yes	We've worked hard to keep the area residential and do not need additional car traffic and noise in our neighborhood.
3/3/2026 23:01:34	Carol Leake	503 Henry Clay Avenue	carolleake@gmail.com	Nearby Neighborhood	I'm always opposed to the commercialization of residential neighborhoods.
3/4/2026 15:33:50	William Perrault	2634 Milan St	WCPERRAULT@GMAIL.COM	Yes	
4/15/2026 11:53:05	Susan Frank	19 Versailles Blvd		Nearby Neighborhood	
4/15/2026 12:58:52	Jenelle Slobof	4437 s liberty street	Jnmnslobof@hotmail.com	Nearby Neighborhood	
4/15/2026 16:00:17	Dr. Jeffry Luria	2821 Milan Street, New Orleans, LA 70115	jeffryluria@gmail.com	Yes	
4/15/2026 18:01:02	Eugene W. Huffstutler	1419 Milan, Apt. 103	genehuffstutler@yahoo.com	Yes	Parking is already a problem in our neighborhood!

4/15/2026 19:31:44	Loretta Howard	2813 Milan Street	lorettahoward25@yahoo.com	Yes	That is unexceptable to allow this gas station that has rif rafs hanging around there to take a home and tear it down for a gas station mess. I've been here over 30 yrs in this neighborhood my house is up For Sale can't wait for a buyer to leave this money grubbing city. It's just ridiculous your answer to them should have been NO from the jump.
4/15/2026 22:22:01	Anna Mueller	2818 Milan St. New Orleans, LA 70115	mueller.annac@gmail.com	Yes	I oppose this zoning change proposal as it will negatively impact the safety, environment and overall appeal of my neighborhood.
4/15/2026 22:37:18	Alissa Bartkus	2213 Marengo	Lissamer@hotmail.com	Yes	
4/16/2026 7:45:13	Joan Jensen	2830 Octavia St. New Orleans La. 70115	jjensen@tulane.edu	Nearby Neighborhood	This area is already very congested because of the numerous medical facilities and stores on Claiborne. This project would make traffic even worse.
4/16/2026 12:02:39	Sanaya McNeil	South Bengal Rd.		Grew up in neighborhood	
4/17/2026 0:36:12	Mehl Cimini	4024 Baronne St.	melcim53@gmail.com	Yes	I am strongly against this proposed zoning change. Businesses infiltrating family oriented neighborhoods should not be allowed. I feel such a zoning change would ruin the cohesiveness and ambiance of this long established neighborhood. This happens far too often and ruins the character of the neighborhood from which it will never recover. Preservation of long standing neighborhoods, so characteristic of uptown New Orleans and that have housed generations of families, is of utmost importance. Please don't allow this zoning change to happen.
4/17/2026 13:45:35	LInda Bordenave	2720 General Pershing ST		Yes	The Climana Neighborhood Association is vehemently opposed to the request for a zoning change at 2923/25 Milan St. Our neighborhood is surrounded by commercial streets on all sides, Claiborne, Freret, Louisiana, and Napoleon. Overlooking the existing boundaries and encroaching into our neighborhood would set a terrible precedent for us, would increase traffic, and we would lose needed housing stock. We urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.
4/17/2026 14:17:27	William Perrault	2634 Milan St., New Orleans, LA	WCPERRAULT@GMAIL.COM	Yes	
4/17/2026 14:48:22	Kurston Melton	2507 General Taylor Street	kurston.melton@gmail.com	Yes	
4/17/2026 15:48:56	Adam Kancher	2537 General Taylor Street, New Orleans, Louisiana 70115	kancher@gmail.com	Yes	
4/18/2026 14:33:21	Joseph E Peychaud Jr	2626 Milan St NOLA 70115	josephpeychaud@gmail.com	Yes	President - Climana Neighborhood Association
4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood
4/21/2026 16:31:31	Sherah Alaimo	2733 Peniston St New Orleans LA 70115	sdalaimo@gmail.com	Yes	Strongly oppose this rezoning. This is a neighborhood with children and families. We are not an auto business zone.
4/22/2026 15:00:53	Jesse Martinez	2639 Milan Street	jzmart59@gmail.com	Yes	I oppose the rezoning because the city has a housing shortage and we don't need to convert available housing to a business. The rezoning would increase traffic through our street, reduce neighborhood parking for residents, increase noise and disrupt the quality of life of our residents.
4/25/2026 19:38:02	Patricia Luria	2821 Milan Street New Orleans, LA 70115	patricialuria@yahoo.com	Yes	I am opposed to rezoning. I believe its effect will be devastating to the neighborhood.
4/25/2026 19:52:31	Dr. Jeffry Luria	2819 Milan Street	jeffryluria@gmail.com	Yes	
4/26/2026 11:57:02	ROSALIND MAGEE PEYCHAUD	2626 Milan St	rozpey@gmail.com	Yes	Please don't compromise our neighborhood by allowing another business to encroach on us.
4/27/2026 14:03:02	Lisa A. Pagniucci	2619 Marengo St	lisapagniucci@gmail.com	Yes	Thank you Climana for this leadership
4/27/2026 15:19:18	Sherah Alaimo	2733 Peniston St New Orleans 70115	sdalaimo@gmail.com	Yes	This zoning request would be disastrous to our family neighborhood. We have children, families and pets that use the sidewalks and streets to play, exercise and live. This type of zoning would not only be an eyesore and a danger to our community, but would also use up precious parking, as many of our homes are multi-family and do not have off-street parking. Please, keep our neighborhood for families, not for businesses.
4/27/2026 15:21:53	lee d wester	2639 milan	lewest13@gmail.com	Yes	
4/27/2026 15:55:02	Patricia Luria	2821 Milan Street	patricialuria@yahoo.com	Yes	
4/27/2026 16:09:35	Rachel Luria	2815 Milan St	rachelluria1@gmail.com	Yes	
4/27/2026 16:29:20	Rashida Petersen	2615 Milan Street, New Orleans, LA 70115	rashida.petersen@gmail.com	Yes	
4/27/2026 17:30:59	Bridgette Overton	4210 Magnolia Street	bridgette.overton@gmail.com	Yes	I am in complete and total concurrence with the Climana Neighborhood Association regarding this zoning concern.
4/27/2026 17:53:13	Bridgette Overton	4210 Magnolia Street	bridgette.overton@gmail.com	Yes	I am in complete and total concurrence with the Climana Neighborhood Association's concerns regarding this matter. ~THANK YOU!
4/27/2026 18:23:07	Katherine Knight	2824 Milan St, New Orleans, LA 70115	Evergreen_42@me.com	Yes	Do not want to rezone
4/27/2026 18:24:03	Denise Burns	4133 Willow St, New Orleans, LA 70115	dmburns75@gmail.com	Yes	I am adamantly opposed to any additional commercial encroachment into our residential area. We are fighting to hold onto our property values, our safety, our parking, our traffic our feeling of community. We need more protection against urban sprawl, not less. More protected, safe, walkable community spaces.This would open the door to more loitering, trash, traffic (on a one way, residential street), light, noise and air pollution. My neighbors and friends fight hard everyday to enjoy their property. We don't want to have to fight the city in order to continue to do so.

4/27/2026 21:17:53	Cliff Williams	2727-29 General Pershing St	Cwms504@yahoo.com	Yes	I oppose commercial rezoning. Keep our neighborhood residential.
4/27/2026 22:41:07	BARBARA C. DUHE	2625 MARENGO STREET	bduhe@hotmail.com	Nearby Neighborhood	We are currently in the process of having our streets improved. With the new and increased traffic that will support commercial development, street deterioration in our nearby neighborhood will once again become an unappreciated and undesirable issue.
4/28/2026 11:10:13	Dina Perrault	2634 Milan St	dzperrault@gmail.com	Yes	

Outlook

Fw: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

From CPCINFO <CPCINFO@nola.gov>
Date Mon 4/20/2026 3:49 PM
To Julia I Nickle <Julia.Nickle@nola.gov>

1 attachment (203 KB)
Opposition Petition-Commercial Rezoning 2323:2925 Milan St (Responses).pdf;

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Monday, April 20, 2026 3:39 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Stephen K. Kroll <skroll@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Dominique Lang Jackson <Dominique.Jackson@nola.gov>; Linda Bordenave <lindabordenave@gmail.com>
Subject: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

Hello,

I am writing to reiterate my opposition to the proposed rezoning of 2923 Milan Street from HU-RD2 to C-2 (Docket 043/26), and **to submit a petition and response summary signed by 53 nearby residents who also oppose this rezoning.**

I previously submitted comments during the Neighborhood Participation Program process and wanted to ensure my position is included in the City Planning Commission record.

This request is inconsistent with the residential character of Milan Street, undermines the intended buffer between Claiborne Avenue and the surrounding neighborhood, and is not tied to a specific proposed use, making it difficult to evaluate potential impacts. Recent lighting impacts from the adjacent gas station further demonstrate how sensitive this location is to increased commercial intensity.

Thank you for your time and consideration. I've also copied Council Member Harris and other members of her office who I'd previously communicated with, as well as Linda Bordenave, the Secretary for the Climana Neighborhood Association.

Sincerely,

Kiley Laemmli

2911 Milan St, New Orleans, LA 70115
klaemmli@gmail.com
(504) 905-8690

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, 53 responses were collected in opposition via Google Form survey, and the link can be found here.

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

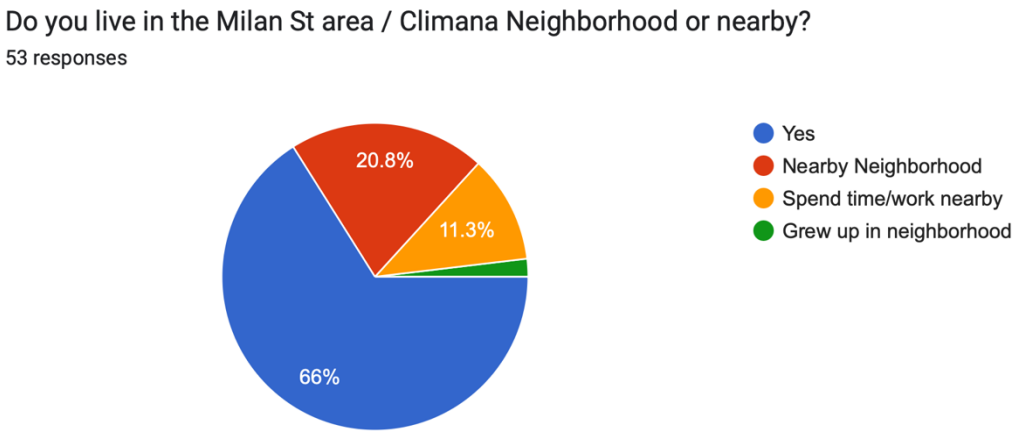
- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding.We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemmli	2911 Milan St	klaemmli@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com	Spend time/work nearby	
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St., New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	joyce rousell	2917-2919 milan street	joyceupt@gmail.com	Yes	i oppose the rezoning because it would be a nuisance in our neighborhood and i live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee39@gmail.com	Spend time/work nearby	Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dmburns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
2/12/2026 14:57:41	Brad Cline	Bywater, New Orleans, 70117	jbcline79@gmail.com	Spend time/work nearby	Thoughtful rezoning. Not more commercial property in our neighborhoods. Certainly not more gas stations!
2/12/2026 14:59:59	Anna Leigh Pumpelly	1306 arts street		Spend time/work nearby	
2/12/2026 15:08:36	zevi ryan	1526 N Villere st	zryan04@gmail.com	Nearby Neighborhood	
2/12/2026 22:40:36	Dashanique santiago	7300 poplar street Arabi la 70032	dashaniquelee02@gmail.com	Spend time/work nearby	
2/16/2026 10:26:16	Carly Bulger	4000 perrier st		Nearby Neighborhood	
2/27/2026 17:34:35	Alison Diboll	3611 Carondelet Street NOLA 70115	adiboll@flambeaux.com	Yes	
2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
2/27/2026 22:21:21	Christine Rivers	2529 Marengo St, New Orleans LA 70115	mrreginaldrivers24@gmail.com	Yes	With the lack of affordable housing it is so unwise to change this zoning to commercial. Please keep our neighborhood housing options intact!
2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
2/28/2026 17:42:35	Absinthia Vermut	2512 General Pershing Street	absinthia@gmail.com	Yes	
3/1/2026 17:23:56	Anna Mueller	2818 Milan St.	mueller.annac@gmail.com	Yes	
3/1/2026 22:10:08	Denise Burns	4133 Willow St	dmburns75@gmail.com	Yes	I absolutely oppose rezoning for this fragile residential area. The reason presented to us at the small gathering is of a personal nature and does not reflect the needs of the people who live in our neighborhood. The property being discussed was previously ALWAYS residential. The new owners purchased a group of properties which included this double. They are not getting the return on their investment they deem appropriate and would like to change the zoning in order to see a larger return. Sounds like a personal problem. In NO WAY does it serve the residents to allow commercial property to eat further into our neighborhood. A commercial space on Milan would mean more traffic on a residential one way street and further diminish a sense of home for those of us close enough to contend with the encroachment of noise, light pollution, trash, and crime. As I sat on my neighbors porch on Milan this evening and visited with her family I realized that THIS is what I am fighting for. I am tired of the lowest common denominator winning in this city. Our standards must be set higher, not lower. Keep our homes places where we can entertain our neighbors, walk with safety, enjoy our yards without feeling like we are on a landing strip, close our eyes at night without blackout products, sleep without the noise of commerce or the threat of crime. NO FURTHER COMMERCIAL ZONING ON MILAN!!
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4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood

Date of Report: February 13, 2026
Project Name: 2923 Milan Zoning Change (No official “Project Name)
Contact: Aaron Kazanoff, aaron@benburka.com, 504-301-1002, 25 Walnut Street, New Orleans, LA 70118

Overview

This report provides the results of the implementation of the Neighborhood Participation Program for the property located at 2923 Milan Street. The applicant intends to file an application to rezone the property from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District) to permit commercial uses more in line with the high-traffic, high-density commercial uses that surround the property on three sides.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities were provided for stakeholders to learn about and comment on the proposed zoning change. Comments, sign-in sheets, written correspondence, and related materials are attached.

Neighborhood Meeting

Location — 2923 Milan Street, New Orleans, LA 70115
Date and Time — Thursday, January 29th, 2026 at 5:30 pm

- Roughly 15 neighbors in attendance, with some people coming in and out. Some attendees opted not to sign in to sign in sheet, resulting in 9 sign-ins

Correspondence and Telephone Calls

- Jan 14, 2026 - meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
- All correspondence since the time of the NPP notification was received electronically. Dated and timestamped correspondence attached

Results
164 persons were invited to the meeting via mail. Roughly 25 of the notification letters sent to addressees listed as “Current Resident” were returned to sender, or otherwise returned as undeliverable. Two neighborhood groups, the CPC, and the office of City Councilmember Lesli Harris were notified electronically.

Concerns, issues, and problems expressed by attendees, neighbors in correspondence:

- Potential expansion of the adjacent gas station or other existing commercial operators onto the site.
- Increased traffic, parking strain along Milan Street
- Additional lighting impacts on nearby residential properties.
- Noise associated with commercial activity.
- Trash, litter, and sanitation impacts.
- Insufficient fencing or buffering between commercial and residential properties.
- Overall compatibility of C-2 zoning with the adjacent residential neighborhood.

How concerns, issues, and problems will be addressed:

- The applicant clarifies that no specific development application or site plan is being submitted at this time. The applicant does acknowledge that an adjacent commercial operator has an interest in purchasing the property should commercial zoning be approved. The current application, however, is limited to a zoning classification change and does not include a specific redevelopment proposal. The applicant would seek this zoning change regardless of any particular purchaser or end-use, as the request is based on the property's location within an established high-traffic commercial corridor and its adjacency to high-intensity commercial uses on three sides which creates significant challenges for any residential use required under existing zoning.
- Any future commercial use of the property would be required to comply with all applicable provisions of the Comprehensive Zoning Ordinance, including use regulations, buffering requirements, lighting standards, fencing, screening, and operational requirements.
- If the property is redeveloped in the future, site design elements such as lighting placement, trash enclosures, security measures, access points, and buffering would be subject to City review to mitigate impacts on adjacent residential properties. Additionally, the applicant is willing to accept reasonable site-related conditions of approval as part of the rezoning to ensure compatibility with adjacent residential properties, including enhanced buffering, fencing, landscaping, and screening measures beyond minimum code requirements.
- Traffic circulation and site access would remain subject to City regulations and any required agency review.
- With respect to overall compatibility, the applicant believes C-2 zoning is appropriate given the property's location along the South Claiborne Avenue commercial corridor and its adjacency to high-intensity commercial uses on three sides. The site directly abuts an operating gas station to the north, automotive retail to the west, and fast food restaurant to the west. Additionally, commercial development extends beyond the parcel on both sides, effectively isolating the property from the interior residential fabric of the neighborhood. Due to its

immediate exposure to arterial traffic volumes, continuous commercial operations, lighting, and automotive activity typical of a major corridor, the site presents substantial compatibility challenges for continued residential occupancy under the existing HU-RD2 designation. The requested zoning would align the property with the established commercial land use pattern rather than maintain a residential classification that is inconsistent with the site's environmental and operational context.

Concerns, issues, and problems that will not be addressed and why:

- Detailed operational matters such as hours of operation, final site layout, lighting placement, and circulation patterns cannot be fully addressed at this time because the current application is limited to a zoning classification change and does not include a specific development proposal.
- Any future redevelopment of the property would be subject to applicable City regulations and any conditions of approval imposed as part of the rezoning process

January 14, 2026

Dear Neighbor: My company owns the property located at 2923 Milan Street. We are seeking a zoning change for this property from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District). See Article 11, Section 11.2 *and* See Article 15, Section 15.2 for a summary of permitted uses in the existing and proposed zoning districts.

The property is currently zoned HU-RD2, which allows for two-family residential use. We have found that there is little to no market demand for residential use at this location. Given the site's immediate context and surrounding conditions, residential use no longer appears to be a practical or appropriate fit.

The property is directly adjacent to a gas station and is located along the Claiborne Avenue corridor, an area characterized by extremely high traffic volumes and high-intensity commercial activity. The surrounding properties on three sides are high-intensity commercial in nature, and the site functions as a transition point between commercial and residential areas. We believe that rezoning this parcel to C-2 will allow it to be used in a manner that is more consistent with the surrounding land uses and will help create a more appropriate buffer between commercial and residential zones.

Our request is not tied to a specific proposed use at this time. Rather, we are seeking C-2 zoning to allow flexibility for future commercial uses that align with the existing character of the area and bring the property back into productive commerce.

Because you are a nearby neighbor or otherwise have an interest in the neighborhood, I am inviting you to a meeting where you can learn more about the proposed zoning change and share any questions or concerns. This meeting is required before we submit our application to the City Planning Commission, and the request will ultimately be heard by both the City Planning Commission and the City Council.

The meeting will take place:
2923 Milan Street, New Orleans, LA 70115
Thursday, January 29th, 2026 at 5:30 pm

This letter is being delivered through U.S. Mail and/or hand delivery. At the meeting, we will provide a sign-in sheet to collect email addresses so that we can keep interested parties informed as the process moves forward. If you are unable to attend the meeting and would like additional information, or if you have any questions or comments, please feel free to contact me.

Sincerely,

Aaron Kazanoff
aaron@benburka.com
504-301-1002

NPP MEETING COMMENT CARD

DATE: 1/29/2026

NAME/ADDRESS OF PROJECT: 4121 Willow St

COMMENT/QUESTION:

No Commercial Property

CONTACT (OPTIONAL)

NAME: German Roque

EMAIL: germanroque317@gmail.com

ADDRESS:

NPP MEETING COMMENT CARD

DATE: 1/29/26

NAME/ADDRESS OF PROJECT: 2923-25 Milan St

COMMENT/QUESTION: Against/oppose any zoning change and/or commercial property

CONTACT (OPTIONAL)

NAME: Rabie Hingorani

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: 1/29/26

NAME/ADDRESS OF PROJECT: 2923 Milan St

COMMENT/QUESTION: Please refer to incoming email. Strongly opposed.

CONTACT (OPTIONAL)

NAME: Kiley Laemmli

EMAIL: Kiley@thecolumns.com

ADDRESS: 2911 Milan St - 70115

NPP MEETING COMMENT CARD

DATE: 1/29/26

NAME/ADDRESS OF PROJECT: 2923 Milan

COMMENT/QUESTION: Strong concerns about the traffic, light pollution, + noise pollution that would result from a zoning change to commercial.

CONTACT (OPTIONAL)

NAME: Chris Hines

EMAIL: christopher.m.hines@gmail.com

ADDRESS: 4124 Willow Street 70115

NPP MEETING COMMENT CARD

DATE: 1/29/26

NAME/ADDRESS OF PROJECT: 2923 Milan

COMMENT/QUESTION:

No commercial zoning at this residential space * please see email

CONTACT (OPTIONAL)

NAME: Denise Burns

EMAIL: dmburns75@gmail

ADDRESS: 4127-33 Willow St 70115

1177

NPP Meeting Sign In Sheet

Project Name/Location: 2923 Milan Street

Meeting Date/Time: 1/29/26

Meeting Location: At property

Name	Organization	Address	City, State, & Zip	Phone Number	Email Address
Chris Hines		4124 Willow St.	NOLA 70115	504-383-5181	christopher.m.hines@gmail.com
Denise Burns		4127-33 Willow St	NOLA 70115	(240)731-3524	dmburns75@gmail.com
Kabir Hingorani		2911 Milan St.	NOLA 70115	504-810-9864	khingora@tulane.edu
Riley Laemmli		2911 Milan St	NOLA 70115	504 905 8690	rldelmmli@gmail.com
German Roque		4121 Willow	Nola 70115	504 908 9080	germanroque317@gmail.com
Marion Daniels		2912/10 Milan St.	N.O.L.A 70115	504-874-4717	
Joyce Rousell		2917-2919 Milan	NOLA 70115	504 669 6570	joyceupt6@gmail.com
Mohammed Ayyad		4140 S. Claiborne	Nola	504 931 2818	
Yazeed Ayyad		4140 S. Claiborne	Nola	504 209 0626	Yazeed Ayyad42@gmail.com

102 **Residents and Current Owners within 300 Ft Radius - Delivery Method Hand Delivery or USPS I**

Name	Mailing Address	Mailing City	Mailing St
Sylvia Jacquot	2828 Milan St	New Orleans	LA
Current Resident	2830 Milan St	New Orleans	LA
Jeanette Preston	2833 Milan St	New Orleans	LA
Current Resident	2831 Milan St	New Orleans	LA
Trunkle Emma Marie	2834 Milan St	New Orleans	LA
Dana Robertson	2835 Milan St	New Orleans	LA
Owen Curtis Roberts	2836 Gen Taylor St	New Orleans	LA
Current Resident	2836 General Taylor St	New Orleans	LA
Dwayne A Nicholson	ET Als 2837 Milan St	New Orleans	LA
Current Resident	2837 Milan St	New Orleans	LA
Ritz Craig J	ET Al 604 Little Farms Ave	New Orleans	LA
Current Resident	2838 General Taylor St	New Orleans	LA
Current Resident	2839 Milan St	New Orleans	LA
Terry Smith	2900 3rd St Apt 2	New Orleans	LA
Current Resident	2848 Milan St	New Orleans	LA
Spencer John B	PO Box 1298	Highlands	NC
Current Resident	2900 General Taylor St	New Orleans	LA
Roland J Lambert	2901 Gen Pershing St	New Orleans	LA
Current Resident	2901 General Pershing St	New Orleans	LA
Spear Jasmine	2904 Milan St	New Orleans	LA
Current Resident	2902 Milan St	New Orleans	LA
Vincent J Sr Butler	2016 Lakeshore Blvd	Slidell	LA
Current Resident	2904 General Taylor St	New Orleans	LA
Carol T Daniels	2907 Gen Pershing St	New Orleans	LA
Current Resident	2905 General Pershing St	New Orleans	LA
Current Resident	2906 General Taylor St	New Orleans	LA
Current Resident	2907 General Pershing St	New Orleans	LA
Williams Anthony	ET Al 92 Milledge Rd	Augusta	GA
Current Resident	2908 General Taylor St	New Orleans	LA
Donna Daniels Myers	2911 Gen Pershing St	New Orleans	LA
Current Resident	2909 General Pershing St	New Orleans	LA
Current Resident	2910 General Taylor St	New Orleans	LA
Willie T Daniels	2912 Milan St	New Orleans	LA
Current Resident	2910 Milan St	New Orleans	LA
Current Resident	2911 General Pershing St	New Orleans	LA
Darleen J Levy	832 St Louis St	New Orleans	LA
Current Resident	2911 General Taylor St	New Orleans	LA
Kiley Elizabeth Laemmli	2911 Milan St	New Orleans	LA
Anthony Williams	2525 Gen Taylor St	New Orleans	LA
Current Resident	2912 General Taylor St	New Orleans	LA
Current Resident	2913 General Taylor St	New Orleans	LA
Narendren Jayawickramarajeh	500 Westlake Park Blvd	Houston	TX
Current Resident	2915 General Taylor St	New Orleans	LA
Walker Debra	7260 Voyageur Dr	New Orleans	LA

Current Resident	2916 General Taylor St	New Orleans	LA
Current Resident	2917 General Taylor St	New Orleans	LA
Current Resident	2918 General Taylor St	New Orleans	LA
Tevin Tyron Rapp	2919 Gen Taylor St	New Orleans	LA
Current Resident	2919 General Taylor St	New Orleans	LA
Emma F Alexander	2919 Milan St	New Orleans	LA
Current Resident	2921 General Taylor St	New Orleans	LA
Current Resident	2923 General Taylor St	New Orleans	LA
ABC Nola LLC	25 Walnut St	New Orleans	LA
Current Resident	2923 Milan St	New Orleans	LA
Current Resident	2925 General Taylor St	New Orleans	LA
Current Resident	2925 Milan St	New Orleans	LA
Al H Management LLC	4517 Folse Dr	Metairie	LA
Current Resident	2931 Milan St	New Orleans	LA
Wendy's Properteis LLC	C/O Property Tax - Cindy St	Dublin	OH
Current Resident	2932 Milan St	New Orleans	LA
Current Resident	2935 Milan St	New Orleans	LA
4127 S Claiborne Spe LLC	C/O Joseph Stebbins 4127 S	New Orleans	LA
Current Resident	3011 Milan St	New Orleans	LA
Current Resident	3011 Milan St Apt 101	New Orleans	LA
Current Resident	3011 Milan St Apt 102	New Orleans	LA
Current Resident	3011 Milan St Apt 103	New Orleans	LA
Current Resident	3011 Milan St Apt 104	New Orleans	LA
Current Resident	3011 Milan St Apt 105	New Orleans	LA
Current Resident	3011 Milan St Apt 106	New Orleans	LA
Current Resident	3011 Milan St Apt 107	New Orleans	LA
Current Resident	3011 Milan St Apt 108	New Orleans	LA
Current Resident	3011 Milan St Apt 109	New Orleans	LA
Current Resident	3011 Milan St Apt 110	New Orleans	LA
Current Resident	3011 Milan St Apt 111	New Orleans	LA
Current Resident	3011 Milan St Apt 112	New Orleans	LA
Current Resident	3011 Milan St Apt 201	New Orleans	LA
Current Resident	3011 Milan St Apt 202	New Orleans	LA
Current Resident	3011 Milan St Apt 203	New Orleans	LA
Current Resident	3011 Milan St Apt 204	New Orleans	LA
Current Resident	3011 Milan St Apt 205	New Orleans	LA
Current Resident	3011 Milan St Apt 206	New Orleans	LA
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Current Resident	3011 Milan St Apt 212	New Orleans	LA
Current Resident	3011 Milan St Apt 213	New Orleans	LA
Current Resident	3011 Milan St Apt 301	New Orleans	LA
Current Resident	3011 Milan St Apt 302	New Orleans	LA
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Current Resident	3011 Milan St Apt 311	New Orleans	LA
Current Resident	3011 Milan St Apt 312	New Orleans	LA
Current Resident	3011 Milan St Apt 313	New Orleans	LA
Current Resident	3011 Milan St Apt 401	New Orleans	LA
Current Resident	3011 Milan St Apt 402	New Orleans	LA
Current Resident	3011 Milan St Apt 403	New Orleans	LA
Current Resident	3011 Milan St Apt 404	New Orleans	LA
Current Resident	3011 Milan St Apt 405	New Orleans	LA
Current Resident	3011 Milan St Apt 406	New Orleans	LA
Current Resident	3011 Milan St Apt 407	New Orleans	LA
Current Resident	3011 Milan St Apt 408	New Orleans	LA
Current Resident	3011 Milan St Apt 409	New Orleans	LA
Current Resident	3011 Milan St Apt 410	New Orleans	LA
Current Resident	3011 Milan St Apt 411	New Orleans	LA
Current Resident	3011 Milan St Apt 412	New Orleans	LA
Current Resident	3011 Milan St Apt 413	New Orleans	LA
3750 South Claiborne LLC	10 Rue Royale	Metairie	LA
Current Resident	3750 S Claiborne Ave	New Orleans	LA
Sunrise LLC	C/O Auto Zone Inc 3873 De	Memphis	TN
Current Resident	4100 S Claiborne Ave	New Orleans	LA
Current Resident	4101 Willow St	New Orleans	LA
Current Resident	4108 S Claiborne Ave	New Orleans	LA
Zenobia Coleman	4112 Willow St	New Orleans	LA
Anderson Clarence J Jr Anderson Constance P	7510 Dalewood Rd	New Orleans	LA
Current Resident	4113 Willow St	New Orleans	LA
Adriane Michelle Butler	4114 Willow St	New Orleans	LA
Current Resident	4115 Willow St	New Orleans	LA
Amber L Alderson	4116-18 Willow St	New Orleans	LA
Current Resident	4116 Willow St	New Orleans	LA
Langford Ashley Brooke	4117 Willow St	New Orleans	LA
Ashley Gregory Price	4120 Willow St	New Orleans	LA
German E Roque	Etal 4121 Willow St	New Orleans	LA
Current Resident	4121 Willow St	New Orleans	LA
MJW Homes LLC	1013 Farragut St	New Orleans	LA
Current Resident	4123 Willow St	New Orleans	LA
Christopher M Hines	4124 Willow St	New Orleans	LA
Current Resident	4127 S Claiborne Ave	New Orleans	LA
Denise Bohall Burns	4133 Willow St	New Orleans	LA
Current Resident	4127 Willow St	New Orleans	LA
Current Resident	4129 Willow St	New Orleans	LA

Current Resident	4131 Willow St	New Orleans	LA
Property Tax Assistance of America LLC	1016 Canal St	New Orleans	LA
Current Resident	4132 Willow St	New Orleans	LA
Felecia A Watts	ET Al 4134 Willow St	New Orleans	LA
Current Resident	4134 Willow St	New Orleans	LA
Current Resident	4137 Willow St	New Orleans	LA
Current Resident	4140 S Claiborne Ave	New Orleans	LA
Current Resident	4141 Willow St	New Orleans	LA
Current Resident	4200 S Claiborne Ave	New Orleans	LA
Brumfield Edward Jr	C/O Greymorr La LLC 5002	Omaha	NE
Current Resident	4201 S Claiborne Ave	New Orleans	LA
Metro Plaza La LLC	P O Box 290315	Tampa	FL
Current Resident	4217 Willow St	New Orleans	LA
Christian Gregory SR Christian Cynthia C	4220 Willow St	New Orleans	LA
Alonzo Atkins	ET Al 4221 Willow St	New Orleans	LA
Current Resident	4221 Willow St	New Orleans	LA
Current Resident	4222 S Claiborne Ave	New Orleans	LA
Alfred E III Harrell	Etals 6170 Monaarch Ave	Baton Rouge	LA
Current Resident	4222 Willow St	New Orleans	LA
Current Resident	4223 Willow St	New Orleans	LA
Current Resident	4224 Willow St	New Orleans	LA
Afc Enterprises Inc	C/O Ryan LLC PO Box 4601	Houston	TX
Current Resident	4226 S Claiborne Ave	New Orleans	LA
Current Resident	4228 S Claiborne Ave	New Orleans	LA
Current Resident	4238 S Claiborne Ave	New Orleans	LA
Current Resident	4239 Willow St	New Orleans	LA

102

Neighborhood Organizations -- Email Delivery

Organization Name: Climana Neighborhood Association
Point of Contact: Joseph E. Peychaud, Jr
Phone Number: -
Email: josephpeychaud@gmail.com
Street Address: -
City: -
Zip: 70115

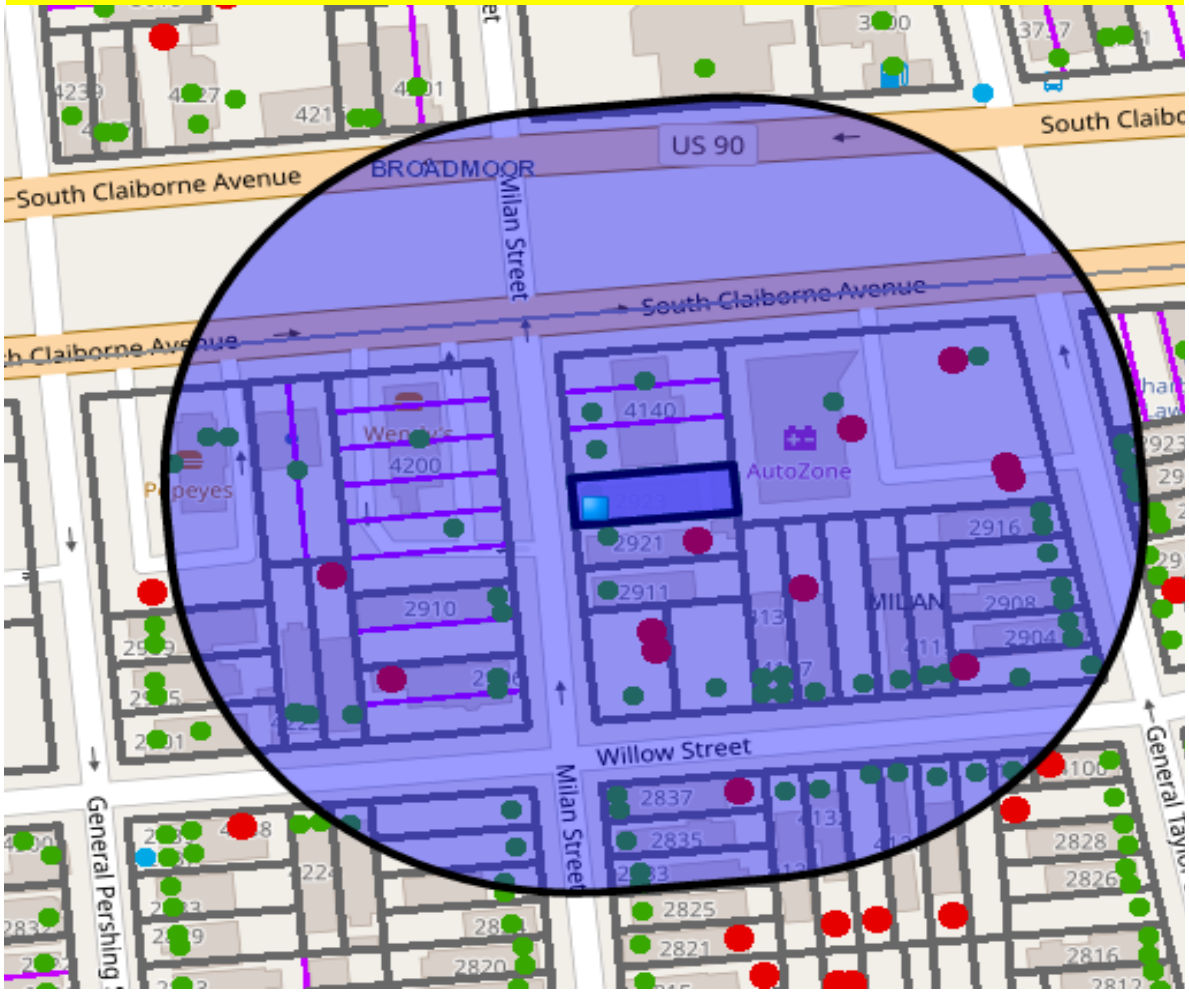
Organization Name: Freret - Milan Neighbors United
Point of Contact: Stan Norwood
Phone Number: 504-723-9361
Email: neighborsunited.listserve@gmail.com
Street Address: 2015 Valence Street
City: New Orleans
Zip: 70115

[DISTRICT B] City Council Representative - Delivery Method Email Preferred

Council Member	Lesli Harris
Council Member Address	City Hall, Room 2W10
Council Member Email	Lesli.Harris@nola.gov
Council Member Phone	(504) 658-1020

City Planning Commission - Delivery Method Email Preferred	
Email Address	CPCinfo@nola.gov

Buffer Area

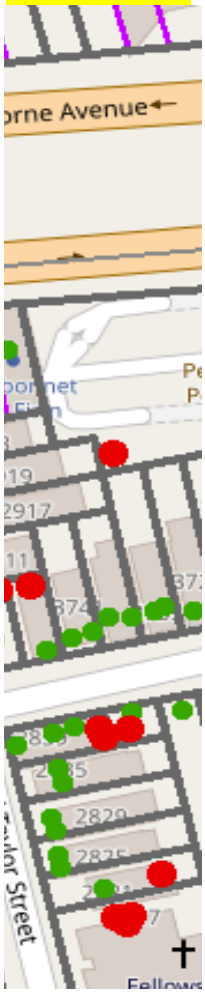


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NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com> Wed, Jan 14, 2026 at 12:39 PM
To: Lesli Harris <Lesli.Harris@nola.gov>, Aaron Kazanoff <aaron@benburka.com>

Councilwoman Harris / Harris Team,

See attached for notice of NPP Meeting related to our request for a zoning change at the property located at 2923 Milan Street.

I was going to add Liz Holman to this as well, but it looks like she may no longer be handling land use for your office? — let me know if there is someone else we should pass this along to.

Please let us know if you have any questions.

Jake

ben + burka
COMMERCIAL REAL ESTATE

JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

2923 Milan Notification (1).pdf
66K

Gmail Jake Glover <jake@benburka.com>

NPP Notification - 2923 Milan Street

2 messages

Jake Glover <jake@benburka.com> Wed, Jan 14, 2026 at 12:40 PM
To: cpcinfo@nola.gov

CPC Team,

See attached for notice of NPP Meeting related to our request for a zoning change at the property located at 2923 Milan Street.

Please let us know if you have any questions.

Jake

ben + burka
COMMERCIAL REAL ESTATE

JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

2923 Milan Notification (1).pdf
66K

Mitchell S Kogan <Mitchell.Kogan@nola.gov> Wed, Jan 14, 2026 at 1:10 PM
To: Jake Glover <jake@benburka.com>, CPCINFO <CPCINFO@nola.gov>

Good Afternoon,

Please note that the letter has been received and meets all NPP notice requirements.

Thank you,

Mitchell S. Kogan
he/him/his
City Planner | New Orleans City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7004 (office) | mitchell.kogan@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:
Frequently asked questions
Application forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App

From: Jake Glover <jake@benburka.com>
Sent: Wednesday, January 14, 2026 12:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: NPP Notification - 2923 Milan Street

[Quoted text hidden]

2923 / 2925 Milan St - NPP Comments

1 message

Hingorani Punjabi, Kabir <khingora@tulane.edu> Wed, Feb 11, 2026 at 4:19 PM
To: "aaron@benburka.com" <aaron@benburka.com>, "jake@benburka.com" <jake@benburka.com>

Mr. Aaron and Members of the Review Committee,

I am writing as a resident of Milan Street to formally oppose the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential) to C-2 (General Commercial).

Milan Street is an interior residential block with a consistent residential zoning pattern. Introducing a C-2 designation on a single parcel would create a commercial island in the middle of a residential street. That is not a cohesive planning decision; it is spot zoning that benefits one property owner while placing the long-term burden on surrounding residents.

The request is also not tied to a specific site plan or defined use. Without clarity on the intended development, there is no meaningful way for neighbors—or decision-makers—to evaluate impacts related to traffic, lighting, noise, hours of operation, drainage, or public safety. Granting the most permissive commercial classification in the absence of that information effectively transfers future risk to the neighborhood.

There is additional concern that the adjacent gas station may seek to expand operations onto this parcel. While no formal proposal is currently before the Commission, recent upgrades to the existing station have already increased light spillover into nearby homes. That experience underscores how sensitive this location is to intensified commercial activity and how directly residential livability can be affected.

Approving this rezoning would also establish a precedent for incremental commercial encroachment along Milan Street and nearby residential blocks, undermining the stability and expectations that existing zoning is intended to protect.

For these reasons, I respectfully request that the proposed rezoning be denied. I appreciate the opportunity to submit this comment for the public record and will continue to follow the application as it proceeds.

Kabir Hingorani Punjabi
SEVIS Manager, Office of International Students and Scholars
Tulane University
6901 Willow St
504.865.5208 I khingora@tulane.edu
oiss.tulane.edu/oiss

Re: 2923 / 2925 Milan St - NPP Comments

1 message

Aaron Kazanoff <aaron@benburka.com> Thu, Feb 5, 2026 at 3:24 PM
To: "kiley@thecolumns.com" <kiley@thecolumns.com>, Jake Glover <jake@benburka.com>
Cc: "klaemmli@gmail.com" <klaemmli@gmail.com>

Received, thanks.

ben + burka

AARON KAZANOFF
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002
Licensed in the State of Louisiana

On Thu, Feb 5, 2026 at 3:19 PM kiley@thecolumns.com <kiley@thecolumns.com> wrote:

Hi Aaron et al,

I am reaching out to follow up in writing, as indicated on the comment cards at the Neighborhood Participation Program meeting, with regards to the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District).

As Milan Street residents on this same block, we want to clearly state our strong opposition to the requested rezoning. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood.

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding context. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and home owners of this neighborhood.

We are further concerned that the rezoning request is not tied to a specific proposed use or site plan. Without a defined use, it is not possible for neighbors or decision-makers to meaningfully evaluate whether the rezoning would be compatible with surrounding residential properties or whether potential impacts, such as lighting, noise, traffic, hours of operation, and safety, could be adequately mitigated. Granting maximum commercial zoning in the absence of this information shifts all future impacts onto the neighborhood.

In addition, neighbors have been informed through multiple conversations that the adjacent gas station already has plans to acquire this property, with the intention of expanding to a 16-pump station. While no formal application has been filed to that effect, this, coupled with the lack of a specific proposed use, obviously heightens our concerns. Recent renovations at the gas station have already resulted in the installation of high-intensity exterior lighting that spills directly onto our nearby residential properties (including the current parcel in question). These impacts already affect residential livability and demonstrate how sensitive this location is to commercial activity.

Finally, approval of this rezoning would set a precedent for additional commercial zoning requests along Milan Street as well as other nearby residential areas, eroding the established residential character of the block and destabilizing long-standing zoning expectations.

We appreciate the opportunity to participate in the process and wanted to ensure our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Sincerely,

Kiley Laemmli

klaemmli@gmail.com
2911 Milan St, New Orleans, LA 70115

SANDSTONE

Kiley Laemmli
Regional GM.

Sandstone Ltd
(504) 905 8690
kiley@thecolumns.com

NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com> Wed, Jan 14, 2026 at 12:27 PM
To: "NeighborsUnited.ListServe@gmail.com" <NeighborsUnited.ListServe@gmail.com>, Aaron Kazanoff <aaron@benburka.com>

Stan,

See attached for notice of NPP Meeting regarding our request for a zoning change at the property located at 2923 Milan Street.

Jake

ben + burka
COMMERCIAL REAL ESTATE

JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

2923 Milan Notification (1).pdf
66K

Gmail Jake Glover <jake@benburka.com>

NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com> Wed, Jan 14, 2026 at 12:25 PM
To: "josephpeychaud@gmail.com" <josephpeychaud@gmail.com>, Aaron Kazanoff <aaron@benburka.com>

Joseph,

See attached for notice of NPP Meeting regarding our request for a zoning change at the property located at 2923 Milan Street.

Jake

ben + burka
COMMERCIAL REAL ESTATE

JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

2923 Milan Notification (1).pdf
66K

CHARBONNET

LAW FIRM, LLC

3750 SOUTH CLAIBORNE AVENUE
NEW ORLEANS, LOUISIANA 70125-4695
TELEPHONE: (504) 897-3700
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ROBERT P. CHARBONNET, JR.
ROBERT P. CHARBONNET
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DESIREE M. CHARBONNET of Counsel

PLEASE REPLY TO NEW ORLEANS OFFICE
Attorney's direct email: **bob@charbonnetlawfirm.com**

501 CLEARVIEW PARKWAY
METAIRIE, LOUISIANA 70001-4626
TELEPHONE NO. (504) 888-2227
FAX NO. (504) 456-3469

January 28, 2026

City of New Orleans
ATTN: PLANNING & ZONING
1300 Perdido Street
7th floor
New Orleans, LA 70112

RE: Re-Zoning of 2923 Milan Street, New Orleans, LA

Dear Sir or Madam:

It is my understanding an application is being made to have the zoning of the property located at 2923 Milan Street, New Orleans, LA 70115 changed to C-2 (General Commercial District) as indicated by the copy of correspondence attached hereto which I received in connection with same.

While I do not oppose most business developments my concern with this particular matter is that the Zoning would allow for a barroom and this property would allow for very little parking. If you check, the general area will reflect that there is an upcoming in the renovation and even construction of new homes in this exact area.

I believe the owner who has requested this change would do better to see if he could sell his property to owner of the property where the gasoline service station fronts on S. Claiborne Avenue and then have the entire property re-subdivided into one lot in the event the service station wanted to have more space for parking, additional pumps and/or expansion of their current mini miscellaneous food service located on the gasoline service station property.

Yours very truly,

ROBERT P. CHARBONNET

RPC/bbd
Enclosure

Outlook

Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

From Kiley Laemmli <klaemmli@gmail.com>
Date Thu 2/5/2026 3:33 PM
To Stephen K. Kroll <skroll@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>
Cc Lesli Harris <Lesli.Harris@nola.gov>

Hi Stephen and all,

Please see below for record of comment sent via email to Ben+Burka (aaron@benburka.com) following the NPP meeting last week.

Best,
Kiley

Hi Aaron et al,

I am reaching out to follow up in writing, as indicated on the comment cards at the Neighborhood Participation Program meeting, with regards to the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District).

As Milan Street residents on this same block, we want to clearly state our strong opposition to the requested rezoning. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood.

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding context. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and home owners of this neighborhood.

We are further concerned that the rezoning request is not tied to a specific proposed use or site plan. Without a defined use, it is not possible for neighbors or decision-makers to meaningfully evaluate whether the rezoningwould be compatible with surrounding residential properties or whether potential impacts, such as lighting, noise, traffic, hours of operation, and safety, could be adequately mitigated. Granting maximum commercial zoning in the absence of this information shifts all future impacts onto the neighborhood.

In addition, neighbors have been informed through multiple conversations that the adjacent gas station already has plans to acquire this property, with the intention of expanding to a 16-pump station. While no formal application has been filed to that effect, this, coupled with the lack of a specific proposed use, obviously heightens our concerns. Recent renovations at the gas station have already resulted in the installation of high-intensity exterior lighting that spills directly onto our nearby residential properties (including the current parcel in question). These impacts

already affect residential livability and demonstrate how sensitive this location is to commercial activity.

Finally, approval of this rezoning would set a precedent for additional commercial zoning requests along Milan Street as well as other nearby residential areas, eroding the established residential character of the block and destabilizing long-standing zoning expectations.

We appreciate the opportunity to participate in the process and wanted to ensure our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Sincerely,

Kiley Laemmli

From: Stephen K. Kroll <skroll@nola.gov>
Date: Tuesday, December 23, 2025 at 3:57 PM
To: Kiley Laemmli <klaemmli@gmail.com>, Elizabeth D Holman <elizabeth.holman@nola.gov>, Bryce Slocumb <Bryce.Slocumb@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

I'm not aware of anything aside from the zoning change. I'll see who on CPC has communicated with the applicant and pass along any info I receive.

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Tuesday, December 23, 2025 12:28:04 PM
To: Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Thank you, Liz. Please let me know of any updates. My neighbors and I are all obviously very concerned about this, and the timing really feels like there's an attempt to sneak it under the holiday radar.

Best,
Kiley

From: Elizabeth D Holman <elizabeth.holman@nola.gov>
Date: Thursday, December 18, 2025 at 9:30 AM
To: Bryce Slocumb <Bryce.Slocumb@nola.gov>, Stephen K. Kroll <skroll@nola.gov>, klaemmli@gmail.com <klaemmli@gmail.com>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Good morning,

Thanks for your concern. I'm looping in CPC to address your question. Stephen, do you know if there are any other requests coming along with the zoning change request at 2923 Milan St?

Thanks,

Liz Holman

Get Outlook for iOS

From: Bryce Slocumb <Bryce.Slocumb@nola.gov>
Sent: Thursday, December 18, 2025 9:26 AM
To: Elizabeth D Holman <elizabeth.holman@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Wednesday, December 17, 2025 5:16:42 PM (UTC-06:00) Central Time (US & Canada)
To: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Dear Councilmember Harris,

I am writing because I have just become aware that a Neighborhood Participation Program (NPP) has been initiated for Project #25-1828, proposing a zoning change from HU-RD2 to C-2 for 2923 Milan St, with the applicant listed as ABC Nola LLC.

This proposed rezoning is obviously extremely concerning for myself and my neighbors. Milan Street is a historic residential block, currently zoned HU-RD2 and subject to the HUC Historic Urban Corridor Use Restriction Overlay, which exists specifically to protect residential neighborhoods from commercial encroachment off major corridors like South Claiborne Avenue. A change from HU-RD2 to C-2 on this block would eliminate the residential buffer that protects our homes and would fundamentally alter the character, safety, traffic conditions, and property values (radically) of our street. It also raises serious concerns about facilitating future commercial expansion from Claiborne Avenue into an interior residential neighborhood. On a personal note, as a 6 yr owner and resident of this address, it is horrifying to think that after the years of investment and hard work put into maintaining and improving the property, especially through Covid, Hurricane Ida, and the wild street flooding experienced that has required massive foundational repairs, we could be facing not only a completely diminished quality of life, but also a total loss of value and inability to recoup.

Can you please confirm whether any additional zoning, conditional use, or redevelopment applications are anticipated in connection with this property or nearby parcels and ensure that nearby homeowners are fully notified and able to participate in all stages of review related to this rezoning request?

Please know that I, along with other immediate neighbors, are paying close attention to this application and intend to actively participate in the Neighborhood Participation Program and any subsequent City Planning Commission or City Council proceedings.

Thank you for your time and for your continued work on behalf of District B neighborhoods. I would appreciate the opportunity to speak with a member of your staff if helpful.

Sincerely,

Kiley Laemmli
2911 Milan Street
New Orleans, LA

504-905-8690
klaemmli@gmail.com

Outlook

concerns re: proposed rezoning of 2923 Milan Street (project #25-1828)

From Christopher Hines <christopher.m.hines@gmail.com>
Date Sun 2/22/2026 9:21 AM
To Stephen K. Kroll <skroll@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>
Cc Lesli Harris <Lesli.Harris@nola.gov>

Good morning.

I live at 4124 Willow Street, less than a block from 2923 Milan Street. I attended the public meeting held on January 29, 2026 related to the proposed rezoning of the property from HU-RD2 (historic, urban two-family residential district) to C-2 (auto-oriented commercial district).

The representatives of the property owners who were present at the public meeting did not have (or did not share) any concrete plans for the property beyond the zoning change. Without knowing what type of business the owners propose to create at this address, it was hard for us as neighborhood residents to provide meaningful feedback and participation.

However, I would like to summarize and reiterate the concerns that I and other neighbors expressed at this meeting about the potential rezoning. Several of us also wrote comments and submitted them at the meeting. I have not seen them included with the other documents on OneStop yet.

1. Milan Street is a one-way street. In order for vehicles to get to this property from Claiborne Avenue, which one would assume they would have to do if the property became a commercial district, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood. Either of these options creates a dangerous traffic condition in our residential neighborhood where many children live and play outside.
2. Litter and debris from another commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing street flooding, which is already a concern in the neighborhood. We already have this problem from businesses located on Claiborne Avenue. An additional commercial business will only make matters worse.
3. Another commercial business in our neighborhood will likely increase nighttime light pollution and noise pollution in our neighborhood. Again, we already have this problem from the businesses on Claiborne Avenue. We do not want further encroachment into our neighborhood.

I would also like to address the letter submitted by the Charbonnet Law Firm and dated January 28, 2026. In it, Mr. Charbonnet, seemingly out of nowhere, proposes that the property be sold to the owner of the neighboring gas station that fronts Claiborne Avenue, re-subdivided, and rezoned so that the gas station can expand its operations. Interestingly, employees of the gas station have, on numerous occasions, told neighbors that they plan to do just that - purchase the property and expand the gas station's footprint. Additionally, the owner of the gas station was hanging out around the property during the public meeting and chatting with the representatives of the owners immediately before the meeting. All these circumstances have led me to believe that there may be some long-term

plan related to the expansion of the gas station onto this property that is not being publicly shared but that is secretly in the works.

I, and all the neighbors who were present at the public meeting, expressed strong opposition to the expansion of the gas station onto this property and into our neighborhood. Expanding the gas station into our neighborhood would bring about the worst of all of our concerns described above and change the nature of our residential neighborhood.

For these reasons, I oppose the rezoning of 2923 Milan Street.

Sincerely,
Christopher Hines
4124 Willow Street

ROBERT P. CHARBONNET
3750 S. Claiborne Avenue
New Orleans, LA 70125
504-897-3700

1201

April 14, 2026

New Orleans City Planning Commission
ATTN: ROBERT D. RIVERS, Executive Director
1300 Perdido Street, Suite 7w03
New Orleans, LA 70112

FIRST CLASS MAIL
and
EMAIL: CPCinfo@nola.gov

RE: Proposed Zoning change to 2923 Milan St., New Orleans, LA
Hearing scheduled for: Monday, April 28, 2026

Dear Mr. Rivers:

I enclose herewith copy of Notice of an upcoming Public Hearing I received regarding the above referenced matter.

I own the property located at 3750 S. Claiborne Avenue, which is located at the corner of S. Claiborne Avenue and General Taylor Street, which is approximately 1 block from the subject property at 2923 Milan Street.

I oppose this change in zoning for the reason that I do not believe the subject property would have sufficient parking to support a commercial entity at that location UNLESS the request was being made to add this property to the contiguous property located on the S. Claiborne Avenue side of the subject property.

Respectfully submitted,

ROBERT P. CHARBONNET

RPC/bbd

Outlook

Fw: public comment for April 28, 0226 zoning meeting re: 2923 Milan Street; zoning docket 043/26

From CPCINFO <CPCINFO@nola.gov>
Date Tue 4/14/2026 2:21 PM
To Valerie A. McMillan <Valerie.McMillan@nola.gov>

Valerie McMillan (*she/her*) MPH, MSUS
Community Engagement Planner | City Planning Commission
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov
"We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb
Please be advised that all email correspondence is subject to the state's public records laws.

BE AWARE OF FRAUDULENT EMAIL SCHEMES
****Legitimate emails from the City of New Orleans will originate from a @nola.gov email address****

RESOURCES:
Application Forms
Property Viewer (check the zoning of a property)
Comprehensive Zoning Ordinance
One Stop App
Frequently Asked Questions

ENGAGEMENT:
Subscribe to CPC Public Notice
Subscribe to BZA Public Notice
Subscribe to NoticeMe
Follow CPC on Facebook
Follow CPC on Instagram
City Planning Commission - YouTube

From: Christopher Hines <christopher.m.hines@gmail.com>
Sent: Tuesday, April 14, 2026 1:56 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: public comment for April 28, 0226 zoning meeting re: 2923 Milan Street; zoning docket 043/26

Good afternoon.

I am unable to attend the meeting on April 28th at 1:30pm, but I wanted to submit this public comment.

I live at 4124 Willow Street, less than a block from 2923 Milan Street. I attended the public meeting held on January 29, 2026 related to the proposed rezoning of the property from HU-RD2 (historic, urban two-family residential district) to C-2 (auto-oriented commercial district).

The representatives of the property owners who were present at the public meeting did not have (or did not share) any concrete plans for the property beyond the zoning change. Without knowing what type of business the owners propose to create at this address, it was hard for us as neighborhood residents to provide meaningful feedback and participation.

However, I would like to summarize and reiterate the concerns that I and other neighbors expressed at this meeting about the potential rezoning. Several of us also wrote comments and submitted them at the meeting.

1. Milan Street is a one-way street. In order for vehicles to get to this property from Claiborne Avenue, which one would assume they would have to do if the property became a commercial district, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood. Either of these options creates a dangerous traffic condition in our residential neighborhood where many children live and play outside.
2. Litter and debris from another commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing street flooding, which is already a concern in the neighborhood. We already have this problem from businesses located on Claiborne Avenue. An additional commercial business will only make matters worse.
3. Another commercial business in our neighborhood will likely increase nighttime light pollution and noise pollution in our neighborhood. Again, we already have this problem from the businesses on Claiborne Avenue. We do not want further encroachment into our neighborhood.

I would also like to address the letter submitted by the Charbonnet Law Firm and dated January 28, 2026. In it, Mr. Charbonnet proposes that the property be sold to the owner of the neighboring gas station that fronts Claiborne Avenue, re-subdivided, and rezoned so that the gas station can expand its operations. Interestingly, employees of the gas station have, on numerous occasions, told neighbors that they plan to do just that - purchase the property and expand the gas station's footprint. Additionally, the owner of the gas station was hanging out around the property during the public meeting and chatting with the representatives of the owners immediately before the meeting. All these circumstances have led me to believe that there may be some long-term plan related to the expansion of the gas station onto this property that is not being publicly shared but that is secretly in the works.

I, and all the neighbors who were present at the public meeting, expressed strong opposition to the expansion of the gas station onto this property and into our neighborhood. Expanding the gas station into our neighborhood would bring about the worst of all of our concerns described above and change the nature of our residential neighborhood.

For these reasons, I oppose the rezoning of 2923 Milan Street.

Sincerely,
Christopher Hines
4124 Willow Street

Cameron Boissiere

From: Linda Bordenave <lindabordenave@gmail.com>
Sent: Monday, April 20, 2026 4:37 PM
To: CPCINFO
Cc: Joseph Peychaud; Rosalind Peychaud; Dina Perrault; Kurston Melton_Web; Geoffrey Stewart; Gloria Walker, Neighbor; Rashida Petersen; Wayne Woods; NikkiHefko@gmail.com; Pierre Hamy; Jesse Martinez; Lewest13@gmail.com; Kiley Laemmli; CLIFF WILL; chris@williamslitigation.com; dbyb6671@aol.com; Gwen Woods; wcperrault@gmail.com; kancher@gmail.com
Subject: Re: Rezoning of 2923 Milan Street (Project #25-1828)
Attachments: 2923 Milan Opposition (1).docx

Dear City Planning Team,

Please find attached a letter from the Climana Neighborhood Association stating our strong opposition to the requested rezoning of 2923 Milan Street. Thank you for your attention to this matter.

Respectfully,

Linda Bordenave
Secretary for the Climana Neighborhood Association



Linda Bordenave
Associate Broker
504.300.0700 (office)
504.975.1531 (mobile)

linda@reverealtors.com | linda.reverealtors.com
1477 Louisiana Ave. Suite 101 | New Orleans, LA | 70115



March 16, 2026

Dear Council Members,

We are writing to express our concern and strong opposition to rezoning the multifamily dwelling located at 2923 Milan. The residents and members of the Climana Neighborhood Association are vehemently opposed to the requested zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. We also feel it would set a precedent for future encroachment into our neighborhood

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding area. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and homeowners of this neighborhood.

We appreciate the opportunity to participate in the process and want to ensure that our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Respectfully,

The Climana Neighborhood Association

Cameron Boissiere

From: Stephen K. Kroll
Sent: Monday, April 20, 2026 4:23 PM
To: Cameron Boissiere
Cc: CPCINFO
Subject: Fw: Opposition to Rezoning – 2923 Milan St (Docket 043/26)
Attachments: Opposition Petition-Commercial Rezoning 2323:2925 Milan St (Responses).pdf

Cameron, please add this as an attachment to the report in the pre-CPC meeting folder.

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Monday, April 20, 2026 3:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Stephen K. Kroll <skroll@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Dominique Lang Jackson <Dominique.Jackson@nola.gov>; Linda Bordenave <lindabordenave@gmail.com>
Subject: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

Hello,

I am writing to reiterate my opposition to the proposed rezoning of 2923 Milan Street from HU-RD2 to C-2 (Docket 043/26), and **to submit a petition and response summary signed by 53 nearby residents who also oppose this rezoning.**

I previously submitted comments during the Neighborhood Participation Program process and wanted to ensure my position is included in the City Planning Commission record.

This request is inconsistent with the residential character of Milan Street, undermines the intended buffer between Claiborne Avenue and the surrounding neighborhood, and is not tied to a specific proposed use, making it difficult to evaluate potential impacts. Recent lighting impacts from the adjacent gas station further demonstrate how sensitive this location is to increased commercial intensity.

Thank you for your time and consideration. I've also copied Council Member Harris and other members of her office who I'd previously communicated with, as well as Linda Bordenave, the Secretary for the Climana Neighborhood Association.

Sincerely,

Kiley Laemmli

2911 Milan St, New Orleans, LA 70115
klaemmli@gmail.com
(504) 905-8690

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, 53 responses were collected in opposition via Google Form survey, and the link can be found here.

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

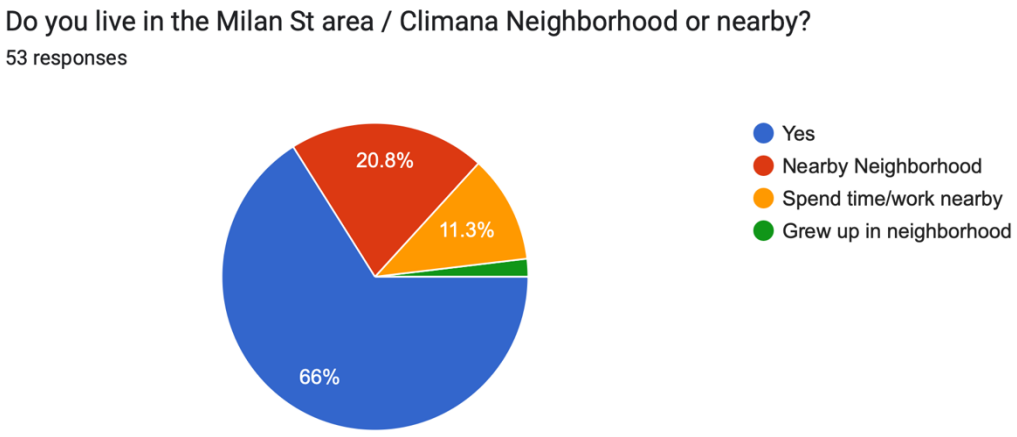
- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding.We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemmli	2911 Milan St	klaemmli@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com	Spend time/work nearby	
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St., New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	joyce rousell	2917-2919 milan street	joyceupt@gmail.com	Yes	i oppose the rezoning because it would be a nuisance in our neighborhood and i live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee39@gmail.com	Spend time/work nearby	Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dmburns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
2/12/2026 14:57:41	Brad Cline	Bywater, New Orleans, 70117	jbcline79@gmail.com	Spend time/work nearby	Thoughtful rezoning. Not more commercial property in our neighborhoods. Certainly not more gas stations!
2/12/2026 14:59:59	Anna Leigh Pumpelly	1306 arts street		Spend time/work nearby	
2/12/2026 15:08:36	zevi ryan	1526 N Villere st	zryan04@gmail.com	Nearby Neighborhood	
2/12/2026 22:40:36	Dashanique santiago	7300 poplar street Arabi la 70032	dashaniquelee02@gmail.com	Spend time/work nearby	
2/16/2026 10:26:16	Carly Bulger	4000 perrier st		Nearby Neighborhood	
2/27/2026 17:34:35	Alison Diboll	3611 Carondelet Street NOLA 70115	adiboll@flambeaux.com	Yes	
2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
2/27/2026 22:21:21	Christine Rivers	2529 Marengo St, New Orleans LA 70115	mrreginaldrivers24@gmail.com	Yes	With the lack of affordable housing it is so unwise to change this zoning to commercial. Please keep our neighborhood housing options intact!
2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
2/28/2026 17:42:35	Absinthia Vermut	2512 General Pershing Street	absinthia@gmail.com	Yes	
3/1/2026 17:23:56	Anna Mueller	2818 Milan St.	mueller.annac@gmail.com	Yes	
3/1/2026 22:10:08	Denise Burns	4133 Willow St	dmburns75@gmail.com	Yes	I absolutely oppose rezoning for this fragile residential area. The reason presented to us at the small gathering is of a personal nature and does not reflect the needs of the people who live in our neighborhood. The property being discussed was previously ALWAYS residential. The new owners purchased a group of properties which included this double. They are not getting the return on their investment they deem appropriate and would like to change the zoning in order to see a larger return. Sounds like a personal problem. In NO WAY does it serve the residents to allow commercial property to eat further into our neighborhood. A commercial space on Milan would mean more traffic on a residential one way street and further diminish a sense of home for those of us close enough to contend with the encroachment of noise, light pollution, trash, and crime. As I sat on my neighbors porch on Milan this evening and visited with her family I realized that THIS is what I am fighting for. I am tired of the lowest common denominator winning in this city. Our standards must be set higher, not lower. Keep our homes places where we can entertain our neighbors, walk with safety, enjoy our yards without feeling like we are on a landing strip, close our eyes at night without blackout products, sleep without the noise of commerce or the threat of crime. NO FURTHER COMMERCIAL ZONING ON MILAN!!
3/2/2026 0:32:37	Renee Piper	2730 General Pershing	reneedpiper@gmail.com	Yes	
3/2/2026 7:37:13	Ross Dessauer	2423 Milan St	red4925@hotmail.com	Yes	
3/2/2026 9:30:01	German Roque	4121 Willow St New Orleans , La	germanroque317@gmail.com	Yes	
3/2/2026 9:30:33	German Roque	4121 Willow St. New Orleans	germanroque317@gmail.com	Yes	
3/2/2026 10:16:21	linda easterlin	7800 Spruce St	linda@easterlincomm.com	Yes	
3/2/2026 13:15:45	Melody White	2038 Marengo St	melody7464@gmail.com	Nearby Neighborhood	
3/2/2026 14:08:08	Cheryl Grace	7324 Nelson St	cheryl.grace1980@gmail.com	Nearby Neighborhood	This c=zoning change whould not be allowed to happen!!!!
3/3/2026 2:39:34	Mary Harrison	5244 Prytania St	watersharrisonm@gmail.com	Nearby Neighborhood	I strongly oppose changing this zoning from residential to commercial!!
3/3/2026 15:42:27	JesseMartinez	2639 Milan St.	jzmart59@gmail.com	Yes	We've worked hard to keep the area residential and do not need additional car traffic and noise in our neighborhood.
3/3/2026 23:01:34	Carol Leake	503 Henry Clay Avenue	carolleake@gmail.com	Nearby Neighborhood	I'm always opposed to the commercialization of residential neighborhoods.
3/4/2026 15:33:50	William Perrault	2634 Milan St	WCPERRAULT@GMAIL.COM	Yes	
4/15/2026 11:53:05	Susan Frank	19 Versailles Blvd		Nearby Neighborhood	
4/15/2026 12:58:52	Jenelle Slobof	4437 s liberty street	Jnmnslobof@hotmail.com	Nearby Neighborhood	
4/15/2026 16:00:17	Dr. Jeffry Luria	2821 Milan Street, New Orleans, LA 70115	jeffryluria@gmail.com	Yes	
4/15/2026 18:01:02	Eugene W. Huffstutler	1419 Milan, Apt. 103	genehuffstutler@yahoo.com	Yes	Parking is already a problem in our neighborhood!
4/15/2026 19:31:44	Loretta Howard	2813 Milan Street	lorettahoward25@yahoo.com	Yes	That is unexceptable to allow this gas station that has rif rafs hanging around there to take a home and tear it down for a gas station mess. I've been here over 30 yrs in this neighborhood my house is up For Sale can't wait for a buyer to leave this money grubbing city. It's just ridiculous your answer to them should have been NO from the jump.
4/15/2026 22:22:01	Anna Mueller	2818 Milan St. New Orleans, LA 70115	mueller.annac@gmail.com	Yes	I oppose this zoning change proposal as it will negatively impact the safety, environment and overall appeal of my neighborhood.
4/15/2026 22:37:18	Alissa Bartkus	2213 Marengo	Lissamer@hotmail.com	Yes	
4/16/2026 7:45:13	Joan Jensen	2830 Octavia St. New Orleans La. 70115	jjensen@tulane.edu	Nearby Neighborhood	This area is already very congested because of the numerous medical facilities and stores on Claiborne. This project would make traffic even worse.
4/16/2026 12:02:39	Sanaya McNeil	South Bengal Rd.		Grew up in neighborhood	

4/17/2026 0:36:12	Mehl Cimini	4024 Baronne St.	melcim53@gmail.com	Yes	I am strongly against this proposed zoning change. Businesses infiltrating family oriented neighborhoods should not be allowed. I feel such a zoning change would ruin the cohesiveness and ambiance of this long established neighborhood. This happens far too often and ruins the character of the neighborhood from which it will never recover. Preservation of long standing neighborhoods, so characteristic of uptown New Orleans and that have housed generations of families, is of utmost importance. Please don't allow this zoning change to happen.
4/17/2026 13:45:35	LInda Bordenave	2720 General Pershing St		Yes	The Climana Neighborhood Association is vehemently opposed to the request for a zoning change at 2923/25 Milan St. Our neighborhood is surrounded by commercial streets on all sides, Claiborne, Freret, Louisiana, and Napoleon. Overlooking the existing boundaries and encroaching into our neighborhood would set a terrible precedent for us, would increase traffic, and we would lose needed housing stock. We urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.
4/17/2026 14:17:27	William Perrault	2634 Milan St., New Orleans, LA	WCPERRAULT@GMAIL.COM	Yes	
4/17/2026 14:48:22	Kurston Melton	2507 General Taylor Street	kurston.melton@gmail.com	Yes	
4/17/2026 15:48:56	Adam Kancher	2537 General Taylor Street, New Orleans, Louisiana 70115	kancher@gmail.com	Yes	
4/18/2026 14:33:21	Joseph E Peychaud Jr	2626 Milan St NOLA 70115	josephpeychaud@gmail.com	Yes	President - Climana Neighborhood Association
4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

***If no site plan or title restriction** is required, submit your application for permitting.*
***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

○ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

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ONE STOP
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LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
⊘	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
⊘	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
⊘	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
⊘	**Photographs** of the subject site(s) and building(s).		Required	Required
⊘	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
○	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
○	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
○	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
○	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

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Building/Construction Related Permit

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Sign Provided ○ Date
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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. 2923 Milan Street, New Orleans, LA 70117

APPLICANT INFORMATION

Applicant Identity: ◉ Property Owner ○ Agent

Applicant Name ABC Nola LLC

Applicant Address 25 Walnut Street, New Orleans, LA

City New Orleans State LA Zip 70118

Applicant Contact Number 504-301-1002 Email hello@benburka.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☑

Property Owner Name

Property Owner Address

City State Zip

Property Owner Contact Number Email

SPECIFIC ZONING REQUEST

The applicant requests a zoning change from HU-RD2 to C-2 for the property at 2923 Milan Street.

PROPERTY LOCATION

Square Number(s) 669 Lot Number(s) c/003

Bounding Streets ~~Claiborne Ave~~ ~~Willow St~~ General Taylor St

Zoning Municipal District 6

Tax Bill Number 614340204 Planning District Milan

DESCRIPTION OF PROJECT (Attachments are acceptable)

The project consists of a request to change the zoning classification from HU-RD2 to C-2 in order to permit commercial uses consistent with the established commercial character of properties located on three sides of the site.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided O **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 3/3/26

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 3rd day of March, 2026

My Commission expires upon death

Peter S. Thriffiley, Jr.
Notary Public, Bar No. 32731
State of Louisiana
My Commission is for Life

DocuSign Envelope ID: 4259BC60-D7CC-4919-A0DB-275C035C60BF

ABC Nola LLC
1900 Cadiz Street, Unit A
New Orleans, LA 70115
October 17th, 2023

City Planning Commission
1300 Perdido Street, #7
New Orleans, LA 70112

Subject: Authorization for Jacob Glover to Act on Behalf of ABC Nola LLC

To Whom It May Concern,

This letter is written on behalf of the members of ABC Nola LLC to formally grant permission and authorization to Jacob Glover, one of our partial owners, to act on our behalf in matters related to the company, including the signing of zoning change documents and any other relevant land-use actions.

He will be authorized to sign, negotiate, and execute all necessary documents and agreements on our behalf concerning the aforementioned zoning change and any related matters. This authorization is effective immediately.

If there are any additional requirements or documentation needed to formalize this arrangement, please do not hesitate to inform us, and we will promptly provide the necessary details. Thank you for your attention to this matter.

Sincerely,

DocuSigned by:
Ben Jacobson
155BB7837F0F447...
Ben Jacobson
Member (via Side Street LLC)
ABC Nola LLC

DocuSigned by:
Terry Jacobson
8CE52FD26F8A456...
Terry Jacobson
Member (via Side Street LLC)
ABC Nola LLC

DocuSigned by:
4055345F01154E3...
Andrew Jacobs
Member
ABC Nola LLC

DocuSigned by:
6194FE85BF3D44F...
Casey Burka
Member (via Burka USA LLC)
ABC Nola LLC

DocuSigned by:
Aden Burka
B3F8631A45B44F3...
Aden Burka
Member (via Burka USA LLC)
ABC Nola LLC

DocuSigned by:
Jacob Glover
D2484E5341447E...
Jacob Glover
Member
ABC Nola LLC

DocuSigned by:
Sarah MacCurdy
E83B81A102DA43C...
Sarah MacCurdy
Member
ABC Nola LLC

DocuSigned by:
Aaron Kazanoff
55008471409442...
Aaron Kazanoff
Member
ABC Nola LLC


2925
2923



















MOTION

NO. M-26-235

CITY HALL: June 4, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of denial related to **ZONING DOCKET 43/26**, initiated by ABC Nola, LLC, requesting consideration of a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to a C-2 Auto-Oriented Commercial District, on Square 669, Lot C, in the Sixth Municipal District, bounded by South Claiborne Avenue, Willow Street, General Taylor Street and Milan Street **(Municipal Address: 2923 Milan Street)**, is hereby **DENIED.**

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

City Planning Commission

Staff Report

Tuesday, April 28, 2026

Zoning Docket 044-26
Prepared by: Robin Jones
Date: 04/22/2026
Deadline for CPC action: 06/27/2026
CC Deadline: 60 days from receipt
City Council District: B - Harris

Applicant: Lisan Shell, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to HU-MU Historic Urban Mixed-Use District
Property Description: Square 389, Lots 12 and 13 in the Fourth Municipal District and bounded by Jackson Avenue, South Claiborne Avenue, Josephine Street, and Willow Street.
Address: 2819-2821 Jackson Avenue

Description

The subject property is a 9,540 square-foot interior lot that has been undeveloped since at least 2007.

Figure 1: Zoning Map



Figure 2: Zoning Map (wider area)

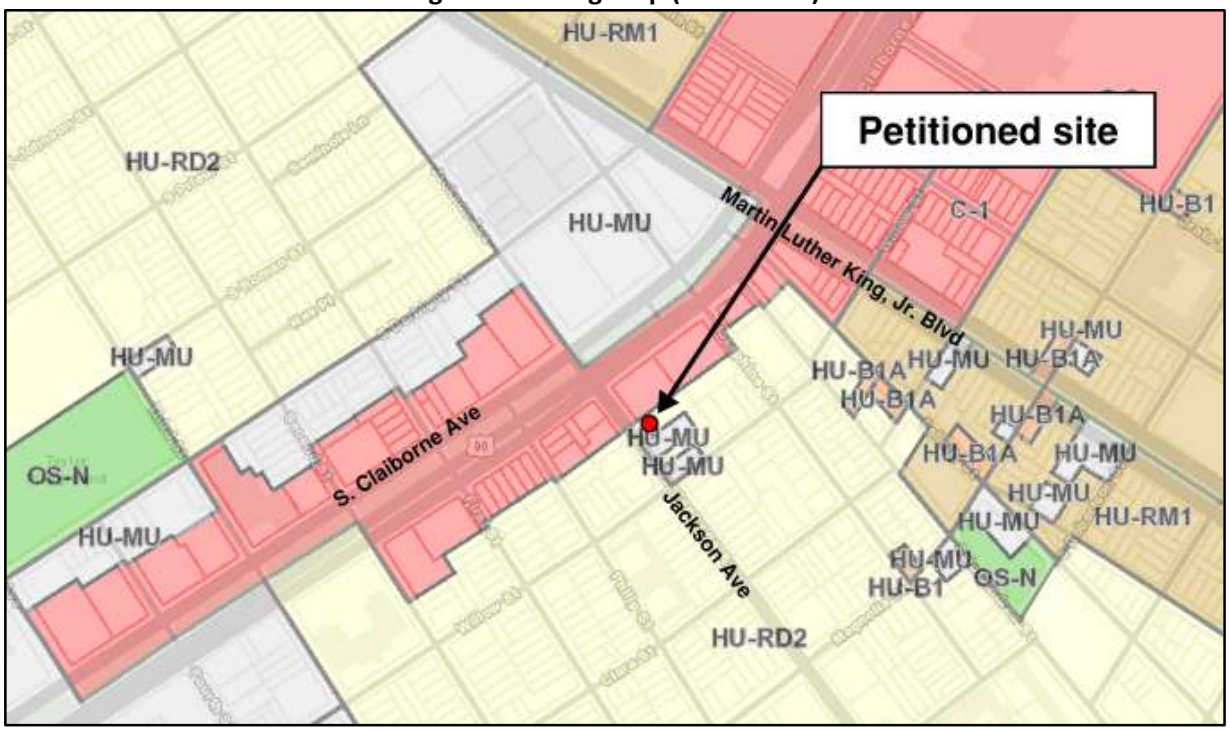
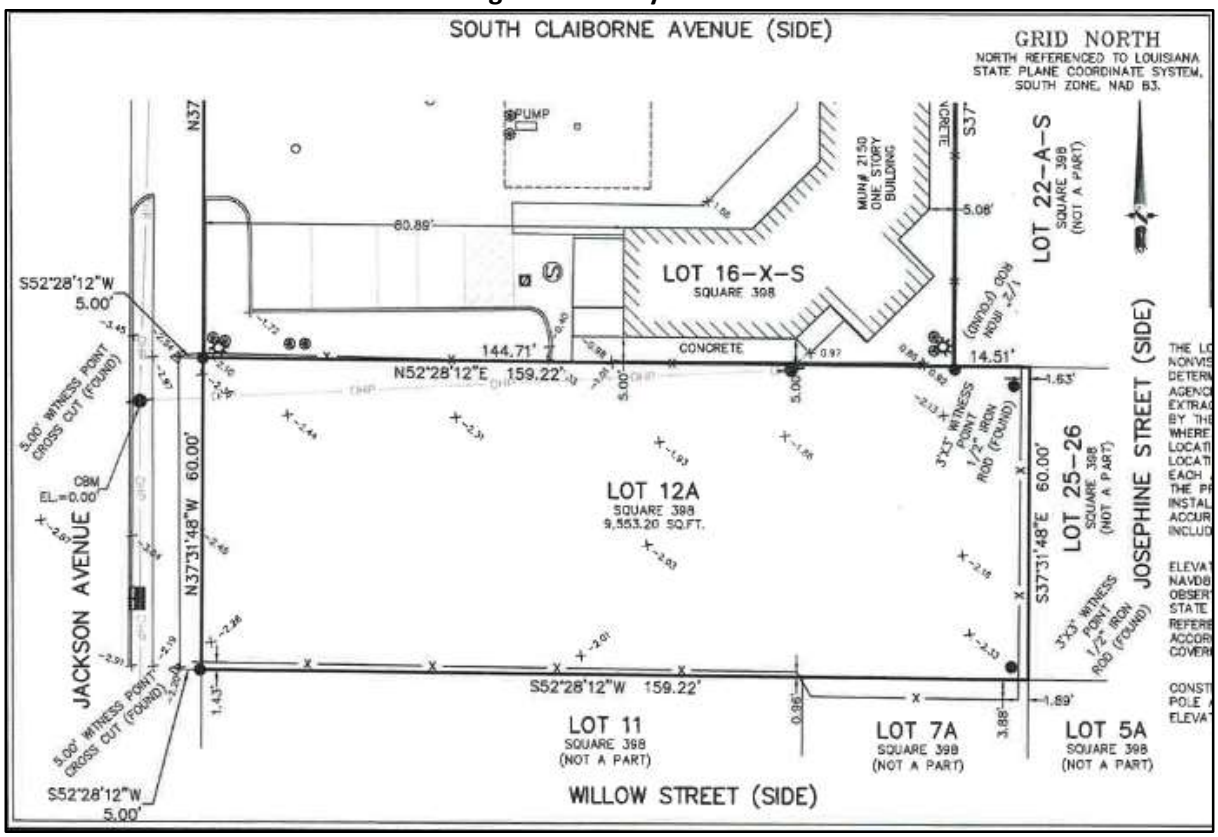


Figure 2: Survey Detail[1]



[1] From survey prepared by Yu-Chiao Lo, PLS and dated 12/18/2025

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – B Multi-Family Residential
1953 – E Neighborhood Shopping District
1970 – C-1 Commercial
Current – HU-RD2 Historic Urban Two-Family Residential

Land Use: 1929 – Two Family – Rowhouses Not Over Two Stories
1949 – Multi-Family Residential
1999 – Commercial[2]

Purpose of the rezoning

Changing the subject property's zoning classification from HU-RD2 to HU-MU will allow the (currently undeveloped) site to be developed with two (2) new mixed-use buildings that will feature commercial uses on the ground floor level and residential use above. Although certain non-residential uses are already permitted as a conditional use in the HU-RD2 zoning district, those uses (Neighborhood Commercial Establishments or NCEs) require the site to contain an existing building possessing specific structural and historical characteristics. Thus, a vacant lot cannot be developed for NCE use, so a zoning change is the only means by which a non-residential use can be established at the subject property.

Anticipated impact on surrounding land uses

Given the site's proximity to a major commercial corridor along South Claiborne Avenue, the anticipated impact of the requested zoning change from HU-RD2 to HU-MU would be negligible, especially as pertains to non-residential uses, which already exist in the 2800 block of Jackson Avenue: there is a traditional corner store at 2801 Jackson Avenue. Furthermore, given the abundance of two- and multifamily dwellings along this section of Jackson Avenue, the addition of two (2) or three (3) additional dwelling units would likewise have only a negligible effect.

[2] The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is not met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Low Density Pre-War." The goal, range of uses, and development character for that designation are copied below:

Residential Low Density Pre-War

> **Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.
>
> **Range of Uses:** New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.
>
> **Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change is **not consistent** with the goal and range of uses for the **Residential Low-Density Pre-War** future land use category which intends to preserve and promote residential development and only encourages residential-serving businesses where a history of commercial use

exists. This is not the case with the petitioned site, which is currently vacant, and according to Sanborn Maps from the early to mid- 20th century, was always developed with residences.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would go from an Historic Urban Two-Family Residential district to an Historic Urban Mixed-Use district, both of which fall under the Residential Low Density Pre-War place designation.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met.

The subject lot and surrounding properties use have always, at different times in the past, featured mixed uses. Furthermore, the abutting property on the right (southeast) side of the subject lot is already zoned HU-MU. The zoning change would simply mirror the existing zoning and uses of the surrounding properties.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met.

The proposal is consistent with the Master Plan, which was conceived with the intent of promoting the public health, safety and welfare of the City.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is met.

The staff believes that the proposed zoning classification is neither more nor less suitable than the existing one because of the surrounding area's existing and prior mixed land uses. As such, a non-residential design or use would not be out of character of the surrounding neighborhood.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is met.

As mentioned above, the surrounding area is characterized by mixed land uses. Considering the petitioned site is directly abutting commercial uses and commercial or mixed-use zoning districts on 2 sides, a mixed-use district is arguably a more suitable zoning classification than a purely residential district.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met.

The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met.

This zoning change would not have any impact on the City as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met.

Although the goals of the FLUM designation can already be accomplished by the current residential zoning classification, the zoning change would expand the range of uses in a manner that still would preserve the historic residential and mixed-use character of the surrounding neighborhood.

The proposed amendment does not create a significant number of nonconformities.

This standard is met.

The amendment would not create any nonconformities.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

Most of the recent development in the area has been along the nearby South Claiborne Avenue commercial corridor. Accordingly, a zoning change that promotes lower-impact non-residential uses would be very compatible, while also bringing a property that has been vacant since at least 2007 back into residential use.

Staff Recommendation

The staff recommends **DENIAL** of the zoning change from an HU-RD2 Historic Urban Two-Family Residential District to HU-MU Historic Urban Mixed-Use District.

City Planning Commission Meeting (April 28, 2026)

The lead planner summarized the request and presented its recommendation of denial. The applicant spoke in support of the request, no one spoke in opposition.

There was general discussion among the Commission, with Commission Poché noting that given the subject property's position between the gas station on South Claiborne Avenue and a commercial building and use on the abutting property at 2809-2815 Jackson Avenue, it is highly unlikely that anyone would ever wish to develop the subject property with a single- or two-family dwelling. Commissioner Steeg made a motion to approve against staff recommendation. Commission Joshi-Gupta seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 044-26 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: Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

NAYS: none

ABSENT: Flick, Kepper

MOTION

NO. M-26-236

CITY HALL: June 4, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of approval related to **ZONING DOCKET 44/26**, initiated by Lisan Shell, LLC., requesting consideration of a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to a HU-MU Historic Urban Mixed-Use District, on Square 389, Lots 12 and 13 in the Fourth Municipal District and bounded by Jackson Avenue, South Claiborne Avenue, Josephine Street, and Willow Street **(Municipal Address: 2923 Milan Street)**, is hereby **APPROVED.**

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

City Planning Commission

Staff Report

Tuesday, April 28, 2026

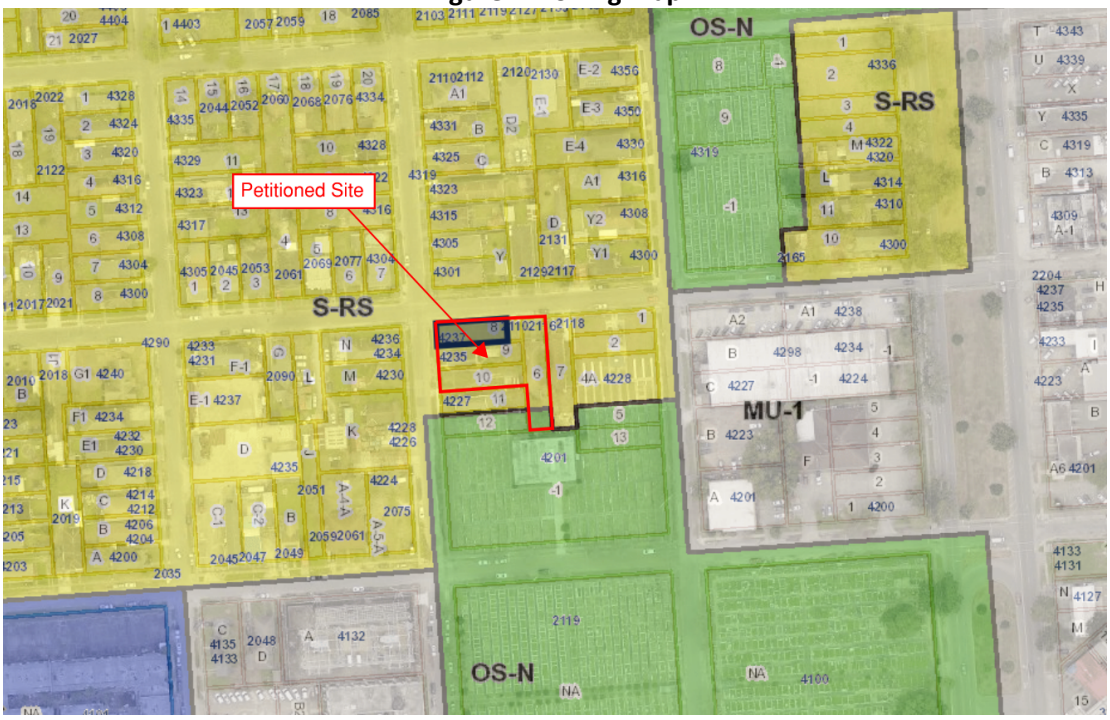
Zoning Docket 045-26
Prepared by: Sabine Lebailleux
Date: 04/29/2026
Deadline for CPC action: 06/27/2026
CC Deadline: 60 days from receipt
City Council District: D – Green

Applicant: Hebrew Rest Cemetery Association, Inc
Request: Zoning Change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District
Property Description: Square 3038, Lots 6, 8-B, 9 and 10, in the Third Municipal District, bounded by Touro Street, Frenchman Street, Mandolin Street, and Pelopidas Street
Address: 4235- 4237 Touro Street, 2110-2116 Mandolin Street

Description

The petitioned site is located in Gentilly, a block away from Elysian Fields Avenue and three blocks from Gentilly Boulevard. The petitioned site is currently vacant, and abuts two single-family dwellings and an existing cemetery, which the applicant proposes to expand.

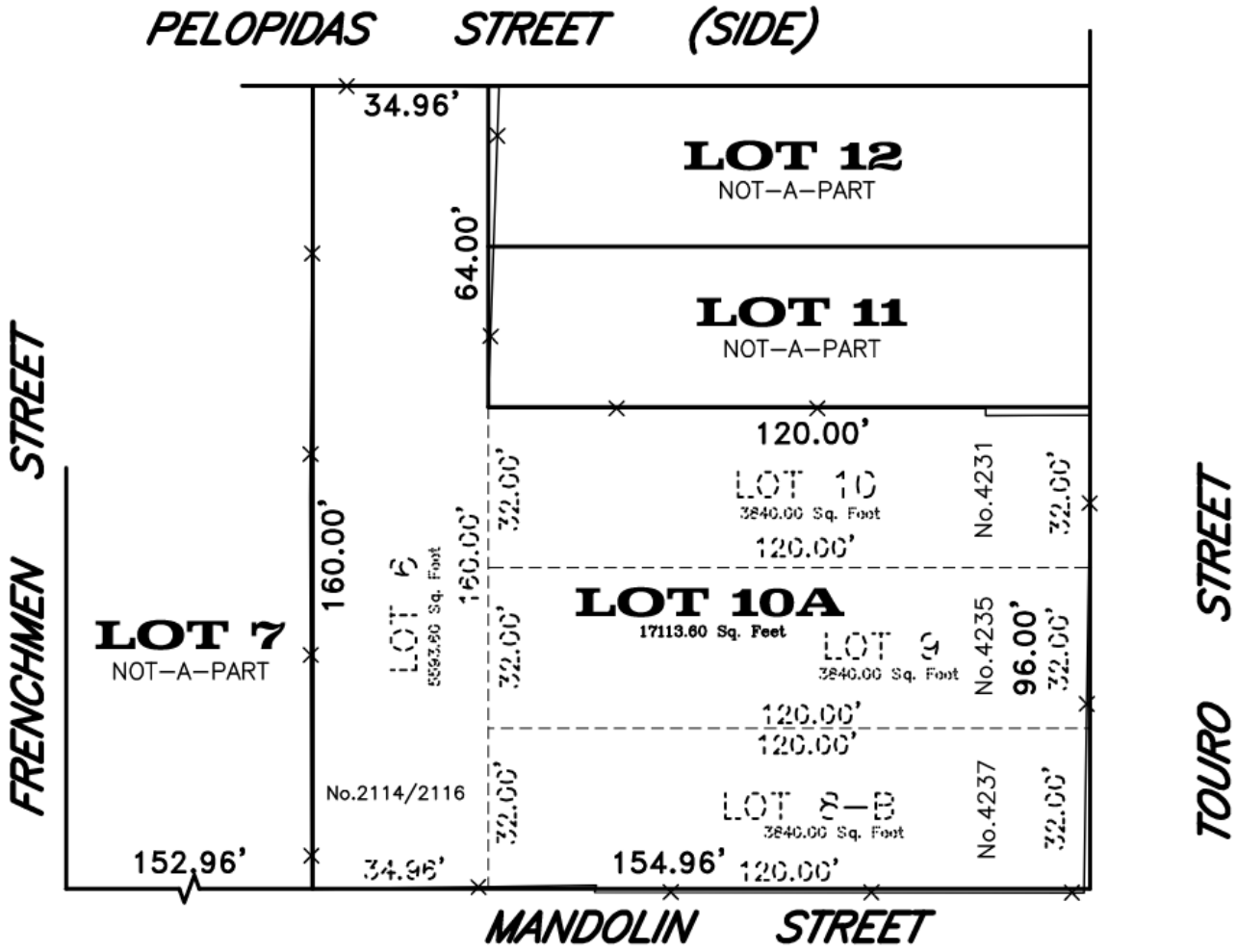
Figure 1: Zoning Map



Source: PropertyViewer

The petitioned Lots 6, 8, 9 and 10 combined total close to 17,000 square feet in area.

Figure 2: Survey



Source: provided by applicant

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – A Single- and Two-Family Dwellings, Churches, Cemeteries, Schools, etc…
1953 – B Multi Family District
1970 – RM-2 Multiple Family Residential
Current – S-RS Suburban Single-Family Residential

Land Use: 1929 – Floriculture
1949 – Vacant, Single Family and Two-Family Residential
1999 – Commercial[1]

Purpose of the rezoning

The rezoning from a residential district to a neighborhood open space district is intended to allow for the expansion of the Hebrew Rest Cemetery. While the existing S-RS District allows for some open space uses, cemeteries are a type of open space use that is only allowed in the OS-N District. Half of the square in which the site is located is already zoned OS-N and used as a cemetery.

Anticipated impact on surrounding land uses

The purpose of the OS-N Neighborhood Open Space District is to provide for parks located within neighborhoods that serve as recreation areas for residents in the local area or provide for the preservation of natural environmental features and historic cemeteries. As such it only allows a very limited amount of land uses, such as cemeteries, parks and playgrounds, stormwater management or agriculture with no livestock. Cemeteries generally provide green, quiet amenities to residential areas. As the proposed zoning change would effectively restrict the range of uses allowed, it is not likely to negatively impact the surrounding residential uses. Land use impacts that often negatively impact residential areas are caused by massing, noise or traffic. In that regard, a cemetery would not have more impact than a vacant lot. While staff believe that Neighborhood Open Space Districts are appropriate in any residentially developed area, the proposed expansion of this district into the petitioned lots will have the effect to single out the last two residentially zoned and residentially developed lots on this square, Lot 7 and Lot 11 shown on the above survey. Lot 12 and the rest of the square are already developed with cemetery uses. Ideally cemeteries are located on an entire block, which means abutting residences are located across the street, which offers a larger buffer and does not result in a single residence being

[1] The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

surrounded by a cemetery on 3 sides.

Spot zoning policy

The request is not a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.[2] This proposal is not a spot zone, as it would expand an OS-N open Space District onto lots that are used in conjunction with adjacent lots already zoned OS-N Open Space District.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Single-Family Post War." The goal, range of uses, and development character for that designation are copied below:

Residential Single-Family Post War

> **Goal:** Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.
>
> **Range of Uses:** Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.
>
> **Development Character:** New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The goal of the Residential Single-Family Post War FLUM is to preserve the character of low density

[2] See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

single-family development while allowing supporting recreational and community facilities. While in the consistency table the proposed open space zoning district is classified under the Parkland and Open Space FLUM and not the Residential Single-Family Post War FLUM, staff believes that the proposed zoning change does not interfere with the goals and range of uses of the existing FLUM.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

While the requested zoning change would change the site from a Suburban Neighborhood Residential District to an Open Space District, neighborhood open space should be allowed in any type of zoning district rather than being limited to Open Space Districts.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met.

The site is currently vacant but was historically developed with a single-family dwelling. All surrounding uses aside from the abutting cemetery are residential and compatible with the proposed Neighborhood Open Space District.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met.

The proposal will essentially down zone the petitioned site, to allow a currently vacant site to be used as a cemetery. The uses that are allowed in the proposed zoning district are all meant to be compatible with residential neighborhoods.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is neither met or not met.

The staff believes that the proposed zoning classification is equally suitable as the existing one since the uses abutting the petitioned vacant site are either single-family residences or an existing cemetery. Approximately half of the square on which the property is located is zoned S-RS Suburban Single-Family Residential District, and the other half is zoned OS-N Neighborhood Open Space District.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is met.

The petitioned site was formerly developed with two single family residences. One was demolished at some point after 2015 and the second one after 2022. There hasn't been recent development in the immediate surroundings. One of the 4 petitioned lot was acquired by Hebrew Rest Cemetery in 2012,

while the rest of the petitioned site was already under that ownership. Both zoning classifications are equally suitable, though it appears there is a higher need for the cemetery expansion than for single-family dwellings, at this particular site.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met.

The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met.

This zoning change would not have much impact on the City as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met.

While the proposed OS-N Neighborhood Open Space District is not classified under the Residential Single-Family Post-War FLUM, the amendment will allow to support the overall intent of the zoning ordinance and Master Plan. The zoning change request will down zone the site in a way that is compatible with nearby residential development. The request will allow the expansion of the cemetery, which will just maintain the quiet nature of the neighborhood and preserve its residential character.

The proposed amendment does not create a significant number of nonconformities.

This standard is met.

The amendment would not create any nonconformities.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

There hasn't been a particular trend of development in the area, which is predominantly residential with commercial uses nearby, along Elysian Fields Avenue and Gentilly Boulevard. The proposed amendment is compatible with both types of development.

Staff Recommendation

The staff recommends **APPROVAL** of the zoning change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District.

City Planning Commission meeting (April 28, 2026)

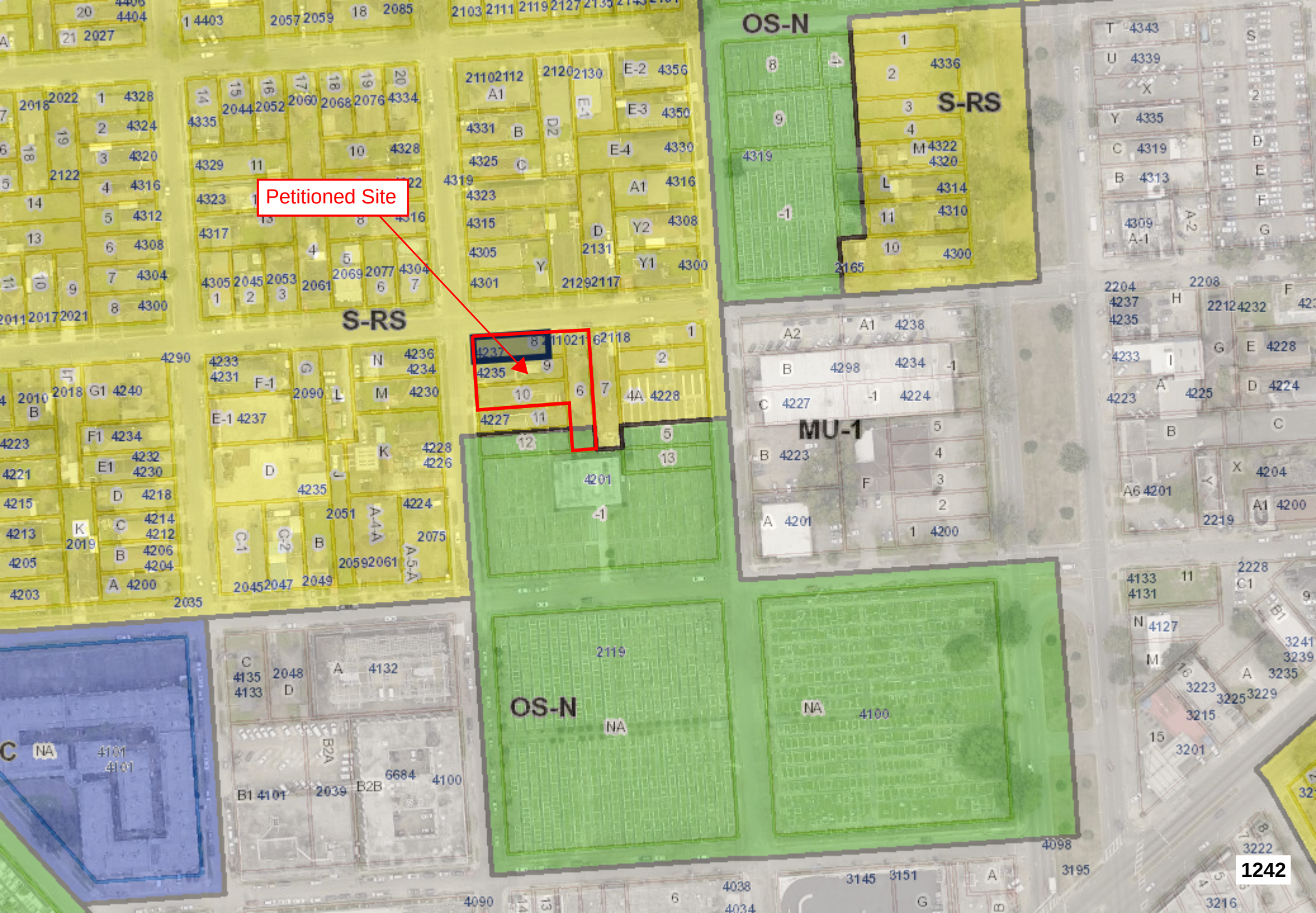
The staff presented its recommendation for approval of the zoning change. The applicant spoke on behalf of the property owner. The Commission asked the applicant about the neighborhood support, to which the applicant responded that they only received support from surrounding neighbors. Commissioner Steeg made a motion to approve the request, which was seconded by Commissioner Jordan.

MOTION:
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 045-26 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: Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Kepper


Petitioned Site
S-RS
OS-N
MU-1
1242

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided ○ **Date** _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
***If no site plan or title restriction** is required, submit your application for permitting.* ***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

◉ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

○ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by _____
Sign Provided ○ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Olreans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
⊘	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
⊘	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
⊘	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
⊘	**Photographs** of the subject site(s) and building(s).		Required	Required
⊘	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
○	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
○	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
○	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
○	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	
Sign Provided ○ **Date**	
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Olreans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ◉ Zoning Change ○ Conditional Use/Planned Development

Address of Property for which this application is being filed. 4237 Touro St., 4235 Touro St., 3452901 Touro St, 2114 Mandolin St.,

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Kyle Associates, LLC

Applicant Address 638 Village Lane North

City Mandeville State LA Zip 70471

Applicant Contact Number 985-727-9377, Ext. 202 Email Epowell@kyleassociates.net

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Hebrew Rest Cemetery Association, Inc.

Property Owner Address 6227 St. Charles Avenue

City New Orleans State LA Zip 70118

Property Owner Contact Number 504-416-7207 Email hrcanola@gmail.com

SPECIFIC ZONING REQUEST

Rezone lots /parcels from S-RS, Suburban Single Family to OS-N, Neighborhood Open Space District

PROPERTY LOCATION

Square Number(s) 3038 Lot Number(s) 4237-TOUROST, 4235-TOUROST, 3452901-TOUROST, 2114-MANDOLINST,

Bounding Streets ~~Touro St.~~ ~~Frenchman St.~~ Mandolin St.

Zoning S-RS Municipal District 3

Tax Bill Number 37W500214, 37W500208, 37W500213,37W500206 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

The proposed project is the expansion of Hebrew Rest Cemetery # 3. The expansion of the cemetery will include in-ground burial plots, sidewalks, a gazebo, and a single occupant restroom.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by	
Sign Provided O Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Clifford Hill, Exec Dir. Hebrew Rest Assn Date 3/4/2024

Agent Signature Date 03.04.24

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 4th day of MARCH 2026

My Commission expires DEATH

BRIAN PARKER
NOTARY PUBLIC
ST TAMMANY PARISH
STATE OF LOUISIANA
78511
COMMISSION EXP: AT DEATH

HEBREW REST CEMETERY ASSOCIATION, INC.

6227 SAINT CHARLES AVENUE
NEW ORLEANS, LOUISIANA 70118

OFFICERS

ROBERT KOHN
PRESIDENT

CHARLES GLASER
VICE PRESIDENT

SUSAN SIMON
TREASURER

COMMISSIONERS

TOURO SYNAGOGUE

DAVID GREENBERG
LOUIS GOOD
HAL SHEPARD
RENÉE ZACK

TEMPLE SINAI

STANLEY COHN
CATHERINE FRANK
LUZ MOLINA
ANDREW POLMER
MARK WALLFISCH

COMMISSIONER EMERITUS
STEPHEN SONTHEIMER

EXECUTIVE DIRECTOR
CLIFFORD H. KERN, III

The following Resolution was passed by the Board of Hebrew Rest Cemetery Association, Inc. as of February 26, 2026.

Resolved that Clifford H. Kern, III and/or Robert Kohn are authorized to sign the Subdivision Request Application and Land-Use Request Application to be used in conjunction with the Hebrew Rest Cemetery Expansion and delivered to Kyle Associates.

Robert M Kohn
President

March 3, 2026
Date

State of Louisiana

UNION JUSTICE AND CONFIDENCE

WADE O. MARTIN, JR.

I, THE UNDERSIGNED SECRETARY OF STATE, OF THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT

a certified copy of Articles of Incorporation of

HEBREW REST CEMETERY ASSOCIATION, INC.

domiciled at New Orleans *Parish of* Orleans, *State of Louisiana, a corporation created under the provisions of R. S. 1950, Title 12, Chapter 2, by act before* Charles Rosen, II, *a Notary Public in and for said Parish and State, of date the* twenty-first *day of* April, 1959, *and recorded in* -- *Book No.* 1957 *Folio* --, *bearing file No.* --, *of the records of the Recorder of the Parish of* Orleans, *of date the* twenty-first *day of* April, 1959, *at* 2:00 *o'clock* P. M., *the date and hour the corporate existence began, has been duly filed and recorded in this office, in book "Record of Non-Trading Corporations" No.* 29, *on the* twenty-seventh *day of* April, 1959.

Given under my signature, authenticated with the impress of my Seal of office, at the City of Baton Rouge, this, 27th *day of* April *A.D.* 1959

Wade O. Martin, Jr.

Secretary of State.

FORM C.C.-11

6 M) R-6 1957 APR-21-59 00430 CHR 3.00

240

ARTICLES OF INCORPORATION

OF

HEBREW REST CEMETERY ASSOCIATION, INC.

AMOUNT PAID

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ORLEANS
CITY OF NEW ORLEANS

Mortgage Office

BE IT KNOWN, That on this 21st day of April in the year one thousand nine hundred fifty-nine,

2-

BEFORE ME, Charles Rosen, II, a Notary Public duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, therein residing, and in the presence of the undersigned, personally came and appeared the persons whose names are hereunto subscribed, all of full age and majority, who severally declared that, availing themselves of the benefits and provisions of the Laws of the State of Louisiana relative to the organization of non-profit corporations, and particularly of the provisions of Louisiana Revised Statue (1950) 12:101- 12:155, do hereby organize a nnn-profit corporation under and in accordance with these Articles of Incorporation.

ARTICLE I

The name of this corporation is HEBREW REST CEMETERY ASSOCIATION, INC.

ARTICLE II

This corporation is organized for the purpose of owning, maintaining, improving and operating a cemetery or cemeteries and places of sepulture. It shall possess all of the powers, rights, priveleges, capacities and immunities which non-profit corporations may have and exercise under the laws of this State and, particularly under Title 12, Sec. 101-155 of the Louisiana Revised Statutes, and may generally do any and all those things necessary or connected with, or in any manner incidental or complementary to, the objects and purposes herein set forth.

ARTICLE III

This corporation shall enjoy corporate existence for a period of ninety-nine years from date hereof.

ARTICLE IV

The domicile of this corporation shall be in the City of New Orleans, State

ARTICLE V

The full names and post office addresses of its registered agents are:

Harold Forgotston
421 Whitney Building

Dave Cohn
1501 General Pershing Street

ARTICLE VI

This organization is a non-profit corporation as defined in Section 101, -section 8, Title 12 of the Revised Statues of Louisiana. No part of the net ıings or other assets of this corporation shall inure to the benefit of any vate shareholder or individual.

ARTICLE VII

This corporation shall be organized on a non-profit basis and membership ll be evidenced by Certificate of Membership.

The membership of this corporation shall be limited to the Congregation ple Sinai and the Congregation Touro Synagogue. Each Congregation shall be itled to the same voting powers and other rights or priveleges and each gregation shall elect one-half (1/2) of the members of the Board of Commissioners this Corporation.

ARTICLE VIII

The corporate power and management of this corporation shall be vested in ı exercised by a Board of Commissioners of not less than eight (8) members or more ın sixteen (16) members.

The commissioners shall have the authority to make, amend or alter the -Laws of this corporation, provided such By-Laws and in accordance with and do not nflict with these Articles of Incorporation, subject, always, to the power of the mbers by action of their proper officials to change the action of the Commissioners.

The number, qualifications, term of office, manner of election, and powers ı duties of the Commissioners, the time, place and manner of calling, giving notice and conducting Commissioners' meetings, and the number of Commissioners who nstitute a quorum, shall be prescribed by the By-Laws of this corporation.

The names and post office addresses of the incorporators of this corporation are:

Charles Levy
336 Magazine Street

Harold Forgotston
421 Whitney Building

Dudley Yoedicke
621 Whitney Building

ARTICLE IX

The first Board of Commissioners of this corporation shall be composed of:

Harold Forgotston
Joseph Perloff
Philip F. Phillips
Charles Rosen, II
Dan S. Scharff, Sr.
Maurice B. Sontheimer
Michel C. Abrahm
Melvil B. Myers
Max Scheinuk
Joseph S. Trum

who shall serve until their successors are elected and qualified in accordance with these Articles of Incorporation.

ARTICLE X

The first annual meeting of the membership of this corporation shall be held on the third Monday of April, 1959, and the annual meetings of the membership shall be held on the third Monday of April of each year.

ARTICLE XI

No member of this corporation shall ever be held liable or responsible for contracts, debts or defaults of this corporation nor shall any informality in organization have the effect of rendering these Articles of Incorporation null, or expose the members to any liability other than as above provided.

THUS DONE AND PASSED at my office in the City of New Orleans, Louisiana, on the day, month and year hereinabove set forth, in the presence of the undersigned competent witnesses, who have hereunto signed their names as said appearers, and me, Notary, after due reading of the whole.

WITNESSES:

Charles a Levy

RESUBDIVISION OF LOTS 6, 8-B, 9 & 10, INTO 10-A, SQUARE 3038 THIRD DISTRICT, ORLEANS PARISH

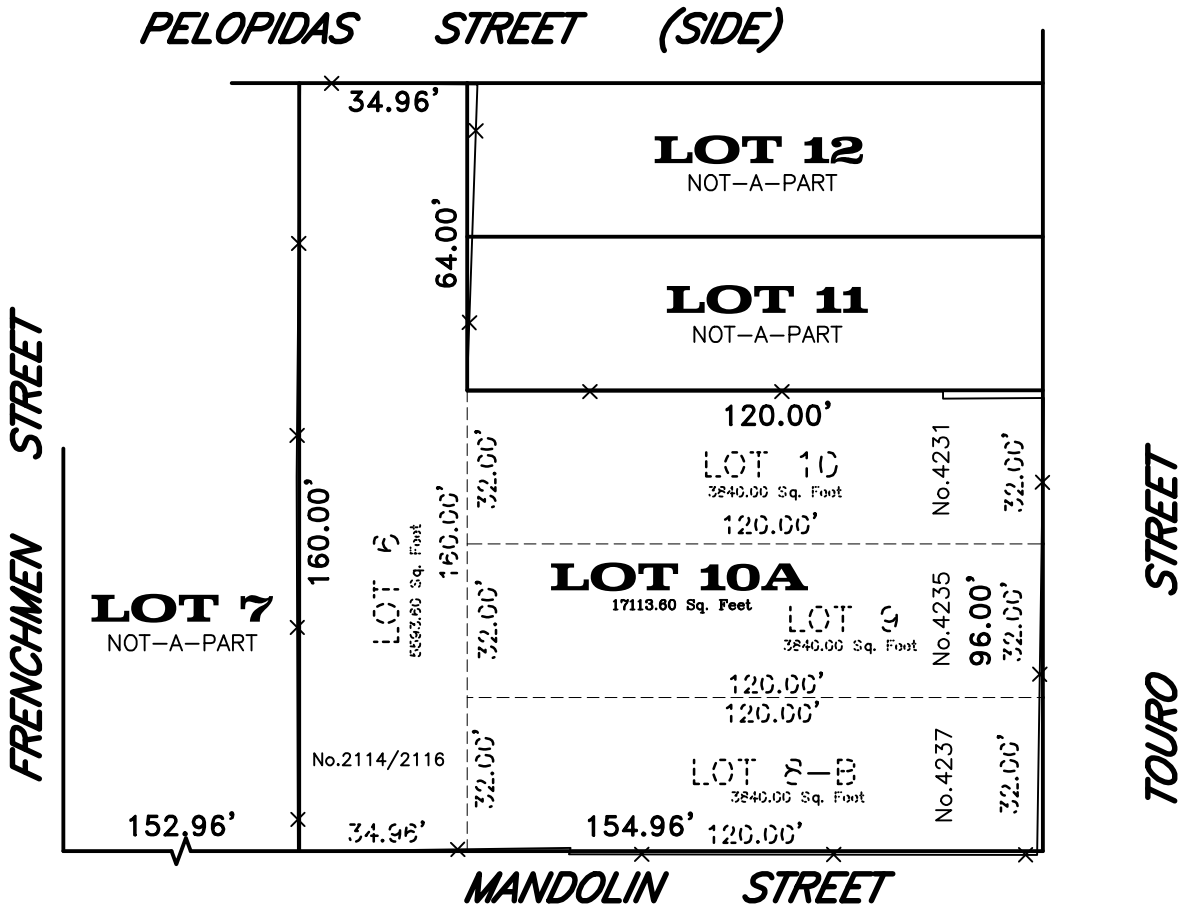
APPROVED BY CITY PLANNING COMMISSION

BY: _____
EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION

SUBDIVISION DOCKET No. _____ DATE _____

CITY PLANNING COMMISSION MINUTES OF _____





PROPERTY CORNERS TO BE SET AFTER RESUB EXCEPTED

BOUNDARY SURVEY OF:

LOT: 6,8-B,9 & 10 INTO 10A
SQUARE: 3038
DISTRICT: 3RD
PARISH, LA: ORLEANS

ELEVATION NOTE:

PER FEMA MAPS, THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE. YOU MUST VERIFY ELEVATION WITH THE RESPECTIVE PARISH.
FIRM MAP DATED: 9/30/2016

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY 1.GILBERT KELLY COUTURIE DATED JULY 20, 2001, 2. GILBERT KELLY COUTURIE DATED NOVEMBER 13, 1990, 3. GILBERT KELLY COUTURIE DATED DECEMBER 9, 1980.

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO

SUMMARY REPORT

Date of Report: December 9, 2025

Project Name: Hebrew Rest Cemetery

Contact: James E. Powell, Jr., P.E., Epowell@kyleassociates.net, 985-727-9377, Ext. 202, 638 Village Lane North, Mandeville, LA 70471

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. The applicant intends to file an application to rezone the property from S-RS, Suburban Single Family to OS-N, Neighborhood Open Space District to permit the expansion of the existing Hebrew Rest Cemetery on neighboring lots. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting

The following date and location of the NPP meeting citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- December 8, 2025 – Hebrew Rest Cemetery #3, 2101 Pelopidas St, 4pm, 13 people in attendance.

Correspondence and Telephone Calls

- November 13, 2025 – meeting notices mailed to NPP contact list and emailed to

Results

88 persons/addresses were invited to the NPP meeting. Concerns, issues, and problems expressed by attendees:

- Parking interfering with driveway. Keep cars 3' from driveway.
- Drainage of proposed site having a negative effect on adjacent residence
- Extend of zoning in the area
- Memorial for previous family of the property

How concerns, issues, and problems will be addressed:

- When burial services are held, attendees will be informed to stay clear from residences drives by a minimum of 3'.
- The proposed site will be engineered to grade/slope water to drain to the roadway and away from adjacent residences to not have a negative effect on existing residences.
- Residents stated concern about the entire being re-zoned. It was explained that the **only** properties requested to be re-zoned are those which make up the proposed site, to include only 2114-2116 Mandolin Street and 4235-4237 Touro Street.
- Memorial for previous owners of the house that was demolished that once existed on the proposed site, either as a plaque or bench. The current owners, Hebrew Rest Cemetery, agreed with having said memorial on their proposed site. The owners will discuss and include the memorial in the final site plan.

Concerns, issues, and problems that will not be addressed and why:

All concerns and issues were addressed. The expanded cemetery should not have a negative impact on the neighborhood.

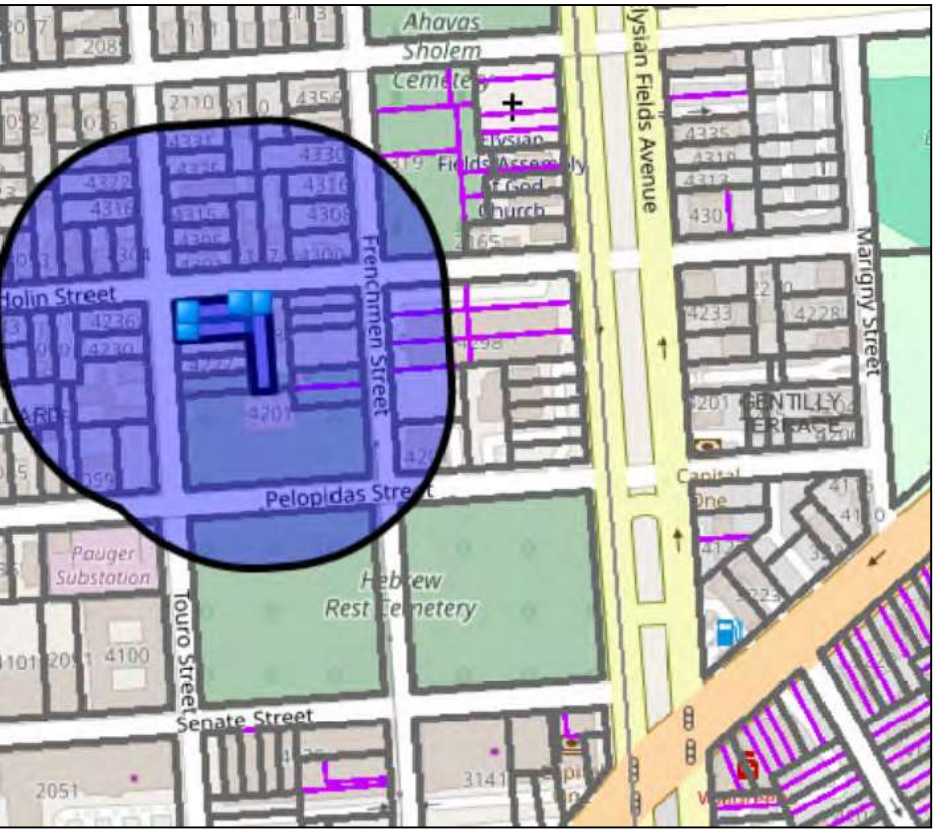
If changes in the project occur, a letter will be mailed, and emails sent to the NPP list provided to Kyle Associates by the City of New Orleans. In addition, the meeting attendees will be kept in contact of any submittals and changes, as well as open dialog via mail and/or email. All attendees as well as all contacts of the NPP list, were provided an address, phone number, and email with contact information for James E. Powell, P.E. of Kyle Associates and encouraged to contact if any questions or further information is desired.

	Mailing Address	Mailing City	Mailing St	Mailing Zip
	1318 Crescent Dr	New Orleans	LA	70122
	2045 Mandolin St	New Orleans	LA	70122
	2045 Pelopidas St	New Orleans	LA	70122
	2047 Pelopidas St	New Orleans	LA	70122
	2049 Pelopidas St	New Orleans	LA	70122
	2051 Pelopidas St	New Orleans	LA	70122
	2053 Mandolin St	New Orleans	LA	70122
	2059 Pelopidas St	New Orleans	LA	70122
	2060 Stephen Girard St	New Orleans	LA	70122
	2061 Mandolin St	New Orleans	LA	70122
	2061 Pelopidas St	New Orleans	LA	70122
	2069 Mandolin St	New Orleans	LA	70122
	2073 Pelopidas St	New Orleans	LA	70122
	2075 Pelopidas St	New Orleans	LA	70122
	2076 Stephen Girard St	New Orleans	LA	70122
	2077 Mandolin St	New Orleans	LA	70122
	2090 Mandolin St	New Orleans	LA	70122
	2110 Mandolin St	New Orleans	LA	70122
	2110 Stephen Girard St	New Orleans	LA	70122
	2112 Stephen Girard St	New Orleans	LA	70122
	2114 Mandolin St	New Orleans	LA	70122
	2116 Mandolin St	New Orleans	LA	70122
	2117 Mandolin St	New Orleans	LA	70122
	2118 Mandolin St	New Orleans	LA	70122
	2118 Mandolin St	New Orleans	LA	70122
	2118 Stephen Girard St	New Orleans	LA	70126
	2119 Pelopidas St	New Orleans	LA	70122
	2120 Stephen Girard St	New Orleans	LA	70122
	2127 Mandolin St	New Orleans	LA	70122
	2129 Mandolin St	New Orleans	LA	70122
	2130 Stephen Girard St	New Orleans	LA	70122
	2131 Mandolin St	New Orleans	LA	70122
	2222 Odin St	New Orleans	LA	70122
	2729 Valentine Ct	New Orleans	LA	70131
	274 Nicklaus Dr	Slidell	LA	70458
	3109 Daquin St	Jefferson	LA	70121
	4100 Elysian Fields Ave	New Orleans	LA	70122
	4132 Touro St	New Orleans	LA	70122
	4201 Frenchmen St	New Orleans	LA	70122
	4201 Touro St	New Orleans	LA	70122
	4226 Touro St	New Orleans	LA	70122
	4227 Touro St	New Orleans	LA	70122
	4228 Frenchmen St	New Orleans	LA	70122
	4228 Touro St	New Orleans	LA	70122
	4230 Touro St	New Orleans	LA	70122
	4231 Pauger St	New Orleans	LA	70122
	4233 Pauger St	New Orleans	LA	70122

	4234 Touro St	New Orleans	LA	70122
	4235 Pauger St	New Orleans	LA	70122
	4235 Touro St	New Orleans	LA	70122
	4236 Touro St	New Orleans	LA	70122
	4237 Pauger St	New Orleans	LA	70122
	4237 Touro St	New Orleans	LA	70122
	4237 Touro St	New Orleans	LA	70122
	4298 Elysian Fields Ave	New Orleans	LA	70122
	4300 Frenchmen St	New Orleans	LA	70122
	4300 Frenchmen St	New Orleans	LA	70122
	4301 Touro St	New Orleans	LA	70122
	4304 Touro St	New Orleans	LA	70122
	4304 Touro St	New Orleans	LA	70122
	4305 Touro St	New Orleans	LA	70122
	4308 Frenchmen St	New Orleans	LA	70122
	4315 Touro St	New Orleans	LA	70122
	4316 Frenchman Street	New Orleans	LA	70122
	4316 Frenchmen St	New Orleans	LA	70122
	4316 Touro St	New Orleans	LA	70122
	4316 Touro St	New Orleans	LA	70122
	4317 Pauger St	New Orleans	LA	70122
	4319 Frenchmen St	New Orleans	LA	70122
	4321 Touro St	New Orleans	LA	70122
	4322 Touro St	New Orleans	LA	70122
	4323 Pauger St	New Orleans	LA	70122
	4323 Touro St	New Orleans	LA	70122
	4325 Touro St	New Orleans	LA	70122
	4328 Touro St	New Orleans	LA	70122
	4330 Frenchmen St	New Orleans	LA	70122
	4331 Touro St	New Orleans	LA	70122
	4331 Touro St	New Orleans	LA	70122
	4334 Touro St	New Orleans	LA	70122
	4350 Frenchman St	New Orleans	LA	70122
	4350 Frenchmen St	New Orleans	LA	70122
	4712 Taft Park	Metairie	LA	70002
	5500 Prytania St PMB #401	New Orleans	LA	70115
	5500 Prytania St PMB #440	New Orleans	LA	70115
	5921 General Meyer	New Orleans	LA	70131
	6142 Pratt Dr	New Orleans	LA	70122
sciples of Judah of				
	6227 Saint Charles Ave	New Orleans	LA	70118
ion	6227 St Charles Ave	New Orleans	LA	70118
	6227 St Charles Ave	New Orleans	LA	70118
	6227 St Charles Ave	New Orleans	LA	70118
	639 Loyola Dr	New Orleans	LA	70113
	7404 Sussex Pl	New Orleans	LA	70126
	80585 Meadow Lark Loop	Bush	LA	70431
	P O Box 2498	Slidell	LA	70459

	1300 Perdido St., Rm 2W20	New Orleans	LA	70112	Eugene.Green@nola.gov 7thwardassoc@gmail.com GHENA2B@yahoo.com

ciation



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture

November 13, 2025

Dear Neighbor,

Please join Hebrew Rest Cemetery for a Neighborhood Participation Program (NPP) meeting regarding the properties at 2114-2116 Mandolin Street and 4235-4237 Touro Street.

Date: Monday, December 8, 2025
Time: 4:00 p.m.
Location: Hebrew Rest Cemetery #3 (2101 Pelopidas St.)

Hebrew Rest Cemetery would like to expand their existing cemetery. The hours of operation would remain the same, 8:30 a.m. to 5:00 p.m. Sunday through Friday and closed on Saturday. The site expansion includes, gravesites, sidewalks, a gazebo, and a restroom building. The proposed expansion has a combined area of approximately 17,100 square feet. Hebrew Rest has been operating this cemetery for well over 100 years and will continue to provide a safe, secure and clean facility including the proposed expansion.

2114-2116 Mandolin Street and 4235-4237 Touro Street are in an S-RS Suburban Single-Family Residential District, where a cemetery is not allowed, according to Article 13, Section 13.2 (Table 13-1) of the Comprehensive Zoning Ordinance. Therefore, we are requesting a zoning change from an S-RS Suburban Single-Family Residential District to an OS-N Neighborhood Open Space District to expand the existing cemetery and a possible conditional use, if needed, to permit expansion of the Hebrew Rest Cemetery. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and email. I've enclosed a concept rendering of the cemetery expansion to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

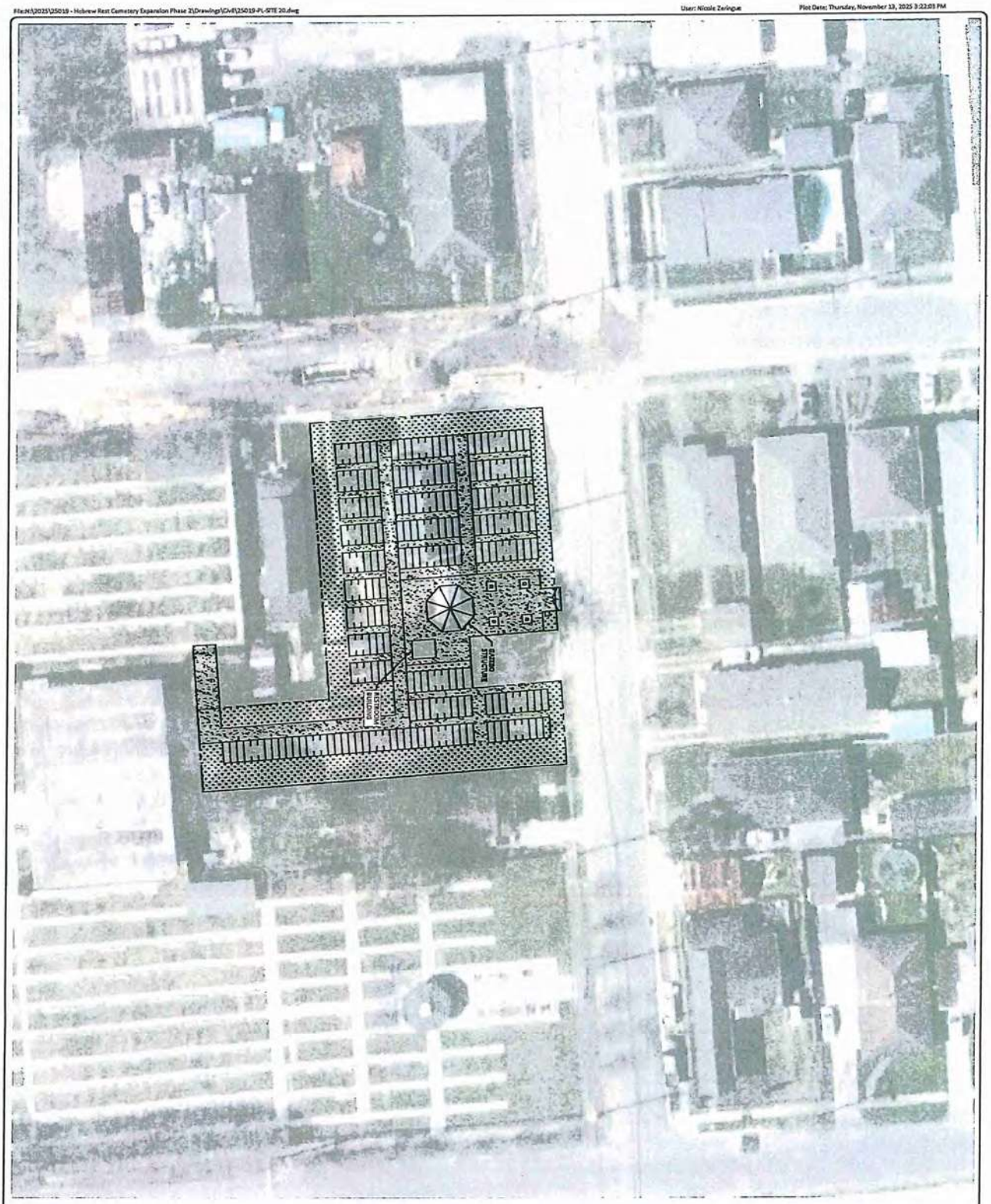
If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on December 8th.

Sincerely,

James E. Powell, Jr., P.E., P.L.S.
638 Village Lane N. Mandeville, LA 70471
Epowell@kyleassociates.net, 985-727-9377, Ext.202

Enclosures

File:N:\2025\25019 - Hebrew Rest Cemetery Expansion Phase 2\Drawings\Civil\25019-PL-SITE 20.dwg User: Nicole Zeringue Plot Date: Thursday, November 13, 2025 3:22:03 PM



EX1.0

Kyle Associates, LLC
Planning Engineering and Landscape Architecture
636 Village Lane N. • Mandeville, LA 70471 • 985.727.2077

STAMP:

NO.	DATE:	REVISIONS	APP'D

HEBREW REST CEMETARY #4 EXPANSION

TOURO STREET & MANDOLIN STREET
NEW ORLEANS, LA

SITE LAYOUT

SCALE: (22x34) 1" = 20'	DESIGNED BY: NBZ
SCALE: (11x17) 1" = 40'	DRAWN BY: NBZ
	CHECKED BY: JEP
DATE: 10.03.25	JOB NO. 25019

C:\2025\25019\CAD\25019-PL-SITE 20.dwg

City of New Orleans Property Viewer
2114 MANDOLIN ST, LA, 70122



Property Information

Building Number	**Use Code**
Unit Number	**Property Description** SQ 3038 LOT 6 34 X 160 2114-16 MANDOLIN ST BR VENEER DBLE 6/RMS EACH A/R
Site Address 2114 MANDOLIN ST, LA, 70122	**GeoPIN** 4108488
First Owner Name HEBREW REST CEMETERY ASSOC	**Tax Bill ID** 37W500206
Second Owner Name	**Lot** 6
Mailing Address INC C/O HERBERT BARTON, 6227 ST CHARLES AV	**Square**
Mailing City NEW ORLEANS	**BLOCK** 3038
Mailing State LA	**PARID** 2114-MANDOLINST
Mailing Zip 5 70118	**Parcel Area (sq.ft.)** 5440
Mailing Zip +4 0000	**Parcel Dimensions (ft.)** 34X160

Assessor Records and Sales/Transfer Information (https://bsavgo.nolaipi.gov/Application.aspx?AppID=929&LayerID=18928&PageTypeID=4&PageID=9557&Q=1886878444&KeyAddress=2114-MANDOLINST)

Assessor Records and Sales/Transfer Information (https://bsatonlineinternetbpi.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1888538444&KeyValue=2114-MANDOLINST)

Zoning

Zoning District
S-RS

Zoning Description
Suburban Single-Family Residential District (http://czo.nola.gov/article-13/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-13#13-2)

Future Land Use

Future Land Use
RSF-POST

Future Land Use Description
Residential Single-Family Post-War (https://masterplan.nola.gov/volume-2/13/#2-13-c)

Overlays and Interim Zoning Districts

Overlay / IZD Description
HUC Historic Urban Corridor Use Restriction Overlay District

Visit City Planning's site to view the regulations of this Overlay. (http://czo.nola.gov/article-18/#18-5)

Overlay / IZD Description
EC Enhancement Corridor Design Overlay District

Visit City Planning's site to view the regulations of this Overlay. (http://czo.nola.gov/article-18/#18-15)

Overlay / IZD Description
Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-21)

Overlay / IZD Description
Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/article-19/#19-4-A-22)

Overlay / IZD Description
Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (https://nola.gov/onestop) for interpretation of the Overlays/Interim Zoning Districts.

City of New Orleans Property Viewer
4235 TOURO ST, LA, 70122



Property Information

Building Number	**Use Code**
Unit Number	**Property Description** SQ 3038 LOT 9 TOURO 32X120 FR/SGLE 5/RMS A/R
Site Address 4235 TOURO ST, LA, 70122	**GeoPIN** 41108491
First Owner Name HEBREW RESTCEMETERY	**Tax Bill ID** 37W500208
Second Owner Name	**Lot** 9
Mailing Address ASSOCIATION INC, 6227 ST CHARLES AVE	**Square**
Mailing City NEW ORLEANS	**BLOCK** 3038
Mailing State LA	**PARID** 4235-TOUROST
Mailing Zip 5 70118	**Parcel Area (sq.ft.)** 3840
Mailing Zip +4 0000	**Parcel Dimensions (ft.)** 32x120

Assessor Records and Sales/Transfer Information [illegible]

Assessor Records and Sales Transfer Information (https://beaconschneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1866938444&KeyValue=4233-10UROSI)

Zoning

Zoning District
S-RS

Zoning Description
Suburban Single-Family Residential District (http://czo.nola.gov/article-13/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-13#13-2)

Future Land Use

Future Land Use
RSF-POST

Future Land Use Description
Residential Single-Family Post-War (https://masterplan.nola.gov/volume-2/13/#2-13-c)

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City of New Orleans Property Viewer
4237 TOURO ST, LA, 70122



Property Information

Building Number	**Property Description** SQ 3038 PT LOT 8 TOURO AND MANDOLIN 32X99 BR VENEER SGLE 7/RMS GAR A/R
Unit Number	**GeoPIN** 41108490
Site Address 4237 TOURO ST, LA, 70122	**Tax Bill ID** 37W500214
First Owner Name HEBREW REST CEMETERY ASSOCIATION INC	**Lot** 8
Second Owner Name	**Square**
Mailing Address 6227 ST CHARLES AVE	**BLOCK** 3038
Mailing City NEW ORLEANS	**PARID** 4237-TOUROST
Mailing State LA	**Parcel Area (sq.ft.)** 3840
Mailing Zip 5 70118	**Parcel Dimensions (ft.)** 32x99
Mailing Zip +4	
Use Code	

Assessor Records and Sales/Transfer Information (https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=4Z37-TOUROST)

Zoning

Zoning District
S-RS

Zoning Description
Suburban Single-Family Residential District (http://czo.nola.gov/article-13/)

Uses
Permitted and Conditional Uses (http://czo.nola.gov/article-13#13-2)

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Future Land Use
RSF-POST

Future Land Use Description
Residential Single-Family Post-War (https://masterplan.nola.gov/volume-2/13/#2-13-c)

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NPP MEETING COMMENT CARD

DATE: Monday, December 8, 2025

NAME/ADDRESS OF PROJECT: Hebrew Rest Cemetery #4 Expansion, 2101 Pelopidas St.

COMMENT/QUESTION: Veronica A. Henry
4301 Touro Street - 3ft from my driveway

CONTACT (OPTIONAL)

NAME: Veronica A. Henry

EMAIL: Veronicahenry1964@gmail.com

ADDRESS: 4301 Touro St. NOLA 70122

NPP MEETING COMMENT CARD

DATE: Monday, December 8, 2025

NAME/ADDRESS OF PROJECT: Hebrew Rest Cemetery #4 Expansion, 2101 Pelopidas St.

COMMENT/QUESTION:

I would like a tree or bench honoring Monique Smith and her family. (RIP 3/10/2017)

CONTACT (OPTIONAL)

NAME: Shannon Shearer

EMAIL: shannonsrad@gmail.com

ADDRESS: 2061 Mandolin St

From: Nicole Zeringue
To: "Eugene.Green@nola.gov"
Cc: "cpcinfo@nola.gov"
Subject: FW: NPP Meeting - Hebrew Rest Cemetery Expansion
Date: Thursday, November 13, 2025 4:55:00 PM
Attachments: NPP LETTER MEETING PACKET.pdf

Mr. Green,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA. 70471
O (985) 727-9377 Ext. 217
C (504) 453-5107
nzeringue@kyleassociates.net



From:	Nicole Zeringue
To:	"7thwardassoc@gmail.com"
Cc:	"cpcinfo@nola.gov"
Subject:	FW: NPP Meeting - Hebrew Rest Cemetery Expansion
Date:	Thursday, November 13, 2025 4:55:00 PM
Attachments:	NPP LETTER MEETING PACKET.pdf

Seventh Ward Neighborhood Association,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA. 70471
O (985) 727-9377 Ext. 217
C (504) 453-5107
nzeringue@kyleassociates.net

-



From:	Nicole Zeringue
To:	"GHENA2B@yahoo.com"
Cc:	"cpcinfo@nola.gov"
Subject:	NPP Meeting - Hebrew Rest Cemetery Expansion
Date:	Thursday, November 13, 2025 4:56:00 PM
Attachments:	NPP LETTER MEETING PACKET.pdf

Gentilly Heights East Neighborhood Association,

Attached are a letter and information regarding a Neighborhood Participation Program (NPP) meeting regarding Hebrew Rest Cemetery property located at 2114-2116 Mandolin Street and 4235-4237 Touro Street. A hard copy has been mailed to your office. Please let me know if you have any questions.

Thanks,

Nicole Zeringue
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA. 70471
O (985) 727-9377 Ext. 217
C (504) 453-5107
nzeringue@kyleassociates.net

-



NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, December 8, 2025

Meeting Location: Hebrew Rest Cemetery # 3, 2101 Pelopidas St.

Project Name/Address: Hebrew Rest Cemetery #4 Expansion

Name	Organization	Address	City/State/Zip	Phone Number
Kaitlin Payne		2118 Mandolin St	NOLA 70122	(504) 432-8607
Kenneth Thomas		2118 Mandolin St	nola 70122	(985) 178-9722
Veronica A. Henry		4301 Touro St.	NO LA 70122	504-473-7536
Cynthia L. Washington	Howard Brown	4231-33 Pauger	N O LA 70122	985
Shannon Shearer	shannonsrad@gmail.com	2061 Mandolin St.	New Orleans 70122	360-610-1124
Susan Simon	Hebrew Rest	sgsimon@hotmail.com		504 453-7088
MIKE FOGARTY	HEBREW REST	MFOGARTY8063@GMAIL.COM		504 858-9710
CLIFF KERN	HEBREW REST	6227 ST CHARLES AVE	N.O. LA	504-615-7207
Mark Wallfisch	Hebrew Rest	124 Conti St	NOLA 70124	504 452-5447
ROBERT KOHN	HEBREW REST	9409 SARA CT.	RIVERRIDGE	504-733-5000
ANDREW Palmer	APOLMER@AOL & HRCA	5955 Annunciation	N.O.	504-472-5431

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, December 8, 2025

Meeting Location: Hebrew Rest Cemetery # 3, 2101 Pelopidas St.

Project Name/Address: Hebrew Rest Cemetery #4 Expansion

Name	Organization	Address	City/State/Zip	Phone Number
Nicole Zeringue	Kyle Assoc.	638 Village Ln	Mandeville, LA	727-9377
Eddie Powell	Kyle Assoc	638 Villageln	Mandeville, LA	727-9377

Name
Sheng Qiu
Domingue LLC
Asha Ganpat
4321 Touro Street LLC
Cynthia A Bland
Pelican Real Property LLC
Gary Davis
Larry Ferguson
Felton M Jr Bailey
Clemel Brock
Current Resident
Current Resident
Agnes P Laurent
Wanda P Dozier
Current Resident
Current Resident
Robert Jr Britton
Current Resident
Current Resident
Pierre G Cournet
Pierre G Jr Cournet
Current Resident
Current Resident
Current Resident
William C Boughan
Current Resident
Delery Ferdinand 3
Current Resident
Palmer D Newman
Current Resident
Jerlean Chatard McCarthy
Current Resident
Shannon M Shearer
Kennor Kentrell Harrison
Sean I Watters
Ernest M Harding
Current Resident
Current Resident
Spearman Brenda J Collins
Current Resident
Novia Lee H Williams
Deidre M Knight
Melissa E Tyler
N O Branch 124 National Asoc Of Letter Carrier Inc
Current Resident

Clara J Davis
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Thomas Kenneth O Jr
Current Resident
Kenji L Hayes
Current Resident
Derbigny Kevin Joseph Jr
Current Resident
Leslie Lazard
Delphine A Butler
Current Resident
Darrinton L Moncrieffe
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Diaz Rosa I Diaz
Dillard University
Crispino Vincent DI
Joseph D Catalano
Crescent Moon Investments LLC
John G Darensbourg
Current Resident
Current Resident
Housing Authority of New Orleans
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
N O Branch 124 National Asoc of Letter Carrier Inc
Warren Buggage
Cangelosi Glen C
Current Resident
Primas Jr Jagers
Current Resident
Current Resident
Current Resident
Current Resident
Singleton Edward Shelly Jr

Current Resident
Current Resident
Current Resident
Guesnon Edward J Jr Guesnon Zandra S
Current Resident
Tamara Bazanac
Broussard Bertrand J Jr
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Tierra Boyd
Peralta Donald John Jr
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Russell Jr Plessy
Russell A Jr Plessy
4298 Partners L Rlife
Current Resident
Thomas E IV Keelen
Thomas E Keelen
Current Resident
Veronica A Henry
Current Resident
Current Resident
Phu0ng V Cuu Thi Tran VU
Smith Samuel Alcide Jr
Travis M Galbreth
Truehill Albert Jr
Current Resident
Emile R III Hall
Current Resident
Current Resident
Terrell J Bordenave
Current Resident
Current Resident
Current Resident

Current Resident
Current Resident
Melanie Scott
Current Resident
Current Resident
Current Resident
Current Resident
Current Resident
Landries Dwayne Jackson
Current Resident
Current Resident
Jasmin Williams
Current Resident
Jeremiah Mccormick
Austin Spooner
Brian S Miller
Delaune Eric Paul
Current Resident
Janice S Dillon
Jo Ann G Duvernay
Current Resident
Christian Centre Metropolitan
Glendon G Mckinney
Current Resident
Trevor Douglass Blackwell
Current Resident
Current Resident
Leigh Anne Riddell
Elissa B Lesassier
Current Resident
Terry H Weaver
Darlean Temple
Lawrence Johnson
Chevonne A Carr
Eloise C Colly
Current Resident
Current Resident
Gary A Jr Thomas
Current Resident
Sherrie R Galatas
Billy And Cindy LLC
Frank5 Associates LLC
Stephen L Tubre
Larry A Meyers
Pushing Keys LLC
A Way of Life LLC
Congregation of The Gates of Mercy Temple

Temple Sinai And Touro Synagogue Congregation
Hebrew Rest Cemetery Association Inc
Congregation Beth Israel of New Orleans
Ronald Washington
Cynthia E Barnes
Cynthia R Chester
Gentilly Shopping Center LLC
Millon Keisha
Junius G Jr Smith C/O Junius G Smith-(Heir)
Peralta Donald John Jr C/O Uscs Capital LLC
Hingle Tamara C/O Uscs Capital LLC
Paul S Raymond ET Al
Lindell Bec Cecil ET Al
Donna M Brown ET Al
Claude J Davis ET Al
Aloma E Washington ET Al
Collins Clem Jr ET Al C/O Carlos Aguilar
Jullie Gosin ET Als
Fascio Lionel II ET Als C/O Black Bear 24 LLC
Jamie C Colly ET Als
Louis C III Rivarde ET Als/ Marilyn A Rivarde (Usufruct)
Patricia T Hatheway Etal
Richard Jr Toups Etal C/O Denise Segner
Harris Cherie C Etals
Beverly Mastio Wellmeyer Etals
Mekico J Serino Ms Patricia James
Talitha Harding
Quentin Jr Quinette
Entergy New Orleans Inc Property Tax Dept
Gentilly Heights East Neighborhood Association/Daniel Kiper
Seventh Ward Neighborhood Association/Dr. Mona Lisa Saloy

Mailing Address	Mailing City	Mailing St
11513 National Blvd	Los Angeles	CA
130 E Greenbrier Dr	New Orleans	LA
1312 Dauphine St	New Orleans	LA
1318 Crescent Dr	New Orleans	LA
152 Cameron Dr	Gretna	LA
1887 Whitney Mesa Dr #8676	Henderson	NV
1957 Lombard St	New Orleans	LA
2010 Mandolin St	New Orleans	LA
2011 Mandolin St	New Orleans	LA
2017 Mandolin St	New Orleans	LA
2018 Mandolin St	New Orleans	LA
2018 Stephen Girard St	New Orleans	LA
2019 Pelopidas St	New Orleans	LA
2021 Mandolin St	New Orleans	LA
2022 Stephen Girard St	New Orleans	LA
2027 Stephen Girard St	New Orleans	LA
2044 Stephen Girard	New Orleans	LA
2044 Stephen Girard St	New Orleans	LA
2045 Mandolin St	New Orleans	LA
2045 Pelopidas St	New Orleans	LA
2045 Pelopidas St	New Orleans	LA
2046 Pelopidas St	New Orleans	LA
2047 Pelopidas St	New Orleans	LA
2048 Pelopidas St	New Orleans	LA
2049 Pelopidas St	New Orleans	LA
2051 Pelopidas St	New Orleans	LA
2052 Stephen Girard St	New Orleans	LA
2053 Mandolin St	New Orleans	LA
2057 Stephen Girard St	New Orleans	LA
2059 Pelopidas St	New Orleans	LA
2059 Stephen Girard St	New Orleans	LA
2060 Stephen Girard St	New Orleans	LA
2061 Mandolin St	New Orleans	LA
2061 Pelopidas St	New Orleans	LA
2068 Stephen Girard St	New Orleans	LA
2069 Mandolin St	New Orleans	LA
2073 Pelopidas St	New Orleans	LA
2075 Pelopidas St	New Orleans	LA
2076 Stephen Girard St	New Orleans	LA
2077 Mandolin St	New Orleans	LA
2085 Stephen Girard St	New Orleans	LA
2090 Mandolin St	New Orleans	LA
2103 Stephen Girard St	New Orleans	LA
2104 N Claiborne Ave	New Orleans	LA
2110 Mandolin St	New Orleans	LA

2110 Stephen Girard St	New Orleans	LA
2111 Stephen Girard St	New Orleans	LA
2112 Stephen Girard St	New Orleans	LA
2114 Mandolin St	New Orleans	LA
2116 Mandolin St	New Orleans	LA
2117 Mandolin St	New Orleans	LA
2118 Mandolin St	New Orleans	LA
2118 Mandolin St	New Orleans	LA
2118 Stephen Girard St	New Orleans	LA
2119 Pelopidas St	New Orleans	LA
2119 Stephen Girard St	New Orleans	LA
2120 Stephen Girard St	New Orleans	LA
2127 Mandolin St	New Orleans	LA
2127 Stephen Girard St	New Orleans	LA
2129 Mandolin St	New Orleans	LA
2130 Stephen Girard St	New Orleans	LA
2131 Mandolin St	New Orleans	LA
2135 Stephen Girard St	New Orleans	LA
2143 Stephen Girard St	New Orleans	LA
2151 Stephen Girard St	New Orleans	LA
2165 Mandolin St	New Orleans	LA
2222 Odin St	New Orleans	LA
2601 Gentilly Blvd	New Orleans	LA
274 Nicklaus Dr	Slidell	LA
3109 Daquin St	Jefferson	LA
3317 N I-10 Service Rd W	Metairie	LA
3406 Senova Dr	Pearland	TX
4035 Touro St	New Orleans	LA
4100 Elysian Fields Ave	New Orleans	LA
4100 Touro St	New Orleans	LA
4101 Norman Mayer Ave	New Orleans	LA
4101 Norman Mayer Ave EVC	New Orleans	LA
4101 Norman Mayer Ave FIRE PUMP	New Orleans	LA
4101 Pauger St	New Orleans	LA
4132 Touro St	New Orleans	LA
4133 Pauger St	New Orleans	LA
4135 Pauger St	New Orleans	LA
4200 Elysian Fields Ave	New Orleans	LA
4200 Pauger St	New Orleans	LA
4201 Frenchmen St	New Orleans	LA
4201 Saint Anthony Ave	New Orleans	LA
4201 St Anthony Ave	New Orleans	LA
4201 Touro St	New Orleans	LA
4203 Saint Anthony Ave	New Orleans	LA
4204 Pauger St	New Orleans	LA
4205 Saint Anthony Ave	New Orleans	LA
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4206 Pauger St	New Orleans	LA
4212 Pauger St	New Orleans	LA
4213 Saint Anthony Ave	New Orleans	LA
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4215 St Anthony Ave	New Orleans	LA
4218 Pauger St	New Orleans	LA
4221 Saint Anthony Ave	New Orleans	LA
4223 Saint Anthony Ave	New Orleans	LA
4226 Touro St	New Orleans	LA
4227 Touro St	New Orleans	LA
4228 Frenchmen St	New Orleans	LA
4228 Touro St	New Orleans	LA
4230 Pauger St	New Orleans	LA
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4231 Pauger St	New Orleans	LA
4232 Pauger St	New Orleans	LA
4233 Pauger St	New Orleans	LA
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4298 Elysian Fields Ave	New Orleans	LA
4300 Elysian Fields Ave	New Orleans	LA
4300 Frenchmen St	New Orleans	LA
4300 Frenchmen St	New Orleans	LA
4300 Pauger St	New Orleans	LA
4301 Touro St	New Orleans	LA
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4308 Frenchmen St	New Orleans	LA
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4310 Elysian Fields Ave	New Orleans	LA
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4314 Elysian Fields Ave	New Orleans	LA
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4320 Pauger St	New Orleans	LA
4321 Touro St	New Orleans	LA
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4328 Touro St	New Orleans	LA
4329 Pauger St	New Orleans	LA
4330 Frenchmen St	New Orleans	LA
4331 Touro St	New Orleans	LA
4334 Touro St	New Orleans	LA
4335 Pauger St	New Orleans	LA
4336 Elysian Fields Ave	New Orleans	LA
4338 Elysian Fields Ave	New Orleans	LA
4350 Frenchman St	New Orleans	LA
4350 Frenchmen St	New Orleans	LA
4356 Frenchmen St	New Orleans	LA
4400 Elysian Fields Ave	New Orleans	LA
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4404 Frenchmen St	New Orleans	LA
4405 Touro St	New Orleans	LA
4406 Touro St	New Orleans	LA
4411 Pauger St	New Orleans	LA
4412 Annette St	New Orleans	LA
4416 Touro St	New Orleans	LA
4417 Pauger St	New Orleans	LA
4420 Touro St	New Orleans	LA
4422 Touro St	New Orleans	LA
4423 Pauger St	New Orleans	LA
4424 Frenchmen St	New Orleans	LA
4425 Touro St	New Orleans	LA
4637 Mandeville St	New Orleans	LA
4712 Taft Park	Metairie	LA
4969 Buena Vis	Frisco	TX
5001 Bancroft Dr	New Orleans	LA
5181 Elysian Fields Ave	New Orleans	LA
5921 General Meyer	New Orleans	LA
6142 Pratt Dr	New Orleans	LA
6227 Saint Charles Ave	New Orleans	LA

6227 St Charles Ave	New Orleans	LA
6227 St Charles Ave	New Orleans	LA
6227 St Charles Ave	New Orleans	LA
7365 Perth St	New Orleans	LA
7404 Sussex Pl	New Orleans	LA
80585 Meadow Lark Loop	Bush	LA
8522 Broadway Ste 209 Bldg	San Antonio	TX
940 Atlantic Avenue	Brooklyn	NY
4313 St Anthony AV	New Orleans	LA
5500 Prytania St PMB #440	New Orleans	LA
5500 Prytania St Pmb#401	New Orleans	LA
3030 Frenchmen St	New Orleans	LA
4316 Frenchman Street	New Orleans	LA
4316 Touro St	New Orleans	LA
4331 Touro St	New Orleans	LA
4423 Pauger St	New Orleans	LA
4316 Pauger St	New Orleans	LA
4304 Touro St	New Orleans	LA
P O Box 532154	Atlanta	GA
P O Box 1274	Boutte	LA
2111 Stephen Girard St	New Orleans	LA
4237 Touro St	New Orleans	LA
1482 Broadmoor Dr	Slidell	LA
1114 Mary Kevin Dr	Slidell	LA
4425 Touro St	New Orleans	LA
2729 Valentine Ct	New Orleans	LA
P O Box 2498	Slidell	LA
P O Box 154	Metairie	LA
639 Loyola Dr	New Orleans	LA
4611 Touro St.	New Orleans	LA
1910 Urquhart St	New Orleans	LA

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Outlook

Zone Docket:045/26

From S. Williams <sw.lookup@gmail.com>
Date Mon 4/13/2026 10:25 AM
To CPCINFO <CPCINFO@nola.gov>
Cc chatwaeya@yahoo.com <chatwaeya@yahoo.com>

To the concerned],

Thank you for the opportunity to provide comments on the proposed zoning changes in our neighborhood.

Regarding docket #045/26, we firmly oppose any changes to the existing zoning and do not support further expansion plans. There is an urgent need to sustain our community and prevent the erosion of our cultural fabric. We are already surrounded by commercial and private developments that lack a vested interest in the local population. Our families deserve the opportunity to secure housing and grow within this community for future generations.

If we continue to allow our neighborhoods to be displaced by unfair zoning and restructuring, the character of our community will be lost. We urge you to protect the Gentilly corridor and help us maintain a family-first environment where future generations of New Orleanians can thrive.

Please be our voice and champion the families who have lived here for decades. We ask that you vote NO on the proposal to change the zoning of our community and vote NO on docket #045/26.

Thank you,

Mr. Steve Williams

City Planning Commission Speaker Card

9 1288

Date : 04.28.26

I would like to speak regarding CPC Docket : 045|26

IN SUPPORT

Name: EDDIE POWELL

Address: 638 VILLAGE LN N., MANDEVILLE LA 70471

☒ 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 <u>any</u> type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

MOTION

NO. M-26-228

CITY HALL: June 4, 2026

BY: COUNCILMEMBER GREEN

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** related to **ZONING DOCKET 45/26**, initiated by **HEBREW REST CEMETERY ASSOCIATION, INC.**, requesting a Zoning Change from S-RS Suburban Single-Family District to OS-N Neighborhood Open Space District, on Square 3038, Lots 6, 8-B, 9 and 10, in the Third Municipal District, bounded by Touro Street, Frenchman Street, Mandolin Street, and Pelopidas Street (Municipal Addresses: 4235 4237 Touro Street, 2110-2116 Mandolin Street) is received and the request is hereby **APPROVED**.

BE IT FURTHER MOVED, That the Clerk of Council forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 7, 2023

CALENDAR NO. 34,385

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

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

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That sections 26-615, 26-616, 26-617, 26-618, 26-619, 26-620, 26-624, and 26-628 of the Code of the City of New Orleans are amended to read as follows:

"Chapter 26 – BUILDINGS, BUILDING REGULATIONS AND HOUSING STANDARDS.

* * *

ARTICLE XI. – STANDARDS FOR SHORT TERM RENTALS

DIVISION 1. - IN GENERAL

* * *

Sec. 26-615. - Short-term rental permits required.

(a) No dwelling unit in Orleans Parish may be used as a short-term rental unless:

(1) An owner of the dwelling unit possesses a valid and current short-term rental owner permit issued for the dwelling unit in accordance with Division 2 of this article, and all owners fully comply with all legal requirements and duties imposed herein; and

(2) An owner has designated an operator possessing a valid short-term rental operator permit, issued in accordance with Division 3 of this article, and such operator fully complies with all legal requirements and duties imposed herein.

(b) No platform may facilitate or conduct any booking transaction for a short-term rental in Orleans Parish without first obtaining and maintaining a short-term rental platform permit issued in accordance with Division 4 of this article.

(c) The permits required by this article are regulated privileges, not rights, and can be revoked or suspended by the city in accordance with the provisions provided herein.

(d) Any permit issued pursuant to this article is strictly personal and may not be transferred or assigned.

(e) In the event the holder of a short-term rental owner's permit ceases to own the property or fails to renew the permit timely, the permit shall be immediately void, and short-term rental use shall be prohibited on the property.

(f) If any required contact information changes for any permit, the person possessing the permit shall immediately notify the department in writing, and the department shall issue a revised permit to reflect the updated contact information.

Sec. 26-616. - Short-term rental permit fees.

(a) The only short-term rental owner permit classification is a Short-term rental, commercial.

(b) A non-refundable application fee of $50.00 shall be due upon submission of any new or renewal short-term rental application.

(c) The following annual permit fees, which shall be refunded in the event an application is denied, shall be due upon submission of any new or renewal short-term rental application:

(1) Short-term rental, commercial owner permit: $1,000.00.

(2) Operator card replacement fee: $25.00.

(3) Short-term rental operator permit: $1,000.00.

(4) Short-term rental platform permit: $10,000.00.

(d) The owner shall remit to the city a $12.00 fee for each night of occupancy of a dwelling unit used as a short-term rental to offset the costs of enforcement and other costs borne by the city. Fees shall be due and remitted along with tax submissions.

DIVISION 2. - SHORT-TERM RENTAL OWNER PERMIT

Sec. 26-617. - Permit and application—Eligibility.

(a) No dwelling unit may be used as a short-term rental unit unless an owner possesses a short-term rental owner permit issued in accordance with this article. Issuance of a short-term rental owner permit shall be subject to the following rules and criteria:

(1) A short-term rental owner permit shall be valid for one year from the date of issuance and shall be reapplied for annually.

(2) A separate short-term rental owner permit shall be required for each dwelling unit used as a short-term rental.

(3) A short-term rental owner permit shall be consistent with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and any other applicable density limitations set forth in the Comprehensive Zoning Ordinance.

(4) Any dwelling unit permitted for short-term rental use must meet all applicable building, zoning, and addressing regulations, as determined by the department.

(5) An owner of a property with outstanding taxes, fines, fees or penalties levied by the city, or that has been found to be liable of an unabated violation of the City Code by an administrative hearing officer or court shall not be eligible for a short-term rental owner permit with respect to said property.

(6) All juridical owners must be in good standing with the State of Louisiana to be eligible for a commercial short-term rental owner permit.

(7) An owner of a property with open permits for new construction, structural or non-structural renovation, or electrical or mechanical work, or open violation cases for electrical or mechanical code violations or work without permits, shall not be eligible for a short-term rental owner permit with respect to said property without the written approval of the Chief Building Official of the City of New Orleans or a designee.

(8) The owner or resident of a dwelling unit required to be affordable by the Mandatory Inclusionary Zoning, Voluntary Inclusionary Zoning, Affordable Housing Planned Development, or Small Multifamily Affordable Housing provisions of the Comprehensive Zoning Ordinance shall not be eligible for a short-term rental permit for that dwelling unit.

(b) The application for a short-term rental owner permit shall be on forms created by the department, which shall, at a minimum, require the following information from applicants:

(1) The name, age, address, phone number, and email contact information of all owners;

(2) The municipal address of the dwelling unit associated with the short-term rental owner permit;

(3) The total number of dwelling units located on the lot-of-record containing the dwelling unit associated with the short-term rental owner permit application; and

(4) The name, address, phone number, email contact information, and permit number of the operator designated by the owner to satisfy the requirements of this article with respect to the dwelling unit associated with the short-term rental owner permit.

If the designated operator has not yet received a permit number, the applicant shall provide evidence of a contemporaneous application for a short-term rental operator's permit by the designated operator.

(c) The following additional documentation shall be submitted to the department, along with the application, prior to processing:

(1) A list of platforms that will be used to solicit booking transactions for the dwelling unit associated with the short-term rental owner permit, and correlating print-outs or Universal Resource Locator (URL) links soliciting the short-term rental, if any.

(2) A floor plan depicting all:

i. Entrance and exit doors;

ii. Windows;

iii. Bedrooms, including an indication of which are used for guests;

iv. Bathrooms;

v. Kitchens; and

vi. Interior doors.

(3) An evacuation plan indicating:

i. The fire exits and escape routes;

ii. The location of smoke detectors;

iii. The location of fire extinguishers; and

iv. The location of carbon monoxide detectors.

(4) A site plan indicating the location of any required parking.

(5) A noise abatement plan that provides, at a minimum, a noise monitoring device.

(6) A sanitation plan that provides, at a minimum, for daily visual inspections on the property, as well as regular litter and trash collection and procurement of an adequate number of trash bins to securely hold all trash generated by the property in a lidded container.

(7) A security and operation plan.

(8) An attestation signed by the owner providing that:

i. The dwelling unit has no outstanding property taxes or city liens associated with the lot-of-record, nor do any of its owners owe any other outstanding taxes to the city, including taxes and fees owed in connection with short-term rentals;

ii. The dwelling unit complies, and will comply during any short-term rental of the dwelling unit, with all standards contained in the city's Minimum Property Maintenance Code and all health safety requirements contained in the Building Code;

iii. The dwelling unit has working smoke detectors inside and outside every bedroom, carbon monoxide alarms outside every bedroom, and a properly maintained and charged fire extinguisher on all habitable floors;

iv. The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for short-term rentals, including, but not limited to, homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions;

v. The owner read, understands, and agrees to comply with all legal duties imposed by this article and the Comprehensive Zoning Ordinance;

vi. The owner possesses insurance that meets the requirements of section 26-618(a)(1); and

vii. The owner will not discriminate in guest use or rental of a short-term rental, and will comply with all applicable anti-discrimination laws, including, but not limited to, Title VII of the Civil Rights Act of 1968, the Fair Housing Act (FHA), and the Americans with Disabilities Act (ADA).

(9) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(d) The department shall deny any short-term rental application that does not contain all of the information listed in section 26-617(b) and (c).

(e) Every short-term rental owner permit issued by the department shall contain the following information:

(1) Short-term rental owner permit number;

(2) Municipal address of the dwelling unit associated with the permit;

(3) Owner's name and contact information;

(4) Operator's name and contact information;

(5) The permit's effective and expiration dates;

(6) The guest bedroom and occupancy limit of the dwelling unit associated with the permit; and

(7) Contact information for the city's short term rental administration to facilitate reporting complaints.

(f) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall also require:

(1) Completion and submission of a form created by the department of finance providing the associated short-term rental taxes and fees paid to the city for the previous permit year. The form, which shall be deemed confidential tax records for purposes of La. R.S. 47:1508, shall include at a minimum:

a. A statement indicating if the required taxes and fees were paid by the owner, a platform, or both, for the preceding tax year and in what total amounts;

b. The total number of nights the dwelling unit used as a short-term rental was rented in the previous calendar year;

c. The rates charged for each nightly rental; and

d. Any IRS Forms 1099 or other financial reports or documents provided to owners or operators by any platform related to rental activity on each platform used.

(2) Updated owner and operator contact information, if applicable;

(3) An attestation signed by the owner providing, in addition to the continued compliance with the items specified in subsection (c), above, that the short-term rental owner permit has not been revoked in the previous year;

(4) An updated list of platforms that are used to solicit books transactions for the dwelling unit associated with the short-term rental owner permit, and correlating

print-outs of the Universal Resource Locator (URL) soliciting the short-term rental (for example: http://www.vrbo.com/XXXXX or https://www.airbnb.com/rooms/XXXXX);

(5) Proof of a favorable, annual city fire inspection; and

(6) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(g) For co-owned property, only one owner's permit shall be required, provided that the applicant certifies to the department that all owners independently meet the requirements for an owner's permit and that the applicant has secured all necessary approvals from the other owners to obtain a short-term rental permit.

Sec. 26-618. - Legal duties of a short-term rental owner permit holders.

(a) *Legal duties*. An owner possessing a short-term rental owner permit shall comply at all times with the following requirements:

(1) Insurance. The owner shall maintain in full force and effect at all times, a minimum of $1,000,000.00 in "commercial general liability" insurance per occurrence, combined single limit, for bodily injury, personal injury, and property damage arising in any way from the issuance of the permit or activities conducted pursuant to the permit, for each dwelling unit used as a short-term rental.

(2) Guest records. The owner shall maintain guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged. Such records shall be maintained for three years and shall be provided to the city upon request, in accordance with applicable law. Personally identifiable guest information may be redacted.

(3) Short-term rental advertisements. The owner shall ensure that the following information be provided in connection with any short-term rental advertisement and shall ensure, in any event, that each short-term rental listing advertises only one dwelling unit permitted as a short-term rental:

a. The short-term rental owner permit number;

b. The short-term rental operator permit number of the designated operator;

c. Whether the dwelling unit is wheelchair accessible or otherwise compliant with the Americans with Disabilities Act;

d. The number of available guest bedrooms as indicated on the owner permit; and

e. The maximum available occupancy of the dwelling unit as indicated on the owner permit.

(4) Adherence to dwelling and occupancy limits. Short-term rentals shall be subject to, and may not exceed, the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in the Comprehensive Zoning Ordinance.

(5) Required postings at the short-term rental.

a. The owner shall ensure that a copy of the owner permit is displayed in a location clearly visible from the street and legible to both guests and neighbors.

b. The owner shall ensure that the following are displayed in a location clearly visible and legible to guests:

i. An evacuation diagram identifying fire escapes and all means of egress from the dwelling unit and the building in which the dwelling unit is located;

ii. Trash disposal and recycling collection days; and

iii. Contact information for the city's short-term rental administration to facilitate reporting complaints.

(6) Health and safety. The owner shall ensure that each dwelling unit governed by this article complies with the following standards:

a. Walls, ceilings, floors, windows, fixtures and furnishings throughout the dwelling unit shall be maintained in a clean condition at all times and shall be in good repair.

b. All rooms shall be adequately lighted and properly ventilated by natural or artificial means or both, and shall be provided with adequate heating and air-conditioning facilities. All natural gas fired heaters shall be vented to the outside atmosphere.

c. Each guest shall be furnished with clean towels, washcloths, and bed linens. Sheets must be of sufficient width and length to completely cover the mattress and be turned under the mattress so as to properly secure the sheet. All towels, washcloths and bed linens shall be kept in good repair and changed between rentals.

d. All dishes, utensils, pots, pans and other cooking utensils shall be provided to guests in a safe and sanitary condition. The permittee shall ensure that all

perishables left by the guests are disposed of at the conclusion of a short-term rental.

e. Each dwelling unit shall have a working fire extinguisher, smoke alarms, and carbon monoxide detectors and shall comply with all applicable fire codes;

f. The dwelling unit shall have working locks, operable by guests, at all points of ingress and egress.

g. Every dwelling unit shall comply with applicable provisions of the Comprehensive Zoning Ordinance, the Minimum Property Maintenance Code as provided in Chapter 26, Article IV, and the New Orleans Building Code, as provided in section 26-14, et seq.

(7) Short-term rental guest use limitations. The owner shall ensure that no dwelling unit used as a short-term rental is used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance, during guest use of the short-term rental.

(8) Criminal activity. The owner shall timely report any known or suspected criminal activity by a guest to the New Orleans Police Department.

(9) Reasonable inspections. The owner shall submit to inspections authorized by section 26-624(c).

(10) Owner/operator availability. The owner shall:

a. Ensure the permitted operator is available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator be:

i. Accessible by telephone.

ii. Able to resolve complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Able to resolve complaints within one hour of being contacted by guests.

iv. Able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, in addition to the operator, and be able to resolve complaints within one hour of being contacted by guests.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints from the City of New Orleans and any of its departments regarding disruptive short-term rentals within one hour.

(11) Taxes and fees. Except for those instances in which a platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, as provided in section 26-622.1, the owner shall timely remit all applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a platform to collect and remit taxes and fees pursuant to

section 26-622.1 shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this article.

(12) Compliance with other laws. The owner shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental owner permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) Using a dwelling unit as a reception facility, or for any other commercial use defined by the Comprehensive Zoning Ordinance, during a short-term rental. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for any period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud sound, (ii) offensive odors, (iii) public drunkenness, (iv) unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud sound means any noise generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference defined in this paragraph shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure to comply with any other legal duty imposed by this article or correlating provisions in the Comprehensive Zoning Ordinance, and all other applicable laws.

(16) Failure to ensure that the licensed operator is available as required by section 26-618(a)(10).

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(c) *Ongoing duty.* An owner possessing a short-term rental owner permit may delegate the performance of any duties set forth in this section to the permitted short-term rental operator identified in the owner's application to the department. Notwithstanding that delegation, the owner remains principally responsible for the performance of all duties created hereunder and may not assert the non-performance of a short-term rental operator as a defense to any action arising from a breach of the owner's duties under this article.

DIVISION 3. - SHORT-TERM RENTAL OPERATOR PERMIT

Sec. 26-619. - Short-term rental operator permit and application—Eligibility.

(a) Every dwelling unit used as a short-term rental in Orleans Parish shall be operated by a natural person age 18 or over holding a short-term rental operator permit.

(1) A natural person who holds a short-term rental owner permit may act as the operator, but must separately apply for and obtain a short-term rental operator permit.

(2) The short-term rental operator permit is valid for one year from the date of issuance, and shall be reapplied for annually.

(3) A separate short-term rental operator permit shall be required for each dwelling unit used as a short-term rental.

(b) The application for a short-term rental operator permit shall be on forms created by the department, which shall require, at a minimum, the following information:

(1) The name, address, phone number and email contact information of the operator.

(2) An attestation that the operator has read, understands, and agrees to comply with all legal duties imposed by this article, and in the Comprehensive Zoning Ordinance.

(3) Proof that the operator is at least 18 years of age.

(4) A nuisance prevention and neighborhood complaint response plan for each dwelling unit used as a short-term rental.

(5) Proof of completion of a short-term rental course, to be provided by the department and made available virtually.

(c) The department shall deny any short-term rental operator application that does not contain all of the information listed in section 26-619(a) and (b).

(d) Renewals shall be obtained in the same or substantially similar form and manner as the initial permit, and shall require:

(1) An attestation signed by the operator providing that, in addition to the items specified in subsection (b), above, that a short-term rental operator permit has not been revoked in the previous year;

(2) Updated contact information, if applicable; and

(3) Proof of completion of a short-term rental course, to be provided by the department and made available virtually, within the previous permit year.

(e) The operator permit shall be issued in two forms:

(1) A PDF or other document that lists the operator's contact information, as well as any other information deemed pertinent by the department; and

(2) A card bearing the photograph of the licensed operator and listing the address of the property being used as a short-term rental, owner license number, and operator license number.

Sec. 26-620. - Legal duties to short-term rental operator permit holders.

(a) *Legal duties*. Any person possessing a short-term rental operator permit shall comply at all times with the following requirements:

(1) Operator availability. The operator shall:

a. Be available during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article. Availability requires, at a minimum, that the operator:

i. Be accessible by telephone;

ii. Serve as the point of contact for neighbors, including receiving and resolving complaints within one hour of being contacted by neighbors regarding disruptive short-term rentals.

iii. Be able to resolve complaints within one hour of being contacted by guests.

iv. Be able to resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

b. Serve as the point of contact for guests, including receiving and resolving inquiries and complaints within one hour of being contacted.

c. Receive and resolve complaints from neighbors regarding disruptive short-term rentals within one hour.

d. Receive and resolve complaints within one hour of being contacted by the City of New Orleans and any of its departments.

(2) Guest records. The operator shall be solidarily responsible with the owner for ensuring full compliance with the guest record-keeping requirements set forth in section 26-618(a)(2).

(3) Short-term rental advertisements. The operator shall be solidarily responsible with the owner for ensuring full compliance with the advertising requirements set forth in section 26-618(a)(3).

(4) Adherence to dwelling and occupancy limits. The operator shall be solidarily responsible with the owner for ensuring full compliance with the dwelling-unit-per-lot-of-record, guest bedroom, guest occupancy, and density limitations set forth in section 26-618(a)(4).

(5) Required postings at the short-term rental. The operator shall be solidarily responsible with the owner for ensuring full compliance with the posting requirements set forth in section 26-618(a)(5).

(6) Health and safety. The operator shall be solidarily responsible with the owner for ensuring full compliance with each of the health and safety requirements set forth in section 26-618(a)(6).

(7) Short-term rental guest use limitations. The operator shall be solidarily responsible with the owner for ensuring that no dwelling unit associated with a short-term rental owner permit be used as a reception facility, or any other commercial use as set forth in section 26-618(a)(7).

(8) Criminal activity. The operator shall be solidarily responsible with the owner for reporting any known or suspected criminal activity by a short-term rental guest to the New Orleans Police Department as set forth in section 26-618(a)(8).

(9) Reasonable inspections. The operator shall be solidarily responsible with the owner for facilitating inspections required by section 26-618(a)(9).

(10) Compliance with other laws. The operator shall ensure that any short-term rental fully complies with this article, the Comprehensive Zoning Ordinance, and all other applicable laws.

(b) *Prohibited acts*. The following acts shall be prohibited and may be grounds for suspension or revocation of a short-term rental operator permit, or any other remedy authorized by the article. Each instance of a prohibited act may be cited separately in any enforcement action.

(1) Advertising an illegal short-term rental.

(2) Exceeding in any advertisement, the legally available dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(3) Exceeding in any advertisement, the legally available guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(4) Exceeding in any advertisement, the legally available guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(5) Exceeding the dwelling-unit-per-lot-of-record limitation set forth in the Comprehensive Zoning Ordinance.

(6) Exceeding the guest bedroom limitation set forth in the Comprehensive Zoning Ordinance.

(7) Exceeding the guest occupancy limitations set forth in the Comprehensive Zoning Ordinance.

(8) No dwelling unit associated with a short-term rental owner permit may be used as a reception facility, or any other commercial use defined by the Comprehensive Zoning Ordinance. No special event permit shall be obtained for an event occurring at a dwelling unit during any period of guest occupancy.

(9) Rental of the dwelling unit by the hour or for a period less than one night.

(10) Rental of a single dwelling unit to more than one party of guests at one time.

(11) Short-term rental use that generates (i) excessive loud noise, (ii) offensive odors, (iii) public drunkenness, (iv), unlawful loitering, (v) litter, (vi) lewd conduct by guests or (vii) any effect that otherwise unreasonably interferes with neighbors' quiet enjoyment of their properties. For purposes of this paragraph, excessive loud noise means any noise, generated from within the dwelling unit or having a nexus to the dwelling unit that is louder than a conversational level, or any music that is plainly audible from the property line of the lot containing the dwelling unit, between the hours of 10:00 p.m. and 8:00 a.m. Each instance and type of unreasonable interference shall constitute a separate violation of this section and may be cited separately in any enforcement action.

(12) Short-term rental use that places loads on structural elements or components of buildings, including, but not limited to, porches, balconies, and roof decks, in excess of the minimum design loads required by the Building Code.

(13) Violations of the submitted noise abatement plan, security and operation plan, or the sanitation plan.

(14) Discriminating against any guest, or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status or source of income.

(15) Failure of the operator to be available as required by law.

(16) Failure to show the operator's license card on request.

(17) Advertising more than one dwelling unit for short-term rental in a single advertisement or listing.

(18) Failure to comply with any other legal duty imposed by this article, correlating provisions in the Comprehensive Zoning Ordinance, or any other applicable law.

(c) The licensed operator is personally responsible for fulfilling these duties and may not delegate them to any other person or entity.

* * *

DIVISION 5. - DEPARTMENT OF SAFETY AND PERMIT'S SHORT-TERM RENTAL RESPONSIBILITIES AND POWERS

Sec. 26-624. - Departmental authority.

(a) *Receive short-term rental applications.* The department shall receive and process all short-term rental permit applications and determine applicant eligibility.

(b) *Issue eligible short-term rental permits.* The department shall issue permits only to eligible applicants, as determined by the department.

(c) *Inspections.*

(1) The director of the department or a duly authorized representative shall have the power to inspect any short-term rental to determine compliance with this article.

(2) Inspection may occur at any reasonable time, upon the production of proper identification by a representative of the department, whenever the director of the department has a reasonable belief that a dwelling unit or a short-term rental is in violation of any of the provisions of this article, the Comprehensive Zoning Ordinance, or the Building Code as provided in City Code section 26-14 et seq.

(3) Prior to any inspection of an occupied dwelling unit, the department shall present credentials to the owner, operator, or guest and request entry. If the short-term rental is unoccupied, the department shall attempt to locate the owner or operator and request entry. If the department does not obtain timely consent to enter a dwelling unit, it may attempt to secure entry as provided in subsection (4), below.

(4) Warrant for inspection. If the owner or operator of the short-term rental refuses within 72 hours of department's request, admittance to the director of the department or his/her duly authorized representative for the purpose of making an inspection or examination of the premises, the director or his representative may present an affidavit to any judge of the municipal court stating that he has cause to believe that an inspection of the designated premises will reveal designated violations of this article.

a. The affidavit alleging probable cause shall identify the factual basis for the belief that the short-term rental is not in compliance with this article, or correlating provisions in the Comprehensive Zoning Ordinance.

b. Upon receiving the affidavit, the judge may issue a warrant authorizing the director or his representative to search the premises. The scope of the search authorized by the warrant shall be limited to a search for those designated, alleged violations.

(5) An owner may avoid an inspection authorized by this section by voluntarily forfeiting his or her short-term rental owner's permit, in which case the permit shall be deemed revoked. Nothing herein shall limit the authority of a law enforcement body to secure a search warrant in connection with criminal activity at a dwelling unit unrelated to compliance with this article or the authority of the department to conduct lawful inspections of a dwelling unit unrelated to compliance with this article.

(d) *Rescission of permits*. The department is authorized to cancel and rescind a permit issued under this article whenever a permit so issued is in error, was issued on the basis of inaccurate or misleading information, or contravenes this article or the Comprehensive Zoning Ordinance.

(e) *Suspension of permits where life safety issues are present.* The department may suspend a short-term rental owner permit issued under this article whenever the property it corresponds to is the subject of a violation of building code that may endanger the life or safety of persons on the property. This suspension shall end automatically when the Director or their designee determines that the violation has been abated.

(f) *Identification of non-short-term rental transient lodging offered on Platforms.* The department shall issue, at no charge to businesses, an identification number to any transient lodging business in good standing that uses a platform to facilitate booking transactions. To obtain this identification number, the transient lodging business must provide the department with the following information:

(1) The name of the business;

(2) The business address; and

(3) The business's occupational license.

(g) *Enforcement.*

(1) The department shall prioritize the enforcement and adjudication of violations of section 26-618(b)(1) through (b)(7) and section 26-620(b)(1) through (b)(7) and section 26-618(b)(16) and take all available steps to adjudicate said violations immediately upon receiving evidence of the violation from a platform or otherwise.

(2) The department shall not be responsible for the enforcement of correlating taxation provisions dictated by Chapter 150 of the Code of the City of New Orleans.

(h) *Records.* The department shall maintain a registry of all permit types and correlating permit numbers issued to owners, operators, and platforms pursuant to this article.

(i) *Rules and regulations.* The department may issue rules and regulations related to the issuance of short-term rental licenses and enforcement of short-term rental laws.

(j) *Dashboard.* The department shall establish a public facing dashboard listing all short-term rental applications; owner and operator permits with photo ID cards; the addresses of properties the department has delisted from any platform, if available; and all addresses

with open, pending, and adjudicated violations. The dashboard shall further indicate the number of adjudications per week and the dispensation of any adjudicated violation. In addition, the dashboard shall list all lots subject to the five-year permit revocation contained in section 26-628(f). The public facing dashboard shall be updated on weekly basis.

* * *

DIVISION 6. – ENFORCEMENT

* * *

Sec. 26-628. - General suspension and revocation procedures.

(a) A permit issued pursuant to this article may be suspended for a term or revoked in its entirety for violations of this article or any other law incorporated herein.

(b) If a permit is revoked, the permittee may not reapply for a permit for a period of five years from the date of revocation.

(c) The decision to suspend or revoke a permit shall be at the discretion of the hearing officer based on the severity of the violation and any other mitigating or aggravating circumstances surrounding the violation.

(d) Without limiting the situations in which the hearing officer might deem revocation appropriate, revocation shall be mandatory in the following circumstances:

(1) A short-term rental owner permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The owner violated section 26-618(a)(3).

ii. The owner violated section 26-618(a)(4).

iii. The owner violated section 26-618(a)(7).

iv. The owner violated section 26-618(a)(8).

v. The owner violated section 26-618(b)(1).

vi. The owner violated section 26-618(b)(2).

vii. The owner violated section 26-618(b)(3).

viii. The owner violated section 26-618(b)(4).

ix. The owner violated section 26-618(b)(5)

x. The owner violated section 26-618(b)(6)

xi. The owner violated section 26-618(b)(7)

xii. The owner violated section 26-618(b)(8)

xiii The owner violated section 26-618(b)(14)

xiv. The owner made false, misleading or fraudulent statement(s) in the permit application, subterfuge for the purpose of evading any requirement of this article.

xv. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-618(a)(1)

b. Section 26-618(a)(2)

c. Section 26-618(a)(5)

d. Section 26-618(a)(6)

e. Section 26-618(a)(9)

f. Section 26-618(a)(10)

g. Section 26-618(a)(11)

h. Section 26-618(a)(12)

i. Section 26-618(b)(9)

j. Section 26-618(b)(10)

k. Section 26-618(b)(11)

l. Section 26-618(b)(12)

m. Section 26-618(b)(13)

n. Section 26-618(b)(15)

o. Section 26-618(b)(16)

(2) A short-term rental operator permit shall be revoked if the hearing officer determines by a preponderance of the evidence that:

i. The operator violated section 26-620(a)(3).

ii. The operator violated section 26-620(a)(4).

iii. The operator violated section 26-620(a)(7).

iv. The operator violated section 26-620(a)(8).

v. The operator violated section 26-618(b)(1).

vi. The operator violated section 26-618(b)(2).

vii. The operator violated section 26-618(b)(3).

viii. The operator violated section 26-618(b)(4).

ix. The operator violated section 26-618(b)(5).

x. The operator violated section 26-618(b)(6).

xi. The operator violated section 26-618(b)(7).

xii. The operator violated section 26-620(b)(8).

xiii. The operator violated section 26-620(b)(14).

xiv. The operator violated section 26-620(b)(17).

xv. The operator made false, misleading or fraudulent statement(s) in the permit application, or misrepresented material facts in the permit application, or used any scheme or subterfuge for the purpose of evading any requirement of this article

xvi. Any three separate violations of any of the following sections have occurred during a 12-month period:

a. Section 26-620(a)(1)

b. Section 26-620(a)(2)

c. Section 26-620(a)(5)

d. Section 26-620(a)(6)

e. Section 26-620(a)(9)

f. Section 26-620(a)(10)

g. Section 26-620(b)(9)

h. Section 26-620(b)(10)

i. Section 26-620(b)(11)

j. Section 26-620(b)(12)

k. Section 26-620(b)(13)

l. Section 26-620(b)(15)

m. Section 26-620(b)(16)

n. Section 26-620(b)(18)

(e) An appeal with respect to the revocation of any short-term rental permit must be executed within 30 days of the issuance of the order of revocation.

(f) When an owner or operator permit is revoked under section 26-628(d)(1) or section 26-628(d)(2), a hearing officer shall order that a property be prohibited from operating as a short-term rental for a period of five years. This order, once recorded, shall constitute a charge on the immovable property that shall be effective against third parties and shall prohibit all current and future owners from obtaining a short-term rental owner's permit on the property for the period of five years from the date of the order."

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

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

MOTION

(LYING OVER)

NO. M-23-426

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a public hearing to consider amendments to Ordinance No. 4,264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to eliminate Non-Commercial Short-Term Rentals as a defined land use and update any and all relevant provisions governing the zoning and use standards for short-term rentals, including the removal of all references to Non-Commercial Short-Term Rental.

BE IT FURTHER MOVED, That any fees required to effectuate this request and the Project Neighborhood Participation Program requirement are both waived.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed, and/or appropriate, to make appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-23-427

CITY HALL: September 21, 2023

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND GREEN

WHEREAS, The Council of the City of New Orleans adopted ordinances to define, categorize, and regulate short-term rentals; and

WHEREAS, Those ordinances were adopted pursuant to the City's police power to preserve the City's permanent housing stock, balance the economic opportunity created by short-term rentals with the need to maintain a supply of long-term rental housing stock available at a range of prices, reduce any indirect negative effects on the availability of affordable housing that results from the dedication of long-term housing stock to short-term rental use, create a level playing field for all parties engaged in the business of providing lodging, ensure the sufficient collection of tax revenue, mitigate the disruptive effects that unmonitored short-term rentals can have on neighborhoods, and protect the livability and quality of life of the City's residential neighborhoods; and

WHEREAS, The Council passed new legislation to reevaluate and redefine residential short-term rentals regulations on March 23, 2023 through Ordinance No. 29,382 M.C.S.; and

WHEREAS, The new regulations sought to mitigate the negative consequences of short-term rental use in residential neighborhoods; and

WHEREAS, The Council's regulatory efforts have been upended by litigation, leaving the Council with no remaining option other than a whole scale prohibition on all non-commercial short-term rental use; **NOW, THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to amend and reordain Ordinance No. 4264 M.C.S., amended by Ordinance No. 26,413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, to amend Article 19 to establish a new Interim Zoning District to be named the *Non-Commercial Short-Term Rental Interim Zoning District* (IZD), the intent of which is to prohibit the Short-Term Rental, Non-Commercial use within all areas of the City of New Orleans. These prohibitions shall apply citywide.

Aside from the use prohibited herein, all other permitted and conditional uses shall be as provided in the Comprehensive Zoning Ordinance.

BE IT FURTHER MOVED, That the Council hereby waives the Project Neighborhood Participation Program requirement of Article 4 of the Comprehensive Zoning Ordinance for purposes of this IZD.

BE IT FURTHER MOVED, That in accordance with Article 19, Section 19.3.C.4 of the Comprehensive Zoning Ordinance, all appropriate agencies of the City shall not accept any new applications for permits or licenses or issue any permits or licenses that are in conflict with the intent and provisions of the proposed IZD for any property during consideration of this matter; the IZD is to be in effect for a period of one year and is subject to extension as provided by Section 3-126 of the City Charter; and applications to appeal this IZD shall be submitted to the City Council which shall have 60 days from receipt to approve or deny the appeal by Council motion.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 8, 2025

CALENDAR NO. 35,117

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORRELL, MORENO, HARRIS AND KING

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

WHEREAS, the New Orleans Home Rule Charter governs the adoption of the City operating budget and vests the Council with broad control over appropriations; and

WHEREAS, Section 3-115(2) of the Charter states that the Council shall adopt the annual operating budget ordinance in the form submitted by the Mayor and in accordance with Section 6-201(2)(b) of Charter, but may increase, decrease, or delete any item of appropriation recommended by the Mayor; and

WHEREAS, Section 3-115(2) of the Charter further provides that the Council, with the concurrence of two-thirds of its members, may add new items of appropriation or subdivide items of appropriation, provided, however, that all appropriations for personal services shall be made only in lump sum amounts and not by specific positions or rates of pay, except as otherwise provided by applicable law; and

WHEREAS, amendments to the annual operating budget ordinance shall be considered and approved by the Council under the same procedures prescribed for its original adoption; and

WHEREAS, all city contracts contain a provision providing for automatic termination by operation of law, without notice, in the event of non-appropriation of funds sufficient to maintain the agreement without liability to the city beyond those amounts appropriated and encumbered; and

WHEREAS, the Council harbors deep concerns about the adequacy and fairness of the procurement for the professional services contracts in Sanitation Service Area 5 (French Quarter and Downtown Development District), as well as the substantive terms providing (in contravention of CAO Policy) for a five-year term without the possibility of termination without cause; and

WHEREAS, the Council desires to use its plenary budgetary authority to establish funding sub-categories, the express purpose of which is to defund professional services contracts in Sanitation Service Area 5 and thereby terminate any existing agreement; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Ordinance No. 30,140 M.C.S., as amended, be amended and re-ordained to delete the "200-Other Operating" appropriation to the Department of Sanitation (lines 62) and to substitute the following in its place:

"DEPARTMENT OF SANITATION

* * *

200 – Other Operating

200(A) General other operating expenses (including professional services agreements other than for Sanitation Area 5)	$71,242,723
200(B) Professional service agreements for Sanitation Area 5	$0"

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That is the intent of this Ordinance, consistent with the Council's authority to subdivide appropriations and to reduce appropriations, to make an express and un-ambiguous de-appropriation of city funds available for professional services agreements in Sanitation Area 5. Any previous appropriation or encumbrance inconsistent with this intent is revoked. The use or re-dedication of funding from departments other than the Department of Sanitation, or from other funding groups within the Department of Sanitation, to pay for professional services agreements for Sanitation Area 5 shall be prohibited.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
ASSISTANT CLERK OF COUNCIL

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: March 12, 2026

CALENDAR NO. 35,384

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER MORRELL (BY REQUEST)

AN ORDINANCE to reform and provide for the sustainability of the city's sanitation services by amending and reordaining Sections 138-57, 138-58, 138-59, 138-61, and 138-63 of the Code of the City of New Orleans to amend the city's sanitation fees and provide relative to the scope thereof; to expressly authorize initiatives intended to augment services by providing for periodic no-cost access to city transfer stations; and otherwise to provide with respect thereto.

WHEREAS, Sanitation services are integral to quality of life and public health for residents of the City;

WHEREAS, The city, as a paramount tourism location for the U.S. and world, welcoming over 19 million visitors in 2024 and hosting global events, must deliver effective sanitation and quality city services;

WHEREAS, The cost of sanitation services for the city totals $61.8 million in 2026;

WHEREAS, This cost is subject to contracts with service providers, and the cost of services is projected to continue to increase due to inflation and the inflation adjustment currently captured in sanitation service contracts, which increase annually based on the Consumer Price Index for All Urban Consumers (CPI-U);

WHEREAS, The current sanitation fee was last adjusted in 2011, setting the residential rate at $24 per month, and the commercial rate at $48 per month, with no annual adjustment for inflation;

WHEREAS, Services currently provided to the city include both solid waste and recycling collection in Areas 1 through 5 of the City, enhanced sanitation services downtown and in the French Quarter, and the associated landfill disposal costs;

WHEREAS, Following Hurricane Ida, the City of New Orleans implemented reforms and upgrades to city sanitation services, ensuring that collection vehicles must be manufactured in 2021 or later for contracts procured in 2022, collection vehicles must be manufactured in 2023 or later for contracts procured in 2024, and all sanitation collection vehicles must have two-way communication radio systems, active real-time GPS, and 360-degree view camera system;

WHEREAS, Such contracts have delivered an enhanced service level, significantly reducing the number of missed collections complaints by 80% from a peak in 2022;

WHEREAS, The City of New Orleans provides a second cart for residents at no extra charge, as opposed to neighboring South Louisiana municipalities such as Jefferson Parish, Baton Rouge, and Lafayette, where additional carts come at additional expense to residents;

WHEREAS, The City provides a voluntary exemption to the sanitation fee for elders below a certain income, an exemption made fairer and more significant when compared to neighboring municipalities;

WHEREAS, The city does not adjust the sanitation fee annually to account for rising contract costs, as opposed to neighboring municipalities such as Jefferson Parish, Baton Rouge, and Lafayette;

WHEREAS, The Moreno Administration also has committed to additional initiatives and programs aimed at addressing quality-of-life concerns related to trash and sanitation, including but not limited to a dedicated sanitation strike force to provide targeted remediation services Citywide;

WHEREAS, Including all contracted services, the City is projected to run a deficit of approximately $24 Million for existing sanitation services, and that this deficit, like all sanitation services, is funded by the city's General Fund;

WHEREAS, The city is currently in the midst of an unprecedented fiscal and cash-flow crisis that continues to threaten the City's ability to provide core services to its citizens;

WHEREAS, The Louisiana Legislative Auditor has informed the City that it is necessary for them to offset the cost of providing collection services by increasing revenues;

WHEREAS, Increasing the sanitation fee as provided by this ordinance will address the persistent General Fund structural deficit caused by the disconnect between sanitation contract costs and fee collections, and contribute to solving the budget crisis currently faced by the City;

NOW THEREFORE

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Section 138-57 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"**Chapter 138 – SOLID WASTE**

* * *

ARTICLE II. – COLLECTION AND DISPOSAL

* * *

Sec. 138-57. – Sanitation charges; collection.

(a) The fees for the collection and disposal of refuse, garbage, trash and other sanitation services, including recycling when provided by the city as part of general sanitation services, shall be charged monthly and shall be assessed as a pro-rata share of the city's cost of providing solid waste collection and disposal sanitation services, in accordance with this section. The sanitation fee shall be calculated by dividing the estimated total expense incurred for solid waste collection and disposal costs citywide for the assessment year by the number of municipal addresses eligible for and receiving sanitation services. For purposes of this calculation and the corresponding fee assessment, each address engaged in a commercial or other non-residential use shall be counted as, and assessed an amount equal to, two residential addresses. The department of sanitation shall calculate and publish the monthly sanitation fee for the applicable assessment year not later than October 1 of the preceding year, along with a clear explanation of the methodology used to calculate the fee.

(b) The service fees imposed pursuant to section (a) above shall be mandatory, shall be due and owed by the sewerage and water board account holder, and shall be collected from the sewerage and water board account holder, provided:

(1) That funds of the sewerage and water board may not be used for any purpose except for the operation and maintenance of the sewerage, water and drainage systems.

(2) That no part of the cost of the procedure of including the sanitation service charge on the water and sewerage bills of the sewerage and water board shall be incurred by the sewerage and water board, and, accordingly, any fees owed to the sewerage and water board pursuant to a Cooperative Endeavor Agreement (hereinafter

"CEA") between the city and the sewerage and water board shall be deducted from all sanitation collections received and collected by the sewerage and water board and that such deductions, which are subject to audit by the department of finance, shall be made monthly when the net proceeds are delivered to the city.

(3) That the sewerage and water board is relieved of any and all responsibility of the collection of the sanitation service charges if the sewerage and water board account holder fails to pay the service charges at the time the water and sewerage bills are paid and that all methods of enforcing such collection shall be the responsibility of the city. However, if there is a CEA between the city and the sewerage and water board pursuant to La. R.S. 33:4169.1, the sewerage and water board, at the direction of the city, shall terminate the supply of water to any premises or person delinquent in the payment of sanitation service charges in conformity with La. R.S. 33:4169.1 and the CEA. Prior to the suspension of water supply as the result of a delinquency in payment of sanitation services charges, notice of such suspension shall be mailed to the address of the premises where service will be suspended.

(4) That the collection of such sanitation service charges shall not impair or affect, in any manner or form, the authority of the sewerage and water board to collect its water bills, and its bills for sewerage service as set forth by the procedure adopted by the sewerage and water board.

(5) That the city may contract with a private attorney, law firm or collection agency for legal and other services related to the collection of the sanitation service charges and any penalties attendant thereto.

(6) That all complaints made to the sewerage and water board regarding the collection of sanitation service charges shall be referred to the proper representative of the city, unless otherwise provided by the CEA.

(7) Where a charge has been made for sanitation service and no water and sewerage charges are billed by the sewerage and water board during the billing period, the person paying the sanitation service charge under this section may make a claim for refund by filing a sworn application for refund with the department of finance. Those units being serviced with water by the sewerage and water board and those receiving free water from the sewerage and water board shall pay the same sanitation service charge as the other recipients.

(8) The sanitation service charge will become due on the due date of the water and sewerage bill. If not paid on or before due date, a 15 percent penalty will be added to the outstanding current balance of the sanitation service charge.

SECTION 2. That Section 138-58 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"**Chapter 138 – SOLID WASTE**

* * *

ARTICLE II. – COLLECTION AND DISPOSAL

* * *

Sec. 138-58. - Exemptions from sanitation charge; litter abatement charges.

(a) The department of finance may annually exempt property owners from the service charges imposed by section 138-57 upon:

(1) Submission of a sworn application for an exemption certifying that collection of refuse at the subject address is provided for on a regular basis by a private refuse collection agency and submission of such proof as necessary to verify refuse collection by a private contractor; and

(2) Payment of a litter abatement service charge in lieu of sanitation service charges in accordance with the following schedule:

(A) Multiple residential property, $125 per year or $5.00 per unit per year, whichever is greater.

(B) Nonresidential property, $125 per year or $5.00 per unit per year, whichever is greater.

* * *"

SECTION 3. That Section 138-59 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"**Chapter 138 – SOLID WASTE**

* * *

ARTICLE II. – COLLECTION AND DISPOSAL

* * *

Sec. 138-59. - Charges at transfer station.

(a) Charges for the disposal of refuse, garbage, and trash at a city transfer station shall be as follows:

(1) Residential and commercial users up to one-ton truck capacity, unmodified vehicles; with Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license:

(A) Pick-up truck (debris below roof level): $15.00 per load;

(B) Pick-up truck (debris above roof level): $25.00 per load;

(C) Enclosed truck: $40.00 per load.

(2) Residential and commercial users with trailer; where combined length of vehicle and trailer does not exceed 25 feet; with Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license:

(A) Open trailer: $25.00 per load;

(B) Enclosed trailer: $40.00 per load.

(3) City of New Orleans Departments, Boards, Commissions, no charge.

(b) The following vehicles shall not be permitted to dispose of refuse, garbage, trash, or any other materials at a city transfer station:

(1) Vehicles without Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license;

(2) Vehicles over one-ton capacity, regardless of weight.

(c) The department of sanitation may authorize days, not to exceed one per month, when the disposal of refuse, garbage, and trash at a city transfer station is permitted at no charge, subject to reasonable limitations, as part of a free drop-off program available to residents."

SECTION 4. That Section 138-61 of the Code of the City of New Orleans, Louisiana is amended to read as follows:

"**Chapter 138 – SOLID WASTE**

* * *

ARTICLE II. – COLLECTION AND DISPOSAL

* * *

Sec. 138-61. - Waste not accepted at transfer station.

Oversized, bulky waste will not be accepted at the city's transfer stations. The department of sanitation may authorize exceptions to this prohibition, subject to reasonable limitations, as part of a free drop-off program available to residents."

SECTION 5. That Section 138-63 of the Code of the City of New Orleans, Louisiana is hereby repealed in its entirety.

SECTION 6. That, to facilitate immediate collection of revenue, the adjusted sanitation fee imposed pursuant to City Code § 138-57, as amended by this ordinance, shall be collected beginning on May 1, 2026. The department of sanitation shall calculate and publish online the monthly sanitation fee for the remainder of 2026 on or before April 15, 2026. Collection of the charges imposed pursuant to City Code § 138-58(a)(2), as amended by this ordinance, shall commence on January 1, 2027.

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:

The following engrossed version shows how the proposed law would modify the existing Code.

Additions are **underlined**. Deletions are shown as ~~strikethroughs~~.

Sec. 138-57. - Sanitation charges; collection.

(a) The fees for the collection and disposal of refuse, garbage, trash and other sanitation services, **including recycling when provided by the city as part of general sanitation services, shall be charged monthly and shall be assessed as a pro-rata share of the city's cost of providing solid waste collection and disposal sanitation services, in accordance with this section. The sanitation fee shall be calculated by dividing the estimated total expense incurred for solid waste collection and disposal costs citywide for the assessment year by the number of municipal addresses eligible for and receiving sanitation services. For purposes of this calculation and the corresponding fee assessment, each address engaged in a commercial or other non-residential use shall be counted as, and assessed an amount equal to, two residential addresses. The department of sanitation shall calculate and publish the monthly sanitation fee for the applicable assessment year not later than October 1 of the preceding year, along with a clear explanation of the methodology used to calculate the fee.** ~~shall be as follows for services rendered during the periods indicated below:~~

~~(1) Each residential unit, including each residential unit in multi-residential structures, per month: $24.00.~~

~~(2) Business, professional or service office and institution, per month, per unit: $24.00.~~

~~(3) Commercial, industrial and manufacturing establishment, per month, per unit: $48.00.~~

(b) The service fees imposed pursuant to section (a) above shall be mandatory, shall be due and owed by the sewerage and water board account holder, and shall be collected from the sewerage and water board account holder, provided:

(1) That funds of the sewerage and water board may not be used for any purpose except for the operation and maintenance of the sewerage, water and drainage systems.

(2) That no part of the cost of the procedure of including the sanitation service charge on the water and~~/or~~ sewerage bills of the sewerage and water board shall be incurred by the sewerage and water board, and, accordingly, any fees owed to the sewerage and water board pursuant to a Cooperative Endeavor Agreement (hereinafter "CEA") between the city and the sewerage and water board shall be deducted from all sanitation collections received and collected by the sewerage and water board

and that such deductions, which are subject to audit by the department of finance, shall be made monthly when the net proceeds are delivered to the city.

(3) That the sewerage and water board is relieved of any and all responsibility of the collection of the sanitation service charges if the sewerage and water board account holder fails to pay the service charges at the time the water and~~/or~~ sewerage bills are paid and that all methods of enforcing such collection shall be the responsibility of the city. However, if there is a CEA between the city and the sewerage and water board pursuant to La. R.S. 33:4169.1, the sewerage and water board, at the direction of the city, shall terminate the supply of water to any premises or person delinquent in the payment of sanitation service charges in conformity with La. R.S. 33:4169.1 and the CEA. Prior to the suspension of water supply as the result of a delinquency in payment of sanitation services charges, notice of such suspension shall be mailed to the address of the premises where service will be suspended.

(4) That the collection of such sanitation service charges shall not impair or affect, in any manner or form, the authority of the sewerage and water board to collect its water bills, and its bills for sewerage service as set forth by the procedure adopted by the sewerage and water board.

(5) That the city may contract with a private attorney, law firm or collection agency for legal and other services related to the collection of the sanitation service charges and any penalties attendant thereto.

(6) That all complaints made to the sewerage and water board regarding the collection of sanitation service charges shall be referred to the proper representative of the city, unless otherwise provided by the **CEA** ~~Cooperative Endeavor Agreement~~.

(7) Where a charge has been made for sanitation service and no water and sewerage charges are billed by the sewerage and water board during the billing period, the person paying the sanitation service charge under this section may make a claim for refund by filing a sworn application for refund with the department of finance. Those units being serviced with water by the sewerage and water board and those receiving free water from the sewerage and water board shall pay the same sanitation service charge as the other recipients.

(8) The sanitation service charge will become due on the due date of the water and~~/or~~ sewerage bill. If not paid on or before due date, a 15 percent penalty will be added to the outstanding current balance of the sanitation service charge."

"Sec. 138-58. - Exemptions from sanitation charge; litter abatement charges.

(a) The department of finance may annually exempt property owners from the service charges imposed by section 138-57 upon:

(1) Submission of a sworn application for an exemption certifying that collection of refuse at the subject address is provided for on a regular basis by a private refuse collection agency and submission of such proof as necessary to verify refuse collection by a private contractor; and

(2) Payment of a litter abatement service charge in lieu of sanitation service charges in accordance with the following schedule:

(A) Multiple residential property, ~~$100.00~~**$125.00** per year or ~~$4.00~~**$5.00** per unit per year, whichever is greater.

(B) Nonresidential property, ~~$100.00~~**$125.00** per year or ~~$4.00~~**$5.00** per unit per year, whichever is greater."

* * *

"Sec. 138-59. - Charges at transfer station.

(a) Charges for the disposal of refuse, garbage, and trash at a city transfer station shall be as follows:

(1) Residential and commercial users up to one-ton truck capacity, unmodified vehicles; with Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license:

(A) Pick-up truck (debris below roof level): $15.00 per load;

(B) Pick-up truck (debris above roof level): $25.00 per load;

(C) Enclosed truck: $40.00 per load.

(2) Residential and commercial users with trailer; where combined length of vehicle and trailer does not exceed 25 feet; with Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license:

(A) Open trailer: $25.00 per load;

(B) Enclosed trailer: $40.00 per load.

(3) City of New Orleans Departments, Boards, Commissions, no charge.

(b) The following vehicles shall not be permitted to dispose of refuse, garbage, trash, or any other materials at a city transfer station:

(1) Vehicles without Orleans Parish vehicle inspection stickers (brake tags) or Orleans Parish driver's license;

(2) Vehicles over one-ton capacity, regardless of weight.

(c) The department of sanitation may authorize days, not to exceed one per month, when the disposal of refuse, garbage, and trash at a city transfer station is permitted at no charge, subject to reasonable limitations, as part of a free drop-off program available to residents."

* * *

"Sec. 138-61. - Waste not accepted at transfer station.

Oversized, bulky waste will not be accepted at the city's transfer stations. **The department of sanitation may authorize exceptions to this prohibition, subject to reasonable limitations, as part of a free drop-off program available to residents."**

* * *

~~**"Sec. 138-63. - Recycling service charge; exemption; collection.**~~

~~(a) The fees for recycling shall be as follows for services rendered:~~

~~(1) Each residential unit, except residential units in multi-residential structures that show proof of exemption from payment of city service fees as provided in this section below, $1.00 per month.~~

~~(2) Business, professional, or service office or institution, except those that show proof of exemption from payment of city service fees as provided in this section below, $1.00 per month.~~

~~(3) Commercial, industrial and manufacturing establishments, except those that show proof of exemption from payment of city service fees as provided in this section below, $2.00 per month.~~

~~(b) The fees imposed in subsection (a) of this section shall be due and are owed by the recipient of the services and shall be collected by the property owner from the recipient of the service and paid by the owner of the property on the water and/or sewerage bills of the sewerage and water board.~~

~~(c) The director of finance shall provide a certificate of exemption from the recycling charge for 12 months for any head of household who is 65 years of age or older and whose household income does not exceed the standard for low income households which is established by the U.S.~~

Department of Housing and Urban Development. The certificate shall be provided by the director upon receipt of satisfactory evidence of age and household income and may be renewed annually upon resubmission of evidence. The sewerage and water board shall not include the recycling charge on the bill of any head of household for which a certificate of exemption has been granted during the effective period of the exemption.

(d) Proof of exemption may be certified as follows:

(1) *Proof of age.*

a. Louisiana state I.D.

b. Louisiana driver's license.

c. Birth certificate.

d. Other (U.S. passport, U.S. resident I.D., out-of-state driver's license).

Once a person proves that he or she is 65 years or older, verification of age is done only once.

(2) *Proof of federal low income.*

a. Supplemental security card (SSI).

b. Medicaid card.

c. Food stamps I.D. card (FSP2).

d. Social security administration award letter.

(3) *[Poverty income guidelines.]* Poverty income guidelines according to federal register are as follows:

No. of Household	Income
1	$ 7,470.00
2	10,030.00
3	12,590.00
4	15,150.00
5	17,710.00
6	20,070.00

~~7~~	~~22,830.00~~
~~8~~	~~25,390.00~~
~~Households larger than eight, add $2,560.00 for each additional number. These guidelines shall be reversed in accordance with federal guidelines.~~	

~~(e) The department of finance may annually exempt property owners from the service charges imposed by subsection (a) of this section upon:~~

~~(1) Submission of a sworn application of an exemption certifying that collection of refuse at the subject address is provided for on a regular basis by a private refuse collection agency, and that collection of recyclables at the subject address is provided for on a regular basis by a private recycling agency, and submission of such proof as necessary to verify collection by a private contractor. All private recycling programs must have a waste reductions goal of 25 percent, consistent with applicable state law, and must provide a sworn application to that effect.~~

~~(2) Payment of a litter abatement service charge in lieu of sanitation service charges according to the schedule provided in section 138-58 of this Code.~~

~~(f) The recycling charge will become due on the due date of the water and/or sewerage bill. If not paid on or before the due date, a ten percent penalty will be added to the recycling charge.~~

~~(g) Persons qualifying for exemption from the recycling service charge, as provided in this section, shall also be granted exemption from any increase in the sanitation service charge, as provided in section 137-57(a), above the rates in effect as of December 1, 2000.~~

~~(h) The department of finance shall temporarily exempt all persons from the recycling service charge imposed by subsection (a). This fee exemption shall apply retroactively from September 1, 2005, and shall remain effective until recycling collection services are resumed."~~

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,433

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to approve and authorize the New Orleans Aviation Board ("NOAB") to enter into an amendment to the Amended and Restated Lease Agreement at Louis Armstrong New Orleans International Airport with **New Orleans Fuel Facilities, LLC ("NOFF")**; and otherwise to provide with respect thereto.

WHEREAS, in accordance with Section 5-602 of the Home Rule Charter for the City, NOAB is charged with the administration, operation, and maintenance of the Airport; and

WHEREAS, State Law La. R.S. 2:135.1 permits airports eligible to receive funding from the Federal Aviation Administration to lease immovable property at fair market value without competitive solicitation; and

WHEREAS, State Law, La. R.S. 2:351 authorizes the NOAB to lease property with Council approval; and

WHEREAS, the NOAB negotiated with respect to immovable vacant properties outside of the main terminal building, identified as new underground water pipeline located on the north side of the Tank Farm and occupies an additional 4,040 square feet of space, which is added to the Premises., located in Kenner, Louisiana, 70062, and now desires to amend the Agreement to modify certain provisions of the Agreement; **NOW, THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that the Council hereby approves and that the City of New Orleans, by and through the New Orleans Aviation Board, be and is hereby authorized to sign the following lease agreement in substantial conformance to and with Exhibit "A" attached hereto and made a part hereof:

Exhibit	Document
A	AMENDMENT NO. 1 TO AMENDED AND RESTATED LEASE AGREEMENT

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:

NAYS:

ABSENT:

RECUSED:

1343

Name: Diane Buckley Ext: 504-303-7600

CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: Ordinance granting an amendment to the Amended and Restated Lease Agreement with New Orleans Fuel Facilities, LLC ("NOFF").

1. _____
Department Head

2. _____
Department of Law

3. _____
Chief Administrative Officer

4. _____
Executive Assistant for Intergovernmental Relations

5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

COUNCILMEMBERS PRESENT:

_____ ABSENT: _____

AMENDMENTS: FINAL ADOPTION:

MOVED:
2, u:
YEAS:
NAYS:
ABSENT:
RECUSED:

6. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. (R)

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: dianeb@flymsy.com

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

This is an Amendment to the Amended and Restated Lease Agreement with the fuel consortium, New Orleans Fuel Facilities, LLC ("NOFF"), an entity created by the Signatory Airlines to build and operate fueling services at the Airport. It will add an additional underground servitude to their existing leased premises on the north side of the MSY Fuel facility of 4,040 square feet. In August 2025, the Airport authorized NOFF to begin construction and installation of a "Fire Water Tank", which would include the installation of an underground water pipeline outside of their current leased premises as stated in the Amended and Restated Lease Agreement. This new underground piping will supply water to and from the existing fire pump supply and the new fire water tank at the MSY Fuel Facility operated by NOFF.

LEGISLATIVE SUMMARY

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

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

The parties involved:

The City of New Orleans by and through the New Orleans Aviation Board ("NOAB") and New Orleans Fuel Facilities, LLC ("NOFF").

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

NOFF agrees to pay $189,590.19 annually based on the appraised fair market value ("FMV") of leasehold; Plus a rate increase of 5% or CPI adjustments, whichever is greater, in November 2029, November 2034, November 2039, and November 2044.

Any fiscal implications for the City with the contract:

None.

The public purpose and need for the contract:

To enter into an amendment to the Amended and Restated Lease Agreement with New Orleans Fuel Facilities, LLC ("NOFF").

The duration of the contract:

The terms commenced on April 18, 2017 and will end on November 30, 2046.

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: May 7, 2026

CALENDAR NO. 35,434

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City"), and Ubuntu Village NOLA, relative to reducing crime and incarceration through the INSTEAD Program which focuses on youth and adults who have been arrested but not adjudicated for nonviolent offenses and have underlying behavioral health challenges, desire to modify the provisions of the CEA and extend the term thereof for an additional one year, as more fully set forth in the Amendment No. 1 form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section 14(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City, may enter into cooperative endeavors with each other, or with any public or private corporation or individual; and further pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth and other public purposes; and

WHEREAS, the City and Ubuntu Village NOLA desire to modify the provisions of and extend the term thereof for an additional one year, to the previously executed CEA between the City and Ubuntu Village NOLA relative to the valued public purpose of reducing crime and incarceration through the INSTEAD Program which focuses on youth and adults who have been arrested but not adjudicated for nonviolent offenses and have underlying behavioral health needs in the City of New Orleans; and

WHEREAS, the City and Ubuntu Village NOLA desire to enter into this Amendment No. 1 to provide for an additional $350,000 over one year for the INSTEAD Program and to set forth certain other matters in connection therewith; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS that the Mayor, on behalf of the City of New Orleans, is hereby authorized to enter into Amendment No. 1 to the Cooperative Endeavor Agreement, in the form attached hereto as Exhibit "A", to the previously executed CEA between the City of New Orleans and Ubuntu Village NOLA to modify the provisions of and extend the term thereof for an additional 1 year, to the previously executed CEA relative to the valued public purpose of reducing crime and incarceration through the INSTEAD Program which focuses on youth and adults who have been arrested but not adjudicated for nonviolent offenses and have underlying behavioral health needs in the City of New Orleans.

SECTION 2. That said Amendment No. 1 to the Cooperative Endeavor Agreement is attached to this ordinance as "Exhibit A" and incorporated and made a part hereof.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

_____
MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

_____
CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:

NAYS:

ABSENT:

RECUSED:

EXHIBIT A

AMENDMENT NUMBER 1 TO THE

COOPERATIVE ENDEAVOR AGREEMENT BETWEEN

THE CITY OF NEW ORLEANS AND UBUNTU VILLAGE NOLA

[COVER PAGE]

AMENDMENT NO. 1 TO THE COOPERATIVE ENDEAVOR AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

UBUNTU VILLAGE NOLA

FOR THE

INSTEAD PROGRAM

THIS FIRST AMENDMENT (the "**Amendment**") is entered into by and between the City of New Orleans, represented by Helena N. Moreno, Mayor (the "**City**"), and Ubuntu Village NOLA, represented by Ernest Johnson, Director (the "**Contractor**"). The City and the Subrecipient may sometimes each be referred to as a "**Party**," and collectively, as the "**Parties**." The Agreement is effective as of February 12, 2026 (the "**Effective Date**").

RECITALS

WHEREAS, effective February 12, 2025, the City and the Contractor entered into a Cooperative Endeavor Agreement for the INSTEAD program (the "**Agreement**"); and

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter into this Amendment to extend the term, increase the funding, and reaffirm certain essential provisions of the Agreement.

NOW THEREFORE, for good and valuable consideration, the City and the Subrecipient amend the Agreement as follows:

1. **Extension.** The term of the Agreement is extended for one (1) year through February 11, 2027.
2. **Compensation:** The Agreement is amended to increase the compensation for in the amount of $350,000.00. The maximum aggregate compensation payable under the Agreement is increased to $870,000.00.
3. **Convicted Felon Statement.** The Contractor swears that it complies with City Code Section 2-8(c). No Contractor principal, member, or officer has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.
4. **Non-Solicitation Statement.** The Contractor swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Amendment.
5. **Prior Terms Binding.** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.
6. **Electronic Signature and Delivery.** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by

facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. No legally binding obligation shall be created with respect to a Party until such Party has delivered or caused to be delivered a manually signed copy of this Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.

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

CITY OF NEW ORLEANS

BY: _____
HELENA N. MORENO, MAYOR

Executed on this _____ **of** _____, **2026**

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

UBUNTU VILLAGE NOLA

BY: _____
ERNEST JOHNSON, DIRECTOR

_____
FEDERAL TAX I.D.

1353

Calendar No. (Rev)
(Exp)

Name Travers Kurr Ext. 82812
Person responsible for routing

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK**

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: This ordinance extends a CEA between the City of New Orleans and Ubuntu Village NOLA for operating the INSTEAD program for an additional one year, adds $350,000 to the contract ($150,000 MacArthur SJC Funds, $70,000 Opioid Settlement Funds, $130,000 in general funds), and shifts the contract administration from the Office of Criminal Justice Coordination to NOHD.

1. _____
Department Head
2. _____
Department of Law
3. _____
Chief Administrative Officer
4. _____
Director of Council Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

MOVED: _____
2ND: _____
YEAS: _____
NAYS: _____
ABSENT: _____
RECUSED: _____

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Health

Name of Contact Person: Travers Kurr

Telephone Number: 504.717.0896

Email Address: tkurr@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

Ubuntu Village NOLA operates the INSTEAD Program, a criminal justice diversion initiative that provides wrap around services for individuals identified by the Orleans Parish District Attorney's Office (OPDA) who have been arrested, but not adjudicated, for nonviolent offenses and have underlying and unmet behavioral health needs. OPDA dismisses the offenses for individuals who successfully complete the INSTEAD Program.

The initial contract between Ubuntu Village NOLA and the City of New Orleans is a CEA that was administered through the Office of Criminal Justice Coordination. That contract is set to expire on February 11, 2026. This ordinance will extend the contract for an additional one year (February 12, 2026 -- February 11, 2027), add $350,000 for the INSTEAD Program for that time period, and shift the contract management from the Office to Criminal Justice Coordination to the Health Department.

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 and Ubuntu Village NOLA

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

Ubuntu Village NOLA's INSTEAD Program will provide wrap around services to those referred by the Orleans Parish District Attorney's Office for those who have been arrested but not adjudicated for nonviolent offenses and have underlying

Any fiscal implications for the City with the contract:

$350,000 in General Funds

The public purpose and need for the contract:

Reducing crime and incarceration through Ubuntu Village NOLA's INSTEAD Program which focuses on youth and adults who have been arrested but not adjudicated for non violent offenses and have underlying behavioral health needs

The duration of the contract:

One year (January 1, 2026 - December 31, 2026)

LEGISLATIVE SUMMARY

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

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

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

The general content/requirements of the existing Code provision:

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

Why these changes are needed:

REQUESTED ADOPTION DATE: _____

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 21, 2026

CALENDAR NO. 35,448

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to temporarily waive certain fees, permit fees, and requirements within and around Hunter's Field Playground located at 1659 North Claiborne Avenue, New Orleans, Louisiana in conjunction with the Social Aid & Pleasure Club Coalition Picnic event on Sunday, June 14, 2026 from 8:45 a.m. to 7:00 p.m., to specify the duration and boundaries of said waiver; and otherwise to provide with respect thereto.

SECTION 1. **THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,** That the facility rental fee shall be waived for events and activities for the Social Aid & Pleasure Club Coalition Picnic event at Hunter's Field Playground located at 1659 North Claiborne Avenue, scheduled for Sunday, June 14, 2026 from 8:45 a.m. to 7:00 p.m.. The fee waiver authorized by this section shall not include any direct costs to the City.

SECTION 2. That the provisions of Section 1 above shall apply only to those persons engaged in activities in conjunction with the Social Aid & Pleasure Club Coalition Picnic event, which shall be specified in writing, and the names of such persons shall be filed along with a schedule of approved activities by the authorized representative of the Social Aid & Pleasure Club Coalition Picnic event no later than ten days prior to the event

SECTION 3. That the authorized representative of the Social Aid & Pleasure Club Coalition Picnic event shall add the City of New Orleans as insured in the insurance policy held by the authorized representative of the Social Aid & Pleasure Club Coalition Picnic event for the

duration of its activities stated herein.

SECTION 4. That this ordinance shall be construed to supersede and waive the provisions of any moratorium or other ordinance that may be applicable.

SECTION 5. That in the event any of the above-referenced activities are postponed due to inclement weather or other circumstances beyond the control of the chairperson associated with the Social Aid & Pleasure Club Coalition Picnic event, the provisions for this ordinance may be applicable to any one or more of the rain dates specified by the authorized representative of the Social Aid & Pleasure Club Coalition Picnic event.

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:

AMENDMENT TO ORDINANCE CALENDAR NUMBER 35,448

CITY HALL: June 4, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BRIEF DESCRIPTION:

An amendment to Calendar Number 35,448 to change the event date to July 5th, 2026.

AMENDMENT:

1. In the preamble, on page 1, on the unnumbered line 4, after the word "Sunday" replace the words "June 14" with the words "July 5".
2. In Section 1, on page 1, on line 4, after the word "Sunday" replace the words "June 14" with the words "July 5".

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 Calendar Number 35,448, as originally introduced. Additions are **underlined.** Deletions are shown as ~~strikethroughs~~.

AN ORDINANCE to temporarily waive certain fees, permit fees, and requirements within and around Hunter's Field Playground located at 1659 North Claiborne Avenue, New Orleans, Louisiana in conjunction with the Social Aid & Pleasure Club Coalition Picnic event on Sunday, ~~June 14~~**July 5**, 2026 from 8:45 a.m. to 7:00 p.m., to specify the duration and boundaries of said waiver; and otherwise to provide with respect thereto.

SECTION 1. **THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,** That the facility rental fee shall be waived for events and activities for the Social Aid & Pleasure Club Coalition Picnic event at Hunter's Field Playground located at 1659 North Claiborne Avenue, scheduled for Sunday, ~~June 14~~**July 5**, 2026 from 8:45 a.m. to 7:00 p.m.. The fee waiver authorized by this section shall not include any direct costs to the City.

* * *

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 21, 2026

CALENDAR NO. 35,450

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING (BY REQUEST)

AN ORDINANCE to amend Ordinance No. 30530 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Revenues for the City of New Orleans for the Year 2026", to appropriate funds for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that Ordinance No. 30530 M.C.S., as amended, be amended to authorize and direct the Director of Finance, notwithstanding any provision therein contained to the contrary, to transfer funds allocated therein as follows:

FROM: INTERGOVERNMENTAL REVENUES – FUND 6699	
Intergovernmental Revenues	
Grants, Contributions, and Fund Transfers	$250,000
TOTAL	**$250,000**

TO: FRENCH QUARTER DEVELOPMENT DISTRICT – FUND 5128

Total French Quarter Development District	$250,000
TOTAL	**$250,000**

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 OF NEW ORLEANS

FISCAL NOTE/IMPACT STATEMENT

CHIEF ADMINISTRATIVE OFFICE

REVENUE / EXPENDITURE		
ORDINANCE (X)	**RESOLUTION ( )**	**MOTION ( )**
NO(S). Cal. #	**NO.**	**NO.**

DEPARTMENT: FRENCH QUARTER DEVELOPMENT DISTRICT

PURPOSE OF LEGISLATION: An ordinance to amend the 2026 Budget of Revenues (Ord. No. 30530 MCS) to appropriate funds ($250,000) for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District.

SOURCE/AMOUNT OF REVENUE TO BE GAINED:
See below.

PERIOD OF PERFORMANCE: FROM: 05/01/2026 TO: 12/31/2026

EXPENDITURE REQUIREMENTS (SAVINGS) BY SPECIFIC CATEGORIES AND AMOUNTS:

EXPLANATION: (Include detailed description of items/services to be purchased and/or reduced, including positions added or deleted and/or Impact and Implications of Proposed Legislation.)

Fund:		**Amount**
From:	**INTERGOVERNMENTAL REVENUES FUND - 6699**	
	Intergovernmental Revenues	
	Grants, Contributions, and Fund Transfers	**-$250,000**
To:	**FRENCH QUARTER DEVELOPMENT DISTRICT – FUND 5128**	
	Total French Quarter Development District	**$250,000**
	TOTAL	**0**

BRANDYE DELARGE / 658-2587
CONTACT PERSON/PHONE:

SIGNATURE/TITLE:

Budget Office
DEPARTMENT/AGENCY

REVIEWED BY:

DATE:_____

CHIEF ADMINISTRATIVE OFFICE

1364

Calendar No. (REV) x
(EXP)

Name Brandye DeLarge Ext. x2587
Person responsible for routing

CHECK SHEET TO BE USED FOR CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS BEFORE SUBMISSION TO COUNCIL CLERK

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: An ordinance to amend the 2026 Budget of Revenues (Ord. No. 30530) to appropriate funds ($250,000) for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District.

1. BADeLarge
   Department Head
2. **Department of Law**
3. **Chief Administrative Officer**
4. **Director of Council Relations**
5. **Initials of Sponsoring Council Member**

COUNCIL ACTION

Council Members Present:

Absent:

AMENDMENTS:

FINAL ADOPTION:

MOVED:
2ND:
YEAS:
NAYS:
ABSENT:
RECUSED:

7. **Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.**

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: French Quarter Economic Development

Name of Contact Person: Brandye DeLarge

Telephone Number: 504-658-2587

Email Address: badelarge@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

This ordinance appropriates ($250,000) to allow the City of New Orleans to implement components of the French Quarter Economic Development District's 2026 Adopted Budget which includes the NOPD 8th District Drone Program.

EXP - 30530

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:

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_____

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: May 21, 2026

CALENDAR NO. 35451

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING (BY REQUEST)

AN ORDINANCE to amend Ordinance No. 30531 M.C.S., as amended, entitled "An Ordinance Providing an Operating Budget of Expenditures for the City of New Orleans for the Year 2026", to appropriate funds for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District; and otherwise to provide with respect thereto.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that Ordinance No. 30531 M.C.S., as amended, be amended to authorize and direct the Director of Finance, notwithstanding any provision therein contained to the contrary, to transfer funds allocated therein as follows:

FROM:	**INTERGOVERNMENTAL REVENUES - FUND 6699**	
	INTERGOVERNMENTAL	
	600 – GRANTS, CONTR. AND FUND TRANSFERS	$250,000
	TOTAL	**$250,000**

TO: FRENCH QUARTER DEVELOPMENT DISTRICT – FUND 5128

MISCELLANEOUS PROGRAMS

200 – OTHER OPERATING	$250,000
TOTAL	**$250,000**

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 OF NEW ORLEANS

FISCAL NOTE/IMPACT STATEMENT

CHIEF ADMINISTRATIVE OFFICE

REVENUE / EXPENDITURE ORDINANCE (X)	**RESOLUTION ( )**	**MOTION ( )**
NO(S). Cal. #	**NO.**	**NO.**

DEPARTMENT: MISCELLANEOUS PROGRAMS

PURPOSE OF LEGISLATION: An ordinance to amend the 2026 Budget of Expenditures (Ord. No. 30531 MCS) to appropriate funds ($250,000) for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District.

SOURCE/AMOUNT OF REVENUE TO BE GAINED:
See below.

PERIOD OF PERFORMANCE: FROM: 05/01/2026 TO: 12/31/2026

EXPENDITURE REQUIREMENTS (SAVINGS) BY SPECIFIC CATEGORIES AND AMOUNTS:

EXPLANATION: (Include detailed description of items/services to be purchased and/or reduced, including positions added or deleted and/or Impact and Implications of Proposed Legislation.)

Fund:		**Amount**
From:	**INTERGOVERNMENTAL REVENUES – FUND 6699**	
	INTERGOVERNMENTAL	
	600 – GRANTS, CONTR. AND FUND TRANSFERS	**-$250,000**
To:	**FRENCH QUARTER DEVELOPMENT DISTRICT – FUND 5128**	
	MISCELLANEOUS PROGRAMS	
	200 – OTHER OPERATING	**$250,000**
	TOTAL	**0**

BRANDYE DELARGE / 658-2587
CONTACT PERSON/PHONE:

SIGNATURE/TITLE:

Budget Office
DEPARTMENT/AGENCY

DATE:

REVIEWED BY:

CHIEF ADMINISTRATIVE OFFICE

04 MAY 29 PM 02:06
RECEIVED
1371

Calendar No. (REV)
(EXP) x

Name Brandye DeLarge Ext. x2587
Person responsible for routing

CHECK SHEET TO BE USED FOR CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS BEFORE SUBMISSION TO COUNCIL CLERK

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: An ordinance to amend the 2026 Budget of Expenditures (Ord. No. 30531) to appropriate funds ($250,000) for the implementation of NOPD 8th District Drone Program within the French Quarter Economic Development District.

1. BADeLarge
   Department Head
2. _____
   Department of ~~Law~~
3. _____
   Chief ~~Administrative~~ Officer
4. _____
   Director of ~~Council~~ Relations
5. _____
   Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

MOVED: _____
2ND: _____
YEAS: _____
NAYS: _____
ABSENT: _____
RECUSED: _____

7. _____
   Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: French Quarter Economic Development

Name of Contact Person: Brandye DeLarge

Telephone Number: 504-658-2587

Email Address: badelarge@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

This ordinance appropriates ($250,000) to allow the City of New Orleans to implement components of the French Quarter Economic Development District's 2026 Adopted Budget which includes the NOPD 8th District Drone Program.

EXP - 30531

LEGISLATIVE SUMMARY

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

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

The parties involved:

_____

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

_____

_____

_____

Any fiscal implications for the City with the contract:

_____

_____

_____

The public purpose and need for the contract:

_____

_____

_____

The duration of the contract:

_____

_____

_____

LEGISLATIVE SUMMARY

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

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

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

_____

_____

_____

The general content/requirements of the existing Code provision:

_____

_____

_____

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

_____

_____

_____

Why these changes are needed:

_____

_____

_____

REQUESTED ADOPTION DATE: _____

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

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 21, 2026

CALENDAR NO. 35,452

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to authorize the Mayor of the City of New Orleans to enter into Amendment No. 1 to a previously executed Cooperative Endeavor Agreement (CEA) between the City of New Orleans ("City") and University Medical Center Management Corporation (UMC), relative to a Data Sharing Agreement with UMC, desire to modify the provisions of the CEA and extend the term thereof for an additional 5 years, as more fully set forth in the Amendment No. 1 form attached hereto as Exhibit "A" and made a part hereof; and otherwise to provide with respect thereto.

WHEREAS, pursuant to the authority contained in Article 7, Section 14(C) of the Louisiana Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its political subdivisions, including the City, may enter into cooperative endeavors with each other, or with any public or private corporation or individual; and further pursuant to Section 9-314 of the Home Rule Charter of the City of New Orleans, the City may enter into cooperative endeavors with any public or private association, corporation, or individual for activities in support of economic growth and other public purposes; and

WHEREAS, the City and The University Medical Center Management Corporation desire to modify the provisions of and extend the term thereof for an additional 5 years to the previously executed CEA between the City and UMC relative to the valued public purpose of sharing patient data between UMC and the City in order to study and understand the causes of overdose and domestic abuse fatalities, with the ultimate goal of saving the lives of New Orleans residents.

WHEREAS, the City and The University Medical Center Management Corporation desire to enter into this Amendment No. 1 to provide for patient data of patients who suffered death due to drug overdose or domestic violence and to set forth certain other matters in connection therewith; **NOW THEREFORE**

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, that the Mayor, on behalf of the City of New Orleans, is hereby authorized to enter into Amendment No. 1 to the CEA, in the form attached hereto as Exhibit "A", to the previously executed CEA between the City of New Orleans and The University Medical Center Management Corporation to modify the provisions of CEA and extend the term thereof for an additional 5 years to the previously executed CEA relative to the valued public purpose of sharing patient data between UMC and the City of New Orleans in order to study and understand the causes of overdose and domestic abuse fatalities, with the ultimate goal of saving the lives of New Orleans residents.

SECTION 2. That said Amendment No. 1 to the Cooperative Endeavor Agreement is attached to this ordinance as "Exhibit A" and incorporated and made a part hereof.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

_____
PRESIDENT OF 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:

AMENDMENT NO. 1 TO COOPERATIVE ENDEAVOR AGREEMENT

BY AND BETWEEN

CITY OF NEW ORLEANS

AND

UNIVERSITY MEDICAL CENTER MANAGEMENT CORPORATION

Data Sharing Agreement

THIS FIRST AMENDMENT is made and entered into by and between the City of New Orleans, represented by Helena N. Moreno, Mayor (the "**City**"), and University Medical Center Management Corporation, represented by Thomas Patrias, Chief Executive Officer (the "**Contractor**"). The City and the Contractor may sometimes be collectively referred to as the "**Parties**." This Amendment is effective as of the date executed by the City (the "**Effective Date**").

WHEREAS, the City and the Contractor are parties to a cooperative endeavor agreement with an effective date of February 12, 2025, for data sharing (the "**Agreement**"); and

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter this Amendment to extend the term, and revise the terms of the Agreement.

NOW THEREFORE, for good and valuable consideration, the City and the Contractor amend the Agreement as follows:

1) Term: The term of the Agreement is extended for an additional five (5) years through February 11, 2031.

2) The Contractor's Obligations: The following terms and conditions are added to Article I/Section A of the Agreement:

Services. *The Contractor will, in accordance with the schedule approved by the City:*

3. *Provide, quarterly, upon request, the full health record of patients whom the New Orleans Health Department (NOHD) has identified as dying due to a drug overdose in accordance with Executive Order LC 25-01 (or any other successive executive order) and La. Rev. Stat. 40:2025.5; and*

4. *Provide quarterly, upon request, the lifetime medical records of patients who are identified by the New Orleans Domestic Violence Fatality Review pursuant to Chapter 14 Sec. 82-714 of City of New Orleans Code of Ordinances and La. Rev. Stat. 40:2024.5.*

5. *In the event that the Contractor believes that the requested volume of records to be produced is excessive or overly burdensome, the Contractor will reach out to the City to discuss the possibility of narrowing the request for records as to that specific patient.*

3) The City's Obligations: The following terms and conditions are added to Article II/Section A of the Agreement:

The City will:

9. *Provide the names and dates of birth of individuals identified as dying due to a drug overdose to the contractor; and*

10. *Provide the names and dates of birth of individuals identified by the New Orleans Domestic Violence Fatality Review to the contractor.*

11. *Abide by the provisions of La. Rev. Stat. 40:2024.5 and 40:2025.5.*

4) Additional Miscellaneous Provisions: The following terms and conditions are added to the Agreement:

a. Convicted Felon Statement: The Contractor swears that it complies with City Code § 2-8(c). No Contractor principal, member, or officer has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

b. Non-Solicitation Statement: The Contractor swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Amendment.

c. Prior Terms Binding: Except as otherwise provided by this Amendment, the terms and conditions of the Agreement remain in full force and effect.

d. Electronic Signature and Delivery. The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. No legally binding obligation shall be created with respect to a party until such party has delivered or caused to be delivered a manually signed copy of this Amendment.

[SIGNATURES CONTAINED ON NEXT PAGE]

[The remainder of this page is intentionally left blank.]

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

CITY OF NEW ORLEANS

BY: _____
HELENA N. MORENO, MAYOR

Executed on this _____ of _____, 2026

FORM AND LEGALITY APPROVED:
Law Department

By: _____

Printed Name: _____

UNIVERSITY MEDICAL CENTER MANAGEMENT CORPORATION

BY: _____
THOMAS PATRIAS, CHIEF EXECUTIVE OFFICER

_____
FEDERAL TAX I.D.

1380

RECEIVED
2021 DEC 23 AM 11:15
CITY CLERK

Calendar No. (Rev)
(Exp)

Name Mark Pauly Ext 2596
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: Adding amendments to data sharing agreement with UMC and extending the length of the agreement to five years.

SIGN & DATE

1. Department ~~Head~~
2. Department of ~~Law~~
3. Chief Administrative Officer Elizabeth Brusseau
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

1381

LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES
BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: New Orleans Department of Health

Name of Contact Person: Mark Pauly

Telephone Number: (504) 658-2596

Email Address: Mark.Pauly@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

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

The purpose of the amendment is to extend the term and to add additional deliverables to the original agreement.

LEGISLATIVE SUMMARY

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

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

The parties involved:

University Medical Center Management Corporation and the City of New Orleans

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

UMC to provide full medical records of patients who suffered fatality from Domestic Violence or fatal overdose from substance abuse.

Any fiscal implications for the City with the contract:

No

The public purpose and need for the contract:

To reduce fatalities from drug overdoses and domestic violence.

The duration of the contract:

5 years

LEGISLATIVE SUMMARY

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

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

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

_____

_____

_____

The general content/requirements of the existing Code provision:

_____

_____

_____

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

_____

_____

_____

Why these changes are needed:

_____

_____

_____

REQUESTED ADOPTION DATE: _____

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

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.

1386

GENERAL MATTERS & COMMITTEE SPEAKER CARD (please print clearly) Date: 3/26/26

Presiding Officer:
I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
#33 M 25-182 Juvenile Justice Center p-32			✓

2026 MAR 26 9:57 AM

Name: George Mahdi

Address:

Representing: Neighborhood Unity / Merge

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

1387

Speaker Rules (Council Rule 47)

Public Comment for each non-land use Council meeting agenda items shall be as follows:

- The Councilmember who is the lead author of the agenda item whereby a vote is taken shall preside over the item. Public comment shall proceed as follows:
  - All public speakers who have properly submitted a comment card and are present in the chamber are afforded an opportunity to speak.
  - Public speakers are limited to two minutes of public comment per agenda item.
  - No ceding of time to another person is permitted.
  - Any accompanying written documentation shall be formally 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 presiding Officer, in consultation with the lead author, may alter these parameters if deemed necessary to afford additional public comment for specific items of importance or concern, subject to appeal and reversal b the majority of the Council. But any revised public speaking rules shall be announced prior to the initiation pf public comment for the item to afford all speakers equal opportunity to address the Council.

The provisions of this regulation do not apply to land use matters on the agenda, which are covered by the provisions of Rule 10.1(B).

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.***

Beenga Mahdi

Signature of Speaker

☐ ***Please check if you are a paid representative or receiving <u>any</u> type of compensation or thing of value in exchange for speaking or attending today. (In accordance with Rule 49)***

MOTION
(LYING OVER)
NO. M-25-183

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on November 8, 2024, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Juvenile Justice Center).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of November 8, 2024 as outlined below:

NEW CLASSIFICATIONS:

Class Code	Class Title FLSA Status	To: Grad Annual	To: After January 19, 2025
C6035	Juvenile Reentry Support Specialist, Lead (Non-Exempt)	66/41 $57,909	66/43 $59,366
C6036	Juvenile Reentry Support Supervisor (Non-Exempt)	69/45 $65,569	69/47 $67,218

At the request of the Juvenile Justice Intervention Center, the Civil Service Commission approved the aforementioned new classifications to provide a career ladder for those individuals in the class of Juvenile Reentry Support Specialist. Work of these new positions includes providing case management support to youth and families participating in the Alternative to Detention Program, the Intensive In-home and Community Supervision program and the Electronic Monitoring Program; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)
NO. M-25-184

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on November 8, 2024, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (**CAO**).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of November 8, 2024 as outlined below:

NEW CLASSIFICATIONS:

Class Cod	**Classification:**	Grade /Step Hiring Rate	After 1/19/25 Hiring Rate	Exemption Status
C0485	Grants Administrator	96/27 $102,546	96/29 $105,126	Exempt
C0486	Grants Manager	86/21 $74,242	86/23 $76,109	Exempt
C0487	Grants Specialist	78/25 $63,960	78/27 $65,569	Exempt

At the request of the Chief Administrative, the Civil Service Commission approved the aforementioned new classifications to create a new job series that would encompass the responsibility for grant research, writing, administration, and grant coordination on a City-wide basis with the objective of increasing funding for operational and capital needs; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)
NO. M-25-186

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on January 10, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Public Works).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of January 10, 2025 as outlined below:

NEW CLASSIFICATIONS:

Class Code	**New Classification**	Grade/Step Hiring Rate*	FLSA Status
C2090	Traffic Signal Apprentice	54/38 $38,433	Non-Exempt
C2091	Traffic Signal Technician I	68/33 $55,102	Non-Exempt
C2092	Traffic Signal Technician II (Senior)	71/33 $59,366	Non-Exempt
C2093	Traffic Signal Technician III (Lead/Trainer)	74/33 $63,960	Non-Exempt
C2094	Traffic Signal Coordinator	75/39 $70,643	Non-Exempt

In conjunction with the Department of Public Works and Civil Service Staff, the Civil Service Commission approved the aforementioned new classifications to address the critical shortage of positions related to the installation, maintenance and repair of traffic signals and other electronic devices. The new Traffic Signal job series provides a comprehensive career track providing opportunities for career growth and development; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-187

CITY HALL: March 27, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on January 10, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).
In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of January 10, 2025 as outlined below:

Pay Grade and Hiring Rate:

Class Code	Class Title	**Grade /Step**	Annual	**To: Grade/ Step**	Annual
C5262	Latent Print Supervisor	82/42	$87,254	85/51	$105,126

At the request of the Police Department, the Civil Service Commission approved the aforementioned grade and hiring rate change for the classification of Latent Print Supervisor. The position's expanded supervisory role includes overseeing lead and/or supervisory positions in the Latent Print Section; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:
YEAS:
NAYS:
ABSENT:
AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-189

CITY HALL: **March 27, 2025**

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on February 3, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Professional Certification Pay).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of February 3, 2025 as outlined below:

Amended Special Rate of Pay: ~~**Strikethroughs are deleted.**~~

~~Exempt~~ Employees, with the approval of their appointing authority may be granted a 5% increase in pay upon completion of a professional certification that is directly related to the employee's work. This is a one-time premium pay to recognize the additional education and training acquired by an employee. This will not apply to multiple certifications earned in the same field of professional work.

For purposes of this incentive pay, a professional certification shall be considered:

- A third-party attestation of an individual's level of knowledge or proficiency in a certain industry or profession.
- Certifications must be granted by authorities in the field, such as professional societies and universities, or by private certificate granting agencies.
- Certifications must be time-limited; some expire after a period of time (e.g., the lifetime of a product that required certification for use), while others can be renewed indefinitely as long as certain requirements are met. Renewal usually requires ongoing education to remain up-to-date on advancements in the field, evidenced by earning the specified number of continuing education credits (CECs), or continuing education units (CEUs), from approved professional development courses
- The professional certification cannot be a minimum qualification for the employee's current position or have been used for extraordinary qualifications pay.

Notes:

- Professional Certification pay may not be granted if it was a requirement for entry into a job series.
- The Professional certification cannot have been required for placement into a special assignment for which the employee is currently receiving special assignment pay.
- Employees are limited to one premium regardless of the number of certifications earned.

- The special rate of pay in pro-rated over a year, is not paid in a lump sum, and will be removed from terminal leave calculations.
- This special rate of pay shall be removed if the certification is allowed to lapse. Employees are required to notify their Human Resources Manager immediately if their certification lapses. Failure to remove the special rate of pay in a timely manner will result in a retroactive pay decrease.
- The effective date of this special rate shall be the first Sunday of the month following the submission of this form and a copy of the certification to Civil Service.
- The Director of Personnel shall reserve the right to determine a qualifying certification under these guidelines.
- Certifications must require a minimum of fifteen (15) Continuing Education Hours per year to be considered Professional.

Following departmental requests, the Civil Service Commission approved the aforementioned pay plan amendment to expand the use of Professional Certification Pay to expand the use of professional certification pay to all employees whether exempt or non- exempt. It is the intent of this special rate of pay to encourage investment in employee training and development with the intent of improving the performance of the City Workforce and enhancing the services provided by the City Government; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective March 30, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-235

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

New Classification:

Class Code	Class Title	**Grade /Step Annual**	Up to: Grade /Step Annual*
C7115	Deputy Superintendent of Police (Fiscal and Personnel Management)	104/28 $126,759	104/49 $164,411

At the request of the Police Department, the Civil Service Commission approved the aforementioned new classification that would oversee all administrative functions relative to fiscal management, human resources, payroll and grant administration, records management, National Crime Information Center (NCIC), Information Technology (IT Division), and the Fleet Management of the Police Department; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-236

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

New Classifications:

Class Code	Class Title	**Grade /Step**	Annual
C5266	Latent Print Examiner	77/33	$68,909
C5267	Latent Print Examiner, Senior	79/41	$79,987

At the request of the Police Department, the Civil Service Commission approved the aforementioned specialized classifications to perform forensic examinations in the area of pattern and impression evidence including the analysis of latent prints on physical evidence and the comparison of friction ridge skin impressions. Work also includes writing reports of findings and providing courtroom testimony as needed; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION
(LYING OVER)
NO. M-25-238

CITY HALL: April 24, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on March 14, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Property Management).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 14, 2025 as outlined below:

Pay Grade and Hiring Rate Changes:

Class Code	Class Title	**Grade /Step**	Annual	**To: Grade/ Step**	Annual
C7050	Real Estate Administrator	86/17	$70,643	**88/32**	$89,449

At the request of the Department of Property Management, the Civil Service Commission approved the aforementioned grade and hiring rate change for the classification of Real Estate Administrator. The position's expanded supervisory role includes overseeing the buying, selling, rental and appraisal of City owned properties as well as overseeing all real estate records citywide; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective April 20, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-25-288

CITY HALL: May 22, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on May 9, 2025, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of May 9, 2025 as outlined below:

Submitting for Council Approval: Amendment to Civil Service Rules (Police)

Rule IV, Section 1.3 (Pay Plan)
(Additions are in **bold** - Deletions have been ~~struck through~~)

1.3 The pay of all positions in the classified service shall be determined in accordance with the pay plan in effect and in accordance with the provisions of the Civil Service Law regardless of any provisions or appropriation for any different salary rate or mode of payment for any position. The regular hourly base rate shall be determined as follows:

(a) For those non-exempt employees engaged in law enforcement activities, their regular hourly base rate shall be computed by dividing the annual salary ~~by twenty-six (26)~~ **fifty-two (52)**, and then dividing the quotient ~~by eighty-five and one half (85.5)~~ **forty-two and three quarters (42.75**). (Adopted by Commission December 16, 2002, approved by the Council June 5, 2003, effective July 13, 2003)

(b) For those non-exempt employees engaged in fire protection activities, their regular hourly base rate shall be computed by dividing the annual salary by twenty-six (26) and then dividing the quotient by one hundred and six (106). (Amended January 20, 2023 and adopted by Council February 19, 2023 to be effective June 18, 2023)

(c) For all other employees, their regular hourly base rate shall be

computed by dividing the appropriate annual salary by and then dividing the quotient by either thirty-five (35), forty (40) or forty-six (46) depending upon the employee's assigned work schedule.

Rule IV, Section 9.1 (Pay Plan-Overtime)
(Additions are in **bold** - Deletions have been ~~struck through~~)

Rule IV Pay Plan (Overtime)

9.1 Pursuant to the specific provisions of 29 U.S.C., Section 207 (k):

(a) Any non-exempt employee engaged in law enforcement activities shall be paid overtime at the special hourly base rate for all hours worked in excess of ~~eighty-five and a half (85.5)~~ **forty-two and three quarter (42.75)** hours in a ~~fourteen (14)~~ **seven (7)** day work period. (adopted by Commission December 16, 2002, approved by the Council June 5, 2003, effective July 13, 2003)

(b) Any non-exempt employee engaged in fire protection activities shall be paid overtime at the special hourly base rate for all hours worked in excess of one hundred and six (106) in a fourteen (14) day work period (amended October 23, 1985, ratified by the Council October 24, 1985, effective April 13, 1986)

(c) Any non-exempt employee not covered by Section 9.2 (a) and (b), who receives state supplemental pay and/or city millage, shall be paid overtime worked in excess of forty (40) hours in a work period. (adopted April 19, 1990, approved by the City Council May 3, 1990, effective May 3, 1990)

The aforementioned rule amendments approved by the Civil Service Commission would provide for overtime compensation after a 7 day/42.75 hour period in lieu of the present 14 day/85.5 hour period. The intent of these amendments are to allow the department to pay non-exempt Police employees overtime on a weekly basis. Note that because of the programming required of the city's pay system to enact this work cycle change, it will be effective at a "to be determined" future date no later than one year after the Council's ratification of these rule amendments; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendments to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendments to the Classified Pay Plan are approved to be effective May 25, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-25-435

CITY HALL: August 21, 2025

BY: COUNCILMEMBERS GIARRUSSO, MORENO, MORRELL, GREEN AND THOMAS

WHEREAS, at its meeting on July 11, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Police).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of July 11,2025 as outlined below:

New Classification:

Class Code	Class Title/Exemption Status	**Grade /Step**	Annual
C5285	Crime Scene Investigation Manager (Non-Exempt)	79/34	$73,325

At the request of the Police Department, the Civil Service Commission approved the aforementioned classification of Crime Scene Investigation Manager to create a specialized classification that would oversee the Crime Scene Investigation Unit. Work includes managing the crime scene investigation unit including developing procedures, training programs, special operations in labs and reviewing complex crime scene reports. Work includes supervising Crime Scene Investigation Supervisors to include prioritizing and assigning work and establishing quality control measures; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective August 24, 2025.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-38

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Office of the Inspector General).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Classification:

Class Code	**New Classification**	Grade/Step Hiring Rate	Grade/Step Maximum
C0735	Deputy Inspector General of Information Technology	104/17 $110,481 annually	104/49 $164,411 annually

At the request of the Office of Inspector General (OIG), the Civil Service Commission approved the aforementioned new classification that would oversee all Information Technology (IT) functions of the OIG including database administration, network equipment, enterprise security, storage area network, server/system administration, computer operations and service desk. Work includes developing, recommending, implementing, and interpreting departmental IT policies and procedures and ensuring all activities comply with system policies and procedures as well as laws and regulations; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-39

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Property Management).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Classification:

Class Code	**New Classification**	Grade/Step Hiring Rate	FLSA Status
C8607	Cemetery Programs Superintendent	86/25 $78,024	Exempt

At the request of the Department of Property Management, the Civil Service Commission approved the aforementioned new classification that would involve the overall management and operations of city-owned cemeteries. Work includes oversight of cemetery landscaping, grounds maintenance, security, burial procedures, records maintenance and the allocation of burial spaces. Work also includes responsibility for developing and delivering a range of programming and services that identifies, documents, and supports the preservation and protection of city cemeteries; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-40

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Health/EMS).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

Revised Special Rate of Pay (Additions are Bold, Strikethroughs are Deleted)

1. Employees in the classes of Emergency Medical Technician, Emergency Medical Technician, Advanced, Emergency Medical Technician, Paramedic, Emergency Medical Coordinator, Assistant and Emergency Medical Coordinator shall receive $1,500 annually over their normal rate of pay when currently certified and assigned as a Rescue Swimmer/Rapid Diver, Hazmat, Urban Search and Rescue, Tactical Paramedic or **Advanced Practice Paramedic.** Employees are limited to one $1,500 premium **in the case of multiple qualifying credentials.**

2. **Credentialed e**mployees in the class**es** of **Emergency Medical Technician, Emergency Medical Technician, Advanced,** Emergency Medical Technician, Paramedic **and Emergency Medical Coordinator-Assistant** shall receive five (5) percent over their normal rate of pay when currently certified and assigned as Rescue Technicians and/or Instructors **actively** assigned to the Rescue Unit.

At the request of the Health Department (EMS), the Civil Service Commission approved the aforementioned pay
plan amendments that would expand eligibility of the $1,500 Special Rate of Pay to EMT's who are certified as an Advanced Practice Paramedic. The second Special Rate of Pay revision would expand eligibility of a 5% rescue unit incentive to those employees in the classifications of Emergency Medical

Technician, Emergency Medical Technician, Advanced and Emergency Medical Coordinator, Assistant. The intent of such incentives is to recognize the added knowledge and skill levels taken on by EMS employees; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-41

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on September 12, 2025, the Civil Service Commission adopted the following amendment to the Classified Pay Plan (Safety and Permits).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of September 12, 2025 as outlined below:

New Special Rate of Pay

Employees of Safety and Permits who perform field inspections and are currently certified by the Internal Code Council in three areas stated below shall receive five (5) percent over their normal rate of pay when so assigned. Employees of Safety and Permits who perform field inspections and currently certified by the Internal Code Council in four areas stated below shall receive ten (10) percent over their normal rate of pay when so assigned. Employees of Safety and Permits who perform field inspections and currently certified by the Internal Code Council in five or more areas stated below shall receive fifteen (15) percent over their normal rate of pay when so assigned:

1) International Code Council (ICC) Commercial Building Inspector
2) International Code Council (ICC) Residential Building Inspector
3) International Code Council (ICC) Commercial Electrical Inspector
4) International Code Council (ICC) Residential Electrical Inspector
5) International Code Council (ICC) Commercial Mechanical Inspector
6) International Code Council (ICC) Residential Mechanical Inspector

At the request of the Department of Safety and Permits the Civil Service Commission approved the aforementioned pay plan amendment to encourage its inspectors to obtain multiple types of International Code Council building code certifications. It is the intent of this new special rate of pay to enhance departmental effectiveness and efficiency; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement

the above proposed amendment to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment to the Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

(LYING OVER)

NO. M-26-44

CITY HALL: January 27, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on October 29, 2025, the Civil Service Commission adopted the following amendment(s) to the Classified Pay Plan (Chief Administrative Office).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval the following amendment(s) to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of October 29, 2025, as outlined below:

New Classification

Class Code	**New Classification**	Grade/Step Hiring Rate	FLSA Status
C7090	Centralized Adjudication Bureau Administrator	103/23 $116,110	Exempt

At the request of the Chief Administrative Office, the Civil Service Commission approved the new classification of Centralized Adjudication Bureau Administrator. Work includes overseeing administrative hearings for the Departments of Safety and Permits, Code Enforcement, Vieux Carre Commission, Historic District Landmarks Commission, Public Works, Police, Sanitation, Health and Fire. Work also includes supervising and creating policies for the bureau office staff and instructing authorized personnel in the procedures and guidelines as they apply to performing administrative hearings; and

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment(s) to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment(s) to the

Classified Pay Plan is approved to be effective February 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-83

CITY HALL: February 26, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, at its meeting on February 6, 2026, the Civil Service Commission adopted the following amendment(s) to the Classified Pay Plan (Sewerage and Water Board).

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

Cybersecurity Series

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

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

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment(s) to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment(s) to the Classified Pay Plan is approved to be effective March 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-84

CITY HALL: February 26, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, at its meeting on February 6, 2026, the Civil Service Commission adopted the following amendment(s) to the Classified Pay Plan (Sewerage and Water Board).

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

Operational Technology Systems Series

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

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

WHEREAS, the Chief Administrative Office has certified that funds are available to implement the above proposed amendment(s) to the Classified Pay Plan; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in accordance with Article X, Section 10 of the Constitution of Louisiana, the amendment(s) to the Classified Pay Plan is approved to be effective March 1, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-115

CITY HALL: March 26, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY:

WHEREAS, at its meeting on March 13, 2026, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Sewerage and Water Board).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of March 13, 2026, as outlined below:

Information Management Series

Class Code	New Classification	Grade/Step Hiring Rate Annual Rate
C0190	Information Management Intern (Non-Exempt)	67/28 $50,513
C0191	Information Management Analyst (Non-Exempt)	77/25 $62,390
C0192	Information Management Specialist (Exempt)	86/25 $78,024
C0193	Information Management Lead (Exempt)	90/33 $95,181
C0194	Information Management Manager (Exempt)	93/35 $105,126
C0195	Information Management Director (Exempt)	99/33 $119,031

At the request of the Sewerage and Water Board, the Commission approved the creation of the aforementioned Information Management series. Positions in this series provide records governance, system administration, information management program development, and digital transformation initiatives. Work also includes serving as subject matter experts in specific areas such as records retention program development, enterprise content management system administration, digital preservation and data governance including compliance with state and federal information requirements; 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 29, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-198

CITY HALL: May 21, 2026

BY: COUNCILMEMBERS HARRIS, WILLARD, MORRELL, MCCARRON AND KING

WHEREAS, at its meeting on May 8, 2026, the Civil Service Commission adopted the following amendments to the Classified Pay Plan (Health/EMS).

In accordance with Article X, Section 10 of the Constitution of Louisiana, this agency is submitting for Council approval, the following amendments to the Classified Pay Plan as adopted by the Civil Service Commission at its meeting of May 8, 2026, as outlined below:

Hiring Rates

Class Code	**Class Title**	**From: Grade/ Step Annual**	**To: Grade/ Step Annual**
C5170	Emergency Medical Technician	64/21 $42,980	64/23 $44,061
C5175	Emergency Medical Technician, Advanced	66/24 $46,885	66/26 $48,064
C5171	Emergency Medical Technician, Paramedic	75/23 $57,909	75/29 $62,390
C5176	Emergency Medical Coordinator, Assistant	81/25 $68,909	81/29 $72,420
C5177	Emergency Medical Coordinator	87/29 $84,062	87/33 $88,344

At the request of Health/EMS, the Commission approved the creation of the aforementioned hiring rates. These pay plan amendments are intended to address several critical challenges. First, they aim to reduce turnover driven by employee burnout associated with the demands of EMS work. Second, they seek to address vacancy levels that are contributing to emergency response times falling below national standards. Finally, they are intended to reduce reliance on outside emergency service providers; 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 May 24, 2026.

BE IT FURTHER MOVED, That the Clerk of Council shall forward a certified copy of this motion to the Director of the Civil Service Commission and the Chief Administrative Officer.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-225

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

WHEREAS, State law requires that the City of New Orleans select a newspaper as its official journal each year; and

WHEREAS, The Times-Picayune/The New Orleans Advocate has been the official journal for the City of New Orleans for many years; and

WHEREAS, The Council desires to renew the existing printing arrangement with The Times-Picayune/The New Orleans Advocate for the coming year on a month-to-month basis, cancellable on 30 days' notice; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That The Times-Picayune/The New Orleans Advocate be and hereby is selected as the official journal for the City of New Orleans for the period beginning June 1, 2026 to and ending May 31, 2027; and

BE IT FURTHER MOVED, That the existing printing arrangement with the Times-Picayune Corporation, authorized by Motion M-04-737 is hereby extended on a month-to-month basis, cancellable on 30 days' notice, until such time as a replacement official journal is selected. Pending a competitive selection, the Council Chief of Staff is hereby authorized to make such adjustments in the monthly rates as may be reasonably necessary to ensure continuity of official journal services.

BE IT FURTHER MOVED, That the Clerk of Council shall immediately forward a certified copy of this motion to the Louisiana Secretary of State, Publications Division for further handling.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

MOTION

NO. M-26-229

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

A MOTION directing the City Planning Commission to conduct a public hearing to consider amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to amend all necessary articles to implement the findings of the Transient Lodging Study, with the specified modifications.

WHEREAS, on March 23, 2023, the City Council adopted Motion M-23-120 directing the City Planning Commission to conduct a study to recommend updates to Commercial Short Term Rental (CSTR) regulations; and

WHEREAS, on May 25, 2023, the City Council adopted Motion M-23-247 directing the City Planning commission to replace that study with an expanded review of all transient lodging uses, to be called the Transient Lodging Study; and

WHEREAS, on February 12, 2026, the City Council received the Transient Lodging Study from the City Planning Commission on its consent agenda; and

WHEREAS, after careful review and engagement with relevant stakeholders, the City Council is prepared to move forward with the consideration of amendments to the Comprehensive Zoning Ordinance in accordance with the recommendations contained in the Transient Lodging Study; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amendments to

Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance ("CZO"), to amend all necessary articles to implement changes to use permissions, standards, definitions, and any other provisions pertaining to transient lodging, as set forth in this motion, and as informed by the Transient Lodging Study.

BE IT FURTHER MOVED, That the City Planning Commission shall recommend changes, if necessary, to the CZO regarding the topics set forth in Exhibit A, attached hereto and made a part hereof. In recommending these changes, the City Planning Commission should incorporate recommendations made in the Transient Lodging Study wherever possible. This list should not be considered exhaustive, and additional recommendations by the City Planning Commission regarding any topic contained in the Transient Lodging Study may be included in their staff report.

BE IT FURTHER MOVED, That the requirement to participate in the Neighborhood Participation Program is waived due to extensive and ongoing public engagement in this process, and application fees in the amount of $1,500.00 are hereby waived.

BE IT FURTHER MOVED, That in accordance with CZO Section 4.2.D.3.C, the Council finds that there is good cause to provide for a period of 120 days for the City Planning Commission to provide its recommendation given the extensive and complex nature of the changes contemplated and the intense public interest in the subject matter of the changes.

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.

EXHIBIT A to M-26-229

The City Planning Commission is directed to provide recommendations for changes to the Comprehensive Zoning Ordinance regarding the following matters:

1. Whether density caps are needed for commercial short-term rental ("CSTR") uses or hotel uses, and, if such caps are recommended, details regarding the caps and their implementation;
2. Adoption of the changed and new definitions set out in the Transient Lodging Study, including but not limited to:
    a. Bed and Breakfast;
    b. Short Term Rental, Commercial;
    c. Short Term Rental, Commercial – Small (additional consideration should be given to renaming this use "Short Term Rental, Commercial – Two-Family");
    d. Short Term Rental, Commercial – Medium (additional consideration should be given to renaming this use "Short Term Rental, Commercial – Multi-Family");
    e. Short Term Rental, Commercial – Large (additional consideration should be given to renaming this use "Short Term Rental, Commercial – Whole");
    f. Timeshare Building;
    g. Timeshare Dwelling Unit;
    h. Hotel/Motel, General;
    i. Hotel/Motel, Neighborhood (additional consideration should be given to renaming this use "Hotel/Motel, Small");
    j. Hotel/Motel, Large;
    k. Hostel;

3. Ensuring consistency between use permissions for hotels, hostels, and timeshares;
4. Accessory use permissions and standards regarding the sale of alcohol by transient lodging uses, taking into account relevant legal precedents;
5. Regulations regarding the size of bed and breakfasts, including consideration of a general cap of 5 bedrooms with a cap of 9 bedrooms in historic structures, as well as recommendations regarding the definition of a historic structure for these purposes;
6. Allowing additional density for CSTRs along Canal Street to encourage revitalization of the corridor and mechanisms for implementing this additional density;
7. Accessory use permissions and standards regarding live entertainment and special event permitting in neighborhood (or small) hotels;
8. Changes to definitions, use standards, or other provisions to enact the following regulations regarding bed and breakfasts:
    a. Limiting meal service to registered guests unless restaurant or bar use is allowed in underlying zoning;
    b. Prohibiting use as an event space unless such use is allowed in the underlying zoning;
    c. Retaining current density caps;
9. Changes to definitions, use standards, or other provisions to enact the following regulations regarding hotel/motel uses:
    a. Ensuring that customary lodging services are provided by all hotel/motel uses, including the requirement that there be staffing on premises 24 hours a day, seven days a week, a lobby, and a restroom available to staff at all times;

b. Limiting neighborhood (or small) hotels to a maximum of 8,000 square feet of gross floor area;

c. Allowing hotels under 8,000 square feet of gross floor area to seek licensure as a large hotel if permitted by zoning;

d. Limiting alcohol and food sales in neighborhood (or small) hotels to registered guests unless restaurant or bar use is allowed in the underlying zoning;

10. Changes to definitions, use standards, or other provisions to enact the following regulations regarding commercial short-term rental uses:

a. Ensuring that these uses are temporary uses, like Non-Commercial Short-Term Rental uses;

b. Allowing for an owner's license that is valid for two years;

c. Retaining the current limitation of two occupants per bedroom;

d. Limiting Short-Term Rental, Commercial – Small (or Two-Family) to:

i. A maximum of two guest bedrooms;

ii. A maximum of two guests per bedroom for a total maximum occupancy of four guests;

iii. A maximum of one unit per lot of record;

e. Limiting Short-Term Rental, Commercial – Medium (or Multi-Family) to:

i. A maximum of three guest bedrooms;

ii. A maximum of two guests per bedroom for a total maximum occupancy of six guests;

iii. A maximum of twenty-five percent of the units per lot of record;

f. Limiting Short-Term Rental, Commercial – Large (or Whole) to

i. A maximum of five guest bedrooms;

ii. A maximum of two guests per bedroom for a total maximum occupancy of ten guests;

g. Requiring that all units in a Short-Term Rental, Commercial – Medium (or Multi-Family) be operated by the same operator;

h. Consider Short-Term Rental, Commercial – Medium (or Multi-Family) in the VCE-1 zoning district, taking into account the extensive public interest in the use permissions in this district, the commercial nature of the district, and its similarity to the VCE zoning district;

i. Consider Short-Term Rental, Commercial – Medium on Canal Street, taking into account the Canal Street Study: Progress Report and Analysis of Current Issues;

j. Consider transient lodging uses in HMC-2 taking into account the zoning district's location on major traffic arteries that provide access for more intense commercial uses.

11. Changes to the use permission tables, as follows:

Relevant Abbreviations:

P: Permitted

C: Conditional

CSTR: Short-Term Rental, Commercial (as currently defined)

H/M: Hotel/Motel (as currently defined)

BnB-A: Bed and Breakfast, Accessory (as currently defined)

BnB-P: Bed and Breakfast, Principal (as currently defined)

BnB: Bed and Breakfast (as proposed herein)

CSTR-S: Short-Term Rental, Commercial – Small (or Two-Family) (as proposed herein)

CSTR-M: Short-Term Rental, Commercial – Medium (or Multi-Family) (as proposed herein)

CSTR-L: Short-Term Rental, Commercial – Large (or Whole) (as proposed herein)

NH: Neighborhood (or Small) Hotel (as proposed herein)

LH: Large Hotel (as proposed herein)

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
7	GPD		H/M CSTR	NH LH		NH LH	
8	R-RE		BnB-A	Prohibit	Prohibit	Prohibit	Prohibit
	M-MU	CSTR	BnB-P BnB-A	BnB CSTR-S CSTR-L		CPC to make recommendations	
9	HMR-1		BnB-A BnB-P	BnB		BnB	
	HMR-2		BnB-A BnB-P	BnB		BnB	
	HMR-3		BnB-A BnB-P	BnB		BnB	
10	VCE	CSTR	BnB-A BnB-P	BnB CSTR-S		**CSTR-M** ~~BnB~~ ~~CSTR-S~~	
	VCE-1	N/A	N/A	NH CSTR-S		CPC to make recommendations	
	HMC-1		BnB-A BnB-P CSTR	Prohibit	Prohibit	Prohibit	Prohibit
	HMC-2	H/M CSTR	BnB-A BnB-P	N/A	N/A	CPC to make recommendations	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	HM-MU	CSTR	BnB-A BnB-P Hotel				**NH** **BnB**
11	HU-RS		BnB-A		BnB		~~BnB~~
	HU-RD1		BnB-A		BnB		BnB
	HU-RD2		BnB-A		BnB		BnB
	HU-RM1		BnB-A BnB-P				**BnB**
	HU-RM2		BnB-A BnB-P		BnB		BnB
12	HU-B1A		BnB-A BnB-P		NH		NH **BnB**
	HU-B1		BnB-A BnB-P		NH		NH **BnB**
	HU-MU	CSTR	BnB-A BnB-P H/M		NH		NH **BnB**
13	S-RS		BnB-A	BnB		~~BnB~~	
	S-RD		BnB-A	BnB		~~BnB~~	
	S-RM1		BnB-A	BnB		~~BnB~~	**BnB**
	S-RM2		BnB-A	BnB		~~BnB~~	**BnB**
	S-LRS1		BnB-A	BnB		~~BnB~~	
	S-LRS2			BnB		~~BnB~~	
	S-LRS3			BnB		~~BnB~~	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	S-LRD1			BnB		~~BnB~~	
	S-LRD2		BnB-A	BnB		~~BnB~~	
	S-LRM1		BnB-A	BnB		BnB	**NH**
	S-LRM2	`	BnB-A	BnB		BnB	**NH**
14	S-B2	CSTR		CSTR-S		~~CSTR-S~~	
	S-LB1		BnB-A BnB-P	NH CSTR-S			NH ~~CSTR-S~~
	S-LB2	CSTR	BnB-A BnB-P H/M	NH CSTR-S			NH ~~CSTR-S~~
	S-LC	CSTR	BnB-A BnB-P H/M	NH CSTR-M		NH ~~CSTR-M~~	
14	S-MU	CSTR	BnB-A	NH CSTR-S		NH ~~CSTR-S~~	
	S-LM	CSTR	H/M	NH CSTR-S CSTR-M		NH ~~CSTR-S~~ ~~CSTR-M~~	
15	C-1	H/M CSTR		NH CSTR-S CSTR-M		NH CSTR-S CSTR-M	**LH**
	C-2	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	C-3	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	MU-1	H/M CSTR	BnB-A BnB-P	CSTR-S CSTR-M	NH LH	~~CSTR-S~~ ~~CSTR-M~~	NH LH **BnB**
	MU-2	H/M CSTR	BnB-A BnB-P	CSTR-S CSTR-M	NH LH	~~CSTR-S~~ ~~CSTR-M~~	NH LH **BnB**
	EC	H/M CSTR	BnB-A	BnB NH CSTR-S CSTR-M		BnB NH ~~CSTR-S~~ ~~CSTR-M~~	
	MC	H/M CSTR		BnB NH LH CSTR-S CSTR-M		BnB NH LH ~~CSTR-S~~ ~~CSTR-M~~	
	MS	H/M CSTR		BnB NH LH CSTR-S CSTR-M		BnB NH LH ~~CSTR-S~~ ~~CSTR-M~~	
	LS	H/M CSTR		BnB NH LH CSTR-M		BnB NH LH ~~CSTR-M~~	
16	LI	H/M CSTR		NH LH CSTR-M		NH LH ~~CSTR-M~~	
	HI	H/M	CSTR	NH LH CSTR-M		NH LH ~~CSTR-M~~	
	MI	H/M	CSTR	NH LH CSTR-M		NH LH ~~CSTR-M~~	
	BIP	H/M CSTR		NH LH CSTR-M		NH LH ~~CSTR-M~~	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
17	CBD 1	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-2	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-3	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH ~~LH~~ ~~CSTR-S~~ ~~CSTR-M~~	
	CBD-4	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-5	CSTR	BnB-A BnB-P Hotel	CSTR-S CSTR-M	NH LH	**NH** ~~CSTR-S~~ ~~CSTR-M~~	~~NH~~ LH
	CBD-6	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH ~~CSTR-S~~ ~~CSTR-M~~	**CSTR-S** **CSTR-M**
	CBD-7	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	

MOTION

NO. M-26-237

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL (BY REQUEST)

SECONDED BY:

WHEREAS, Section 70-10 of the Code of the City of New Orleans requires that certain contracts providing for the aggregate expenditure of more than $1,000,000.00 in city funds during the initial term and all allowable renewal terms or having an initial term of more than one year or providing for legal services must be signed by the President of the City Council; and

WHEREAS, Section 70-10 further provides that the President of the City Council shall not execute any such contract unless authorized to do so by Council motion; and

WHEREAS, on April 18, 2022, the City and Granicus, LLC (the "Contractor") entered into a Professional Services Agreement for technologically based services to assist with both enforcement of permit regulations and of tax regulations imposed by the City on Short Term Rentals (the "Agreement"); and

WHEREAS, the City and the Contractor, each having the authority to do so, desire to enter into an amendment to extend the term of the Agreement for one year from April 18, 2026 through April 17, 2027, and increase the compensation by $232,102.20 to a total maximum amount payable not to exceed $1,160,611,00 ("Amendment No. 4"); **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the President of the Council shall be added as a signatory, Amendment No. 4, to the contract between the City of New Orleans and Granicus, LLC; and

BE IT FURTHER MOVED, That the President of the Council is hereby authorized to sign, Amendment No. 4, the contract between the City of New Orleans and Granicus, LLC, as attached hereto as Exhibit A; and

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion, including Exhibit A, to the City Attorney's Office to effectuate this request.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

EXHIBIT A

AMENDMENT NO. 4 TO PROFESSIONAL SERVICES AGREEMENT

BETWEEN

THE CITY OF NEW ORLEANS

AND

GRANICUS LLC.

RFP No. 15421 SHORT TERM RENTAL MONITORING

RESOLUTION

NO. R-26-238

CITY HALL: June 4, 2026

BY: COUNCILMEMBERS GREEN, MCCARRON, HARRIS AND KING

A RESOLUTION RECOGNIZING COMMUNITY BLOOD DONATION EFFORTS DURING THE SEMIQUINCENTENNIAL OF THE UNITED STATES OF AMERICA

WHEREAS, July 4, 2026 marks the 250th Anniversary of the signing of the Declaration of Independence, a milestone in the history of the United States of America; and

WHEREAS, the Semiquincentennial provides an opportunity for communities across the nation to reflect upon the values of service, sacrifice, unity, and civic responsibility which have shaped our country; and

WHEREAS, maintaining an adequate blood supply is essential to supporting hospitals, emergency medical providers, disaster response efforts, and lifesaving medical treatment throughout the Gulf South region; and

WHEREAS, every two seconds an individual in the United States requires a blood transfusion, yet only a small percentage of eligible individuals donate blood each year; and

WHEREAS, encouraging blood donation efforts during the 2026 hurricane season helps strengthen emergency preparedness capabilities and promotes the health, safety, and resilience of our communities; and

WHEREAS, blood donors demonstrate a spirit of volunteerism and public service reflective of the enduring ideals upon which the United States was founded;

BE IT RESOLVED that the New Orleans Council hereby recognizes and supports community blood donation efforts during June and July 2026 as part of the national observance of

America's 250th Anniversary and encourages residents, businesses, churches, schools, and civic organizations to participate in blood donation drives and related community service initiatives.

BE IT FURTHER RESOLVED that this Resolution shall be shared with participating community organizations and partners engaged in America 250 initiatives.

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.

MOTION

NO. M-26-239

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

WHEREAS, the Council appointed Executive Counsel pursuant to Motion M-26-25; and

WHEREAS, the Council has prioritized building in-house knowledge to assist Executive Counsel with legal matters and to ensure that an attorney is present at all committee meetings of the Council; and

WHEREAS, the Council desires to amend the job description of the Fiscal Officer to establish an attorney-client relationship between the Council and the Fiscal Officer; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the job description for Fiscal Officer Ashley M. Spears be amended to include legal counsel to assist the Council's Executive Counsel in providing legal advice to the Council.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the Council Human Resources Manager is hereby directed to take whatever actions are necessary to effectuate this amendment.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.

RESOLUTION

NO. R-26-240

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL (BY REQUEST)

SECONDED BY:

A **RESOLUTION** providing for the issuance and sale of Taxable Limited Tax Bonds of the City of New Orleans, Louisiana, authorizing the application to the State Bond Commission for approval of said bonds, and providing for other matters in connection therewith.

WHEREAS, pursuant to Article VI, Section 26 of the Louisiana Constitution of 1974, as amended (the "***Constitution***"), the City of New Orleans, Louisiana (the "***City***") is authorized to levy a special tax for general municipal purposes, which Tax is currently being levied at the rate of twelve and twenty-three hundredths (12.23) mills (such rate being subject to adjustment from time to time due to reassessment) on all the property subject to taxation within the corporate boundaries of the City (the "***Tax***"); and

WHEREAS, the City has heretofore issued and there remain outstanding its (i) Taxable Limited Tax Bonds, Series 2016 (the "***Series 2016 Bonds***"), (ii) Taxable Limited Tax Bonds, Series 2017 (the "***Series 2017 Bonds***"), and (iii) Taxable Limited Tax Refunding Bonds, Series 2021 (the "***Series 2021 Bonds***," and together with the Series 2016 Bonds and the Series 2017 Bonds, the "***Outstanding Parity Bonds***"), which are secured by and payable from the revenues of the Tax; and

WHEREAS, Chapter 13 of Title 39 of the Louisiana Revised Statutes of 1950, as amended, specifically La. R.S. 39:1430, and other constitutional and statutory authority (the "***Act***") authorizes the City to issue bonds for any authorized purpose payable out of the income, revenues, and receipts derived or to be derived from any sources whatsoever, including but not limited to the proceeds of the Tax; and

WHEREAS, Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority (the "***Refunding Act***") authorizes the City to issue refunding bonds for the purpose of refunding, readjusting, restructuring, or refinancing its outstanding bonds, such as the Outstanding Parity Bonds; and

WHEREAS, the City now desires to proceed with the issuance of not exceeding One Hundred Ten Million Dollars ($110,000,000) of Taxable Limited Tax Bonds of the City in one or more series (the "***Bonds***") for the purposes of (i) paying operational costs of the City, (ii) refunding all or a portion of the Outstanding Parity Bonds, (iii) funding a capitalized interest account (if required), and (iv) paying costs of issuance for the Bonds; **NOW, THEREFORE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS THAT preliminary approval is given to the issuance of the Bonds pursuant to the Act and the Refunding Act for the purposes set forth in the preamble hereto. The Bonds may be issued in one or more series in an aggregate principal amount not exceeding One Hundred Ten Million Dollars ($110,000,000), shall mature no later than September 1, 2046, and shall bear interest at a rate or rates of not exceeding ten percent (10.00%) per annum.

BE IT FURTHER RESOLVED THAT the Bonds will be limited and special obligations of the City, secured by and payable, equally with the unrefunded Outstanding Parity Bonds, from the revenues derived from the levy and collection of the Tax.

BE IT FURTHER RESOLVED THAT application is hereby made to the State Bond Commission, Baton Rouge, Louisiana, for approval of the issuance and sale of the Bonds and for consent and authority to proceed with the issuance and sale of the Bonds as provided above, and Co-Bond Counsel is directed to make application to the State Bond Commission in accordance with the foregoing on behalf of the City. By virtue of applicant/issuer's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon,

and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "*State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc*.," adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

BE IT FURTHER RESOLVED THAT Foley & Judell, L.L.P., New Orleans, Louisiana, and Auzenne & Associates, L.L.C., are hereby employed as Co-Bond Counsel to the City to do and perform work of a traditional legal nature as co-bond counsel with respect to the issuance and sale of the Bonds. Co-Bond Counsel shall prepare and submit to the City for adoption all of the proceedings incidental to the authorization, issuance, sale and delivery of the Bonds, shall counsel and advise the City as to the issuance and sale thereof and shall furnish its opinions covering the legality of the issuance of the Bonds. The fee of Co-Bond Counsel for each series of Bonds shall be fixed at a sum not exceeding the fee allowed by the Attorney General's fee guidelines for such bond counsel work in connection with the issuance of such series of Bonds and based on the amount of the Bonds actually issued, sold, delivered and paid for, plus "*out-of-pocket*" expenses, said fees to be contingent upon the issuance, sale and delivery of the Bonds. The Mayor and/or the Director of Finance of the City are hereby authorized and directed to execute, and this City Council hereby agrees to and accepts the terms of, any engagement letter of Co-Bond Counsel presented in connection herewith. A certified copy of this resolution shall be submitted to the Attorney General of the State of Louisiana for approval of said employment and of the fees herein designated, and payment for the work herein specified upon completion thereof and under the conditions herein enumerated is hereby approved without further action of this City Council.

BE IT FURTHER RESOLVED THAT PFM Financial Advisors LLC and CLB Porter, LLC, are hereby employed as Co-Municipal Advisors pursuant to the provisions of the Dodd-Frank Wall

Street Reform and Consumer Protection Act and the rules promulgated thereunder by the Securities and Exchange Commission. The City hereby acknowledges that it is represented by the Co-Municipal Advisors and will rely upon the advice of the Co-Municipal Advisors with respect to the Bonds. The fee to be paid to the Co-Municipal Advisors shall be payable solely from the proceeds of the Bonds when and if issued, and the amount thereof shall be subject to the approval of the State Bond Commission. The Mayor and/or the Director of Finance are hereby authorized and directed to execute any contract the Co-Municipal Advisors or either of them may require with respect to the engagement.

BE IT FURTHER RESOLVED THAT J.P. Morgan Securities LLC is hereby appointed to serve as senior managing underwriter, and Raymond James & Associates, Inc., and Siebert Williams Shank & Co., LLC are hereby appointed to serve as co-managing underwriters (each, an "***Underwriter***" and collectively, the "***Underwriters***"), in connection with the issuance of the Bonds.

BE IT FURTHER RESOLVED THAT any compensation to the Underwriters shall be subsequently approved by the City and shall be payable solely from the proceeds of the Bonds or other funds available to the City and contingent upon the issuance of the Bonds; provided that no compensation shall be due to any Underwriter unless the Bonds are sold and delivered.

BE IT FURTHER RESOLVED THAT notwithstanding the foregoing, the Mayor and/or the First Deputy Mayor/Chief Administrative Officer of the City are hereby authorized to make such additions, substitutions or adjustments to the underwriting syndicate as they deem necessary or desirable, in consultation with the City's Co-Municipal Advisors and Co-Bond Counsel, to be in the best interest of the City at the time of pricing of the Bonds. The Mayor and/or Director of Finance of the City are further authorized to determine the liability and priority of orders.

THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION OF THEREOF, AND RESULTED AS FOLLOWS:
YEAS:
NAYS:
ABSENT:
AND THE RESOLUTION WAS ADOPTED.

1448

Calendar No. (Rev)
(Exp)

Name Alyssa Rambeau Ext. 8-1520
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: Resolution to provide for the issuance and sale of Taxable Limited Tax Bonds of the City of New Orleans, Louisiana and authorizing the application to the State Bond Commission for approval of said bonds.

1. _____
Department Head
2. _____
Department of Law
3. _____
Chief Administrative Officer
4. _____
Director of Council Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

MOVED:
2ND:
YEAS:
NAYS:
ABSENT:
RECUSED:

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. 3

LEGISLATIVE SUMMARY
TO ACCOMPANY RESOLUTIONS

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Department of Finance

Name of Contact Person: Alyssa Rambeau

Telephone Number: 504-658-1520

Email Address: Alyssa.Rambeau@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF DOCUMENT

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

Resolution to provide for the issuance and sale of Taxable Limited Tax Bonds of the City of New Orleans and authorizing the application to the State Bond Commission for approval of said bonds.

REQUESTED ADOPTION DATE: June 4, 2026

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