



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

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Enclosures: PILOT Report



CITY OF NEW ORLEANS

Office of Economic Development (OED)

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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

TABLE OF CONTENTS:

- I. REPORT AND RECOMMENDATION SUMMARY
- II. OWNERSHIP INFORMATION
- III. BACKGROUND
- IV. PROJECT DESCRIPTION
- V. PROJECT LOCATION
- VI. PROJECT TIMELINE
- VII. CAPITAL INVESTMENT
- VIII. PROPOSED PILOT TERMS
- IX. FISCAL IMPACT
- X. LABOR MARKET IMPACT
- XI. ECONOMIC IMPACT
- XII. CITY STANDARDS
- XIII. ELIGIBILITY CRITERIA
- XIV. OED RECOMMENDATION

SUPPORTING DOCUMENTS:

1. PILOT BUT FOR ANALYSIS
2. PROFORMA CASHFLOW
3. 1480 TCHOUPITOULAS ZONING VERIFICATION
4. PROJECT SITE MAP
5. ASSESSOR'S OFFICE VALUE INFORMATION

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.
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✓	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.
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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

<u>Pre-Improvements</u>	<u>Land Apr</u>	<u>Bldg Apr</u>	<u>Total Apr</u>	<u>Land Asmt</u>	<u>Bldg Asmt</u>	<u>Tot Asmt</u>
(2026)	2,496,000	0	2,496,000	0	0	0

<u>Post-Improvements</u>	<u>Land Apr</u>	<u>Bldg Apr</u>	<u>Total Apr</u>	<u>Land Asmt</u>	<u>Bldg Asmt</u>	<u>Tot Asmt</u>	<u>Deferred Asmt</u>
	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.