

CHIEF ADMINISTRATIVE OFFICE
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

JOSEPH I. GIARRUSSO III
CHIEF ADMINISTRATIVE OFFICER

June 30, 2026

New Orleans City Council
1300 Perdido Street, Second Floor West
New Orleans, LA 70112

RE: 70-12 Waiver Request for Mercy Hospital Redevelopment

Members of the New Orleans City Council:

In accordance with Municipal Code section 70-12, the City requests a waiver of the required 30% private funding match on an economic development project on private property for the Mercy Hospital Redevelopment.

Purpose:

The City and Mercy Partners, LLC (“Mercy”) seek to establish on the project Site (formerly the Lindy Boggs Medical Center), for the benefit of the city, a water retention control structure and system connected into the City’s existing storm drainage system (the “Public Drainage System”), which would be operated and maintained by the Sewerage and Water Board of New Orleans.

Project Description:

Mercy will demolish the existing buildings on the Site and design, engineer, and construct the water retention control structure and system conveyance, and the design will include capabilities of up to four million gallons of underground water retention (the “Retention Area”) and inflow and outflow structures (the “Inflow and Outflow Structures”) connected to the Public Drainage System (collectively, the “Project”).

Reason for the Waiver Request:

This project is deemed to be a public project for the purposes of developing a public benefit function in that Mercy will donate the Inflow and Outflow Structures located within the public right of way (the “Public Inflow and Outflow Structures”) to the City and maintain the component parts (i.e. Control, staff, operate, and maintain the Project (excluding the Public Inflow and Outflow Structures).

Best Interest of the City: The City is contributing \$11,500,000.00 to the Project. However, the total value of the entire economic development project to transform long-blighted and vacant property into a vibrant mixed-use development is anticipated to be over \$100,000,000.00. The City is only contributing roughly 10%, and the remaining 90% will be private and other sources of funds. Additionally, the City is funding the creation of public infrastructure on private property.

Thank you for considering this waiver. Please do not hesitate to reach out with questions about this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph I. Giarrusso III". The signature is fluid and cursive, with a distinct "III" at the end.

Joseph I. Giarrusso III
Chief Administrative Officer
City of New Orleans