

City Planning Commission
Staff Report
Wednesday, June 10, 2026

Zoning Docket 058-26

Prepared by: Mitchell S. Kogan

Date: June 2, 2026

Deadline for CPC action: August 8, 2026

CC Deadline: 60 Days from Receipt

City Council District: B – Leslie Harris

Applicant: Allison & Glenn, Inc.

Request: Conditional use to permit a hotel over 5,000 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 464, Lots 15 and 16, in the Seventh Municipal District, bounded by Earhart Boulevard, Short Street, Fern Street, and Oleander Street

Municipal address(es): 7979 Earhart Boulevard and 3127 Short Street

Description

The subject property, located on Earhart Boulevard and Short Street in an HU-MU Historic Urban Neighborhood Mixed-Use District, is currently developed with a structure that was formerly utilized as an office building. The applicant seeks to convert the structure into an eight-bedroom hotel, with a lobby, office, laundry room, kitchen and dining area on the first floor, with bedrooms on the second floor. The applicant is not proposing any additional parking except for one required on-street parking space.

Reason for Commission Review

Per **Article 12, Section 12.2.A (Table 12-1: Permitted and Conditional Uses)**, a hotel is deemed a conditional use in the HU-MU Historic Urban Neighborhood Mixed-Use District. In addition, the structure is over 5,000sqft in the HU-MU District which automatically triggers conditional use review. Per City Ordinance No. 30,625 MCS (Zoning Docket 006/25), 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.

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
Met	The FLUM dictates the subject property to be Mixed-Use Medium Density. The goal of this FLUM designation is to create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged. The subject property's use as a hotel is allowable based on the range of uses that are permitted under this FLUM designation.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	
Met	The proposed hotel is permitted by the base zoning district (though it is conditional under the Interim Zoning District) and is therefore consistent with the HU-MU regulations.
<i>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.</i>	
Met	There are no use standards for hotels in the HU-MU District. The proposal meets environmental standards 21.3.A and 21.3.B as these will remain unchanged in the case of redevelopment as a hotel. The rest of the environmental performance standards will have to be met through the permitting stage.
<i>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.</i>	
Met	The proposed hotel was a former commercial building and is within a commercial corridor. Therefore, the character of the surrounding area and neighborhood will not be affected.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F.</i>	
Met	There are no variances requested or required.
<i>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.</i>	
Met	The conversion to a hotel will not have detrimental impacts to the health, safety, or welfare of the surrounding area as it will still be a commercial use similarly to the office building that was in place previously.

Additionally, Ordinance No. 30,625 MCS (Zoning Docket 006/25, 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 reduce the amount of long-term housing, including affordable and workforce housing?

The proposed hotel is intended for short-term use and will occupy an existing commercial building. By reusing an existing commercial building, the proposal does not result in the elimination of any long-term residences.

Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

Yes, as the property sits along Earhart Boulevard which is considered a major arterial. There are also two transit stops within 600ft, both of which are at the intersection of South Carrollton and Earhart Boulevard.

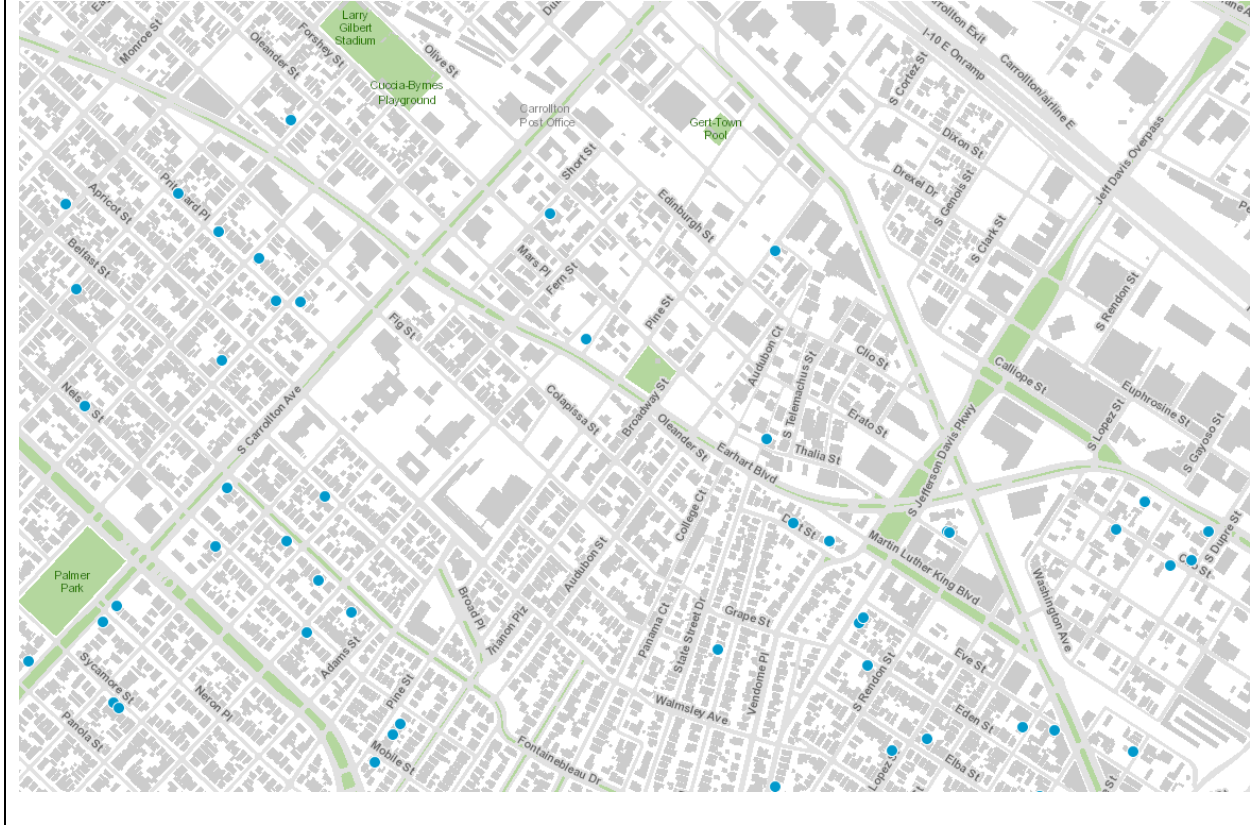
How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

There are no other hotels within 1,000 feet of this site. There are relatively few non-commercial short term rentals and commercial short term rentals in the vicinity, as shown on the below maps.

Figure 1: Map of active Non-Commercial Short Term Rental Licenses (signified by green circles)



Figure 2: Map of Commercial Short-Term Rental Licenses (signified by blue circles)



Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 058/26 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 Lodging 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 Meeting (June 9, 2026)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant and their representative, speaking in support of the request.

There was general discussion among the Commission, and Commissioner Flick made a motion to approve the application as recommended by the staff. Commission Jordan seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 058/26 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.

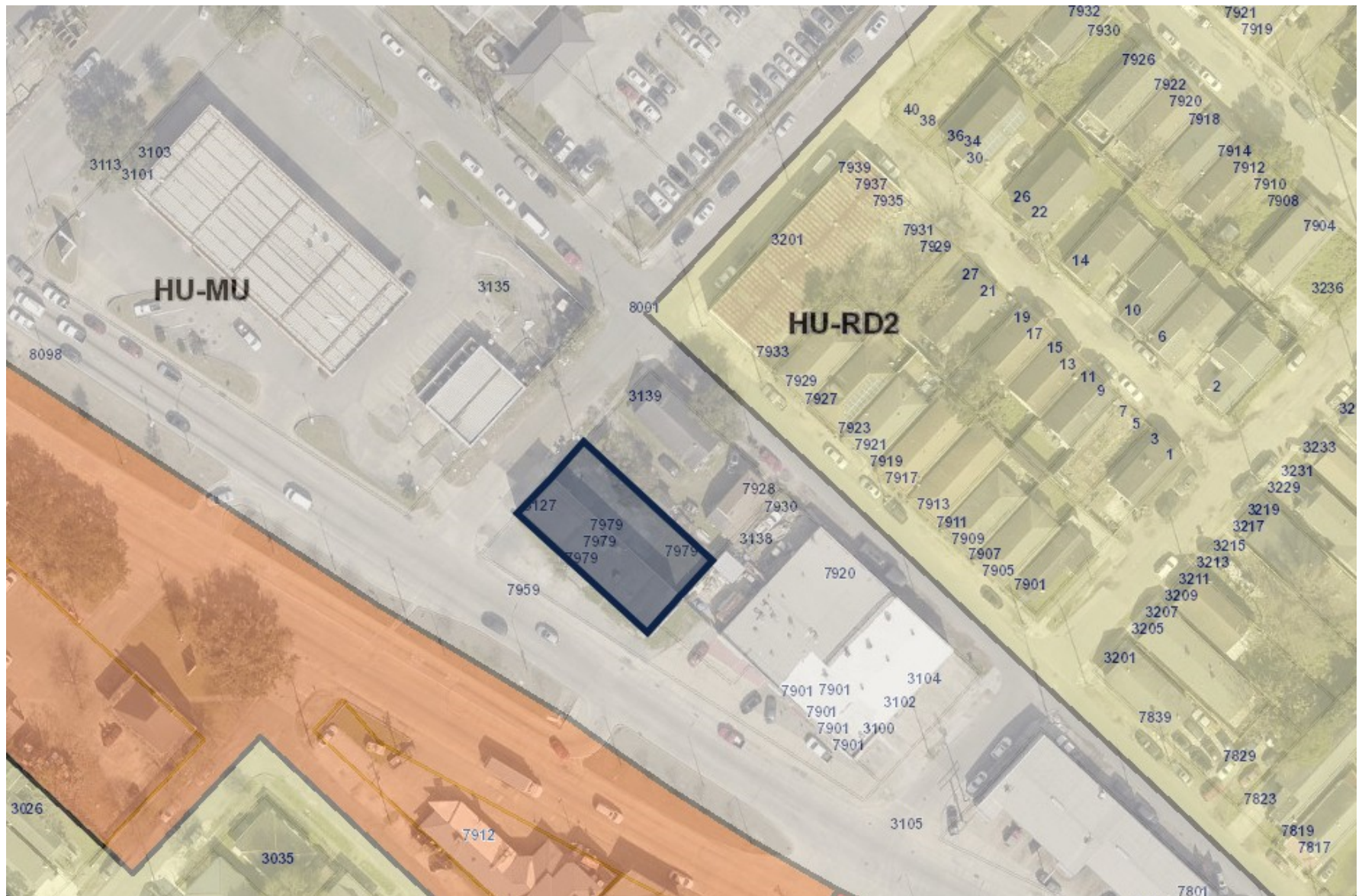
Provisos

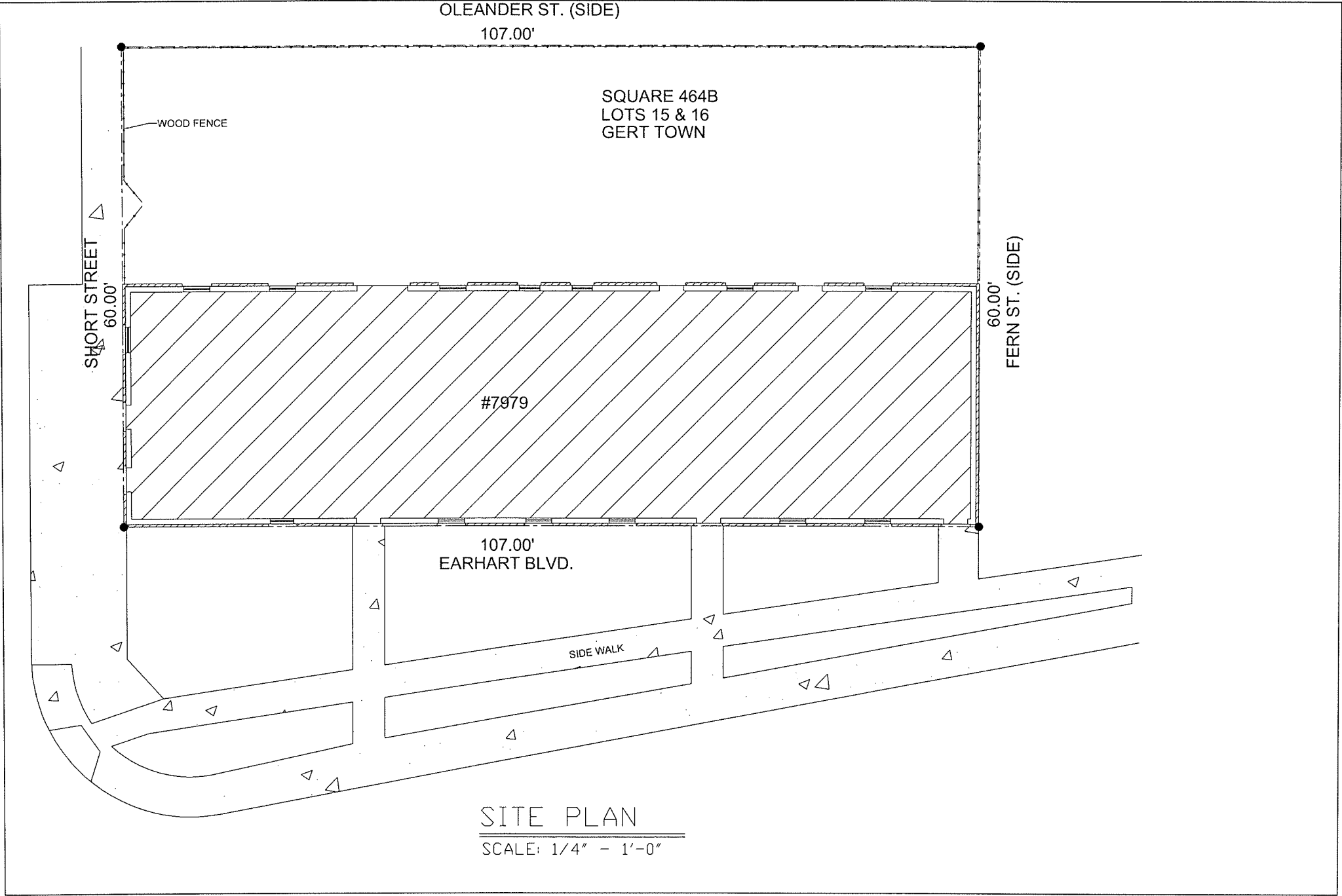
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YEAS: Poche, Kepper, Jackson, Jordan, Joshi-Gupta, Witry, Hebert, Flick, Steeg

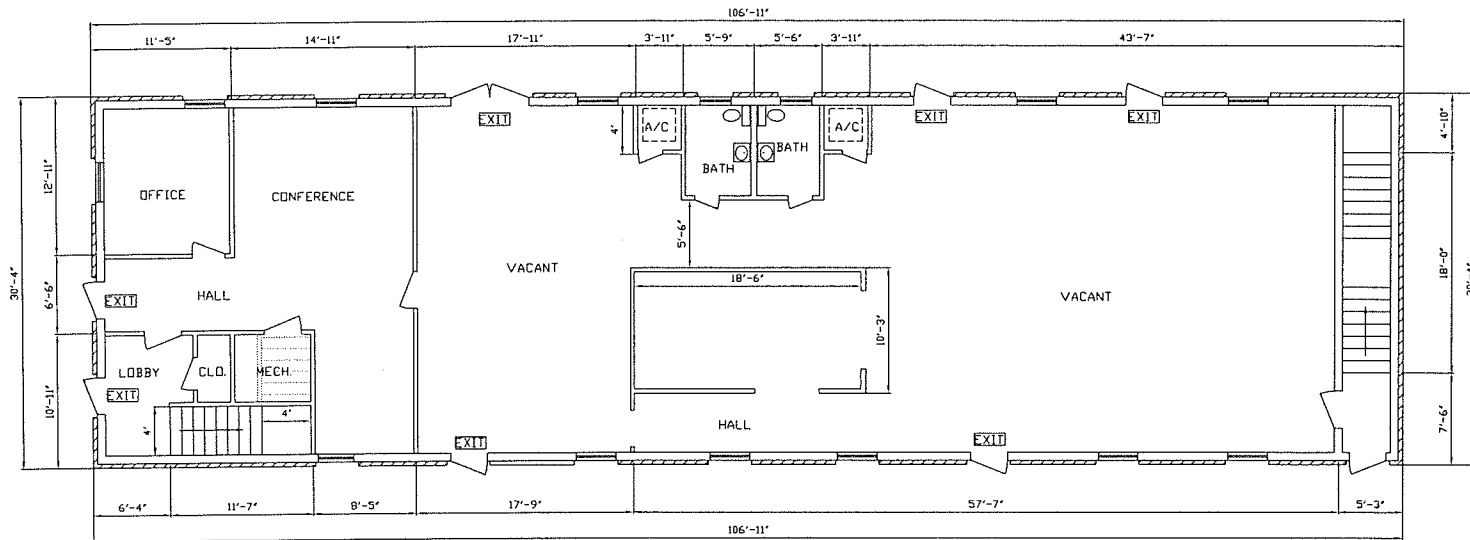
NAYS: N/A

ABSENT: N/A





THOMAS M. SMITH CONSULTING ENGINEER 6516 BOUTALL STREET METairie, LOUISIANA 70003 PH. (504) 247-6294	
HOTEL CONVERSION 7979 EARHART BLVD. 7979 EARHART BLVD. NEW ORLEANS, LA. 70125	
3/7/2026	
SHEET A-1	



1st. FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

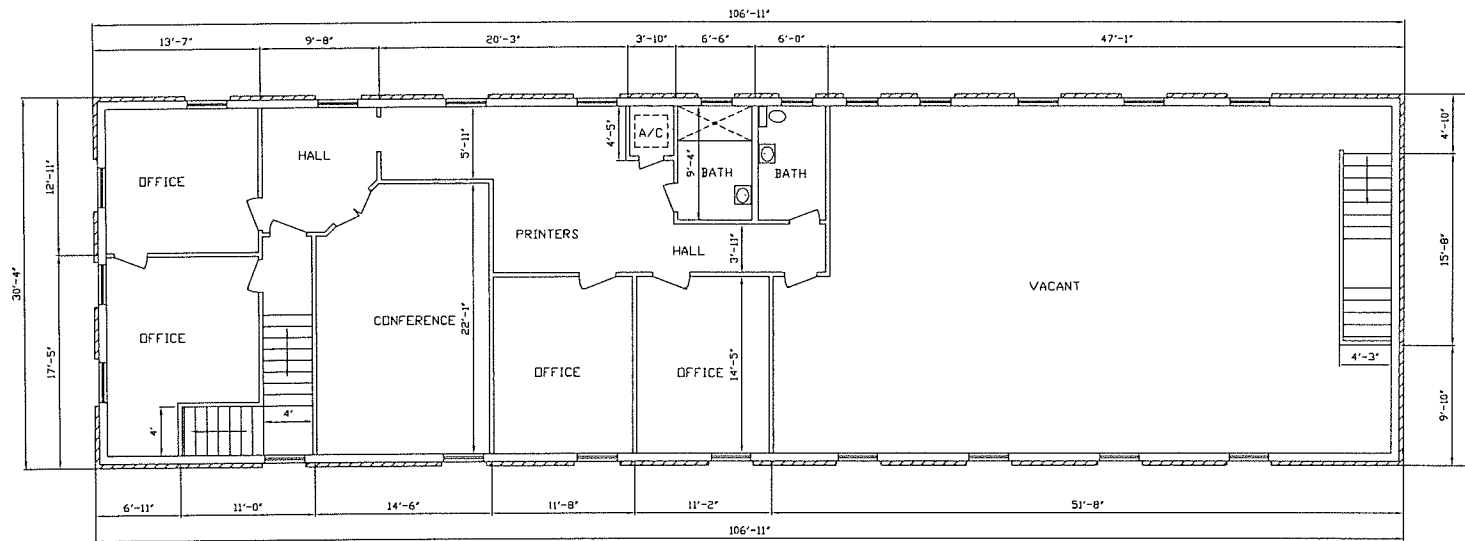
DOOR SCHEDULE			
MARK	ROUGH OPENING	FRAME	FINISH
①	36' x 80"	METAL	EXISTING DOOR CLEAR GLASS W/ PANIC BAR
②	36' x 80"	METAL	EXTERIOR DOOR
③	24' x 80"	WOOD	EXISTING ACCORDION DOOR
④	36' x 80"	WOOD	90 MIN. FIRE RATED DOOR
⑤	63' x 80"	WOOD	CASE OPENING

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CONSULTING ENGINEER
6516 BOUDREAU STREET
METairie, LOUISIANA 70003
PH. (504) 247-6294

HOTEL CONVERSION 7979 EARHART BLVD.
7979 EARHART BLVD.
NEW ORLEANS, LA. 70125

3/7/2026

SHEET
A-2



2nd. FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

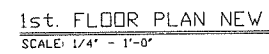
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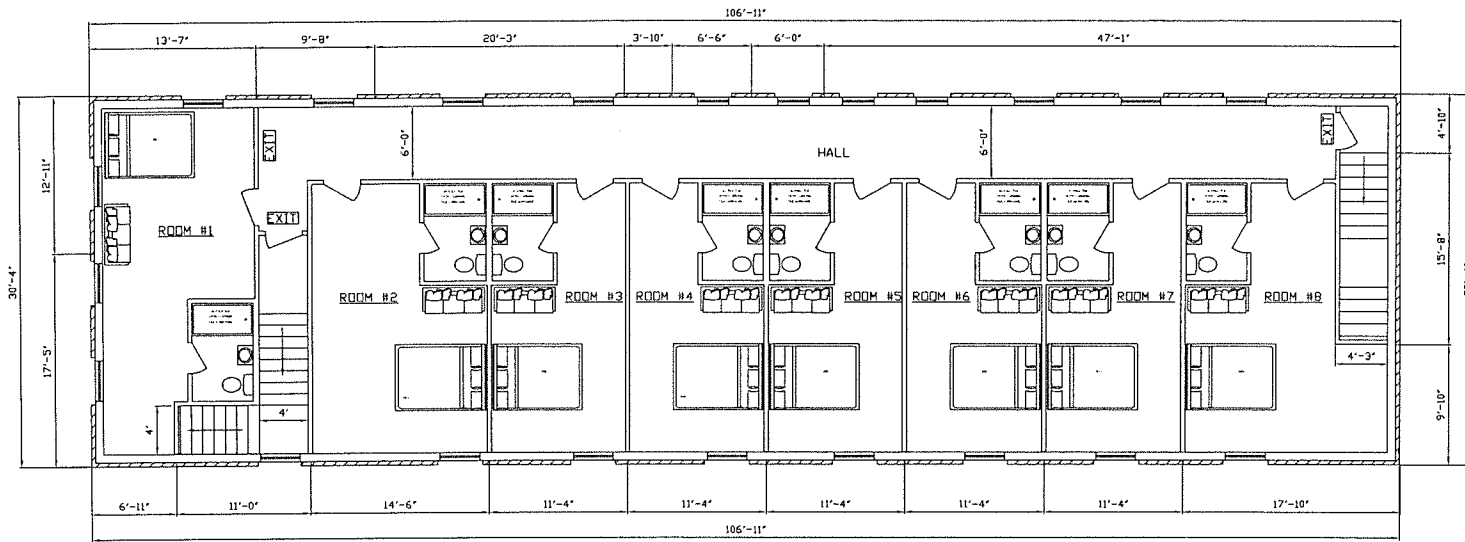
3/7/2026

SHEET
A-3



THE SCOPE OF THIS PROJECT IS TO RENOVATE 7979 EARTHART BLVD. SUITE A. THE BUILDING WAS A FORMER RESTUARANT. THE RESTURANT WILL BE A DINE-IN AND TAKE-OUT. OWNER WILL BE INSTALLING SEATING ,AND A KITCHEN FEFRIDGERATORS.

SHEET
A-4



2nd. FLOOR PLAN NEW
SCALE: 1/4" = 1'-0"

SHEET		3/7/2026		HOTEL CONVERSION 7979 EARHART BLVD.		THOMAS M. SMITH	
A-5				7979 EARHART BLVD.		CONSULTING ENGINEER	
				NEW ORLEANS, LA. 70125		6516 BRUTAL STREET	
						METAIRIE, LOUISIANA 70003	
						PH. (504) 247-6294	







RE: 7979 Earhart Drive – Project Status and Plan Submittal

Dear Members of the City Planning Commission,

On behalf of Allison and Glenn LLC, we respectfully submit this update regarding the proposed development at 7979 Earhart Drive.

At this stage, a full set of construction plans has not yet been purchased or finalized. This decision is intentional and reflects a measured and responsible approach as we await the Commission's determination on our request to establish a small boutique hotel at the site.

The preparation and acquisition of a complete construction plan set represents a substantial financial commitment. Proceeding with this expense prior to receiving land use approval would present an unnecessary burden, particularly given that such plans are contingent upon the project's approval. By deferring this step, we are ensuring that resources are allocated efficiently while remaining fully prepared to advance immediately upon receiving favorable consideration.

To demonstrate our commitment and vision for the property, we have developed and enclosed preliminary renderings that thoughtfully illustrate the proposed design, scale, and character of the boutique hotel. These materials are intended to provide clarity and confidence in our ability to deliver a project that complements the surrounding area and contributes positively to the community.

We are fully committed to complying with all applicable requirements and will promptly proceed with the development of a complete construction plan set upon approval. We respectfully request your consideration and support in allowing this project to move forward to the next phase.

Thank you for your time, attention, and continued guidance. Please do not hesitate to contact us should additional information be needed.

Sincerely,

Krystyna Tate



Authorized Agent Representative

krystyna@pcmidsouth.com

773-398-6422

NPP Summary Report

Date of Report: April 3, 2026

Project: 7979 Earhart Hotel

Contact: Krystyna Tate, krystyna@pcmidsouth.com

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 7979 Earhart. The applicant intends to file an application for a conditional use permit. This property currently sits in the HU-MU district which allows a hotel but a conditional use permit is required. 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 list, emails and other materials are attached.

Neighborhood Meeting

The following is the date and location of the meeting where citizens were invited to discuss the applicant's proposal [comments and sign in lists are attached].

- April 3, 2026 - Nice Guys Nola, 7910 Earhart Blvd, 3:30pm-4:30pm, 7 people were in attendance.

Correspondence and Telephone Calls

- March 10, 2026 - meeting notices were mailed to NPP contact list
- March 12, 2026 - meeting notices were emailed to neighborhood associations and the district councilmember
- March 14, 2026 - discussed proposal with neighbor Timothy Horton who thinks this would be a good idea.
- April 3, 2026 - received email from neighborhood association from a resident who is in favor of this project. The email print out is attached

Results

141 persons/addresses were invited to the NPP meeting which included the City Planning Commission, Council District B Rep, The Carrollton Area Network, Carrollton United and The Together Gert Town Neighborhood Association

Concerns, issues and problems expressed by attendees:

- What will be the process for parking
- Who is the targeted audience
- Noise pollution

How concerns, issues and problems will be addressed:

- There will be the use of on street parking and discussions for planning to use available space with neighboring businesses.

- The target audience for the hotel is tourists that are interested in seeing other areas of the city. The concept of the hotel would be boutique; intimate and modern to attract an upwardly mobile clientele.
- The owners plan for the hotel to follow all regulations and ordinances as it relates to noise. With it being a small boutique hotel, there will not be hostings of large gatherings.

Follow Up Process

- Participants at the meeting and any persons that have reached out about the project will receive email updates. Emails will be sent as progress is made. If they would like to add additional concerns, they may email authorized agent Krystyna Tate at krystyna@pcmidsouth.com or submit via the digital comment card link that was shared during the meeting which is tinyurl.com/7979comment. Interested parties can also view updates on the digital handout link which is <https://tinyurl.com/earhartnpp>.

MAIL: PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
7-Eleven Inc	1722 Routh St Suite 1000	Dallas	TX	75201
Adam J Hill	920 Amelia St	New Orleans	LA	70115
Adrienne L Tran	7920 Colapissa St	New Orleans	LA	70125
Allison & Glenn Inc	7910 Earhart Blvd	New Orleans	LA	70125
Ascension Depaul Services	3201 S Carrollton Ave	New Orleans	LA	70118
Benjamin Carstene-Maddock	7922 Colapissa St	New Orleans	LA	70125
Bennie S Smith	3422 Joliet St	New Orleans	LA	70118
Brittany Delonde Stewart	3207 Fern St	New Orleans	LA	70125
Carolyn M Brown	3035 Short St	New Orleans	LA	70125
Cojo Enterprises LLC	7331 Arbor Dr	New Orleans	LA	70126
Current Resident	1 Mars Pl	New Orleans	LA	70125
Current Resident	11 Mars Pl	New Orleans	LA	70125
Current Resident	13 Mars Pl	New Orleans	LA	70125
Current Resident	15 Mars Pl	New Orleans	LA	70125
Current Resident	17 Mars Pl	New Orleans	LA	70125
Current Resident	19 Mars Pl	New Orleans	LA	70125
Current Resident	26 Mars Pl	New Orleans	LA	70125
Current Resident	27 Mars Pl	New Orleans	LA	70125
Current Resident	3 Mars Pl	New Orleans	LA	70125
Current Resident	3021 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3027 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3028 Fern St	New Orleans	LA	70125
Current Resident	3029 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3030 Fern St	New Orleans	LA	70125
Current Resident	3031 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3032 Fern St	New Orleans	LA	70125
Current Resident	3033 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3034 Fern St	New Orleans	LA	70125
Current Resident	3036 Fern St	New Orleans	LA	70125
Current Resident	3037 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3038 Fern St	New Orleans	LA	70125
Current Resident	3100 Fern St	New Orleans	LA	70125
Current Resident	3101 Fern St	New Orleans	LA	70125

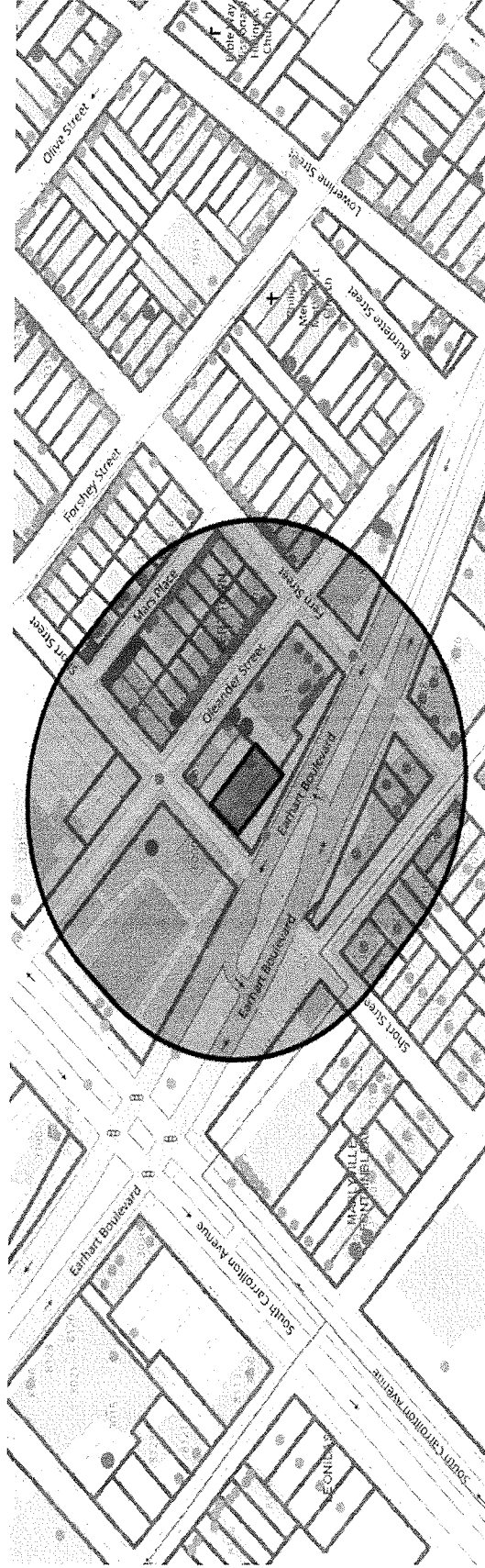
Current Resident	3101 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3102 Fem St	New Orleans	LA	70125
Current Resident	3103 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3104 Fem St	New Orleans	LA	70125
Current Resident	3127 Short St	New Orleans	LA	70125
Current Resident	3139 Short St	New Orleans	LA	70125
Current Resident	3201 Fem St	New Orleans	LA	70125
Current Resident	3201 S Carrollton Ave	New Orleans	LA	70125
Current Resident	3201 Short St	New Orleans	LA	70125
Current Resident	3205 Fem St	New Orleans	LA	70125
Current Resident	3209 Fem St	New Orleans	LA	70125
Current Resident	3211 Fem St	New Orleans	LA	70125
Current Resident	3213 Fem St	New Orleans	LA	70125
Current Resident	3215 Fem St	New Orleans	LA	70125
Current Resident	34 Mars Pl	New Orleans	LA	70125
Current Resident	36 Mars Pl	New Orleans	LA	70125
Current Resident	38 Mars Pl	New Orleans	LA	70125
Current Resident	40 Mars Pl	New Orleans	LA	70125
Current Resident	5 Mars Pl	New Orleans	LA	70125
Current Resident	7 Mars Pl	New Orleans	LA	70125
Current Resident	7705 Colapissa St	New Orleans	LA	70125
Current Resident	7707 Colapissa St	New Orleans	LA	70125
Current Resident	7801 Earhart Blvd	New Orleans	LA	70125
Current Resident	7801 Earhart Blvd Ste A	New Orleans	LA	70125
Current Resident	7801 Earhart Blvd Ste B	New Orleans	LA	70125
Current Resident	7826 Earhart Blvd	New Orleans	LA	70125
Current Resident	7828 Earhart Blvd	New Orleans	LA	70125
Current Resident	7829 Oleander St	New Orleans	LA	70125
Current Resident	7834 Earhart Blvd	New Orleans	LA	70125
Current Resident	7838 Earhart Blvd	New Orleans	LA	70125
Current Resident	7839 Colapissa St	New Orleans	LA	70125
Current Resident	7839 Oleander St	New Orleans	LA	70125
Current Resident	7900 Earhart Blvd	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd HM	New Orleans	LA	70125

Current Resident	7901 Earhart Blvd Ste A	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd Ste B	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd Ste C	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd Ste D	New Orleans	LA	70125
Current Resident	7901 Earhart Blvd Ste E	New Orleans	LA	70125
Current Resident	7901 Oleander St	New Orleans	LA	70125
Current Resident	7904 Earhart Blvd	New Orleans	LA	70125
Current Resident	7905 Oleander St	New Orleans	LA	70125
Current Resident	7906 Earhart Blvd	New Orleans	LA	70125
Current Resident	7907 Oleander St	New Orleans	LA	70125
Current Resident	7908 Earhart Blvd	New Orleans	LA	70125
Current Resident	7911 Oleander St	New Orleans	LA	70125
Current Resident	7912 Colapissa St	New Orleans	LA	70125
Current Resident	7912 Earhart Blvd	New Orleans	LA	70125
Current Resident	7913 Oleander St	New Orleans	LA	70125
Current Resident	7915 Oleander St	New Orleans	LA	70125
Current Resident	7917 Oleander St	New Orleans	LA	70125
Current Resident	7918 Colapissa St	New Orleans	LA	70125
Current Resident	7919 Oleander St	New Orleans	LA	70125
Current Resident	7920 Oleander St	New Orleans	LA	70125
Current Resident	7921 Oleander St	New Orleans	LA	70125
Current Resident	7923 Oleander St	New Orleans	LA	70125
Current Resident	7924 Colapissa St	New Orleans	LA	70125
Current Resident	7927 Oleander St	New Orleans	LA	70125
Current Resident	7928 Oleander St	New Orleans	LA	70125
Current Resident	7929 Oleander St	New Orleans	LA	70125
Current Resident	7931 Oleander St	New Orleans	LA	70125
Current Resident	7979 Earhart Blvd	New Orleans	LA	70125
Current Resident	7979 Earhart Blvd Ste 1A	New Orleans	LA	70125
Current Resident	7979 Earhart Blvd Ste 1B	New Orleans	LA	70125
Current Resident	7979 Earhart Blvd Ste 2A	New Orleans	LA	70125
Current Resident	8000 Forshey St	New Orleans	LA	70125
Current Resident	9 Mars Pl	New Orleans	LA	70125
Daniel A Mayer	445 Audubon Blvd	New Orleans	LA	70125
Daughters of Charity Service:	PO Box 4148	New Orleans	LA	70178

Daughters of Charity Social S	4164 Canal St 201 St Charles Avenue Suite 3920	New Orleans	LA	70119
Delores T Williams	7648 Shorewood BD	New Orleans	LA	70128
Denise Holden	2600 New Orleans St	New Orleans	LA	70119
Diane Joichin Bush	22 Mars Pl	New Orleans	LA	70125
Dominici Properties LLC	5500 Prytania St #407	New Orleans	LA	70125
Earhart Square Group LLC	2309 L&A Rd	Metairie	LA	70001
Elena M Esteban	1922 Adams St	New Orleans	LA	70118
Ennis Weber	1301 E Parkerville Rd Suite A8 #1042	De Soto	TX	75115
Francis J Turner	7909 Oleander St	New Orleans	LA	70125
Harry's Holdings LLC	13344 Chef Menteur HW Com Plaza Building A & B	New Orleans	LA	70129
James A Gonczy	3033 Short St	New Orleans	LA	70125
Lavignebaker Realty LLC	1204 Bluff Dr	Slidell	LA	70461
Lisa Robertson	617 Third St	New Orleans	LA	70130
Lisa Robertson	617 3rd St	New Orleans	LA	70130
Lula Mae McClodden Fisher	Etals 7918 Colapissa St	New Orleans	LA	70125
M Moss	Est 3139 Short St	New Orleans	LA	70125
Miltoria I Carter	C/O Buoa Dimora LLC 1455 Stillwater Dr	Mandeville	LA	70471
Miskut Enterprises LLC	4307 Hollygrove St	New Orleans	LA	70118
Monica A Doubard	14 Mars Pl	New Orleans	LA	70125
New Orleans Area Habitat Fo	2900 Elysian Fields Ave	New Orleans	LA	70122
Nyja L Horton	21 Mars Pl	New Orleans	LA	70125
Obelisk Properties Earhart Bo	1100 Poydras St Suite 2905	New Orleans	LA	70163
Of Charity Daughters	4164 Canal St	New Orleans	LA	70119
Perez Nelson E	7220 Monroe St	New Orleans	LA	70123
Queen M Payton	10 Mars Pl	New Orleans	LA	70125
R & RC Holdings LLC	C/O Omega Invest LLC 7801 Allison Way Apt 207	Arvada	CO	80005
Sargon A James	30 Mars Pl	New Orleans	LA	70125
Shawn Reed	6 Mars Pl	New Orleans	LA	70125
Tamia N Trufant	7925 Oleander St	New Orleans	LA	70125
Timothy H Norton	5 Beverly Garden Dr	Metairie	LA	70001
Timothy Norton	5 Beverly Garden Dr	Metairie	LA	70001
Trung T Tran	11211 Ivy Ln	New Orleans	LA	70128
Weixian Xiong	21 Spring Glen Ct	Cockeysville	MD	21030

EMAIL: COUNCIL MEMBER, CPC, REGISTERED NEIGHBORHOOD ORGS

Name	Contact Name	Email Address
City Planning Commission		ccinfo@nola.gov
Council District B	Aimee McCarron	Aimee.McCarron@nola.gov
Carrollton Area Network	H.V. Nagendra	h.nagendra@att.net
Carrollton United	Betty DiMarco	dimarco_bl@bellsouth.net
Together Gert Town Neighbo	Candes Carter	info@togethergerttown.com



March 9, 2026

Dear Neighbor,

Please join Allison and Glenn Charles for a Neighborhood Participation Program (NPP) meeting regarding the property at 7979 Earhart.

Date: Friday, April 3, 2026

Time: 3:30PM

Location: Nice Guys Nola, 7910 Earhart Blvd, New Orleans, 70125

Our company is proposing to redevelop this property into a small boutique hotel consisting of eight (8) guest rooms designed to offer a comfortable and intimate lodging experience for visitors to the area. Construction improvements will begin once the necessary permits have been granted, and the project is anticipated to be completed within an estimated 180-day construction timeline.

The property is located in an HU-MU (Historic Urban – Mixed Use) zoning district, where a hotel is a conditional use according to Article 12, Section 12.2.A (Table 12-1). As part of the required process, our application must be reviewed and heard by the City Planning Commission and City Council and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review. This meeting is an opportunity to share details of our proposal, answer questions, and receive feedback from residents prior to the formal hearing.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to the NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered via the U.S. mail and hand delivery. At the meeting, I will 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.

Sincerely,



Krystyna Tate

krystyna@pcmidsouth.com

773-398-6422



Krystyna Tate <krystyna@propertycentralmidsouth.com>

7979 Earhart NPP Notice

3 messages

Krystyna Tate <krystyna@pcmidsouth.com>

Thu, Mar 12, 2026 at 8:47 AM

To: info@togethergerttown.com

Good Morning,

Please find attached our notice to host a Neighborhood Participation Meeting concerning the property 7979 Earhart. If you have any questions, please let me know. We look forward to seeing you at the meeting.

Krystyna



Earhart NPP Letter.pdf

504K

Candes Carter <candes@thecarterexp.com>

Mon, Mar 16, 2026 at 11:37 AM

To: krystyna@pcmidsouth.com

Cc: Together Gert Town <info@togethergerttown.com>

Hi Krystna,

Candes Carter, President of the Together Gert Town Neighborhood Association, thank you for the notice.

We will share this announcement during our upcoming neighborhood association meeting on Wednesday, March 18 at 6:00 PM at 3305 Audubon Street (Greater King Solomon).

If you are available to join us, please feel free to attend. If not, no worries at all.

Thank you,

Candes Carter, MPA | Principal Consultant

618-972-0858 | candes@thecarterexp.com | Schedule 30 mins: [click here](#)

www.thecarterexp.com

This email and any attachments may contain confidential or privileged information intended only for the recipient. If you received this message in error, please notify the sender and delete it from your system.

On Thu, Mar 12, 2026 at 8:50AM Together Gert Town <info@togethergerttown.com> wrote:

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android<<https://aka.ms/AAb9ysg>>

From: Krystyna Tate <krystyna@pcmidsouth.com>
Sent: Thursday, March 12, 2026 8:47:47 AM
To: Together Gert Town <info@togethergerttown.com>
Subject: 7979 Earhart NPP Notice
[Quoted text hidden]

Krystyna Tate <krystyna@pcmidsouth.com>
To: Candes Carter <candes@thecarterexp.com>
Cc: Together Gert Town <info@togethergerttown.com>

Mon, Mar 16, 2026 at 7:09 PM

Good evening,

I'm glad you received the notice and thank you for sharing. Unfortunately, I will be out of town on Wednesday but I will pass along to my partner and see if he is available. Once again thank you for the invite and look forward to connecting soon.

Krystyna
[Quoted text hidden]



Krystyna Tate <krystyna@propertycentralmidsouth.com>

7979 Earhart NPP Notice

2 messages

Krystyna Tate <krystyna@pcmidsouth.com>

Thu, Mar 12, 2026 at 8:43 AM

To: cpcinfo@nola.gov, aimee.mccarron@nola.gov

Good Morning,

Please find attached our notice to host a Neighborhood Participation Meeting concerning the property 7979 Earhart. If you have any questions, please let me know. We look forward to seeing you at the meeting.

Krystyna



Earhart NPP Letter.pdf

504K

Valerie A. McMillan <Valerie.McMillan@nola.gov>

Tue, Mar 17, 2026 at 10:54 AM

To: "krystyna@pcmidsouth.com" <krystyna@pcmidsouth.com>

Hi Krystyna,

Thanks for your patience. This letter had already been received and uploaded to the One Stop App.

Best,

Valerie

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: CPCINFO <CPCINFO@nola.gov>**Sent:** Thursday, March 12, 2026 10:04 AM**To:** Valerie A. McMillan <Valerie.McMillan@nola.gov>**Subject:** Fw: 7979 Earhart NPP Notice**Valerie McMillan (*she/her*) MPH, MSUS**

Community Engagement Planner | City Planning Commission

1300 Perdido St. Suite 7th Floor504.658.7030 | 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

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City Planning Commission - YouTube

From: Krystyna Tate <krystyna@pcmidsouth.com>**Sent:** Thursday, March 12, 2026 8:43 AM**To:** CPCINFO <CPCINFO@nola.gov>; Aimee B McCarron <Aimee.McCarron@nola.gov>**Subject:** 7979 Earhart NPP Notice

[Quoted text hidden]

**Earhart NPP Letter.pdf**

504K



Krystyna Tate <krystyna@propertycentralmidsouth.com>

7979 Earhart NPP Notice

1 message

Krystyna Tate <krystyna@pcmidsouth.com>

Thu, Mar 12, 2026 at 8:44 AM

To: "dimarco_bl@bellsouth.net" <dimarco_bl@bellsouth.net>

Good Morning,

Please find attached our notice to host a Neighborhood Participation Meeting concerning the property 7979 Earhart. If you have any questions, please let me know. We look forward to seeing you at the meeting.

Krystyna



Earhart NPP Letter.pdf

504K



Krystyna Tate <krystyna@propertycentralmidsouth.com>

7979 Earhart NPP Notice

1 message

Krystyna Tate <krystyna@pcmidsouth.com>
To: "h.nagendra@att.net" <h.nagendra@att.net>

Thu, Mar 12, 2026 at 8:47 AM

Good Morning,

Please find attached our notice to host a Neighborhood Participation Meeting concerning the property 7979 Earhart If you have any questions, please let me know. We look forward to seeing you at the meeting.

Krystyna



Earhart NPP Letter.pdf
504K

7979 Earhart Neighborhood Participation Meeting

Date: April 3, 2026

Location: Nice Guys Nola

I. Welcome

- A. Introduction of speakers and their relationship to the project
- B. Overview of handouts
- C. Disbursement of Comprehensive Zoning Article

II. Description of the Project

- A. Proposal detail
- B. Citations of Comprehensive Zoning Ordinance
- C. Note of zone and zone change request
- D. Specs of building
- E. Neighborhood impact

III. Public Comment

- A. Open floor for comments
- B. Retrieve comment cards

IV. Summary

- A. Update and follow up procedure

V. Next Steps

- A. Commission Online Tools

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: April 3, 2024 3:30 pm

Meeting Location: Nice Guys Nola

Project Name/Address: 7979 Earhart Hotel

[illegible]

DATE: 4/3/20

NAME/ADDRESS OF PROJECT: Super E-Kangaroo

COMMENT/QUESTION:

- parking - will this be a positive impact
- trash on neighborhood?
- noise ordinance

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

Nettgrow Enterprises LLC
5208 Magazine Street #374
New Orleans, LA 70115

On Behalf of: Annette Newsum
7735 Earhart Blvd.
New Orleans, LA 70125

April 2, 2026

Proxy Authorization

To whom this may concern,

This letter serves as formal authorization for **Candes Carter** to act on my behalf for the duration of April 3, 2026, beginning at 3:00 pm and ending at 7:00 pm. During this period, **Candes Carter** is authorized to handle all tasks as it relates to the Neighborhood Participation Program (NPP) meeting regarding the property at 7979 Earhart Blvd.

This proxy is temporary and will automatically terminate on April 3, 2026, at 7:00 pm. **Candes Carter** will present a copy of this letter and their identification for your verification.

Please do not hesitate to reach out to me at info@annettemnewsum.com for any additional clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Annette Newsum', with a stylized flourish at the end.

Annette Newsum



Candes Carter <candes@thecarterexp.com>

Temporary Proxy

4 messages

Annette N <annette2782@gmail.com>

Thu, Apr 2, 2026 at 9:13 AM

To: Candes Carter <candes@thecarterexp.com>

Cc: Together Gert Town <Info@togethergertown.com>, Annette Newsum <info@annettemnewsum.com>

Hello Candes,
Please see the attachment.

Best Regards,
Annette

**Proxy - 7735 Earhart Blvd..pdf**
23K

Candes Carter <candes@thecarterexp.com>

Thu, Apr 2, 2026 at 9:17 AM

To: Annette N <annette2782@gmail.com>

Cc: Together Gert Town <Info@togethergertown.com>, Annette Newsum <info@annettemnewsum.com>

Good morning Annette,

Received. Any comments you have to share? Are you in favor or opposed to the boutique hotel. Any questions you would like answered?

Thank you,
Candes Carter, MPA | Principal Consultant
Phone: 618-972-0858 | Email: candes@thecarterexp.com
www.thecarterexp.com

On Thu, Apr 2, 2026, 9:14 AM Annette N <annette2782@gmail.com> wrote:

Hello Candes,
Please see the attachment.

Best Regards,
Annette

Annette N <annette2782@gmail.com>

Thu, Apr 2, 2026 at 9:24 AM

To: Candes Carter <candes@thecarterexp.com>

Cc: Together Gert Town <Info@togethergertown.com>, Annette Newsum <info@annettemnewsum.com>

I'm good! I like the idea!!

On Thu, Apr 2, 2026 at 9:18 AM Candes Carter <candes@thecarterexp.com> wrote:

Good morning Annette,

Received. Any comments you have to share? Are you in favor or opposed to the boutique hotel. Any questions you would like answered?

Thank you,
Candes Carter, MPA | Principal Consultant
Phone: 618-972-0858 | Email: candes@thecarterexp.com
www.thecarterexp.com

On Thu, Apr 2, 2026, 9:14 AM Annette N <annette2782@gmail.com> wrote:

Hello Candes,

Please see the attachment.

Best Regards,
Annette

Candes Carter <candes@thecarterexp.com>

Thu, Apr 2, 2026 at 9:26 AM

To: Annette N <annette2782@gmail.com>

Cc: Together Gert Town <Info@togethergertown.com>, Annette Newsum <info@annettemnewsum.com>

Thank you for the update. I will state you like the idea and are in support of.

Candes Carter, MPA | Principal Consultant
Phone: 618-972-0858 | Email: candes@thecarterexp.com
www.thecarterexp.com

On Thu, Apr 2, 2026, 9:24 AM Annette N <annette2782@gmail.com> wrote:
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On Thu, Apr 2, 2026 at 9:18 AM Candes Carter <candes@thecarterexp.com> wrote:
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Candes Carter, MPA | Principal Consultant
Phone: 618-972-0858 | Email: candes@thecarterexp.com
www.thecarterexp.com

On Thu, Apr 2, 2026, 9:14 AM Annette N <annette2782@gmail.com> wrote:
Hello Candes,
Please see the attachment.

Best Regards,
Annette

7979 EARHART

Neighborhood Participation Program Meeting 4/3/26

Contact

Krystyna Tate: krystyna@pcmidssouth.com

Build Status & Specs

Remodeling of this business has not began. Construction is expected to be completed within 180 days from start and host 8 rooms and a lounge. It is approximately 6300 sq ft.



Digital Copy
of Handout



Proposal Description

The proposed development will consist of approximately eight guest rooms and a small lounge area designed to provide a comfortable and intimate hospitality experience. The vision for the property is to create a thoughtfully designed boutique-style accommodation that reflects the culture, charm, and welcoming spirit of New Orleans.

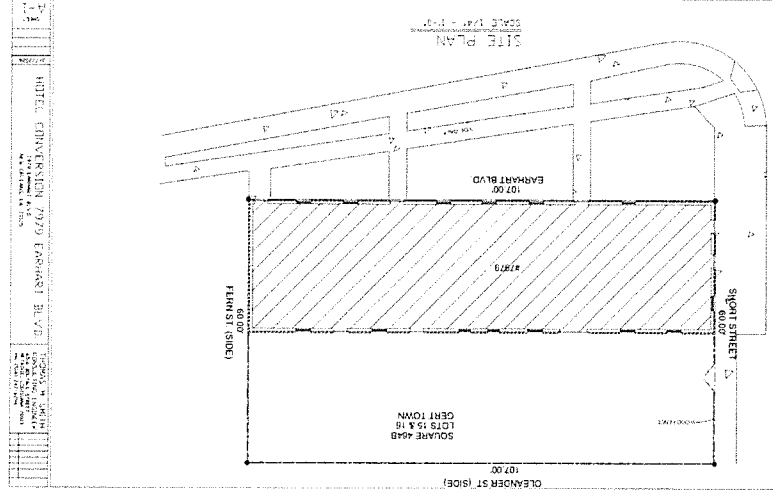
The owners are seeking approval for this use in order to create a unique lodging option that allows visitors and locals alike to experience the authentic character of the Mid-City/Carrollton area of New Orleans. This location provides an ideal setting for guests to explore nearby restaurants, local businesses, cultural landmarks, and neighborhood attractions that showcase the vibrant identity of the surrounding community.

The boutique hotel concept is intentionally designed to remain small in scale, ensuring that it blends well with the surrounding area while offering guests a more personalized and curated experience than traditional large hotel developments. The inclusion of a small lounge space will provide guests with a comfortable area to relax, socialize, and enjoy the welcoming atmosphere that the property intends to create.

The owners are excited about the opportunity to host travelers, visitors, and local residents looking for a distinctive and genuine New Orleans experience. The goal is to offer hospitality that highlights the unique culture, architecture, and neighborhood energy that make the Mid-City and Carrollton areas such special parts of the city.

In addition to providing a quality lodging option, the boutique hotel will also support the surrounding local economy by encouraging guests to patronize nearby restaurants, shops, and neighborhood businesses.

The owners are committed to operating the property responsibly, maintaining the building to a high standard, and ensuring that the boutique hotel remains a positive addition to the neighborhood and community.





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.

7979 Earhart Dr., New Orleans, LA 70125

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Krystyna Tate

Applicant Address 4349 Genoa Rd

City New Orleans State LA Zip 70129

Applicant Contact Number 773-398-16422 Email Krystyna@pcmidssouth.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Allison and Glenn Inc.

Property Owner Address 7910 Earhart

City New Orleans State LA Zip 70125

Property Owner Contact Number 504-799-9739 Email glenn@niceguysnola.com

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) 464B Lot Number(s) 15, 16

Bounding Streets Short Fern

Zoning HU-MU Municipal District 7

Tax Bill Number 716403610 Planning District 4

DESCRIPTION OF PROJECT (Attachments are acceptable)

The purpose of this project is to transform the current building located at 7979 Earhart to a boutique hotel to serve visitors and tourists.



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 2.20.26

Agent Signature

Date 2/20/26

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 Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

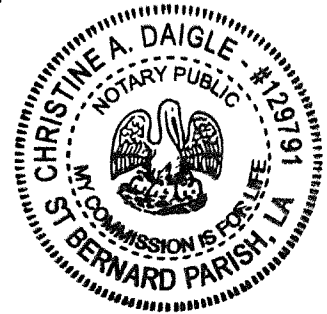
Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 20th day of February 2026

My Commission expires

at death

Christine A. Daigle #129791



ALLISON AND GLENN INC.

7910 Earhart Blvd
New Orleans, LA 70125

February 19, 2026

RE: Authorization of Agent Representation

To Whom It May Concern,

This letter serves as formal authorization for DeShawn Davenport and Krystyna Tate, representatives of No Stress Code Compliance, to act as authorized agents on behalf of Allison and Glenn Inc. in all matters related to the property located at:

7979 Earhart Drive
New Orleans, Louisiana 70125

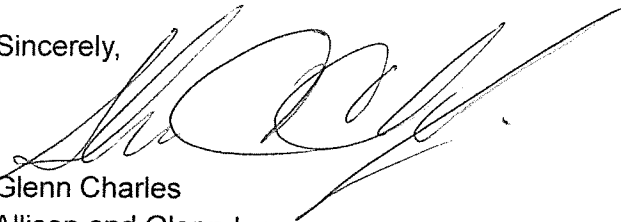
As authorized agents, DeShawn Davenport and Krystyna Tate are granted full authority to:

- Speak on behalf of Allison and Glenn Inc.
- Submit applications, documents, plans, and related paperwork
- Communicate with city, parish, state, and other governmental agencies
- Attend and participate in public hearings, meetings, and proceedings
- Receive correspondence and respond as necessary regarding this project

This authorization is granted for matters pertaining specifically to the above-referenced property and project and shall remain in effect unless revoked in writing by Allison and Glenn Inc.

Should you require any additional information or verification, please do not hesitate to contact us directly.

Sincerely,


Glenn Charles
Allison and Glenn Inc.

Sworn to and subscribed before me

this 20th day of Feb., 2026.


Christine A. Daigle #129791

THIS DOCUMENT NOT PREPARED
BY NOTARY, ATTESTING TO
SIGNATURE(S) ONLY



ALLISON AND GLENN INC.

7910 Earhart Blvd
New Orleans, LA 70125

February 19, 2026

RE: Authorization of Agent Representation

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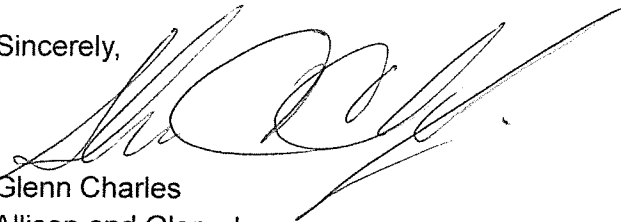
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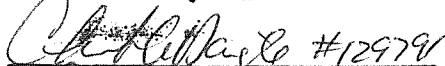
Should you require any additional information or verification, please do not hesitate to contact us directly.

Sincerely,


Glenn Charles
Allison and Glenn Inc.

Sworn to and subscribed before me

this 20th day of Feb., 2026.


Christine A. Daigle #129791

THIS DOCUMENT NOT PREPARED
BY NOTARY, ATTESTING TO
SIGNATURE(S) ONLY



State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
ALLISON & GLENN, INC	Business Corporation	NEW ORLEANS	Active

Previous Names

ALLISON & GLENN L.L.C. (Changed: 11/17/2022)

Business: ALLISON & GLENN, INC

Charter Number: 44131362D

Registration Date: 10/27/2020

Domicile Address

7910 EARHART BOULEVARD

NEW ORLEANS, LA 70125

Mailing Address

7910 EARHART BOULEVARD

NEW ORLEANS, LA 70125

Principal Office Address

7910 EARHART BOULEVARD

NEW ORLEANS, LA 70125

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 10/27/2020

Last Report Filed: 10/1/2025

Type: Business Corporation

Registered Agent(s)

Agent:	DAVID BELFIELD III
Address 1:	2513 ACACIA STREET
City, State, Zip:	NEW ORLEANS, LA 70122
Appointment Date:	10/27/2020

Officer(s)

Additional Officers: No

Officer:	ALLISON CHARLES
Title:	Director
Address 1:	7910 EARHART BOULEVARD
City, State, Zip:	NEW ORLEANS, LA 70125

Officer:	GLENN CHARLES
-----------------	---------------

Title: Director
Address 1: 7910 EARHART BOULEVARD
City, State, Zip: NEW ORLEANS, LA 70125

Amendments on File (2)

Description	Date
Conversion	11/17/2022
Name Change	11/17/2022

Print

City Planning Commission Speaker Card

3

Date: 6-9-26

I would like to speak regarding CPC Docket: 058/26

IN SUPPORT

Name: Glenn Charles

Address: 7979 Earhart

☒ I am the applicant for this docket

☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

3

Date: 6-9-26

I would like to speak regarding CPC Docket: 058/26

IN SUPPORT

Name: Danille Bridges

Address: 3601 Combl St

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

(Address)

3

Date: 06/09/26

I would like to speak regarding CPC Docket: 058/26

IN SUPPORT

Name: DeShawn Davenport

Address: 73162 United Church Rd

☐ 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]