

NEW ORLEANS CITY COUNCIL
LESLI HARRIS
COUNCILMEMBER - DISTRICT B

September 4, 2025

Aisha Collier
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 the recommendations of *denial* from the Mayor's Restoration Tax Abatement Committee and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement applications:

RTA Application #20230051, 1212 Magazine Street, 1501 Oretha Castle Haley Blvd LLC

RTA Application #20240006, 468 St Joseph Street, 468 St Joseph LLC

Project Representative (both above listed projects):
J. Nicole Webre, J.D. | Principal Consultant
Webre Consulting
2131 Bienville Street | New Orleans, LA 70112
nicole@webreconsulting.com | <https://webreconsulting.com/>

If you have any questions, please contact me at 658-1021.

Respectfully submitted,

Elizabeth Holman
Director of Land Use
Office of Lesli Harris
Councilmember, District "B"
New Orleans City Council

Attachment(s): RTA Reports

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, August 26, 2025

CONSIDERATION:

RTA RULES: RTA Resolution #[R-20-10](#)

RTA APPLICATION #: [20230051](#) | [Initial 5-Year Tax Exemption](#)

APPLICANT: [1501 Oretha Castle Haley Blvd LLC](#)

PROJECT ADDRESS: [1212 Magazine 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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RTA REQUEST | BED & BREAKFAST PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: 1501 Oretha Castle Haley Blvd LLC
- Principal Owners: Daniel J Glaser and Frank B Glaser
- Applicant Representative(s): Lisa Picone Love

II. PROJECT DESCRIPTION

Complete renovation of an historic two-story Greek Revival building, including the restoration of the original double gallery porch. The property has been for many years, and will remain, a licensed *bed and breakfast*.

Exterior improvements include opening and restoring the currently enclosed 2nd floor balcony and cosmetic changes to restore the original architectural details. Restoration of the original gallery will reduce the interior floor area and will require alteration of the existing floor plan to reconfigure and relocate some guest bedrooms and bathrooms.

Interior alterations consist of cosmetic updates to fixtures, millwork repair and interior painting. Interior modifications (hallways, doorways, and bathrooms) shall comply with ADA standards for passageway width, height of counters, fixtures, door hardware, turning radius, etc. There is no increase in sleeping rooms, no increase in occupancy and no change in use. The property owner assures that any portion or area that is altered will comply with local, state and federal law.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-10-20 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: February 9, 2023

Application Filed: November 20, 2023

Project Dates: December 29, 2023 ~ February 27, 2024

Projected effective date of the tax exemption: July 31, 2024

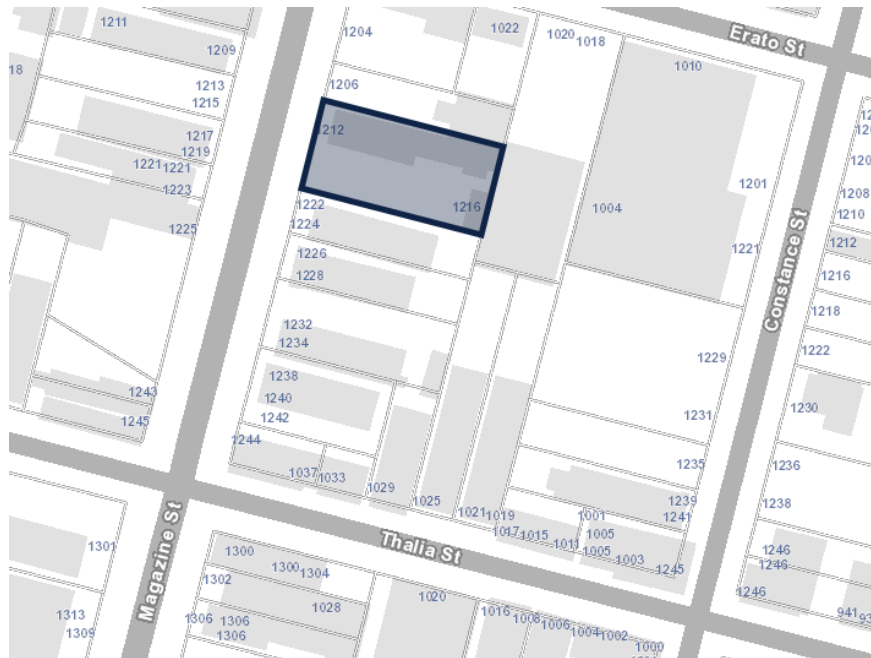
Projected 5-year period: August 1, 2024 ~ July 31, 2029

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = \$1,760,000
- Post-improvement appraisal projection = \$3,510,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1212 Magazine Street, between Erato and Thalia Streets
- LEGAL DESCRIPTION: 1. SQ 140 LOT 19A MAGAZINE SR, 2. 63 10X127, 3. 1212 MAGAZINE ST
- COUNCIL DISTRICT: District B, Lesli Harris
- DISTRICT LOCATION: Lower Garden Historic District (local – HDLC | national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: [Historic Urban Neighborhood Mixed-Use District](#) | [Mixed-Use Medium Density](#)
- PERMITTED AND CONDITIONAL USES: listed in Table 12-1
actual intended use is a "bed & breakfast" which is a conditional use within the zoning district (as can be verified by a conditional use approval letter)



VII. PERMITS

Declared Building Permit Job Value = \$466,159

(materials, machinery/equipment, and labor are reported at \$466,159 and 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):

- Pre-Renovated Building Assessed Value: \$111,970
- Pre-Renovated Taxes: \$15,882 (2023 tax year) [\$140,530 – total pre-assessment]; if awarded, the owner will pay property taxes at the total pre-renovated assessed valuation of the building for 5 years
- Post-Renovated Building Assessed Value: \$170,710
- Estimated Post-Renovated Taxes: \$26,517 [\$200,900 – total post-assessment]
- Improvements forecast a 52% assessed building increase [increasing from 111,970 to \$170,710]
- Applicant's Current Property Tax Status: Up To Date
- Reported Annual Sales Tax Revenue: \$550,00

Estimated Incentive Value:

- ASSESSOR'S OFFICE Formula: 5-year estimated exemption is valued at \$43,118.10 (General Fund COST | RTA recipient savings BENEFIT); value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged); *Note:* Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections (LED's Formula estimates \$53,820).

X. LABOR MARKET IMPACT

- The estimated number of *construction jobs* is 20
- The estimated number of *permanent jobs* created is 4

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Pursuant to the goals set forth by Code of the City of New Orleans §70-432.1, the Office of Supplier Diversity renders the following evaluation of 1212 Magazine Street:

- DBE Commitment to 35% Goal: 100% DBE Utilization
- Verified DBE Subcontracting Contract Value: \$466,159

- DBE Firm(s): 1
- Goal Compliance Status: Compliant

XI. 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 4.8x (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.

XII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIII. 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/or RTA Council Resolution R-20-10.

XI. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Review Committee unanimously agreed in favor of this project 6-0 based upon its compliance with state and local criteria. With that, it is recommended that this request for a tax abatement be **approved**.

<u>6</u> Approved <u>0</u> Disapproved <u>0</u> Abstained

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION

1212 Magazine 5 Year Proforma					
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	\$ 550,000	\$ 599,500	\$ 623,480	\$ 598,541	\$ 592,555
Operating Expenses					
Management Fees	110,000	119,900	124,696	119,708	118,511
Repairs and Maintenance	33,000	35,970	40,526	44,891	44,442
Turnover Cleaning	44,000	47,960	49,878	47,883	47,404
Property Supplies	4,200	4,200	4,200	4,200	4,200
Landscaping	3,900	4,100	4,300	4,300	4,400
Utilities	30,250	32,973	34,291	32,920	32,591
Insurance	16,930	17,099	17,270	17,443	17,792
Real Estate Taxes	14,550	14,550	14,550	14,550	14,550
Legal and Professional Fees	3,000	3,000	3,000	3,000	3,000
Total Operating Expenses	259,830	279,752	292,712	288,895	286,890
Net Operating Income	290,170	319,748	330,768	309,646	305,666
Other Expenses					
Interest Expense	177,990	173,315	168,325	163,000	157,320
Total Other Expenses	177,990	173,315	168,325	163,000	157,320
Net Income	\$ 112,180	\$ 146,433	\$ 162,443	\$ 146,646	\$ 148,346

DATE: November 20, 2024
TO: Tracey M. Jackson, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA 219 N. Peters 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 \$3,429,273

- The submitted Pro Forma projects an annual NOI of \$128,931.00
- Federal and State Historic Tax Credits will be utilized providing \$958,800 of equity to the project
- Debt service is calculated at \$150,600/year
- The Assessor's Office estimates the 5 Year Tax Savings (Incentive Value) at ~ \$63,807

The applicant is proposing to substantially improve and renovate an existing building damaged by fire with ground floor commercial unit(s) and 5 residential units on floors 2 through 4. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement. Based on the projected NOI and debt service, the DSCR is .86 resulting in a gap of \$21,669 per year. The estimated tax savings of \$63,807 over a period of 5 years appears to lessen this gap, but based on the submitted documentation does not appear to close the financing gap to make this project viable.

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

1501 Oretha Castle Haley Blvd LLC (**RTA Applicant #20230051**) has submitted an RTA request for their residential development project located at **1212 Magazine Street**. NOTE: Construction has been reported to have commenced in December 2023 and concluded in February 2024.

Pre-Construction Year (2023)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	285,600	1,119,700	1,405,300	28,560	111,970	140,530

Post-Improvement Construction Value	Land Apr	Imp Apr	Total Apr	Land Asmt	Imp Asmt	Tot Asmt	Millage Rate	Estimated Imp Taxes/YR	<u>Estimated 5 Year Deferred Bldg Asmt</u>
	301,900	1,707,100	2,009,000	30,190	170,710	200,900	146.81	25,061	127,564.68*

*Estimated 5-year Deferred Bldg Asmt assumes an increase in improvement assessment in 2028 to 175,830.

Assessor's Office Total Tax Savings Formula (Incentive Value):

5 Years: (Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage (Year prior to Construction [2023 –0.14681]) = **\$45,373.10**

Devin Johnson

Orleans Parish Assessor's Office

City Hall - Room 4E01

1300 Perdido Street

New Orleans, LA 70112

Phone: 504-754-8861

devin.johnson@orleansassessors.com

BASED ON 2023 PRECONSTRUCTION the calculation is as followed:

(170,710-111,970) X 5 = 293,700 X 0.14681 = **43,118.10** (TJ Edits)

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$301,900	\$301,900	\$301,900
+ Building Value	\$1,119,700	\$1,119,700	\$1,119,700
= Total Value	\$1,421,600	\$1,421,600	\$1,421,600
Assessed Land Value	\$30,190	\$30,190	\$30,190
+ Assessed Building Value	\$111,970	\$111,970	\$111,970
= Total Assessed Value	\$142,160	\$142,160	\$142,160
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$142,160	\$142,160	\$142,160

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

ACT 718

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

102103718

DELINQUENT DATE

02/01/2023

PROPERTY LOCATION

1216 MAGAZINE ST

LEGAL DESCRIPTION

SQ 140 LOT 19A MAGAZINE 63 1
0X127 DEMOL @ 1216 MAGAZINE
PERMIT #B-99677
SALW-1212 MAGAZINE,1024-26

LAND ASSESSMENT

28,560

IMPROVEMENT ASSESSMENT

111,970

HOMESTEAD EXEMPTION

7,500

1501 ORETHA CASTLE HALEY BLVD, LLC
326 A ST., 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 taxable assessment increase have been identified here by the "Act 718" notation and the tax computations adjusted accordingly.

ACT 718

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	15,882.30	0.00	0.00	0.00	0.00	15,882.30

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.: 102103718

ACT 718

Location: 1216 MAGAZINE ST

Owner: 1501 ORETHA CASTLE HALEY BLVD, LLC
326 A ST., STE 5A
BOSTON MA 02210

TOTAL DUE BY: 01/31/2023	PAYMENT AMOUNT ENCLOSED
\$15,882.30	

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*****1216-MAGAZINEST0001588230202301650254

Your 2023 Tax Payment at Work
Tax Bill No: 102103718
Property Location: 1216 MAGAZINE ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.95	209.66
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	19.50	2,096.64
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.61	65.59
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	5.00	537.60
FIRE PROTECTION	FIRE PROTECTION	7.71	886.81
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.19	127.95
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	13.91	1,495.60
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.80	301.06
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	1,320.35
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.91	527.92
NEW ORLEANS DEPT. OF PARKS & PARKWAYS	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.80	193.54
NEW ORLEANS RECREATION DEVELOPMENT	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.95	209.66
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	4.27	459.11
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	2.13	229.02
POLICE PROTECTION	POLICE PROTECTION	5.26	605.01
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	4,871.73
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	4.46	479.54
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.71	506.42
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	7.06	759.09
TOTAL			15,882.30

Bill No: 102103718

Thursday December 29 2022 1:52 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	15,882.30	0.00	0.00	0.00	0.00	15,882.30

Treasury's Accounts Receivable modules show that the taxpayer paid under protest for the 2023, 2024, and 2025 tax years. The 2023 protest payment was removed with "NO RTA APP FILED" listed as the reason. The 2024 and 2025 tax bills have protested amounts.

The building assessment (\$119,970) has not yet increased as a result of the construction completed February 27, 2024.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO



OFFICE OF SUPPLIER DIVERSITY CITY OF NEW ORLEANS

LaToya Cantrell
MAYOR

RESTORATION TAX ABATEMENT PROJECT EVALUATION

Date: June 24, 2025

To: Tracey Jackson Bush, Mayor's Office of Economic Development

From: Justin Nwokolo, Office of Supplier Diversity

Re: #20230051 Address: 1212 Magazine Street Applicant: 1501 Oretha Castle Haley Blvd 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: \$488,793 (\$466,159 value for OSD's calculation)
- Restoration Tax Abatement Incentive Value: \$82,705.41
- DBE Goal: 35%
- DBE Utilization Percentage: 100%
- DBE Subcontracting Contract Value: \$466,159

DBEs on the project:

- JLV Construction, LLC

OFFICE OF SUPPLIER DIVERSITY EVALUATION

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. JLV Construction LLC, a certified LAUP, was the General Contractor on the project and therefore achieved 100% DBE participation.

NOTE: OSD reserves the right to rescind its decision should further investigation ensues, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above-mentioned documentation are on file and may 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# 20230051; ADDRESS: 1212 MAGAZINE 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 **4.8x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit taxes¹ allocated to public entities and organizations that benefit the city as a whole.

The net impact ratio includes general fund tax collections and other public benefit taxes, thereby capturing the largest possible impact of the project.

In year six, assuming there is no extension to the RTA, the project will generate **\$81,937** in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project ²	\$212,017	\$35,336
B. General Fund Net Impact ²	\$18,318	\$3,053
C. Direct Property Tax Paid to City of New Orleans ³	\$108,156	\$20,631
D. Total Direct Sales Tax Generated ²	\$254,941	\$42,490
E. Total Local Incentive Value ³	\$44,121	\$8,824

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#20230051		Project:1501 O. C Haley	
Date: 5/13/2025		Department: Economic Development	
Contract Value: \$466,159		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	\$466,159	4

If you have any questions or require additional information, please contact me via e-mail or telephone.
Trey Tapp- tremontapp@nola.gov

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Renovation of an existing bed and breakfast, remaining a bed and breakfast. ☐ ☐ Scope of work will include restoring the double gallery façade on Magazine St. and restoring the previously existing parlors on the 1st floor.

USE TYPE: Bed and Breakfast Inn - Max 9
Rooms - Commercial Only
IMPROVEMENT TYPE: Renovation
(Structural)
ZONING: HU-MU

FLOOD ZONE:

ELEVATION REQUIREMENT:

VALUE OF APPROVED WORK: \$466,159.00

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

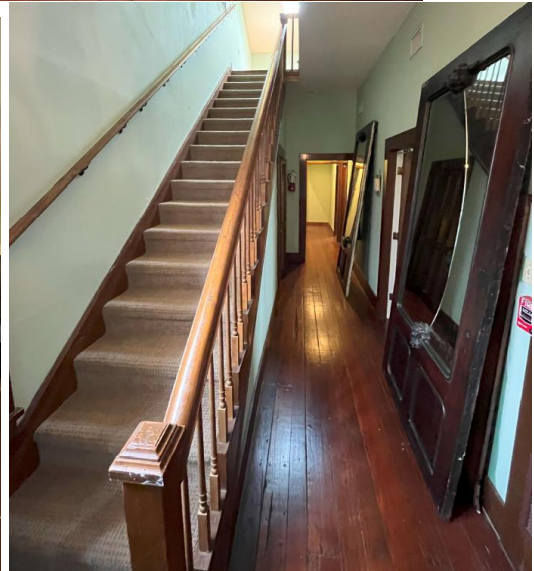
1212 Magazine St

23-05892-RNVs

11/16/2023

Applicant: Rapier Lane

Exhibit 8: PHOTOS



1212 Magazine After Photos





Exhibit 9: VIOLATIONS

NONE

Exhibit 10:
RESTORATION TAX ABATEMENT PROJECT COMPLIANCE REVIEW SUMMARY

Assessment of RTA applicant's submission based on local guideline requirements found in New Orleans City Council Resolution No. R-20-10.
RTA#: 20230051 Address: 1212 Magazine 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