

NEW ORLEANS CITY COUNCIL
LESLI HARRIS
COUNCILMEMBER - DISTRICT B

December 15, 2025

Lora Johnson
Clerk of Council
City Hall – Room 1E04
1300 Perdido Street
New Orleans, LA 70112

Dear Madam Clerk:

Pursuant to the procedures and conditions of the Tax Abatement program set forth in RTA Resolution No. R-20-10, the New Orleans City Council, District B, has acquired a recommendation of *approval* from the Mayor's Restoration Tax Abatement Committee and now seeks to request a scheduled public hearing date for the following Restoration Tax Abatement application:

RTA Application #20220126, 1401 Delachaise Street, GD1 LLC

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

Please disregard our prior notice which incorrectly reports the committee's decision. If you have any questions, please contact me at 658-1020.

Respectfully submitted,

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

Attachment(s): RTA Report

cc: Tracey Jackson, Mayor's Office of Economic Development



CITY OF NEW ORLEANS

Mayor's Office of Economic Development
1340 Poydras Street • Suite 1800 • New Orleans, Louisiana 70112 • (504)658.4200

Restoration Tax Abatement Review Committee Review

Tuesday, December 2, 2025

CONSIDERATION:

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

RTA APPLICATION #: [20220126](#) | [Initial 5-Year Tax Exemption](#)

APPLICANT: [GD1 LLC](#)

PROJECT ADDRESS: [1401 Delachaise Street](#)

PROJECT: [Boutique Hotel Project](#) | [Commercial](#)

PREPARED BY:

Tracey Jackson Bush, Restoration Tax Abatement Administrator
Mayor's Office of Economic Development

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RTA REQUEST | BOUTIQUE HOTEL PROJECT

I. PROPERTY OWNER(S)

- Applicant / Owner: GD1 LLC
- Principal Owners: Daniel J Glaser and Frank B Glaser
- Applicant Representative(s): Lisa Picone Love

II. PROJECT DESCRIPTION

The residence at 1401 Delachaise Street, also known as the "Sommerville-Kearney House," is a unique New Orleans home that possesses distinct architectural significance. This property was nominated as a historic landmark in 1989 and was added to the National Register of Historical Places in 1978. This home was built between 1890 and 1891 and is a rare example of the Louisiana raise cottage executed in The Queen Anne Style. Although the interior has undergone renovation to accommodate doctors' offices, the original floor plan and decorative elements have been retained. The aim of this renovation is to celebrate the building's existing architectural features and accommodate a new life for the home as a *boutique hotel*. The most significant change to the exterior will be the removal of a rear addition which is not of historic significance. The proposed design introduces a new 2-story addition (670 sq. ft. | 6% expansion) whose massing and materiality remain secondary to the existing historic home. This renovation also seeks to repair minor damage to elements on the existing home and restore it in any way that reflects historic integrity.

III. PROJECT ENROLLMENT

Pursuant to RTA Council Resolution R-20-10 adopted January 16, 2020 (as well as La Admin Code Title 13 Section I-903), the applicant shall file an Advance Notification Form and Application prior to the beginning of construction.

Advance Note Filed: March 29, 2022
Application Filed: July 25, 2022
Project Dates: August 1, 2023 ~ April 14, 2025

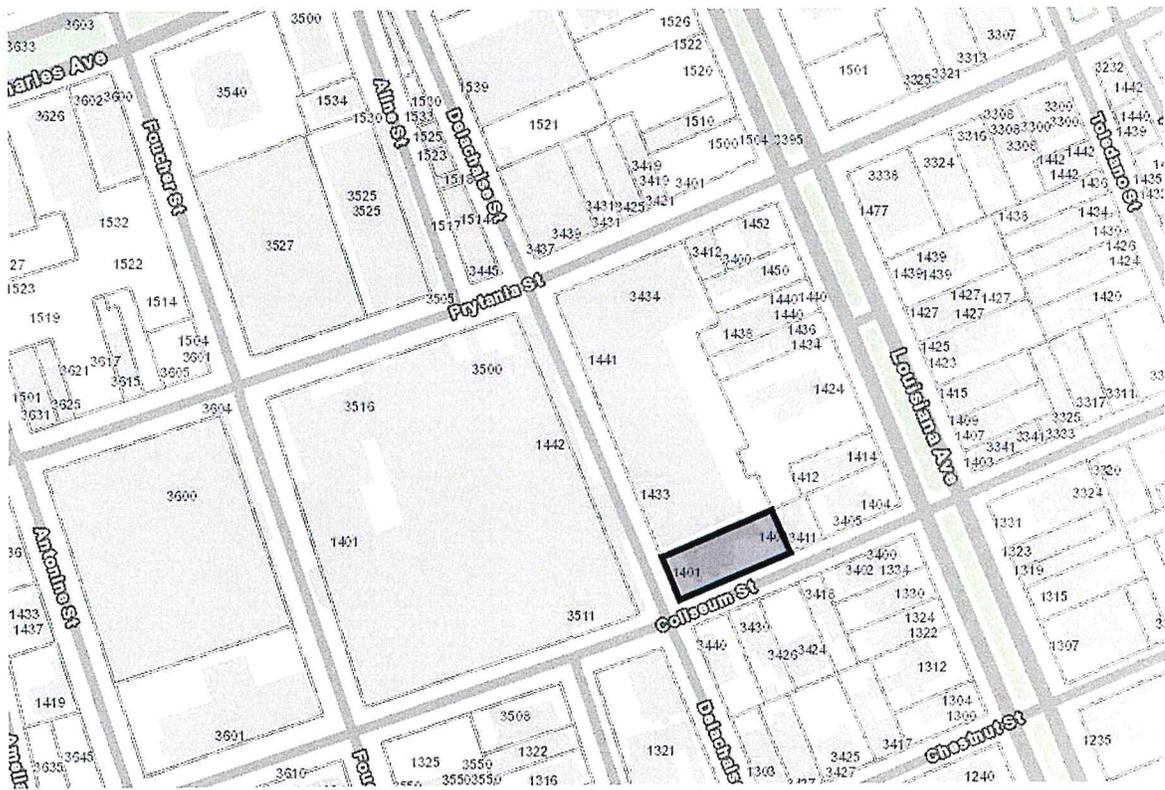
Projected effective date of the tax exemption: July 31, 2025
Projected 5-year period: August 1, 2025 ~ July 31, 2030

IV. BEFORE & AFTER APPRAISAL VALUES

- Pre-improvement appraisal value of the property = \$1,295,000
- Post-improvement appraisal projection = \$3,515,000

V. PROJECT LOCATION

- PHYSICAL LOCATION: 1401 Delachaise Street, between Coliseum and Prytania Streets
- LEGAL DESCRIPTION: 1. SQ 332 LOT 2 DELACHAISE AND, 2. COLISEUM 62X160 1401-03 DELA, 3. CHAISE 3 STY-15 OFFICES; 4. EXEMPT 2002 PERMIT; 5. FILE #76093 6/97
- COUNCIL DISTRICT: District B, Lesli Harris
- DISTRICT LOCATION: Garden Historic District (local – HDLC) and Uptown Historic District (national – NRHD)
- ZONING DISTRICT | LAND USE | CZO: Medical Campus District | Mixed-Use Medium Density
- LICENSED | PERMITTED | CONDITIONAL USE: listed in Table 15-1
actual intended use is a "hotel" which is permitted within the zoning district



VI. CAPITAL INVESTMENT

The cost of the restoration and improvements for 1401 Delachaise Street is defined in the contractor’s Project Completion Report and Accounting Summary upon contract completion. See projections below:

- Estimated materials purchased = \$1,600,000
- Estimated equipment purchased = \$100,000
- Estimated labor = \$773,857

- o Estimated engineering = \$80,000
- o The estimated grand total of the entire project = \$2,553,857

Meets minimum renovation of 25% of the pre-improvement basis value of the existing structure = Yes ($\$738,900 \times 25\% = \underline{\$184,725}$)

VII. PERMITS (see exhibit 7)

Declared Building Permit Job Value = \$2,473,857
(materials, machinery/equipment, and labor are reported at \$2,473,857 and are fully reflected in permitting as required)

VIII. OTHER FINANCIAL RESOURCES

Additional Tax Breaks and Financial Incentives pursued by the Applicant:

- o None Reported

IX. VALUE OF TAX ABATEMENT (see exhibits 3 and 4)

Assessor's Office and Bureau of Treasury Information):
 (based on 2023 Pre-construction Tax Year)

- o Improvement/building assessed value pre-renovation to be considered for tax abatement = \$73,890
- o The amount of ad valorem (property) taxes paid on this property for the year prior to construction: \$15,131.71
- o If awarded the RTA, the owner will pay property taxes at the total pre-improved assessed valuation (\$103,070) of the building for 5 years
- o The projected total post-renovation assessed value is estimated at \$233,020 which reflects a significantly large increase in property value (estimating roughly \$30,756.31 [\$193,340 - post building assessment] in post-renovated taxes)
- o 215% increase in assessed building value forecasted resulting from project improvements (increasing from \$73,890 to \$193,340)
- o Property Taxes Paid 1st Year Post Incentive: \$161,066 (based on c.b.a.)
- o Applicant's Property Tax Status is currently "up to date"
- o Estimated Annual Sales Tax Revenue: \$1,345,213

Estimated Incentive Value | ASSESSOR'S OFFICE Formula:

- o 5-year estimated cumulative deferred building assessment valued at \$136,840.46
- o 5-year estimated recipient tax benefit is valued at \$87,682; value based on the property's pre-assessed value and a post-projected assessed value (if land value remains unchanged)

X. LABOR MARKET IMPACT

- o The estimated number of *construction jobs* is 3
- o The estimated number of *permanent jobs* created is 4

XI. DBE PARTICIPATION STATUS (see exhibit 4)

Upon Office of Supplier Diversity's review of 1401 Delachaise Street, the following assessment was determined:

DBE Commitment to 35% Goal: 36.3% DBE Utilization
Verified DBE Subcontracting Contract Value: \$898,455
DBE Firms: 3

OSD has determined *compliance* with the goals set forth by Code of the City of New Orleans §70-432.1 (See OSD letter below). The applicant's utilization of certified DBEs satisfied the goal.

XII. IMPACT MODEL / COST BENEFIT ANALYSIS (CBA) SUMMARY (see exhibit 5)

The ratio of the project's *Net Impact (inclusive of the General Fund and Public Benefits)* to the project's Total Local Incentive Value is 6.8x (far exceeding the threshold of "1"). This positive ratio indicates that, during the five-year RTA period, the anticipated public benefit (new sales tax collections) of the project outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees incurred by the City's general fund allocated to other public entities and organizations that benefit the city as a whole.

XIII. HIRE NOLA/LIVING WAGE

Office of Workforce Development's Validation Report confirms compliance.

XIV. PROJECT ASSESSMENT SUMMARY (see exhibit 9)

The OED determined that the Application satisfies all requisite program criteria set forth in La Admin Code Title 13 Chapter 9 R.T.A. and RTA Council Resolution R-20-10.

XV. RTA REVIEW COMMITTEE RECOMMENDATION

The RTA Committee unanimously recommended approval of this project 4-0 based upon its compliance with all local council criteria.

<u>4</u> Approve <u>0</u> Disapprove <u>0</u> Abstain

SUPPORT DOCUMENTS

Exhibit 1: PRO FORMA EVALUATION



MEMORANDUM

RESTORATION TAX ABATEMENT PRO FORMA ANALYSIS

DATE: June 9, 2025
TO: Tracey Jackson Bush, Office of Economic Development, City of New Orleans
FROM: Kelly Butler, Department of Safety and Permits, City of New Orleans
RE: RTA #20220126, 1401 Delachaise Street

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary is presented below.

The estimated investment total is \$2,473,857

- The submitted Pro Forma projects an annual NOI of \$542,940 in Y1, \$523,246 in Y2, \$543,893 in Y3, \$565,160 in Y4, and \$587,064 in Y5.
- According to the historical tax bills on record, \$27,715.86 was paid in property taxes in 2021 and \$13,961.37 was paid in 2022 – the years prior to the issuance of the Building Permit
- The 2024 tax bill was \$10,739.15
- The Assessor's Office estimated the 5 Year Tax Savings (Incentive Value) is \$87,682

The applicant has applied for a Restoration Tax Abatement for the renovation of a landmarked building into a boutique hotel that was issued a building permit on 6/4/2022. In accordance with the permit there are 4 suites each of which is comprised of multiple bedrooms. The applicant has submitted a 5-year Pro Forma (Y1-Y5) for analysis of the requested 5-year abatement period. The Assessor's Office has not provided documentation on the estimated tax savings; however, based on the Assessor's Office estimated assessed valuation of \$77,210 with an estimated tax bill of \$10,190.95 for the property in 2025, it appears the property valuation has been reduced since the commencement of construction and the tax bill is actually less than the year prior to the commencement of the project.

Exhibit 2: ASSESSOR'S OFFICE VALUE INFORMATION

GD1 LLC (RTA Applicant #20220126) has submitted an RTA request for their hotel development project located at 1401 Delachaise Street. NOTE: Construction has been reported to have commenced in August 2023 and concluded in April 2025.

Pre-Construction Year (2023)	Land Apr	Bldg Apr	Total Apr	Land Asmt	Bldg Asmt	Tot Asmt
	291,800	738,900	1,030,700	29,180	73,890	103,070

Post-Improvement Construction Value	Land Apr	Imp Apr	Total Apr	Land Asmt	Imp Asmt	Tot Asmt	Millage Rate	Estimated Imp Taxes/YR	Estimated 5 Year Deferred Bldg Asmt
	396,800	1,933,400	2,330,200	39,680	193,340	233,020	140.71	27,204.87	136,840.46*

*Estimated 5-Year Deferred Bldg Asmt assumes a building assessment increase in year five to **\$199,140**.

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

5 Years: (Post-Construction Bldg Asmt – Pre-construction Bldg Asmt) X 5 years = Total 5-year Deferred ASMT X Millage Year prior to Construction [2022 Millage: 0.14071] = **\$84,039.04**

BASED ON 2023 PRECONSTRUCTION the calculation is as followed (TJB):

(193,340-73,890) X 5 = 597,250 X 0.14681 = **87,682.27**

LED Formula (TJB):

Project Amount X Asmt X Milage Rate X 5

\$2,553,857 x 0.15 x 0.14681 x 5 = **\$281,198**; value based on total investment

Note: Unlike the state's cost value approach which factors in only the investment amount, the Assessor's Office income-based approach produces a figure that reflects actual market value which explains the differing projections

Compiled by: Devin Johnson, Orleans Parish Assessor's Office and Tracey Jackson Bush

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$396,800	\$396,800	\$396,800
+ Building Value	\$2,283,200	\$375,300	\$375,300
= Total Value	\$2,680,000	\$772,100	\$772,100
Assessed Land Value	\$39,680	\$39,680	\$39,680
+ Assessed Building Value	\$342,480	\$37,530	\$37,530
= Total Assessed Value	\$382,160	\$77,210	\$77,210
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$382,160	\$77,210	\$77,210

Exhibit 3: BUREAU OF TREASURY TAX INVOICE INFO

CITY OF NEW ORLEANS 2023 Original Real Estate Tax Bill

BUREAU OF THE TREASURY
1300 PERDIDO ST RM 1W40
NEW ORLEANS, LA 70112



TAX BILL NO	LAND ASSESSMENT
614222514	29,180
DELINQUENT DATE	IMPROVEMENT ASSESSMENT
02/01/2023	73,890
PROPERTY LOCATION	HOMESTEAD EXEMPTION
1401 DELACHAISE ST	0
LEGAL DESCRIPTION	
SQ 332 LOT 2 DELACHAISE AND COLISEUM 62X160 1401-03 DELA CHAISE 3 STY-15 OFFICES EXEMPT 2002 PERMIT	

GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

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.

DETAIL OF BILL
This bill reflects payments through 12/29/2022

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

TAXES SOLD FOR YEARS: NONE

ATTENTION TAXPAYERS

Non-Adjudicated properties with 2020, 2021, or 2022 delinquent taxes or fees may be included for tax sale processing and its cost in 2023. Full payment now is the only means to ensure avoidance of tax sale processing and costs. The Treasury Bureau in City Hall, Room 1W40, is staffed Monday through Friday using relevant COVID-19 protocols. For payment questions call 1-888-387-8027.
If you qualify for a homestead exemption that has not been granted for 2023 or you have questions on your assessed value, owner's name, mailing address or legal description, contact the assessor's office at 504-754-8811. However delinquent taxes under review for adjustment by the assessor remain subject to tax sale processing and costs. Tax refunds are available if a lower tax liability is later authorized.

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF NEW ORLEANS

ALWAYS RETURN this portion when paying by mail.

Please ensure the City's return address appears in the return envelope window and write your property location on your check.

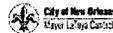
You may pay this bill online at www.nola.gov. See reverse for how your tax dollars are spent

2023 Original Real Estate Tax Bill
Tax Bill No.: 614222514
Location: 1401 DELACHAISE ST
Owner: GD1 LLC
3000 W ESPLANADE AVE SUITE 200
METAIRIE LA 70002

TOTAL DUE BY: 01/31/2023	PAYMENT AMOUNT ENCLOSED
\$15,904.74	

All payments must be made in U.S. funds and drawn on a U.S. financial institution

City of N.O. Ad Valorem Tax
Department 165025
P O Box 62600
New Orleans, LA 70162-2600



9*****1401-DELACHAISEST0001590474202301650253

Your 2023 Tax Payment at Work

Tax Bill No: 614222514

Property Location: 1401 DELACHAISE ST

Authority	Fund	Mill Amount	Amount Due
AUDUBON COMMISSION	AUDUBON COMMISSION	1.95	200.99
BOARD OF LIQUIDATION, CITY DEBT	BOARD OF LIQUIDATION, CITY DEBT	19.50	2,009.87
CITY PARK IMPROVEMENT ASSOCIATION	CITY PARK IMPROVEMENT ASSOCIATION	0.61	62.87
EARLY CHILDHOOD CARE & EDUCATION	EARLY CHILDHOOD CARE & EDUCATION	5.00	515.35
FIRE PROTECTION	FIRE PROTECTION	7.71	794.67
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL	1.19	122.65
GENERAL MUNICIPAL FUND	GENERAL MUNICIPAL PURPOSES	13.91	1,433.70
LAW ENFORCEMENT DISTRICT	LAW ENFORCEMENT DISTRICT - SHERIFF	2.80	288.60
LEVEE DISTRICT, EAST BANK	LEVEE DISTRICT, ORLEANS	12.28	1,265.70
PUBLIC LIBRARY	LIBRARY, PUBLIC	4.91	506.07
NEW ORLEANS DEPT. OF PARKS & PARKWAYS	NEW ORLEANS DEPT. OF PARKS & PARKWAYS	1.80	185.53
NEW ORLEANS RECREATION DEVELOPMENT	NEW ORLEANS RECREATION DEVELOPMENT COMM.	1.95	200.99
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS	4.27	440.11
POLICE & FIRE DEPARTMENTS	POLICE & FIRE DEPTS, PLATOON SYS - 2	2.13	219.54
POLICE PROTECTION	POLICE PROTECTION	5.26	542.15
ORLEANS PARISH SCHOOL BOARD	SCHOOL BOARD, ORLEANS PARISH	45.31	4,670.10
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 2	4.46	459.69
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 3	4.71	485.46
SEWERAGE AND WATER BOARD	SEWERAGE & WATER BOARD, DRAINAGE - 4	7.06	727.67
TOURO BOULIGNY SECURITY DISTRICT	TOURO BOULIGNY SECURITY DISTRICT	7.50	773.03
TOTAL			15,904.74

Bill No: 614222514

Thursday December 29 2022 6:17 PM

User: jfrank

Period	Type	Delinquent Date	Tax/Lien	Interest	City/Coll. Fee	Tax Sale Costs	Total Paid	Total Due
2023	REAL ESTATE	02/01/2023	15,904.74	0.00	0.00	0.00	0.00	15,904.74

Treasury notes that there have been no payments made under protest in the past five years, as reflected in the payment history (as of August 2025).

The building assessment once valued at \$73,890 (2023), has since significantly decreased to \$37,530 (2024, 2025, 2026). Construction was completed on April 14, 2025. Improvements are not yet reflected on the tax rolls.

Exhibit 4: DBE PARTICIPATION VALIDATION MEMO



OFFICE OF SUPPLIER DIVERSITY
CITY OF NEW ORLEANS

LaToya Cantrell
MAYOR

RESTORATION TAX ABATEMENT EVALUATION

Date: June 24, 2025

To: Tracey M. Jackson, Office of Economic Development

From: Justin C Nwokolo, Office of Supplier Diversity

Re: #20220126 Address: 1401 Delachaise Street Applicant: GD1, LLC

Division II of Article IV of Chapter 70 of the code of the City of New Orleans establishes an overall goal of thirty-five percent (35%) for the utilization of Disadvantaged Business Enterprises (DBE) for all public spending or private projects that utilize public 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: \$2,473,857 (same job value reported to Safety & Permits)
- Restoration Tax Abatement Incentive Value: \$87,682
- DBE Goal: 35%
- DBE Utilization Percentage: 36.3%
- DBE Subcontracting Contract Value: \$898,455.37

DBE's on the project:

- Perle Construction Materials | SLDBE Certified
- Mid-South Equipment Sales & Services, LLC | LAUCP Certified
- Webre Consulting, LLC | SLDBE Certified

OFFICE OF SUPPLIER DIVERSITY RECOMMENDATION

The Office of Supplier Diversity has completed its review of the applicant's DBE commitment and utilization. Upon comprehensive evaluation and review of the applicant's documented DBE Participation Plan and Good Faith Efforts, OSD finds the applicant **COMPLIANT** with DBE program requirements. The applicant's utilization of certified DBEs met and slightly exceeded the 35% goal. NOTE: OSD reserves the right to rescind its decision should further investigation ensue, and the applicant is later deemed noncompliant.

Copies of the DBE Plan and above referenced documentation are on file and be provided upon request.

Justin Nwokolo
Office of Supplier Diversity
Email: Justin.Nwokolo@nola.gov
Office: 504-658-4281 | Cell: 504-816-0974

Exhibit 5: IN-HOUSE IMPACT MODEL / COST BENEFIT ANALYSIS MEMO



MEMORANDUM

City of New Orleans Mayor's Office of Economic Development
1340 Poydras Street | Suite 1800 | New Orleans, Louisiana 70112 | (504)658.4200

RESTORATION TAX ABATEMENT COST BENEFIT ANALYSIS

AUGUST 7, 2025

RTA# 20220126; ADDRESS: 1401 DELACHAISE STREET

With the utilization of a project assessment system, the City of New Orleans is able to estimate the impact of potential new businesses and new developments in the City. The system estimates economic impact, real estate impact, and fiscal impact. The information and observations contained in the project assessment system report are based on present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Every reasonable effort has been made to ensure that the data contained in the study reflects the most accurate and timely information available. The study is based on estimates, assumptions and information from various research efforts. The analysis is intended only to aid in making policy decisions relative to its economic development strategy. No warranty or representation is made so that any of the projected values or results contained herein will be achieved.

Per a review of the applicant's Restoration Tax Abatement (RTA) Program Cost/Benefit Analysis Form for the above-referenced project, a summary of projections calculated using NOLABA's project assessment system is presented below.

The ratio of the project's **Net Impact (A)** to the project's Total Local Incentive Value (E) is **6.8x**. This positive ratio indicates that, during the five-year RTA period, the project's anticipated public benefit of new sales taxes outweighs the anticipated public cost (forgone increased property tax). The net impact figure includes all taxes and fees paid to the City's general fund (sales tax: 2.5%) and all public benefit 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 \$161,031 in public revenue.

Project Impact Summary	5 Year Total	5 Year Annual Average
A. Net Impact of the Project ²	\$604,286	\$100,714
B. General Fund Net Impact ²	\$103,010	\$17,168
C. Direct Property Tax Paid to City of New Orleans ³	\$74,185	\$14,837
D. Total Direct Sales Tax Generated ²	\$691,447	\$115,241
E. Total Local Incentive Value ³	\$89,381	\$17,876

¹ Public Benefit taxes include the following: For sales tax revenue, the portion that is allocated to Regional Transit Authority (1%) and Orleans Parish School Board (1.5%); for hotel tax revenue, the portion that is allocated to Louisiana Stadium and Exhibition District (4%) and New Orleans Exhibition Hall Authority Tax (3%).

² These figures are intended only as a general guidance as to how the City of New Orleans could be impacted by the selected development. The figures are based on the current economic structure and tax rates of the City of New Orleans and various operating and financial assumptions. The net impact differs from the general fund impact and includes other public benefit of taxes generated for local public entities.

³ These figures reflect the City of New Orleans millage rates for the year prior to construction and do not take into account any special taxing district or security district fee or millage.

Exhibit 6: HIRE NOLA/LIVING WAGE VALIDATION SHEET



HIRE NOLA
OFFICE OF WORKFORCE DEVELOPMENT
Contract Routing Form

HIRE NOLA			
RTA#20220126		Project: 1401 Delachaise Street	
Date: 06/13/2025		Department: Economic Development	
Contract Value: \$2,473,857		Project Manager: Tracey Jackson	
Hire NOLA GFE Participation Goals			
Hire NOLA GFE Attestation: Document Received			
Hire NOLA Manpower Utilization Form: Document Received			
Hire NOLA Local Hire Plan: Document Received			
Hire NOLA Compliance Review			
	The bidder/respondent has demonstrated sufficient good faith efforts and submitted all required Hire NOLA documentation in their post bid package.		
Hire NOLA Participation Summary			
Contractor	Scope of Work	Contract Value	Number of New Hires
General Contractors	General Demo/Construction	\$2,473,857	4

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

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

PROPOSED HOTEL - The building was added to the National Register of Historic Places in 1978. Scope of work includes renovation of the existing historic portion of the property as well as an expansion of the non-historic rear addition. The scope also includes repair and restoration of minor damage to elements within the existing historic home.

USE TYPE: Hotel

IMPROVEMENT TYPE: Renovation
(Structural)

ZONING: MC

FLOOD ZONE: X

ELEVATION REQUIREMENT: +4.90

VALUE OF APPROVED WORK: \$2,473,857.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.



IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

1401 Delachaise St

21-28465-RNVS

6/24/2022

Applicant:

Paulo Perkins

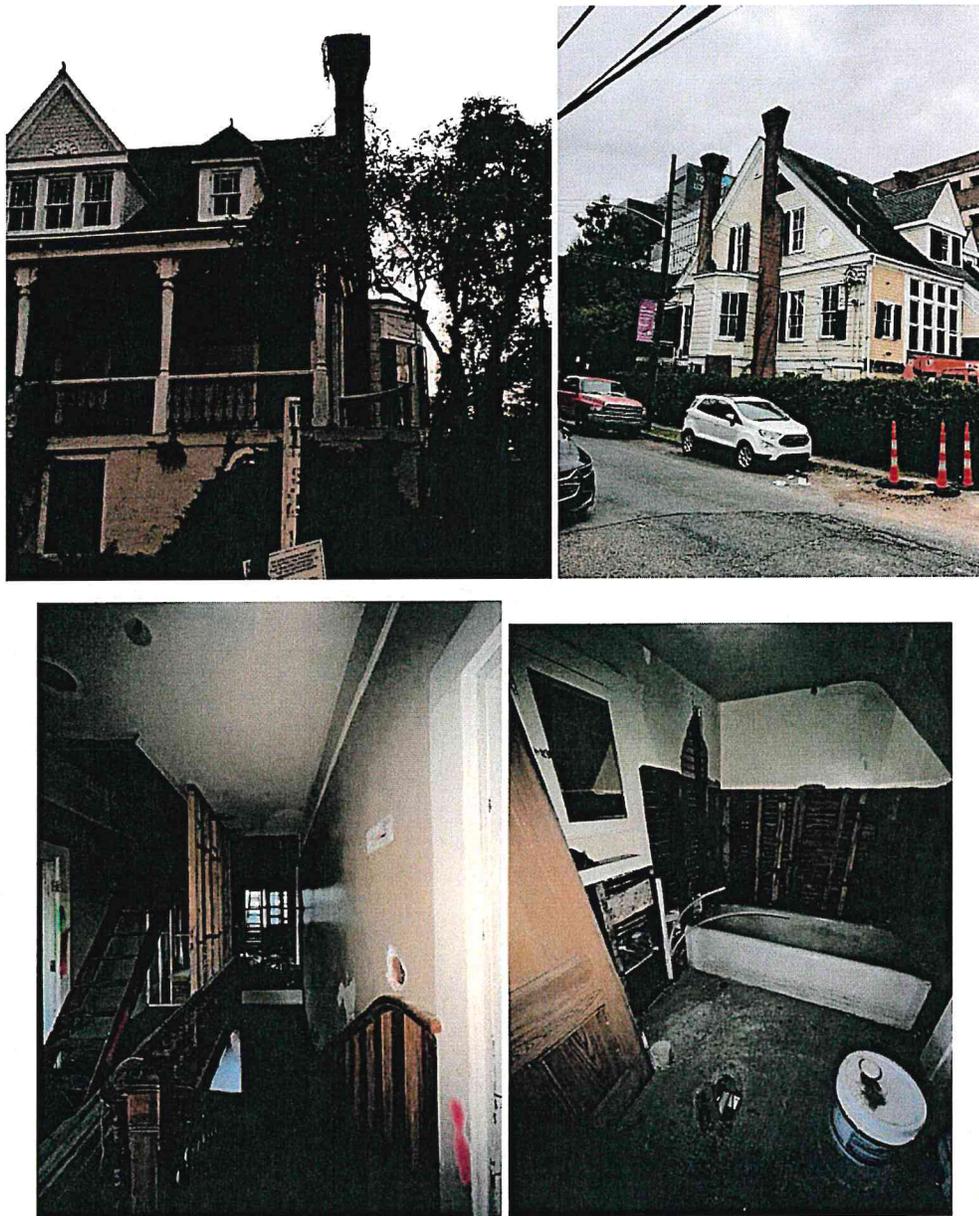
Exhibit 8: VIOLATION(S)

- Violation Type: Short Term Rental · Ref Code: YZ0MSU; Date Filed by City Employee: 7/24/2025; received a complaint that property is being used as an illegal STR; **VIOLATION CLOSED OUT**
- Violation Type: Zoning General · Ref Code: T2GEKC; Date Filed by 311: 7/8/25; Reports of operating as a boutique hotel (property has a hotel license) without a 24-hour front desk and excessive loud noise/music; **VIOLATION CLOSED OUT**
- ALL violations have been addressed.

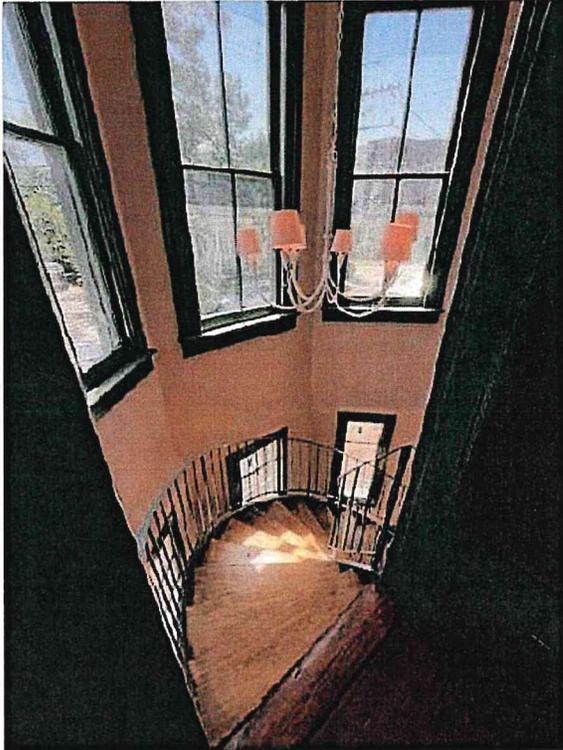
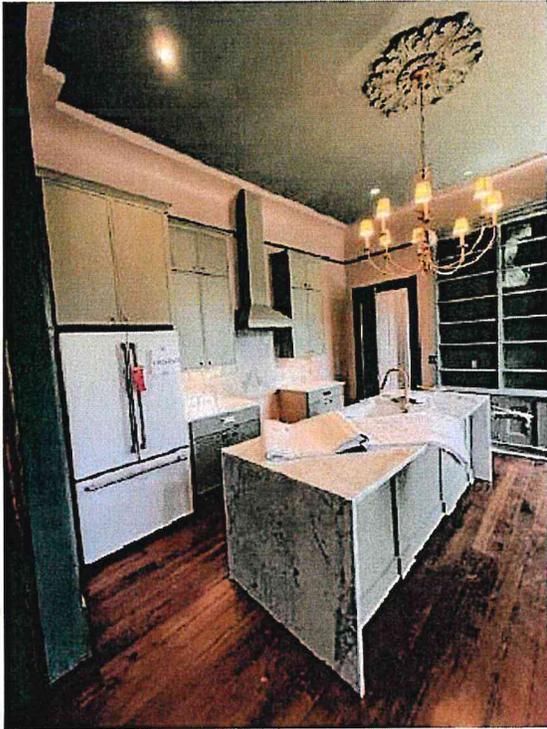
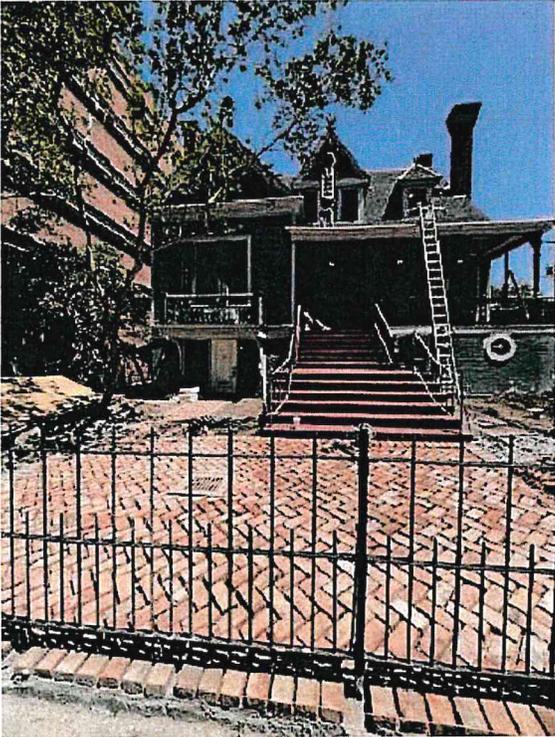
Exhibit 9: PHOTOS

1401 Delachaise

BEFORE PHOTOS:



AFTER PHOTOS:



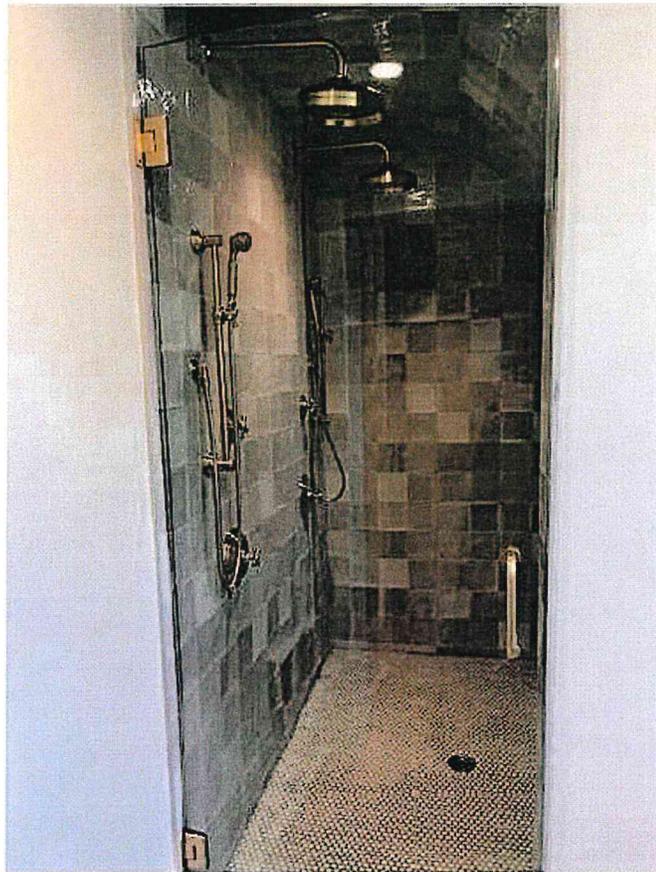
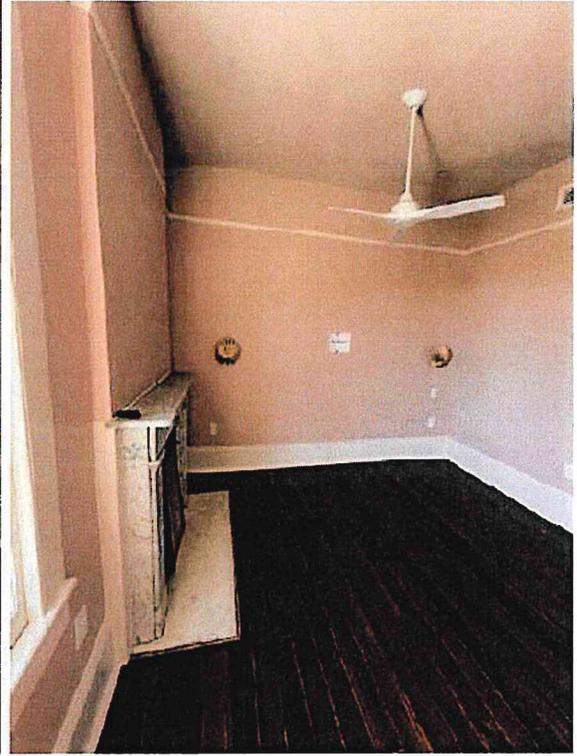
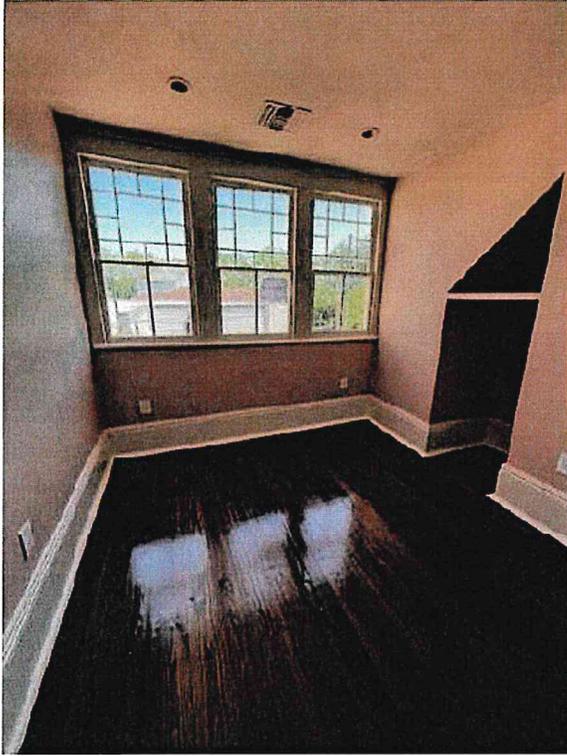


Exhibit 10:

RESTORATION TAX ABATEMENT PROJECT COMPLIANCE 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#: 20220126 Address: 1401 Delachaise Street Type: Boutique Hotel Project

#	LOCAL REVIEW BASED ON COUNCIL CRITERIA & GUIDELINES			COMPLIANT		
				Yes	No	N/A
1	Advance Notification and Application filed prior to construction (Original Commercial and Residential Applicants): <input checked="" type="checkbox"/>	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: <input type="checkbox"/>	Transfer Application filed during the term of contract: <input type="checkbox"/>	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: <input checked="" type="checkbox"/>	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: <input type="checkbox"/>	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: <input type="checkbox"/>	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: <input type="checkbox"/>	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