

10-5-23 FMIA Board Meeting, 7 pm

Members Present: *Allen Johnson, Kip Hollar, Gary de Leumont, Phillip Lege, Mark Malous, Bobby Moffit, Jeffrey Seymour, Maurice Shollas Lisa Faatland, Chris Costello Jenny Takakura*

Meeting Place - French Quarter Realty - 1024 Esplanade Ave

President's Report - Allen Johnson

1. 502 Frenchmen - will need to follow the rules for the building. It has received required approvals from ARC & HDLC, and roof permits as per HDLC guidelines.
2. 5h DISTRICT - feed the cops (no doughnuts), end of the month, to be coordinated.
3. Freddie King's office - A meeting regarding salt water diversion will be held at Treme Centre, Tuesday, Oct 10, at 900 North Villere St. from 6-7 pm.
4. STR's - A ruling will be issued by November 2, by the judge who declared the previous residential str rules unconstitutional. For now all residential short term licenses have been suspended. The City Council wants to have an encompassing study on transient lodging, ie, hotels, bed & breakfasts, hostels, and commercial str's, for which an outside consultant will run the study.

Treasurer - Philip Lege

There is \$53,756.81, in the bank. The bench for the AIDS memorial has been ordered and will be ready by the end of the month. The bench was dedicated to Richard Sacher.

Department of Public Works (DPW) is in charge of the utility box painting. A couple of artists submitted designs which were reviewed at the board meeting for the Royal and Elysian neutral ground utility box. Design criteria was parades in the Marigny. The utility box at Franklin could be a future painting project.

2100 Chartres - Allen Johnson

The Rambler, the old Cafe Brazil property, wants to combine several addresses into one as they are interconnected. They want to run the bar as one establishment, not several. Neighbourhood Participation Program (NPP) has a specific cultural overlay, ie, live music is allowed only in restaurants, and two bars per block face. NPP will meet Tuesday, October 24, to discuss the bar's request.

STR conversions to hotels - Allen Johnson

Hotel development is no longer permitted in the French Quarter and has moved to the Marigny, Treme, also the Garden District with certain restrictions. Any planned hotel over 10,000 sf has to go through the NPP. However there is a glitch in zoning rules. Theoretically, a commercial double str can convert into a hotel which was never the intention. At the corner of Elysian Fields and Rampart, a double shotgun was proposed as a hotel, but with no front desk which is required. At

2112 - 2118 Rampart there are 2 double shotguns with an accessory unit at the back which makes about 5 to 6,000 sf. Saxony Holdings of California owns buildings on both sides of the 2100 block of North Rampart and are putting together a compound of shotguns with reception presumably at the far end thus creating a hotel.

The Montrose Mansion - 1422 North Rampart, a 3,000 sf building, will have ten rooms and call it a hotel. It is zoned commercial but it ,and others like it were used as housing. It is becoming a trend to convert str's and bed and breakfasts into hotels so as to avoid any future str regulation. There are no density limitations for hotels. Hotels by right, can be under 10,000 sf. Note, these buildings in actuality will not be run as hotels but as whole house str's.

Currently being considered by the city council would be that a hotel have no less than 12 hotel rooms. This could eliminate some of the problems.

A motion was made to ask Freddie King's office to come up with an IZD (interim zoning district) to freeze this type of development until city planning comes up with its all encompassing plan for transient housing. It was unanimous to proceed. Allen will speak with Freddie King and get back to the board.

Of note, the hotel lobby wants more stringent regulations as to what a hotel is as opposed to whole house rentals calling themselves hotels.

Land Use - Jeffrey Seymour

621 Elysian (old Aquatic Gardens) - The developers want to put in 150 hotel rooms. In the first meeting, ARC (Architectural Review Committee) deemed the massing too big and too bulky. Note: ARC & HLDC (Historic Landmark District Commission) approve designs. City Planning approves for the use. The City Council can override different decisions by ARC and HDLC for a proposed design/project.

In the second ARC meeting the square feet increased to 93,000 sf with a height variant of 70 feet (50 ft being the max). The surrounding neighbours are against the proposed hotel. The hotel needs to meet 9 criteria which the architect is ignoring. The owners bought the property without checking the regulations for the property.

Parklets - The previous regulations from two years ago, which were favourable to residents, were overturned therefore the City Council will review parklet regulations again. We will see where we are with this in six months. The French Quarter will ban parklets as well as Magazine St. in the Garden District.

Subdivisions - CPC Zoning and Land Use to meet in a couple of weeks. They have been working on subdivisions for over two years. It seems they were giving administrative approvals in conflict with some state statues.

Elections -

The board members that are leaving: Philip Lege, Allen Johnson, Jeffrey Seymour
The new board members joining the Board: Jenny Takakura, Chris Costello

The following positions were filled and approved unanimously by the new board.

President - left vacant for the moment

Past President - Chris Costello

Vice President - Kip Hollar

Treasurer - Mark Malous

Recording Secretary - Maurice Sholas

Corresponding Secretary - Jenny Takakura (any incoming mail presented to the board and general membership), weekly e-blast

Lisa Faatland - Meet the Neighbours, Caroling, Annual Home and Garden Tour

Allen Johnson, while not be on the board, will follow the 8th district police, blight, and STR's.

General Meetings at St. Paul - Kip Hollar & Gary de Leumont

It was suggested to send out a survey and see if people would like to have wine and cheese or perhaps just deserts instead of pot luck.

FMIA no longer has storage at the church so we need to find a storage space for long tables and tubs. FMIA currently has a box in a closet at the church which is not enough space for everything. Lisa will ask Pigeonhole Storage on Bienville what storage spaces rent for.

For the moment, the FMIA board will not explore having general meetings at another location. The rent for the meeting space at St. Paul Lutheran is \$100.00 each month.

Night Out Against Crime - Kip Hollar

The city is sponsoring this. The board unanimously agreed to cancel a FMIA night out against crime.

MISC.-

Krispy Kreme fundraiser - Kip Hollar

The board agreed unanimously not to sponsor this fund raiser currently, but it could be considered in the future.

Board Agenda - Kip Hollar

Kip would like to see old business on the agenda so there can be better follow up. The board agreed unanimously to have old business and new business on the agenda.

Neighbourhood Summit - Kip Hollar

Kip sent out a flier and encourages us to attend this once a year event. Jenny, Chris, and Kip will be attending. It will be held on Saturday October 21, from

9-1:00. It includes breakaway sessions, breakfast, lunch, free parking for first 500 people.

Texting Service to Membership - Kip Hollar

Apricot is introducing a texting service. There are three pricing components : initial, one time registration fee - \$30.00, dedicated virtual phone number i- \$6.00 per month, out going or incoming text - .04 per text. We would need to be attentive to how many texts we send out due to cost. The board was unanimous in exploring the best texting option with Ryan Harms, Jenny and Kip.

Business Membership - Kip Hollar

The board voted unanimously to reopen and continue business memberships, putting them back on the website. Small businesses with less than 10 employees will be \$150.00, a year; a business with 10 or more employees will be \$250.00, annually. We can include an ad in the Home Tour booklet in the spring as a caveat for the participating businesses.

Meet the Neighbours - Lisa Faatland

The Meet the Neighbours is typically held the second week of each month with Thursday being the preferred day. However, businesses are given the option of Tuesday, Wednesday, or Thursday due to their own scheduling situation. The October Meet the Neighbours has not been established as yet and will be communicated shortly.

Ruby Slipper is hosting the Meet the Neighbours on November 9, from 6:00-7:30.

Home Tour held in the Spring - Lisa Faatland

Lisa F. to contact Lisa Suarez who planned the last Home Tour for the rectangle, which did not occur due to Covid. Also, Lisa F. to contact Deborah Openheimer for information when she planned the Home Tours in the past.