



Faubourg Marigny Improvement Association
Board of Directors Meeting
MINUTES

Thursday, November 2, 2023 - 7:00PM

Offices of FQR Realtors

1041 Esplanade Ave., New Orleans, LA 70116

- I. **Welcome and Call to Order:** 7:06 PM by Vice-President, Kip Hollar
- A. *Present* –
1. *Board Members:* Kip Hollar, Mark Malouse, Jenny Takakura, Dr. Maurice Sholas, Bobby Moffett, Chris Costello, Gary de Leaumont, Lisa Faatland, Jeffrey Seymour (resigned)
 2. *Non-Board Committee Chairs:* Allen Johnson, Debra Oppenheim, Robert Sonnier, Phillip Lege
 3. *General Members:* None
 4. *Guests:* None
- B. *Conference/GoogleMeet Information – Links sent upon request* - None
- II. **Recording Secretary's Report/Minutes from Last Meeting:** Lisa Faatland
- A. *Minutes have not yet been submitted from the October Meeting* - Nothing to approve
- B. *Board eVote(s) for Record* - None
- III. **President's Report:** Kip Hollar (Acting)
- A. *Neighborhood Summit* - Chris, Kip, Jenny, and Allen attended. All stated it was beneficial, helpful, and informative.
- B. *Councilmember King's NOPD Roll Call Appreciation Visits* - Events for both the 5th and 8th district went well. FMIA, St Roch and Both Bywater Neighborhood Assoc. participated and shared expenses. Thanks to Who Dat Cafe, Starbucks and LA Restaurant Assoc. for their contributions.
- C. *Developers for 621 Elysian Fields Canvassing the Neighborhood (Committee Report)* - Developers are circulating a petition in and around our neighborhood for support. In response, we created our own petition as well, online, and have had a good response.
- D. *Open Seat on the Board of Directors* - Possibly Guy LaMothe and re-engage Nathalie Jordi and David Mutter for the future.
- E. *Formation of the Department of Code Enforcement* - The proposition passed and the details are being worked out by the City.
- F. *Sarah McLaughlin Porteus left DPW and is now Chief of External Affairs at RTA* - Currently Joe Threat is Acting Director, while also serving as the Deputy Chief Administrative Officer for Infrastructure (the hierarchical superior) as well as the Chief Resilience Officer.
- G. *Speakers for Upcoming General Membership Meeting* - Entergy and Sewerage and Water Board will be at the November meeting. It was recommended to have our Councilperson, the At-Large Councilpersons, Director of Park and Parkways, and Director of Code Enforcement for 2024.
- IV. **Vice-President's Report:** Kip Hollar
- A. *Neighborhood Enrichment Grant* - Ryan Harris and Paul Brazil were successful in getting a \$5,000 grant for tree planting and beautification. The money was granted to FMIA and we have 1 year to design and implement the plan.

- B. *Potluck Poll* - only 20 people responded: 10 said get rid of potluck, 4 wine and cheese, 6 keep as is. We will continue to poll membership online, and at the November meeting.
- C. *CAWIC (Citizens Against Widening the Industrial Canal)* - Discussion on the widening of the Locks on the Industrial Canal. St. Bernard doesn't want it at the Violet Canal. Very disruptive to our neighborhoods. We will invite CAWIC to our January meeting to make a presentation.
- D. *Missing Bywater/St. Claude Merchants Assoc. Sign* - Sign stolen from neutral ground (sawed off the legs). We will ask neighbors for help in the weekly E-blast.

V. **Treasurer's Report:** Mark Malouse

- A. No report. Mark Malouse is the new treasurer and didn't have the financials prepared to give a report. Nothing to approve.
- B. He reported we need newly appointed Board members to replace old ones on the signature cards at the bank. This will be taken up later in this meeting.

VI. **Corresponding Secretary's Report:** Kip Hollar for Jenny Takakura

- A. *WildApricot Ancillary Services (Committee Report)* - Written report on 10-18-2023 committee meeting with recommendations submitted (see Attached)
- B. *Need to get PO Box key from Allen (Secretary and Treasurer)*

VII. **Committee Reports:**

- A. *5th District NOPD Liaison: Kip Hollar, Chair* - No weekly Max meeting this past Monday due to Halloween. Monthly New Orleans Neighborhood Police Anti-Crime Council (NONPACC) meeting is Wednesday 11/8 at 6pm. Quarterly Police Community Advisory Board (PCAB) meeting - no quorum. Crime statistics down in most categories since new 5th District Capt. Jennifer Hill-Dupree and Lt. Chris Johnson started in June.
- B. *8th District NOPD Liaison: Allen Johnson, Chair* - No report
- C. *Blight/Code Enforcement: Allen Johnson, Chair*
 - 1. *2524 Dauphine (at Franklin)* - Property cleared but no fines. Owner has other derelict properties. We will keep track and report to code enforcement. Will include in E-blast encouraging members reporting blight to committee.
- D. *Communications: Jenny Takakura, Chair* - Given by Kip Hollar. See written report.
- E. *Engagement: Lisa Faatland, Chair* - Given by Kip Hollar
 - 1. *Meet The Neighbors* - Last social at Food Co-op not well attended; about 16 people, Lisa and Kip were the only Board members. November back at Ruby Slipper again, this time they are providing the refreshments.
 - 2. *Holiday Caroling* - Looking for location. Peter and Paul only available on some weekdays. Possible sites: NOCCA (Press Street Station or Blackbox Theatre), Christopher Homes, The Maison, or the KIPP Academy.
 - 3. *Spring Home Tour*
- F. *Finance: Mark Malouse, Chair* - We need to set up new officers on our bank account to replace outgoing officers. There was discussion about who was currently a signer (a couple year's worth of old people) and what direction was given in the By-Laws (none).
- G. *Infrastructure: Dr. Maurice Sholas, Chair* - None
- H. *Land Use: Allen Johnson, Chair*
 - 1. *502 Frenchmen* - Roof approved, they were granted a 1 yr extension on submitting plans

2. *940 Frenchmen* - Rooftop deck is allowed. They didn't ask for any conditional uses or changes.
 3. *621 Elysian Fields* - Petitions by developers and FMIA counter-petition. Will ask Bywater, PRC and LA Landmarks Society for support.
 4. *2100 Chartres* - Wants to use 2106 Chartres as entrance since a Frenchmen address won't allow another bar and Cafe Brazil wants a bar and restaurant. BZA should hear arguments.
 5. *2113-15 Chartres* - Owner wants Restaurant and bar but use Art Market as entrance.
 6. *2121 Chartres* - Still planning.
 7. *1416-18 Royal* - Wants a B&B license. Must convert to single family to apply. Organized an NPP Meeting but was not prepared and could not answer any questions. We told him to do it over.
 8. *Crescent Park/Mandeville Wharf* - In funding/permitting phase.
 9. *Parklets* - Back to the drawing board. Want residential blocks deleted from prohibited list.
 10. *Hotel Interim Zoning District* - Moratorium on all new Commercial STRs, Hostels, and Hotel/Motels until CPC conducts a new study. Also trying to introduce a new ordinance to prevent rezoning to B&Bs and Hotels to circumvent STR rules.
 11. *Esplanade Neutral Ground* - Consortium group formed to beautify all of the neutral ground on the entirety of Esplanade, from the River to the Museum of Art in City Park. Starting with the 400 and 500 blocks.
 12. Allen wants to re-engage Jeffrey Seymour to remain as the Chairperson of the Land Use Committee and Allen will assist him as Co-Chair.
- I. *Marigny Green: Debra Oppenheim, Chair* - None
 - J. *Membership: Robert Sonnier, Chair* - See written report
 - K. *Parks and Parkways: Phillip Lege, Chair* - No report
 1. *Washington Square Park*
 - a) *AIDS Memorial bench* - No update
 - b) *World AIDS Day - Friday, December 1st* - Local groups to have event
 2. *Pollinator Gardens* - No updates
 3. *CVU Box at Dauphine and Elysian Fields* - Still in design approval phase
 - L. *Quality of Life: Kip Hollar, Chair* - All has been quiet in the Rectangle, with the exception of continued car break-ins and thefts, and some property thefts from yards.
 1. *Triangle Safety/QOL: Allen Johnson, Chair* - The John continues to be a problem and now Iggy's is popping back up again with the same issues. Working with the City ABO attorney, as well as the State ATC Board to do all we can. Everyone realizes that the bars are the root cause, but legally they are not responsible for the actions of the patrons outside. We have to tie the bars and staff to actual bad behavior.
 - M. *Short Term Rentals: Allen Johnson, Chair* - Decision from judge expected in November 2023. Until then, there is a temporary freeze on new ones, on renewals, and on all enforcement.

VIII. **Old and Continuing Business:**

- A. *Meeting Space for General Membership Meetings* - Not keen on leaving current location due to history. Another possible venue is Hotel Peter & Paul (Jenny works there and we all know Nathalie).
- B. *Storage Space* - Will check if St. Pauls will rent us space or let us put our own shed on property. Kip offered to store long-term stuff in his attic.
- C. *Vacancy of the Presidency* - No suggestions and no one previously nominated has reconsidered.

- D. *Requirements of 501(c)(3) - Retention of sign-in sheets, etc.* - No requirement that we know of. Chris will verify, but he is pretty sure the only requirement is to file the annual postcard and update the officers with the Secretary of State.
- E. *Documentary with Gene Cizek, Godfather of Historic Preservation* - Chris Costello will make contact with Loyola and Tulane Film Depts. and Architecture Depts. and also retrieve the Great American Neighborhood Report from 2013? Bobby also to be active in this project - he suggested it.
- F. *Parking Waiver Log* - Has not been done as we discussed, but should start one and retrieve old info. Assign to Land Use Committee
- G. *Legislation on e-Scooters* - No report/update - deferred to next meeting (check with Allen).
- H. *Legislation on Pedal Taverns* - No report/update - deferred to next meeting (check with Allen).
- I. *SOP/P&P Manual for Board Operations* - Mark - We need to ask each officer, director, and committee chair to write an SOP for their successor. No clear directions and lots of stuff falling through the cracks.
- J. *Donation Promised to NOPD 5th District* - No account to donate in previous minutes produced. Still need to review several months of missing minutes. Will wait for request of needed equipment then decide.
- K. *Remove/Lock/Take Signs* - No account in previous minutes produced. Still need to review several months of missing minutes. Everyone remembers the discussion but not the outcome decided. Determine what was approved and make a decision at next meeting.

IX. **New Business:**

- A. *Conflict of Interest Policy Disclosure Form and Confidentiality Agreement* - Passed out and Board members asked to sign and return. Must be done annually for all Board and Committee Members according to By-Laws but has not been done for several years. Example of an item needed in an SOP/P&P Manual.
- B. *Changing of the standard font style, size, format, and colors on website and eBlast communications as per recommendations of the Communications Committee*
 - 1. Accept recommendations per Committee Report
 - 2. Motion – Gary Second – Chris ... Further Discussion
 - 3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**
- C. *Budget for 2023-24 Fiscal Year (see By-Laws Article VIII)*
 - 1. Finance Committee to put together the required reports and Budget that were due in September and present at the November General Membership Meeting
 - 2. Motion – Chris Second – Kip ... Further Discussion
 - 3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**
- D. *Who should be Authorized Signatories for the Association?*
 - 1. Current President, Vice-President, and Treasurer; remove all others.
 - 2. Motion – Gary Second – Chris ... Further Discussion
 - 3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**
- E. *T-Shirts*
 - 1. Did well in the past
 - 2. Too complicated for right now with various sizes, colors, sexes, etc.
 - 3. Kip offered to store in his attic and suggested we get a unisex style shirt and limit color choices
 - 4. Revisit when we have storage space
 - 5. **DEFERRED**

F. *ToolBank Partnership Contract*

1. Allowing Kip to sign as Acting President of the Board, entering FMIA into a contract with ToolBank to utilize their services
2. Motion – Chris Second – Kip ... Further Discussion
3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**

G. *\$175.00 Expenditure for 4-way split of \$700.00 cost for 5th District NOPD Breakfast*

1. Approve \$175.00 expenditure to share costs of NOPD Breakfast - Check payable to FSRIA.
2. Motion – Chris Second – Gary ... Further Discussion
3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**

H. *Keep Louisiana Beautiful Trash Receptacle Grant and/or Beautification Grant*

1. Pursue and apply for both grants
2. Motion – Chris Second – Gary ... Further Discussion
3. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**

I. *Statements of Purpose, Vision, and Values*

1. Send to absent Board members
2. **DEFERRED**

J. *Formation of Ad Hoc Committee to explore Parcel Tax*

1. Form a Committee to gather additional information and data before broaching the subject with the General Membership
2. Motion – Chris Second – Kip ... Further Discussion
3. Call to Question – Yeas 2 Nays 2 Abstain 1 ... **FAILED**
4. Introduce to GM first and see if they want the Board to form a Committee

K. *Renewal and continuation of Door Prizes up to \$25 per General Membership meeting (ended 2022)*

1. Renew through and including the October 2024 General Membership meeting
2. Motion – Kip Second – Gary ... Further Discussion
3. Call to Question – Yeas 4 Nays 0 Abstain 1 ... **PASSED**

L. *Focus Areas for 2023/24 Fiscal Year*

1. Internal Housekeeping / Board Training / SOP/P&P Manual
2. Research and create list of available Grants
3. Overdevelopment / Land Use and Blight
4. **DEFERRED**

X. **Special Order Items / Executive Session:** - None

XI. **Adjournment:** 10:00 PM

- A. Motion to Adjourn – Chris Second – Gary ... Further Discussion
- B. Call to Question – Yeas 5 Nays 0 Abstain _____ ... **PASSED**

APPROVED BY E-VOTE ON 11/16/2023

Motion to Approve – Mark Second – Kip

Call to Question – Yeas 6 Nays 0 Abstain 2