

FAUBOURG MARIGNY

IMPROVEMENT



ASSOCIATION

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Les Amis de Marigny

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Helping to make Marigny a better place to live and work

www.faubourgmarigny.org

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General Meeting -- This Monday, 2/20

Our general meeting will be Monday, February 20 at 6:00pm at St Paul Lutheran Church. Due to the construction at St. Paul, we will not have our usual potluck.

This month's meeting will be devoted to discussing the Bring Back New Orleans Commission's Urban Planning Committee Report, including its proposals for our neighborhood. Please come and join this important discussion.

President's Report

I first want to thank those of you who have been helping keep Washington Square Park clean for the rest of us to enjoy. The park has never looked better. Additionally, I want to thank those that joined in on the Sweep-up on 2/4, especially the Katrina Krewe who helped clean up our neutral grounds. We have made a huge dent in the debris piles and loose litter on our streets. We must remain diligent and not let the trash get out of hand. I would love to hear your ideas on how to keep the Marigny clean.

We are days away from our Washington Square Park Cleanup and Repair (2/18 from 8:00am to Noon). It has been a wonderful task to organize as the generosity of both individuals and businesses really showcase what a great neighborhood we live in. We have partnered with Keep Louisiana Beautiful, which has donated supplies and \$1,200.00 to help repair the benches. Overall, we have collected \$1,950 out of the \$6,750 needed to do the minor

Washington Square Park Clean up & Repair Saturday, February 20th 8:00 a.m. to Noon

Come join friends and neighbors as well cleanup and repair our beautiful park. Bring a broom, rake and gloves if you have them.



repairs (benches, drinking fountains, jungle gym, etc.) We have also gotten great support from Jackie Clarkson's Office and the Department of Parks and Parkways, without which this would not have been possible. Please stop by and help us clean up and repair our beautiful park. If you have a broom or rake please bring it.

Sadly, as most of you know, we lost two properties to fire on the morning of our Sweep-up. Our thoughts go out to Bill Lewin who lost his home and to our other neighbors that were affected by the fire. Some concerns that arose from this were the lack of water pressure and the problems that blighted properties cause our neighborhood. With the help of Jackie Clarkson's office, I met with the Sewerage and Water Board of New Orleans to apprise them of the water leaks in our neighborhood and our concern about how those leaks affect the fire department's ability to fight fires. I included a list of our top ten leaks, which the Sewerage and Water Board has said it will investigate and fix. Jackie was also going to ask the local fire precincts to check all fire hydrants to make sure they work. The issue of blighted properties is still a concern but the Bring Back New Orleans Commissions' Urban Planning Committee has them in their sights so we may find that this issue may disappear in time.

Our next meeting is devoted to discussing the Bring Back New Orleans Commission's Urban Planning Committee Report. Specifically, we will discuss what they have outlined for our neighborhood. The big issue for us is "Infill Development," which is the use of vacant land, blighted or underused property to increase density. For those who have dealt with the Riverfront Plan this could mean high rises along the river. We will be discussing what **we want** within our neighborhood with respect to housing, infrastructure, commercial uses, and green space. This is an important meeting so please attend.

Mardi Gras is around the corner and we were lucky enough to get a head start with the Krewe Du Vieux Parade. We are fortunate to have such a great Krewe roll through our streets. As always the parade was a great time and reminds us that even in the worst of times we need a break.

I look forward to a great month ahead and hope for the same for you.

Have a great Mardi Gras!

FMIA Phone Number: 888-312-0812

Upcoming Meetings

FMIA General and Board meetings are open to the public. Committees and committee meetings are also open to anyone who is interested or who would like to help.

Board meetings are the first Wednesday of each month. The next Board meeting is Wednesday, March 1st at Deveney Communications, 2406 Chartres Street. General meetings are the third Monday of each month (except for December and August) and begin at 6:00 at the Historic St. Paul Lutheran Church, 2624 Burgundy Street. The next meeting will be Monday, Feb 20th.

The next **Membership Committee** meeting will be at 7:00 p.m. Mon. 3/6 at the home of Gary DeLeaumont, 2817 Burgundy Street. The next **Website Committee** meeting will be at 7:00 p.m., Feb. 23, at Deveney Communications, 2406 Chartres Street.

Articles of Incorporation / Bylaws Changes

We are in the process of updating our Articles of Incorporation and Bylaws to streamline our processes and correct discrepancies between the documents. The documents and the proposed changes are printed in this newsletter. Please take moment to review them and send suggestions to bylaws@faubourgmarigny.org or call our number listed at the top of the page.

We will discuss these changes at our April General Meeting.

- Mission Statement -

To protect, maintain and support the Faubourg Marigny in the City of New Orleans...to promote the physical, cultural, architectural and historical values of said section and to secure adequate enforcement of all laws of the City of New Orleans and the State of Louisiana affecting or pertaining to it.

For the full mission statement go to www.faubourgmarigny.org



Property Values, Rent Gouging, and the Changing Character of the Neighborhood: Observations by Three Longtime Residents

I recently asked three Marigny residents and property owners a series of questions about the neighborhood. My questions were mostly about property values and rents, but their responses covered topics from rebuilding in Mississippi to illegal guest houses in the Marigny. George Cossitt lived in and owned property in the Marigny for 25 years—he moved to the Mississippi Gulf Coast shortly before Katrina. Margarita Bergen is a Marigny realtor of four years. Rachel Brown (not her real name) runs a Bed and Breakfast in the Marigny.

How do you think the storm has affected property values in the neighborhood?

Margarita Bergen: I think properties in our neighborhood that were not flooded will continue their prices as pre-Katrina, perhaps a raise of 5 to 10 %, which is normal since it has been 5 months since the storm. I think that property values will continue going up as more people will be returning home and more homes are being repaired. The renter situation will get worse in the next few weeks as people start to leave their hotels. I recommend people get 6 month leases if possible until they can afford to buy a house.

Shortly after the storm there was an expectation that people would begin paying high prices for property due to the shortage, and sellers raised prices as a result of that expectation. However, there was no such rush to pay higher prices, or at least much less demand than had been expected. How much demand are you seeing now? How do you believe property values in the neighborhood and the city will be affected in the long term?

Margarita Bergen: After people started to come back to the neighborhood, sellers thought they could raise their prices, but slowly they are lowering their prices hoping to sell. I think that people are still waiting for their insurance adjustments or to find out what is going to happen to our levees. Most people are looking for

bargains and I think that the Marigny and Bywater are very desirable neighborhoods.

Professional people were buying properties mostly in Baton Rouge, Mandeville or communities to which they were relocating. These sales were mostly in cash. Remember, our court system was not working until almost a month ago. Many purchases that took place were made by skilled workers that were coming to town with crews of workers. They did not have to depend--like us--on getting insurance checks or good prices for repairs from contractors. I am still waiting for my insurance money for wind damage to my condo and for a reasonable contractor to do the work.

George Cossitt: I had a house under contract just before Katrina and the seller wanted out after the storm. She wanted more money and I just cancelled the deal. Many people felt like that right after we got back. However nothing was selling. Now I think properties are selling for about what they would have before "K." The only 'hot' properties in the Marigny for the first few months [after the storm] were condos.

RENT GOUGING

Aside from the shortage of housing, rising rents and rent gouging have been by far the biggest issues in the city in relation to property since the storm. How much rent gouging have you seen in the neighborhood or in the city as a whole since the storm?

George Cossitt: I do know that rents went way up. Nice one-bedrooms are up to \$1250.00 I think on the average many rents went up about 40%. You can stop by any realtor's office and pick up a rental sheet of their properties.

Margarita Bergen: Disgusting is the word that I use when I see how landlords are raising their prices, making it almost impossible for people to rent affordable properties. I have rented apartments that are not in perfect condition but people were desperate to rent. I persuaded the owners to rent them for the pre- Katrina prices. It is so sad to see apartments that normally will rent for \$750 going for \$1500 or so. As of [late January], they were only 4 apartments listed in the MLS [Multiple Listing System, an electronic properties database] in the Marigny/Bywater and they were around \$1500 up.

Rachel Brown: Two of my former neighbors are now living with me; price gouging played a large role in their ill-fated decision to leave Marigny for Lakeview, where they lost everything.



“CONDO CRAZE”

I'm sure you are familiar with the “condominium craze” that is spreading like fungus in the area. Specifically, the project at 2121 Chartres has set red-hot dollar signs ablaze in the eyes of those who own rental property or businesses nearby. There are many of these projects pending in Marigny, Bywater, and the FQ.

My neighbors, who had lived for 5 years in the same apartment, were notified of an increase of \$350/mo. [before Katrina], effective immediately, with no repairs or improvements offered. This for a place with no a/c, 2 small, antique gas heaters and embarrassing plumbing – basic slumlord mentality. There was a good deal of discussion, with the common agreement that both parties would separate at the end of the month.

How these dollar signs came to be stoked was by real estate agents and developers who convinced landlords that property values, recently in the \$250,000 - \$300,000 range, renovated -- were now worth \$800,000 - \$1 million, unrenovated. It still continues, from what I gather, even post-Katrina, and it is just as untrue now as it was then.

After the storms, my friends called to see if I knew of any available apartments, since all they could find were way beyond their means or were located too far away to be practical for work, doctors, etc. I had an empty house and I invited them to stay as long as need be. They offered to pay what they could towards rent and utilities, and I make up the difference with help from my friendly banker.

Luckily, we get along well, and are able to provide breathing space for each other while we ponder our next moves.

Did your friends' landlord provide any rationale for the rent increase? I've heard reasons such as higher insurance, expensive contract work, damage to other properties given for rent increases--was there any of this in your friends' case?

The rent increase was pre-Katrina. The excuse given was that property taxes were due to go up; however, the gouging occurred in the Spring, whereas property tax bills are not issued until January. There was no interim or sliding increase. My friends asked for repairs over the years but did not receive them, so ended up getting

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friends to do the work. This particular landlord owns other properties in the area, but I'm not privy to any specifics concerning them.

THE VIEW FROM MISSISSIPPI

What other observations would you make about property values or about the housing situation in the city?

George Cossitt: I have three properties along the coast in Mississippi. There is a big difference in the attitude over there and here. The political scene is very different. You don't hear much complaining about the government not doing enough. Insurance companies yes, lots of complaining. Most people are in trailers on their property and cleaning and rebuilding. The infrastructure there is being put back together rather quickly. Permits, applications and questions are taken care of almost immediately or you are directed to the right person/place.

This is just a personal observance on my part: I walk quite a

Continued on page 9



Property Assessment Mess

Hurricane Katrina brought to light yet another hard-to-believe dysfunction in local government in recent weeks: the city's method for assessing property values.

A January 27th Times-Picayune front-page story revealed a piecemeal system that resulted in wildly erratic property value assessments. The most embarrassing discrepancies arrived at by the city's seven assessors, who operate independently within separate districts, had property values in one Uptown area down 50 percent from pre-storm values, while the value of properties a few blocks away did not change at all.

The Times-Picayune article made clear that the assessors, who each make around 90,000 dollars a year, collaborate little if at all. "It's a good argument for one professional assessor in Orleans Parish," according to a study by the Bureau of Governmental Research (available at www.bgr.org).

How were Marigny properties assessed? Down about 15 percent. Gordon Russell, author of the Times-Picayune article explains part of the method: "Assessments are divided up into land and improvements (i.e., buildings). You are taxed on the sum of the two. In general, assessors reduced the values of improvements in the Marigny and other neighborhoods we mentioned in the story by 15 percent, but land values were left unchanged. So your overall assessment might decrease by, say, 10 percent, depending on the ratio of your home's value to your land value. (To look at a specific case, go to the assessors' website, at www.opboa.org, and punch in an address.)"

This is good tax news for individual property owners, but the drastic overall drop in property values across the city will result in an even bigger hole in the city's revenues than the one already created by Katrina, a situation which could result in "steep increases for some taxpayers who did not receive assessment breaks" according to the Times-Picayune.

So much for the city's property estimates; what about actual property values? Marigny property values (on undamaged properties) may be up five or ten percent, according to local realtor Margarita Bergen, but generally they are about the same as they were before the storm.

Book Signings



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A Novel by Michel LaCroix
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Correction:

The most recent Home Tour included the **Bijou Bed and Breakfast** at 2116 Chartres Street (not the Bijou Inn as indicated in our January issue). We regret this error. The Bijou Bed and Breakfast will reopen in the fall.



Letters to the Editor

Baker Bill Not the Answer

Dear Editor:

Don't shed any tears for the "Baker Bill," we are better off without it.

Has anyone wondered why a white Republican from Baton Rouge was sponsoring a bill to 'help' the poor folks in New Orleans? Answer, he wasn't. The bill was initially to bail out his friends in the financial industry who are left holding essentially worthless mortgages. It was only after realizing this wouldn't fly that Baker added the provisions to 'help' homeowners; and what help it was.

You get to sell your home & property at 60 cents on the dollar to some authority, who will then sell it to the developers who are champing at the bit to build condos and other projects that won't give you a place to live, and will destroy neighborhoods. Some deal!

There is another recovery bill recently introduced in Congress, HR 4197, which may give New Orleans folks some real relief. Bill Jefferson is a co-sponsor, as are Charles Rangle (D, NY) and Eleanor Holmes-Norton (D, DC), and 53 others. These members of Congress know about the problems of Americans who aren't rich bankers, and have a history of working to really help people like us.

J. Michael Malec

Burgundy Street
The Marigny, New Orleans

Federal Accountability

Dear Editor,

Last Thursday, Donald Powell, the Gulf Coast reconstruction czar defended Congress' refusal to back the Baker Bill while offering no alternative. This means Congress is ignoring the needs of roughly 100,000 flooded homeowners in Greater New Orleans. This is outrageous because both Powell and the administration have YET TO ACKNOWLEDGE that the disaster of our failed levees lies at the feet of the federal government.

Our beautiful city is destroyed and more than a thousand have died because the levees collapsed. This should not have happened because Katrina missed metro New Orleans. The levees failed because they were not properly designed, and the responsibility for the design and the construction of the levees belongs by federal law to the US Army Corps of Engineers—a federal agency.

What should have been a major wind event became a major flood event only because the COE was amiss in the design and oversight of levee construction.

Just yesterday, the National Science Foundation issued a finding that a clerical error may have led to the failure of the 17th Street Canal. How could this happen? Where was the oversight from the Corps of Engineers? Engineers must review and approve all data prior to use in plans and specifications. There is a reason state law requires engineers to be licensed. There is no professional licensing of clerks.

Once again, I repeat, the COE is ultimately responsible for all levee design.

Metro New Orleans was not wiped out by a hurricane. Metro New Orleans was wiped out by federal failures that engineering experts are calling the worst engineering failure in US history. We must hold the federal government and the US Army Corps of Engineers accountable for what happened to us!

It is time for Congress to acknowledge the federal government's central role in the flood. And at 5 months later, it is high time that Congress accepts their responsibility and set aside the appropriate funding to rebuild our homes.

Sincerely,

Sandy Rosenthal,
Founder, Hold the Corps Accountable
www.levees.org
New Orleans
504-891-8437

The FMIA welcomes your letters. Please send to simonjhand@gmail.com

Editor's note: Greetings to Ghislaine Hagarty of the Lakeview Civic Improvement Association and thanks for your generous call. Please let us know if there is anything the FMIA can do to assist you.



Recommendation:

I highly recommend the Bureau of Governmental Research' website at www.bgr.org, as a professional, impartial, well researched and well reasoned source of information, especially the 12/22 report, "Wanted: A Realistic Development Strategy" which analyzes the rebuilding proposals of the city council, the BNOBC, and the Urban Land Institute.

--the editor



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New Marigny Business

Baty Lanbis, owner of Beth's Books at the foot of Port Street, not only opened a new business in New Orleans less than two months after Katrina, but gave it to her sister--Beth--a few weeks later as a birthday present.

The sisters have been selling used books—and some new ones by local authors—since late October, as well as hosting monthly readings, also by local authors. One recent reading, by one of the author's of the Neighborhood Story Project, brought over 100 attendees.

The next reading, from Stories Care Forgot, an anthology of New Orleans zines, by Abram Himmelstein and Shelley Jackson, will be on Wednesday, March 1 at 7:00. The FMIA welcomes Beth's Books to the neighborhood.



Orchids & Onions

Orchids

To Kay King and the Katrina Krewe for helping to organize the cleanup volunteer table

To Keep Louisiana Beautiful for donating \$1200 for supplies and repairs in Washington Square Park

Onions

To those who continue to allow their dogs to defecate on sidewalks and streets

O, What A Time It Was

Yours Truly in a Swamp
By Leonard Earl Johnson

New Orleans in Exile

"Back to the Caribbean again after New Orleans and all that it stands for. It is certainly one of the most beautiful cities in the world, although how the people who live there managed to make it so remains a mystery to me."
~ John Kennedy Toole, in a 1963 letter from San Juan, Puerto Rico, to Joel L. Fletcher, author of *KEN & THELMA, THE STORY OF A CONFEDERACY OF DUNCES* (Pelican Publishing, 2005)

* * *

Crossing the great divide

Hurricane Katrina blew many of us out of New Orleans. It blew me clean across the Atchafalaya Basin to Lafayette.

The Atchafalaya Basin contains all that remains of a vast hardwood bottom forest that covered the Mississippi floodway when Thomas Jefferson purchased New Orleans - and Napoleon threw in the western United States for Lagnippe.

Continued on page 11

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2006 Mardi Gras Parade Schedule

Friday	17-Feb	Atlas	Metairie	6:30 PM
		Excalibur	Metairie	7:00 PM
Saturday	18-Feb	Pontchartrain	Uptown	Noon
		Shangri-La	Uptown	follows
		Pygmalion	Uptown	follows
		Aladdin	West Bank	Noon
		Sparta	Uptown	6:00 PM
		Pegasus	Uptown	7:00 PM
		Caesar	Metairie	6:00 PM
Sunday	19-Feb	Alla	West Bank	12:00 N
		Carrollton	Uptown	1 2:00 N
		King Arthur & Merlin	Uptown	1:15 PM
		Bards of Bohemia	Uptown	2:30 PM
		Rhea	Metairie	3:45 PM
		Centurions	Metairie	4:15 PM
Wednesday	22-Feb	Thor	Uptown	7:00 PM
Thursday	23-Feb	Babylon	Uptown	5:30 PM
		Chaos	Uptown	6:15 PM
		Muses	Uptown	7:00 PM
Friday	24-Feb	Hermes	Uptown	5:45 PM
		Krewe d'Etat	Uptown	6:30 PM
		Morpheus	Uptown	7:15 PM
		Aquila	Metairie	7:00 PM
		Knights of Jason	Metairie	7:30 PM
Saturday	25-Feb	Isis	Metairie	6:00 PM
		Iris	Uptown	11:00 AM
		Tucks	Uptown	12 noon

		Endymion	Uptown	3:30 PM
Sunday	26-Feb	Okeanos	Uptown	11:30 AM
		Thoth	Uptown	follows
		Mid City	Uptown	1:30 PM
		Bacchus	Uptown	5:15 PM
		Adonis	West Bank	12 noon
		Napoleon	Metairie	5:30 PM
Monday	27-Feb	Proteus	Uptown	5:15 PM
		Orpheus	Uptown	5:45 PM
		Zeus	Metairie	6:30 PM
Mardi Gras	28-Feb	Zulu	Uptown	8:00 AM
		Rex	Uptown	10:00 AM
		Elks Orleans	Uptown	follows
		Crescent City	Uptown	follows Elks
		Argus	Metairie	10:00 AM
		Elks Jefferson	Metairie	11:00 AM
		Jefferson	Metairie	after Elks Jefferson
		Grela	West Bank	11:00 AM
		Choctaw	West Bank	12:00 N

Property Values . . . (continued from page 4)

bit through the neighborhoods [in New Orleans] and have always noted the change in attitudes and people. Right after the storm of course the locals all talked and told their stories. The people are changing in our area. They don't greet in the friendly "New Orleans" way that I have known in the past. They are also younger and I think are here for the work not the way of life. This change is very subtle but there. (I am not talking about the workers that were shipped in to do the clean up.)

Do you mean people who are new to the neighborhood but more permanent than the short-term workers?

Yes.

Going back to Mississippi, isn't it getting more money than Louisiana?

I think Mississippi is going to get more money per person than Louisiana. They are the ones with the political clout.

One thing about the small towns on the coast is that all of their government agencies were up and running within weeks of "K". The city workers are incredible. They lost their homes but are on the job doing a great job. You can go to



any agency (most all are housed in military style prefab tent things) and they are efficient, courteous and will direct you to where you need to go if they can't help. I had one receptionists call a friend on her cell phone to get info for me. They didn't have phone service and were sometimes using their personal cell phones. Everybody there is trying to help each other. Hancock bank was doing business with no computers using generators for lights. Everything was done by hand.

In Waveland where we are rebuilding our house we have gotten to know all of our neighbors. Everybody's house is 50% destroyed. We all have to replace electrical, sheetrock, kitchens and baths. All of us are helping each other with cleanup, advice of where to get the supplies we need, good contractors and workmen, and the list goes on. No one complains about anything and half of us don't have flood insurance. We actually have a good time.

I see some of that [in New Orleans] but nothing like the attitude over there.

The problems [in Mississippi], of course, are different. The biggest thing is they don't have to worry about flood walls. With our political problems, and no plan, everybody here is in a kind of limbo. I think if there was some sort of plan people would go ahead and start rebuilding their lives, like they are on the coast.

ILLEGAL BUSINESSES

Rachel Brown: It is an open secret that many B&B's and guesthouses are spreading under the radar, so to speak, in the Marigny, Bywater and the FQ. When applying for a license at City Hall, one is given strict guidelines as to owner/vs/manager in residence; percentage of space that can be rented legally; even the type of meals served are dictated. Many would rather (and do) operate as they please, once they do receive a license. Other than the first pass-through to check for exit signs, smoke detectors and extinguishers, one ponies-up a couple of hundred dollars a year for a new Mayoralty Permit; nothing more happens until the end of each December.

What happens in December? Is there another inspection? Or are blind eyes being turned?

No further inspections are made, period. One must only show up with \$200.25 (in my case) and the old permit

and a new one is issued, usually on the spot. Larger establishments may pay more.

There are no more inspections unless quantities of documented grievance land on someone's desk. Such was the pre-Katrina licensing procedure. I know that Jackie Clarkson had been persistent about being informed of illegal, unlicensed or despicable short-term housing affairs, since they only incur wrath from the hotel/restaurant lobby. The major problem in Marigny has been one of creeping expansion – if [an establishment is] licensed for 3 rooms, a parlor disappears and becomes two single rooms sharing a bath, turning a B&B into a Guest House, if I'm not mistaken, [i.e.] not what was licensed. I was also told of an instance concerning a popular B&B in Marigny that just kept creeping into available space on the property next door – very quietly, sort of like kudzu.

I suppose the larger question is, What are the effects of these "expanding" businesses? I assume the hotel lobby doesn't like this kind of thing because it undercuts businesses that are playing by the rules. Do these illegal places charge lower rates? Is safety being compromised by inadequate precautions on the part of owners or inadequate inspections by the city?

You raise a great point about fire hazard and how little folks think about their own safety, not to mention that of their clients. Unchecked illegal expansion must certainly contribute to this. Since we have so few inspectors of any kind now, I am sure that the fire danger should be made clear to everyone – viz. the [recent] major fires. As I was advised when I had my inspection, I should have two exits per room, plus windows and alleys clear and unlocked to the street.

Again, no further inspection is done about fire (or any other problem) unless copious documented evidence of illegal expansion has been successfully brought to the light of day. Very few of us have the stamina or sheer time it takes to track the maze of City Hall, even pre-Katrina. You are correct that blind eyes are being turned. Maybe some money changes hands under the table--it is the same way New Orleans has always done business, though it isn't right.

TOURISTS IN THE MARIGNY

What are the pros and cons of operating a hotel or B&B near Frenchmen Street?



Rachel Brown: Music and food are a distinct draw, just what clients really want, even though they insist on doing Bourbon St. at least once. From Bourbon, they return hung-over and over-tired, depressed by the atmosphere and the sheer crush of the bodies. The next day is usually a light day or “take a Plantation Tour” day – anything to get them out of their memory of last night. In contrast, after a night spent on Frenchmen, they bring back CD’s and full bellies and good memories and end up leaving the Bourbon St beads behind in the trash. Also, the sheer proximity and safe, neighborly feeling makes for a good night for all involved; it’s comfortable to sleep, even with music pouring out of Café Brasil at 3am--you’re home in a good bed, it’s only music, and the earplugs are on the nightstand for those who need them.

I suppose crime will continue to overshadow good sense. What I hear is my reservation service cautioning clients to take cabs everywhere, even if it is the two blocks from Snug Harbor to my B&B on Chartres. I prefer to speak to my clients on arrival, ask about their plans for getting around, furnish easy-to-read maps and discuss getting to and from the FQ safely during both day and night. I use a dependable cab service, and give each client this number along with my business card containing my address and number, in case they get really flustered. I give people the choice of walking a direct, well-traveled route from the FQ to my place, or give them instructions for calling a cab that won’t take the scenic route.

We all have our own approaches; I suppose I’m the hands-on type, but I only have 2 and ½ rooms (legal!), so I can afford to be.

What interests me about this business is the types of people who don’t like B&B’s but end up staying in them as a result of having waited too long to book at the Marriott – and who leave raving about the Marigny in spite of themselves.

We must be doing something right!

As for the Hotel/Restaurant Lobby, they have their hands full at present. Previously, when Guest Houses and B&B’s were placed under a moratorium in the 1970’s, it was due to protest from the Lobby that the smaller businesses would take away from those fine establishments. As I mentioned, it was agreed upon that only Continental-style breakfast could be served, no

liquor license could be acquired (you could offer a drink, but not sell), and that room rates would fall somewhat in line with those of the Lobby (many smaller owners wanted lower rates, to ensure volume). Things have remained pretty much in line with this, as far as those of us who operate legally.

As for those who prefer going sub-rosa, any number of things occur, from food violations (there is no health inspection) to the fact of having a visiting manager peek in every now and then instead of having a full time owner or manager on premise at all times. Insurance is often flouted – I am required to carry \$1 million in liability, for my little place. Most of these places operate on the Internet, often without addresses or phone numbers, just lovely courtyard scenery or bedroom shots. Rates are available, and often pick-up service is offered from the airport.

I wish the city would encourage the residents to slow down and wash off some of this greed that seems to have come in with the tide. From jacked-up rents to rushing to get your power going before it’s really safe –seems we’re headed downstream, somehow.

Leonard Earl Johnson continued from page 8

Jefferson's real prize was the port of New Orleans. It still is. Without New Orleans there could be a Baton Rouge, a Memphis, a Saint Louis, a Minneapolis, but there could not be a United States of America. Not as we know it.

For eons the Mississippi River has regularly flooded and ever so slowly moved west. Yes, rivers move. As it shifted back and forth in its snake-like march, the Mississippi left oxbows, false rivers, and hardwood bottom forests. With river canalizations came the elimination of all but the most pent-up floods, and the sidewinder-shifting west slowed till the bottomlands all but disappeared. Today the Atchafalaya Basin contains all that is left.

The Atchafalaya is a large swamp, however, covering hundreds of miles. Once it held Acadiana and New Orleans far apart. Now hurricane winds and interstate highways slice through it like a hot knife in butter.

Crossing it by airplane there are no stops, hopefully, between New Orleans and Lafayette. By bus, there is a forty-minute rest stop at the depot in downtown Baton Rouge, whether one is tired or not. In a private automobile one can stop anywhere anytime. But no one ever does - except for



gasoline and salty snacks.

The Fallen Monk

Hammond, Louisiana was our destination, in August, as Hurricane Katrina washed the road out behind us. Two weeks later, we drove away from Hammond, around Lake Pontchartrain, over The River, and across the Atchafalaya, bound for Lafayette - bypassing New Orleans altogether. At the helm navigating this exodus was our friend and personal savior from the storm, The Fallen Monk.

We stopped at a casino/gas station just over the Mississippi River Bridge from Baton Rouge. L. A. Norma dropped a few dollars into a shockingly ugly slot machine. In return, the house gave us free whiskey and beer. We expected little gratitude or personal growth from gambling, but this struck all three of us as a right joyous gain. We lavishly tipped our thinly attired waitress and smoked Norma's cigarettes through two more free beverages.

"You don't have to ask me twice for free libation," Norma observed between puffs of smoke.

"You don't have to ask me once," said the ex-monk.

We lifted our glass in agreement with both.

* * *

After the Second World War was won, President General Dwight D. Eisenhower built America what came to be known as Ike's Defense Highway System, of which Interstate 10 is a magnificent part. Ever-so-many miles it is required by law to have a stretch long and straight enough to land an airplane. The part that crosses the Atchafalaya is straight enough to land a flock of airplanes, a long freight train, and a hundred automobiles, buses and trucks.

It is an amazing achievement, a delight to engineer and eye, but it has never landed an airplane. Oh, sure, maybe some drunken Saturday night a Cajun boy landed a Piper Cub right down the middle and took off again before it hardly stopped rolling. But Ike never stepped from a fighter jet, onto its concrete deck, declaring his mission accomplished. No! Nor do Amtrak's trains yaw and pitch over railroad tracks hanging from Interstate-10 bridges, as they do clinging to the side of the old Huey P. Long Bridge, at New Orleans.

As you approach the Huey P. Long, the tallest steel railroad bridge in the world, Amtrak's conductors tell passengers to close their eyes if they suffer fear of heights. People on trains sometimes do. Far below, the port's traffic runs thick on The River.

The train takes "the bottom road," around the Atchafalaya Basin. It passes down through New Iberia and Houma (jumping off place for the humongous Louisiana offshore oil industry), then up to New Orleans. Riding on the train you can dream of dreamier times, cozy in posh day coach seats or private bedroom compartments. You can watch miles of sugarcane fields, and cypress knee forests kicking high from primeval waters. Lately you can see FEMA trailer parks and shredded blue-tarps streaming atop the roofs of embattled castles.

You can walk around on the train, bounce down the aisles to mediocre meals in the diner - or you can pack your lunch. In the observation car, full-vision glass bulkheads rise from the deck and fold overhead. Below is a bar with snacks, beer and booze.

You can converse with fellow travelers, or spot alligators too deaf to flee the train's thunderous approach. Last trip over, a man from southern California treated us to Mexican beers and told post-Katrina stories about organizing rebuilding crews, finding them housing, and wooing donors. He said he had done similar work in Peru, in the days before Interstate 10 cut its nose-thumbing swath through the heart of Atchafalaya.

Above the bottom road, and above the Interstate, there is a top road. It passes through Opelousas, New Roads (the hometown of Ernest Gaines, and his setting for *A LESSON BEFORE DYING*), on its way down to Baton Rouge and New Orleans.

A recent train I rode along the bottom route pulled into New Orleans' Union Station, on Loyola Avenue, fifteen hours and fifty-seven minutes late. Everyone aboard was very tense.

"Tell me again they are not trying to discourage passenger traffic," L. A. Norma said, with a snort.

In front of the depot, we caught a cab to Elizabeth's Restaurant, rue Gallier at Chartres, for lunch. It was like the old days at Elizabeth's. There the levee is a tall green mound so docile you want to sit on it and stroke the clover. And the menu truthfully reads, "Real Food, Done Real Good."



I never gave up Squalor Heights, my garret apartment in Faubourg Marigny, though it has been mostly unlivable these past six months. I go back often to attend parties, and ten-cent martini lunches at Bacco. Recently I spent two weeks there, on assignment for Consumer Affairs.com (Christmas Among the Ruins).

New Orleans is still home, but now I teach a Writing Workshop for Project Heal, at the Acadiana Arts Council and last week I went to the Lafayette Public Library and took out a card. It is white with blue lettering and nestles in my wallet next to a gray and maroon one from the New Orleans Library.

A very special time

Those first days after the storm, had we realized we would not be going back soon - like crying men on the radio said - would we have gone mad and run up and down the road pulling our hair?

"Some long time, cher," my Lafayette barber says as he trims my beard. He keeps updated on how I have located - or not located - friends in New Orleans. He knows I visit my New Orleans barber's shop, on Rampart Street, every time I am in Town. He was elderly, worked alone, lived in a badly flooded neighborhood, and had a sister in Los Angeles. He has been my barber for over thirty years, but I don't know his last name.

"You only call your barber by their first name," my Lafayette barber says, smiling.

My New Orleans barber's first name is Jimmie, and his shop looks the same each time I visit. The door is always locked, and a little paper clock in the window says, "Open Tuesday to Saturday, 12 to 2."

The heart beats on

Leah Chase sang at the Hotel Monteleone, at the release party for Rosemary James' edited, MY NEW ORLEANS: BALLADS TO THE BIG EASY BY HER SONS, DAUGHTERS AND LOVERS. Leah Chase's mother is chef Leah Chase of Restaurant Dooky Chase (reopening soon). Chef Chase was one of the authors in attendance.

Diana Sullivan, president of RHINO, the oldest arts cooperative in Louisiana, e-mails about Canal Place, where RHINO has its gallery and where I used to work: "I wonder what you would make of it now? Everything

there is covered in plastic but the ceilings. Including the Latinos working everywhere in those white space suits. (RHINO jeweler) Deborah Bommer-Morrissey and I have been over there working a lot. Some guy told her she works like a 'Latina gal.' We don't have a lot of RHINOs anymore, but they all work like 'Latinas.' We will reopen in February."

Flash:

Chris Rose, The Times-Picayune's popular, funny and sometimes profound columnist will be in Lafayette, February eleventh, for Second Saturday's Art Walk, an event where downtown art galleries, shops, cafés and bars coordinate their openings with a street party that goes on late into the night. No, it is not much like Bourbon Street, but Bootleggers, a charming watering hole, on Jefferson Street, sports a shingle outside that reads, "Got Hooch."

Rose will speak and sign his book of hurricane columns, at the Acadiana Arts Council's exhibition, "Sustained Winds - before - during - after, Gulf Coast Artists Respond." Please join us for art, sushi, boudin, and booze. After all, it is Carnival time in elegant exile.

January 16, 2006 Faubourg Marigny Improvement Association General Meeting

Chris Costello called the meeting to order at 6:10 pm.

Announcements

1. Questions and answers for FMIA can be accessed by our new 800 telephone number. The number is **1-888-312-0812**

2. The second Marigny Clean-up is scheduled for February 4, 2006. Place your debris street side only by **January 29, 2006**. The Army Corps Trash Pickup Team will be going through the neighborhood to pick up debris. Debris must correspond to the categories below:

- Construction Debris ,Furniture and MIRCOWAVES
- Vegetative debris (tree limbs, logs, vegetation)
- Household Garbage (in bags)
- White Goods(Refrigerators, Dishwashers, Washers, Dryers, AC units

NOTE: The following debris will need to be dropped off at designated areas by checking our website or calling our toll free number 888-312- 0812

- E-Debris (computers, TV's, electronics)
- Household Hazardous Waste (Pesticides, paints, etc.)



CARS: Call our toll free number or e-mail Chris Costello at chris@faubourgmarigny.org regarding flooded cars

- Vin number
- License plate if available
- Information on the model, color etc.
- Specifically where the car is located

3. Second Marigny Clean-up We asked for **volunteers** to help flier our neighborhood for the Second Marigny Clean-up. Please call **888-312-0812** or contact us at outreach@faubourgmarigny.org

4. FMIA has taken the task of maintaining **Washington Square Park** because the City is unable to maintain and repair the park. An organized Clean- up/Repair the park is scheduled for February 18th from

8:00 a.m.-noon and interested volunteers can stop by the park that day and help clean up Washington Square Park. We have set up the Friends of Washington Square Park Fund and money will be used to make repairs, purchase supplies for maintenance, and Caroling. Currently we have \$50.00. Any and all donations help and are tax deductible. Send to FMIA, Friends of Washington Square Park P.O. Box 770080 NOLA 70177. A licensed electrician is needed and preferable a resident for repair work for the Washington Square.

5. Home Tour We need houses for the Home Tour and if you are interested please call 888-312-0812. It is our Bicentennial Year and we need to celebrate our neighborhood. The tentative date is May 21, 2006.

6. February 20, 2006 is our next general meeting at 6:00p.m. at St.Paul Lutheran Church, 2624 Burgundy St. The Bring Back New Orleans Committee report divides the city into district. Each district is responsible for planning the future of their neighborhood. Our entire meeting will be devoted to hearing the residents' ideas for our neighborhood. This is at very important meeting and if you are unable to attend please e-mail www.faubourgmarigny.org or call 888-312-0812.

7. Membership It is time to renew your membership. You can e-mail to renew or fill out the form from the newsletter and send your check to FMIA Membership P.O. Box 770080 NOLA 70177.

8. By Law Committee Monday, January 23, 2003 7:00 p.m. at 2817 Burgundy (Gary deLaumont's house) is the meeting. Any interested member may attend the meeting. If you are unable to attend please e-mail your comments to www.faubourgmarigny.org. The Committee is reviewing: size of the board, terms of board members, emergency voting practices, and special meetings.

9. Bring Back New Orleans The Marigny is slated for development according the Committee's report. The

Committee is headed by Peter Traplin. This is the only report not presented to the public. The Marigny has been spilt into two planning districts. A letter will be sent to Jackie Clarkson and the Mayor requesting that the Marigny not be spilt into two planning districts. Other issues for the Marigny include the Riverfront Vision 2005 and vacant land for possible development.

10. Susan Gibeault, Krewe du Vieux Captin: Parade is February 11th and the theme is "C'est Levee" which begins on Port Street at 7:00 pm. For more information www.kreweduvieux.org . Members were concerned about cleanup. Susan was checking and would get back to us.

11. Pasteur Goodine reminds the group that services are available through St. Paul Lutheran and please fill out a Blue Card.

11. Sandy Laventhal of Levees.Org has organized a rally at the Army Corp of Engineers on Saturday, January 21st at 11:00.

12. Sydney Arrayo or "Mr. Point of Information" is the organizer of the French Quarter town hall meetings. He presented information on a piece of legislation which is at the Senate. The bill is S852 or Asbestos Trust Fund. His position is that there are about 1000 people in New Orleans that could be exposed to asbestos. This bill according to Arrayo is bogus and FMIA should vote against the bill.

14. Simon Hand mentioned that his vehicles were hit by a drunk driver on Friday, January 13th. The vehicle was a green pick-up truck and the last three digits of the license plate was 451. Please contact Simon Hand if you have any information.

15. Marigny is Marigny, not the Bywater. In our local paper the Marigny is still being referred to as the Bywater.

16. Chris Costello in keeping with the significance of January 16th read words by Martin Luther King ...Serve each other and greater good... which was a moment to reflect and think how each of us is helping our community.

17. Some residents of the Marigny have not being following HDLC guidelines for rebuilding. HDLC is can be reached by phone at 504-658-7040 or Fax 504-658-6497. The integrity of our historic district is critical and as residents we should welcome guidelines by working with the HDLC. If you have to call the police, the number to use is 821-2222.

Guest Speaker: Michael Rivera of OSHA www.osha.gov or 800-321-OSHA. The mission of OSHA is to protect the safety and health. The first issue he talked about was mold. Mold are microscopic organisms found everywhere in the environment, indoors and outdoors. In large quantities mold can cause adverse health effects. He gave the following points:

1. Recognize mold



- Sight and smell
2. General Mold Cleanup Tips
- Protect yourself with a mask and/or respirator N95, gloves, long pants and shirt, eye protection
 - Shut down electrical equipment
 - Clean with bleach 1 cup to a gallon of water
 - Alternative method from a resident 2 tsp of tea tree oil to a quart of water with detergent if needed
 - Use fans to assist in the drying process and a well ventilated area
 - Discard porous materials that have been wet for more than 48 hours
 - Hire professional to work with asbestos shingles (American Industrial Hygienists have certified consultants) and www.AIHA.org
 - Tenting for mold is appropriately\$ 8.00 sq. foot (check to see if there is a professional organization)
 - Check the lead paint ordinance and follow all procedures and/or contact the La. Dept of Environmental Quality

Meeting was adjourned at 7:30

Submitted by Deborah Oppenheim

January 4, 2006 FMIA Board Meeting

Present: Chris Costello, Brian Frye, David Seymour, Robert Reddington, Reg Medellin, Polly Brown, Deborah Oppenheim Gary DeLeaumont, Simon Hand, and Will came late.

Absent: Tom Loesch,

Chris Costello called the meeting to order at 7:00, Wednesday, January 4, 2006 at Robert and David's house.

Old Business

1. Approval by consensus the minutes from 12/7 Board Meeting.
2. HDLC has moved to City Hall, 9th floor with City Planning. Rick Fifield is our contact for information pertaining to HDLC.
3. New board meeting location is at Gary's DeLeaumont at 2817 Burgundy Street on February

Reports

Membership - Gary DeLeaumont Ideas were discussed to improve the existing membership forms. It was decided to definitely add FMIA web site and committee interest. If the member has not renewed from January to March, a renewal sticker is on the newsletter. In April the member is given a letter and by May the newsletter is stopped being sent. FMIA

web site also has a membership form which has been very successful.

Bylaws - Gary DeLeaumont. The Board members are asked to make comments for revision of the Bylaws. Chris asked the Board to particularly look at the following:

1. Size of board - 9 is workable – must be an odd number
2. Sudden issues arise and voting by phone and/or conference calling acceptable
3. "Closed" session (looking for a better phrase) invited guest(s) presents their business and then asked to leave so the Board can discuss and is this in Robert's Rules?
4. Membership has been open to anyone who pays. Does this also apply for Board Members? Suggestions included reside in the neighborhood for a year, member of FMIA for a year, or only residents may serve on the board.
5. Stagger Board Members and two year term for President, one active year and one passive year assisting the new President.
6. Election held

Newsletter - Simon Hand Simon has written the column "Year in Review" which might include the letter to the Mayor and Jackie Clarkson about the zip code issue. Up Coming Events will be listed as more as known.

Onions suggestions were illegal dumping, altering historic buildings without a permit. Orchards included clean-up on December 18 plus kudos to Jackie Clarkson, 2005, Kellye Deel caroling, businesses who participated in the clean-up

Caroling - Kellye Deel A lovely caroling event chaired by Kellye Deel brought 400 people to Washington Square. A brainstorm session for improvement ideas such as lighting, more tables, press release sooner, more donations, food and drink, more candles, song sheets ran out, announcements should be earlier than later, FMIA controls the microphone, trash boxes with announcement to pick up through out the event, and decisions about singing and performing (needs to be discussed)

Blight - Will Riehm Will was very bush meeting with HDLC, PRC, City Planning and surveying the neighborhood and catalogued "at risk" buildings. Will informed the Board that NORA does not exist and this is in limbo. Will suggested using the term "at risk" instead of blighted which is less confrontational. He has 65 "at risk" properties. The list of the Top Ten and Twenty for the available blighted list will be compiled for further discussion and to be in position for whatever system emerges.

Will asked if FMIA is interesting in working with UNO Urban Planning students and Professor Jane Brooks(?) for the students to work on a neighborhood plan for redevelopment. The focus could be on land use and block grant applications. This is in the idea stage and a more definite proposal if they are interested will be presented.



Will wanted us to endorse by a letter to HDLC, the Mayor and Jackie Clarkson our position for demolition of historic properties. This was approved by consensus and a letter will be sent.

Community Outreach - Polly Brown All the mugs have been sold with a profit of \$141.00. Polly will reorder 144 mugs.

Zoning - David Berman No new issues concerning the Marigny has been on the agenda for the City Planning Commission meetings of Jan. 10th and 24th. HDLC approved a plan for a new two story double on the corner of Spain and Burgundy.

Riverfront Vision 2005 - what is happening?

Treasurer - Robert Reddington No new transaction at this time.

Hospitality - Chris Costello There will be no pot lucks until further notice for the general meeting.

Home Tour - Reg Medellin After discussing the pros and cons of the Home Tour, it was decided to go ahead will the possibility of having it on May 21, 2006 if houses were available and will be discussed in depth at the next meeting.

Education Outreach - Deborah Oppenheim The Board brainstormed ideas for schools for the Neighborhood Book Project and Capdeau was mentioned. Deborah will make the contacts and really get the books to the schools. Polly has made book plates to be used.

New Business

Washington Square Park The park committee has been diligently cleaning the park and the outcome is so positive. The Park looks wonderful. There is a concern that drunks are prohibiting more activities at the park. A discussion on how to better utilize the park included ideas such as the Green Market, Jazz in the Square, An Art Market, and seniors activities. Park and Parkways will be contacted. We will find out if the schools will be using the park.

Parking on the Neutral Ground The parking on the neutral ground on the 1000 block of Elysian Fields was discussed. A letter will be send to Jackie Clarkson.

Clean Up the Marigny We are planning another big clean up for February 4, 2006. It was noted that the last flyer was a bit confusing so this time it will be stated very clearly when, what, and where. All debris will need to be placed outside by January 28th. Then the Corp will pick up from January 29th through February 4th. Along with flier the neighborhood for the clean-up we will add educational information from HDLC and Safety and Permits.

Submitted by Deborah Oppenheim

Les Amis de Marigny is the newsletter of the Faubourg Marigny Improvement Association. Content, editorials and opinions expressed do not necessarily reflect the official views of the FMIA, its Board or its members. Contents of Les Amis de Marigny are copyrighted. Permission to reprint any of the newsletter (including photographs and original artwork) must be obtained from the editor and/or byline columnist. The editor reserves the right to reject submissions including editorial and advertising content. Send contributions to: FMIA Newsletter, PO Box 770080, NOLA 70177 or newsletter@faubourgmarigny.org. The deadline is the 7th of each month. To advertise in the **Les Amis de Marigny** please contact advertising@faubourgmarigny.org.

NOTE: For the proposed Bylaws changes deletions are signified by a line thorough the word and additions are indicated in bold.

BY-LAWS OF THE FAUBOURG MARIGNY IMPROVEMENT ASSOCIATION, INC

Revised April 1992

Revised September 1996

ARTICLE I Membership

A. What constitutes membership

1. Membership in this corporation shall be limited to individuals 18 years of age and older, and firms and corporations owning property, residing, doing business or having a general interest in the areas bounded by **N. Rampart/MCShane Pl**/St. Claude Avenue, Esplanade Avenue, the Mississippi River and Press Street.

2. Membership in the Association shall be available without regard to race, color, creed, sex, age, political affiliation, national origin, sexual orientation or condition of disability.

3. Members shall pay annual dues, the amount of which will be determined by the Board of Directors.

B. Class or types of members

1. Active members: Individuals, ~~households~~, businesses or organizations who **own property or a business or reside within the boundaries and** are current in their dues. Each



membership is entitled to vote. Any question of voting rights will be determined by the Board of Directors.

- a. Individual Membership: Entitles the individual to the rights of an active member. (One vote)
- b. ~~Household Membership: Those adult individuals residing at the same address entitled to the rights of the active member. (One vote per registered adult individual)~~
- c. Business/Organization Membership: Corporation, partnership, sole proprietorship, association, organization, institute, business or entity entitled to the same rights as an individual member. (One vote)

2. Associate Members: Individuals, businesses or organizations that do not own property or a business or reside within the boundaries. (No vote)

C. Rights of Active Members

1. The right to attend all membership and Board meetings and all other official functions of the Association.
2. The right to participate in committees.
3. **Active members have** ~~the~~ right to vote at membership meetings and the election of the Board of Directors, thirty (30) days after payment of dues.

D. Termination of Membership

1. Nonpayment of dues. With the exception of new members, dues are payable no later than the end of the first quarter of the calendar year.
2. Voluntary written statement of withdrawal.
3. By unanimous vote of the Board of Directors.

ARTICLE II

Nomination and Election of Board of Directors

A. Board of Directors shall be elected at the September Membership Meeting by plurality vote of active members present. **The Board is divided into two groups that serve alternating terms.**

B. Board of Directors shall be composed of ~~thirteen~~ **nine (9)** ~~(13)~~ members, ~~twelve~~ **eight (8)** ~~(12)~~ of whom will be elected at large and the one (1) remaining position to be filled by a member of the Past Presidents Council, who is an active member. In the event that the one position to be held by the Past Presidents Council member cannot be filled; the thirteenth position will be filled by an at-large candidate.

C. A Nominating Committee shall be appointed by the President no less than **one hundred and five** ~~seventy-five~~

~~(105) (75)~~ days prior to the election. It shall be composed of three (3) members, subject to the approval of the Board of Directors.

D. The Nominating Committee shall present its recommendations in writing to the Directors at the Board meeting immediately prior to the nominating meeting and to the membership at the nominating meeting.

E. The Past Presidents Council electee shall be presented ~~to the Board of Directors seven (7) days prior to the date of~~ **at the Board meeting immediately prior** to the nominating meeting and to the ~~general~~ membership at the nominating meeting.

F. A Nominating meeting of the general membership will be held not less than thirty (30) days prior to the elections. Nominations from the general membership will be accepted during this meeting. Nominations will be closed after this meeting.

G. Eligibility to hold office, ~~nominate or vote for a candidate~~ is limited to **active members that have been in the association for the preceding 12 months in good standing.**

H. The newly elected Board will assume responsibility at the next Board meeting to be held not more than thirty (30) days after the election.

ARTICLE III

Duties and Rights of the Board of Directors

A. The governing body of the Association shall be the Board of Directors.

B. A majority of the members of the Board of Directors shall constitute a quorum. ~~Proxy voting is prohibited.~~

C. Board members shall take an active part in establishing the policy and activities of the Association.

D. Board members shall participate by actively serving on the committees and assisting the officers of the Association. Board members shall participate by chairing or serving on committees as required.

E. Board members, Committee Chairmen and Officers will surrender all appropriate records to their successors **within 30 days.**

ARTICLE IV

Election of Officers



A. Officers of the Association will be elected from the Board by the Board.

B. The election of the officers will take place at the first Board meeting after the general election by a majority of the votes.

C. No member of the Association may hold more than one office at any one time.

ARTICLE V

Duties of Officers

A. President

1. The President shall preside at the Board meetings; he shall call all such meetings as deemed necessary. **The President may elect to perform electronic polling on issues in lieu of a meeting.** The President is responsible for the conformance of the Association to the Articles of Incorporation and By-Laws.

2. The President shall preside at all general meetings of the membership; he shall call all such meetings as deemed necessary; and he shall appoint all chairmen of the standing and ad hoc committees subject to the approval of the Board.

3. The President shall appoint a Historian of the Association **who should safeguard all records of the association.**

B. Vice-President

1. The Vice-President shall serve in the absence of the President.

2. The Vice-President shall serve as an ex-officio member of all committees, shall coordinate and monitor their activities and shall serve as Parliamentarian.

C. Recording Secretary

1. The Recording Secretary shall take minutes of all Board, nomination and election meetings and shall provide for such minutes at subsequent Board meetings for approval of the Board. ~~The Recording Secretary shall safeguard all records of the Association other than financial.~~

D. Corresponding Secretary

1. The Corresponding Secretary shall be responsible for reading all correspondence at the Board meetings and general meetings. The Corresponding Secretary will be responsible for handling all correspondence for the Association as required by the Board of Directors.

F. Treasurer

1. The Treasurer shall collect ~~dues~~ **all revenue** and make authorized disbursements, as per Article VIII, Section B,

and ~~maintain records of all transactions and make regular financial reports to the Board~~ **for all board meetings.**

ARTICLE VI

Resignation, Removal and Replacement of Board Members

A. Resignation shall be in writing to the President.

B. The Board of Directors, for just and reasonable cause, by a two-thirds (2/3) vote of the constituted quorum of the Board, will inform, by certified mail, the intention for removal of a member of the governing body. Should a resignation not be offered by the time set by the Board, the matter may be referred to the general membership. A majority vote of the membership present at any meeting will determine retention or dismissal of the member of the governing body.

C. A vacancy on the Board may be filled by appointment by the President, providing two-thirds (2/3) of the Directors present and voting concur.

D. A vacancy in any office, other than President, will be filled in accordance with Section C of this Article.

E. Three consecutive absences from Board meetings of a Board member shall be deemed a resignation.

ARTICLE VII

Past Presidents' Council

A. There shall be a Past Presidents' Council consisting of all active past presidents of the Association.

B. The Past Presidents' Council will serve in an advisory capacity to the Board and will assist, upon request from the Board, in carrying out the aims and goals of the Association.

C. The Past Presidents' Council will occupy one (1) position on the Board of Directors, subject to the provision of Article II.

1. The one (1) position shall be elected by a majority vote of the active past presidents ~~at a meeting held prior~~ to the Nominating Meeting of the General Membership.

ARTICLE VIII

Finances

A. Review

The financial records shall be audited annually by the Audit /Budget Committee.

B. Expenditure Limitations

Within a 30 day period, total expenditures of not more than \$300.00 ~~\$100.00~~ can be approved by the President and the Treasurer.



C. Budget / Audit

The current year audit and Aa proposed budget for the ensuing year shall be submitted by the Audit/ Budget Committee to the Board of Directors. ~~and then shall be submitted to the general membership for approval at the September Membership Meeting.~~ **The audit and proposed budget shall be printed in the September newsletter and the budget approved at the September meeting.**

D. Audit / Budget Committee

An Audit / Budget Committee shall be appointed **by the President** at least two months prior to the September Membership Meeting.

ARTICLE IX

Public Representation of Organization

Public representation of the Association shall have prior approval of the Board or General Membership.

ARTICLE X

Political Endorsements

There shall be no political endorsements of individual Candidates, tickets, political parties or groups.

ARTICLE XI

Newsletter and Official Publications

A. **The official publication is the newsletter.** The institution of ~~a newsletter and other~~ official publications shall be approved by the Board

B. Editorial positions or representations of the Association shall be approved by the Board.

C. Individual positions or editorials shall be clearly identified.

D. Content of newsletters or official publications shall be determined by the Newsletter **Editor Committee** ~~or other appropriate committee~~ unless otherwise directed by the Board

ARTICLE XII

Ratification and Amendment of By-Laws

A. The By-Laws may be amended by a two-thirds (2/3) vote of the members of the Association present at any ~~annual~~ meeting or at any special meeting of said members called by the purpose after seven (7) days due notice in writing setting forth the time, place and purpose of said meeting.

B. Proposed Amendments to the *By-Laws* may be submitted by:

1. The Board of Directors;

2. Petition of thirty percent (30%) of the members in good standing.

C. Upon receipt of the proposed amendment in accordance with Section B of this Article, the Board shall take necessary action to secure an election on the amendment within forty-five (45) days.

D. Any proposed amendment to the By-Laws must be submitted to all members in writing at least fourteen (14) days prior to balloting.

ARTICLE XIII

Procedures

The Association and its governing body shall be ruled first by the Articles of Incorporation, then the By-Laws, and lastly by the most current Robert's Rules of Order.

If you have changes or suggestions to the Bylaws please email them to bylaws@faubourgmarigny.org or call 888-312-

NOTE: For the proposed Articles of Incorporation changes deletions are signified by a line thorough the word and additions are indicated in bold.

**ARTICLES OF INCORPORATION
UNITED STATES OF AMERICA
STATE OF LOUISIANA
FAUBOURG MARIGNY
PARISH OF ORLEANS
IMPROVEMENT ASSOCIATION, INC.
CITY OF NEW ORLEANS**

BE IT KNOWN that on this 30th day of August in the year of our Lord, One Thousand Nine Hundred and Seventy-Two (1972);
BEFORE ME, RICHARD W. SHELTON, a Notary Public duly commissioned and qualified in and for the City of New Orleans, Parish of Orleans, therein residing and in the presence of the undersigned witnesses;

PERSONALLY CAME AND APPEARED: The several persons whose names are hereto subscribed, who declare that, availing themselves of the provisions of the laws of the State, and particularly Louisiana Revised Statutes, Title 12, Sections 201-269, relative to the organization of non-profit corporation for literary, civic, scientific and social purposes, they do by these presents organize themselves and those who may hereafter become associated with them into a body politic and corporate, under the following terms and conditions, to wit:



ARTICLE I

The name and title of this Corporation shall be: FAUBOURG MARIGNY IMPROVEMENT ASSOCIATION, INC., and by that name and title it shall and enjoy succession as long as is permitted by law, or unless sooner dissolved in accordance with provisions for dissolution hereinafter set forth.

ARTICLE II

The domicile of this corporation shall be in the City of New Orleans, State of Louisiana and all citations or other legal process shall be served on the President and in his absence on the Vice Presidents or Secretary or Treasurer. The address of the registered office of this corporation shall be **P.O. Box 770080, New Orleans, Louisiana 2029 Dauphine Street, New Orleans, Louisiana.**

The names and address of the President, Vice President, Secretary and Treasurer, the registered agents of this corporation, are:

President: Eugene D. Cizek, 928 Kerlerec Street
 Vice President: Dr. Jerah Johnson, 2119 Decatur Street
 Secretary: Dr. Gordon H. Mueller, 2029 Dauphine Street
 Treasurer: Dr. William Savage, 2024 Dauphine Street

ARTICLE III

A. The objects and purposes of this organization are declared to be as follows: To protect, maintain and support FAUBOURG MARIGNY in the City of New Orleans and particularly that portion of it lying between the Mississippi River and **N. Rampart/McShane Pl./St. Claude Avenue Street** and between Esplanade and **Franklin Avenue Press Street**, including all buildings, improvements and properties adjoining said avenues and situated in the areas immediately adjacent to same; to promote the physical, cultural, architectural and historical values of said section, and to secure adequate enforcement of all laws of the City of New Orleans and the State of Louisiana affecting or pertaining to it.

B. This corporation shall have the power to receive, manage disburse any and all funds acquired by donation, or otherwise for the aforesaid purpose and generally to sponsor, manage and direct worthy programs and projects designed, directly or indirectly, to benefit the FAUBOURG MARIGNY section.

ARTICLE IV

This corporation shall have the power to own and manage property, to contract, sue or be sued; to use a corporate seal; and in general it shall exercise and enjoy all powers incident to a corporation consistent with the objects expressed herein and needful and proper for its government and support.

ARTICLE V

- A. This corporation shall be organized upon a non-stock basis, and participated therein shall be based, in lieu of shares of stock, upon a system of membership which may be evidenced by certificates of membership, which shall not be transferable.
- B. Voting ~~Membership~~ in the corporation shall be open to persons, firms and corporations **that own property or a business or reside within the boundaries**; each to have one vote at meetings of the general membership.
- C. Membership in this corporation shall be limited to ~~persons~~ **individuals 18 years of age and older**, and firms and corporations owning property, residing **or doing business or having a general interest** in the area bounded by **N. Rampart/McShane Pl./St. Claude Street Avenue, Esplanade Avenue, the Mississippi River and Franklin Avenue Press Street.**
- D. There shall be only one class of members. However, at any meeting of the general membership, one or more classes of members may be created with such various types of powers and voting rights as may be desired.

ARTICLE VI

No dues may be assessed except by affirmative vote of the general membership at a general or special meeting.

ARTICLE VIII

- A. No member shall ever be held liable for the debts of this corporation.
- B. Voting of the members of this organization shall be in person or by written proxy.

ARTICLE IX

All corporate powers of this corporation shall be vested in a Board of Directors consisting of seven (7) selected from the membership; and, until another election of directors is held, the first Board of Directors shall be:

Eugene D. Cizek



Dr. Jerah Johnson
Dr. Gordon H. Mueller
Dr. William Savage
Rodney E. Hoover
Mary E. Mueller
Richard W. Shelton

ARTICLE X

The members of the Board of Directors shall serve for a period of two (2) years from the date of these Articles and for a period of (2) years from the date of any meeting at which they are elected. They shall, however, continue in office until election and qualification of their successors. Directors may be re-elected without limitation.

ARTICLE XII

- A. The Board of Directors shall have full power to direct, manage and conduct this corporation's affairs.
- B. The Board of Directors shall meet at least once a year; and special meetings may be called ~~in~~ at the discretion of the **President**, Board of Directors or the Officers upon written notice to all members of the Board. Any Board member may require the holding of a meeting on written petition signed by one-third (1/3) of the members of the Board. Voting may be by written proxy to any other director.
- C. The President At all meetings of the Board of Directors, a majority thereof shall constitute a quorum.
- D. **The Board of Directors may hold an Executive Session upon affirmative vote by the majority of Board members present. The purpose for the Executive Session shall be stated prior to the vote. Only members of the Board shall be present at an Executive Session. No votes shall be taken in Executive Session.**

ARTICLE XIII

The officers of this corporation shall be a President, Vice President, Secretary and Treasurer selected from among the members of the Board of Directors. Until an election for membership of the Board of Directors, the officers of this corporation shall be as follows:

President:	<u>Eugene D. Cizek</u>
Vice President:	<u>Dr. Jerah Johnson</u>
Secretary:	<u>Dr. Gordon H. Mueller</u>
Treasurer:	<u>Dr. William Savage</u>

ARTICLE XIV

The Board of Directors shall be empowered to enact by-laws, rules and regulations for the conduct of all of its business, not inconsistent with these Articles.

ARTICLE XV

This charter may be amended by a two-thirds (2/3) vote of the members of the corporation present at any annual meeting or at any special meeting of said members called for that purpose after seven (7) days due notice in writing setting forth the time, place and purpose of said meeting.

ARTICLE XVI

This corporation may be dissolved by a two-thirds (2/3) vote of the members of the corporation present at any annual meeting or at a special meeting held for that purpose after seven (7) days written notice shall have been mailed to each member setting forth the time, place and purpose of said special meeting.

ARTICLE XVII

The names and addresses of the Incorporators of this corporation are as follows:

Eugene D. Cizek, 928 Kerlerec Street, New Orleans, LA.
Dr. Jerah Johnson, 2119 Decatur Street, New Orleans, LA
Dr. Gordon H. Mueller, 2029 Dauphine Street, New Orleans, LA
Dr. William Savage, 2024 Dauphine Street, New Orleans, LA

THUS DONE AND PASSED at my office in the City of New Orleans on the day, month and year first above written in the presence of the undersigned competent witnesses who have signed with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Rodney E. Hoover (signature)
Eugene D. Cizek (signature)
Ginger Shea (signature)
Jerah Johnson (signature)
Gordon H. Mueller (signature)
William Savage (signature)

Richard W. Shelton (signature)
 NOTARY PUBLIC

If you have changes or suggestions to the Articles of Incorporation please email them to bylaws@faubourgmarigny.org or call 888-312-0812



COMMITTEES

Advertising

Polly Brown – 943-7318

Blight

Will Riehm – 415-1270

Caroling

Kellye Deel 615-9467

FSACOZD

Deborah Oppenheim – 319-4262

Hospitality

Chris Costello – 710-8789

House Tour

Reg Medellin – 220-7579

Membership

Gary de Leaumont - 944-4279

Neighborhood Watch

Interested?

Newsletter

Simon Hand – 982-5854

Special Projects

Gary de Leaumont - 944-4279

Neighborhood Development

Tom Loesch – 289-6137

Washington Square Park

Gary de Leaumont - 944-4279

Website

Chris Costello - 710-8789

Zoning

David Berman - 945-8014

Please consider giving as little as 2 hours a month. Email outreach @faubourgmarnigny.org or call 888-312-0812 and let us know what you would like to help with.

BOARD MEMBERS

Chris Costello – 710-8789

president

ccostello@deveney.com

Brian Frye – 309-6183

vice president

brian.frye@cox.com

Robert.Reddington – 417-3342

treasurer

robert.reddington@cox.com

Reg Medellin - 948-3256

Corresponding Secretary

rm.nola@cox.net

Deborah Oppenheim – 319-4262

Recording Secretary

opprik@aol.com

Gary de Leaumont - 944-4279

memimi@bellsouth.net

Polly Brown – 943-7318

pollybr@eskimo.com

Tom Loesch – 289-6137

t.loesch@insightbb.com

David Seymour – 949-3846

dlseymour@cox.net

Volunteer

We are looking for great people to help us carry out our mission: to protect, maintain and support the Faubourg Marigny.

What would you like to see changed in the Marigny? It is only going to happen if you along with us make it happen.



Commonly Requested Numbers

Abandoned Cars	(504) 658-8100	Entergy Emergencies	(800) ENTERGY (368-3749)
Abandoned Houses	(504) 658-4380	Entergy Power Outages	(800) 9OUTAGE (968-8243)
Abandoned Lots	(504) 658-4380	Family Security	(504) 599-1700
Adjudicated Houses	(504) 658-4380	Emergency Operations Center main Number:	504-658-2210
Louis Armstrong International Airport	(504) 464-0831	FEMA:	800-621-FEMA
Birth & Death Certificates	(504) 568-8263	To Report a Water Line Break (9AM - 5PM):	504-529-2837
Blighted Housing	(504) 658-4380	To Restore Service with Entergy	800-ENTERGY (368-3749)
Job 1	(504) 658-4500	American Red Cross:	800-HELPNOW (435-7669)
Child Abuse Hotline	(800) 422-4453	American Red Cross:	866-GETINFO (438-4636)
Child Find	(800) 426-5678	American Red Cross Financial Assistance:	800-975-7585
City Taxes	(504) 658-1702 (504) 269-COPE (2673)	American Red Cross Find Loved Ones:	877-LOVED1S (568-3317)
Crisis Intervention	(504) 821-2222	Department of Education:	877-453-2721
Curfew (Violation Report)	(504) 821-2222	Department of Social Services:	888-524-3578
Discrimination Complaints	(504) 658-4020	Disaster Legal Services:	800-310-7029
Divorce/Civil Court	(504) 592-9100	Family Assistance Center:	866-326-9396 225-267-2604 or 225-267-2603
Driver's License & State ID	(877) 368-5463 (504) 581-BUST (2878)	Remains Management:	
Drug Hotline	(504) 581-BUST (2878)	Department of Parks and Parkways	504-658-2176
Human Services	(504) 658-3310	The Salvation Army:	504-835-7220

Emergency Listings

Police, Fire & Medical Emergencies	911
Crescent City Connection Police	(504) 364-8180
NOPD Non-Emergency	(504) 821-2222
Louisiana State Police	(504) 471-2775
Office of Homeland Security	(504) 658-6900
Office Of Emergency Preparedness	(504) 658-8700
Poison Control Center	(800) 256-9822
Public Advocacy	(504) 658-4015

City Council

Oliver Thomas, President	658-1070
Jay Batt, District A	658-1010
Renee Gill Pratt, District B	658-1020
Jacqueline Clarkson, District C	658-1030
Cynthia Hedge-Morrell, District D	658-1040
Vice- President	
Cynthia Willard-Lewis, District E	658-1050
Eddie Sapir, Member-at-Large	658-1060



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**This Saturday:
Washington Square Park Clean up & Repair
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Rebuilding Meeting 2/20

F.M.I.A. Membership Form
(Jan. 2006 through Dec. 2006)

Name (s): _____

Address: _____

Phone: _____

Email: _____

Willing to volunteer? Yes: _____ No: _____

Individual, \$15 _____
Household, \$20 _____
Business, \$25 _____
Over 65, \$5 _____

Make checks payable to: **F.M.I.A.** and send to:
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www.faubourgmarigny.org

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