



IMPROVEMENT

ASSOCIATION

www.FaubourgMarigny.org

Les Amis de Marigny

Helping to make Marigny a better place to live, work and play

Size Matters Meetings with Councilmembers

On October 3 the FMIA Board of Directors agreed to join the "Riverfront Alliance," with Algiers Point, French Quarter Citizens (FQC), Holy Cross, Neighbors First for Bywater (NFB), and the Vieux Carre Property Owners and Residents Assoc. (VCPORA.), who gathered to work on three of the largest controversies in the Comprehensive Zoning Ordinance (CZO):

1. The Riverfront Overlay (18.13 G) allows 75 foot buildings against the wishes of more than 90 percent of Marigny and Bywater residents;
2. Article 8.1, removed protections for the French Quarter, including the time-honored phrase "Tout Ensemble," French for "all together;"
3. Article 5, the "Trojan Horse," which eliminates many of the checks and balances citizens have worked so hard to achieve over the past 40 years.

Each of these articles may be found on the City Planning Commission website, and commentary on Article 5 may be found here:

www.bgr.org/reports/a-trojan-horse-in-the-draft-czo/

So far the Riverfront Alliance has had two meetings, the first with our District C Councilmember Nadine Ramsey, and the second with Councilmember-at-Large Stacy Head. Ms. Ramsey told us she and her staff were

taking everything into account, as they have received thousands of emails and texts with different opinions. "I will recognize historic preservation and the need for development," she assured us.

The meeting with Ms. Head was very detailed and more than twenty minutes was spent on each of the problems described. She was somewhat familiar with the issues of the height/density bonuses, and asked for additional information. There will need to be further discussion about Elysian Fields Avenue.

FMIA will continue to work with the Riverfront Alliance. The next goal is to have a meeting with Councilmember-at-Large Jason Williams, and then a hearing with the full Council during after-work hours, when we will need your support more than ever. New "Size Matters" and "So Does Public Input!" posters will be available soon, so let's get them on more houses.

With the CZO having moved from City Planning to the Council, it is extremely important citizens continue to submit comments on each and every issue our neighborhood has been discussing prominently for more than a year. Yes, the process will continue well into the New Year. Do not hesitate to ask for help from your Board members on putting together letters and emails, and Don't Give Up!

Fête Marigny 2014



See more photos on page 4



Officer Jonathan Smith Fundraiser

The New Orleans Police Department will be hosting a fundraiser to benefit Officer Jonathan Smith, who was seriously injured after being shot multiple times during a robbery in the Marigny on September 15th, 2014.

As part of this effort, they are enlisting the support of residents, businesses, corporations, neighborhoods, and schools through donations, participation, and volunteerism in order to help Officer Smith and his family meet essential daily needs while he focuses on his recovery.

The event is scheduled to take place on **Wednesday, November 19, 2014 from 5:00 – 10:00 p.m. at Generations Hall, 310 Andrew Higgins Drive.**

How You Can Help

- Event Donation of Goods and Services that can be utilized in support of the fundraiser (e.g. raffle prizes, silent auction).
- Event Support
 - Purchase of Sponsorship Packages
 - Event Tickets \$25 each
 - Raffle Tickets
 - Silent Auction bidding support & Sponsorship Donations (Checks Payable: NOPJF / Memo: P.O. John Smith). Mail or drop off at Gulf Coast Bank & Trust, 848 Harrison Ave., N.O. LA 70124, Attn: Nancy Lytle
- Monetary Business Donations
 - (Checks Payable: NOPJF / Memo: P.O. John Smith) Mail to: 400 Poydras Street, Suite 2105, N.O., LA 70130 Q: Melanie Talia-Executive Director, 558-9944
- Monetary Donations to any Gulf Coast Bank & Trust
 - Account in name of John Smith Q: Nancy Lytle or Debra Comberrel, 504-539-7300

Donations and inquiries can be made directly to:

- Nancy Lytle
Gulf Coast Bank & Trust Co.
848 Harrison Ave., New Orleans, LA. 70124
Office: 539-7281
Cell: 504-208-8179
NancyLytle@gulfbank.com
- New Orleans Police Department
Public Affairs Division
715 S. Broad St. N. O., LA 70119
Office: 504-658-5858
NOPDPPIO@nola.gov

All proceeds generated will go directly to NOPD Officer Jonathan Smith.

ADVERTISING

Commercial Advertising				
Per-month Rates (1-2 times/year)				
	Full Page	1/2 Page	1/4 Page	Business Card
FMIA Member	\$110	\$55	\$40	\$25
Non-Member	\$113	\$58	\$43	\$28
Per-month Rates (3 or more times/year)				
	Full Page	1/2 Page	1/4 Page	Business Card
FMIA Member	\$90	\$45	\$30	\$18
Non-Member	\$93	\$48	\$33	\$21

Ads should be photo ready, or in jpg, tif or pdf format.

All advertising must be received by the 15th of each month for publication in the next month's issue. For information regarding advertising, contact the business manager at ads@faubourgmarigny.org.

Classifieds Now Available

The newsletter is now accepting classified ads. Personals, however, are not being accepted. Contact ads@faubourgmarigny.org. Classified Rates: \$5.00 per each 25 words.

About the Newsletter

Les Amis de Marigny is the newsletter of the Faubourg Marigny Improvement Association, a 501(c) non-profit, all-volunteer organization committed to the preservation of the unique architectural and cultural heritage of our historic district, and to improving the quality of life in our diverse community. Contents, editorials and opinions expressed do not necessarily reflect the official views of the FMIA, its Board or its members. The FMIA does not warrant the legality of any business advertised in its newsletter. 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.

Manuscripts, photographs and articles dealing with topics of interest to the Marigny neighborhood are encouraged. The editor reserves the right to reject submissions including editorial and advertising content. Submissions must be received by the 7th of the month for inclusion in the next month's issue. Send contributions to: FMIA Newsletter, 2401 Burgundy St., Box 10, NOLA 70117 or editor@faubourgmarigny.org.

The newsletter is published each month except August and January. Back issues are available online at www.faubourgmarigny.org.

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A Letter to FMIA President — A letter from FMIA President

Dear Ms. Suarez,

My name is Ashley Partridge and I am a graduate student at the Tulane School of Social work. I have an assignment for my Community Organization class in which I have to profile a neighborhood and its residents.

I live in Kenner but the Marigny is one of my favorite neighborhoods around the city because of its historic looks and little gems of restaurants. I have been looking over the FMIA website, and am really impressed by all the things your organization offers.

I would love to get your views on the neighborhood as a whole and what you think the strengths and weaknesses are, such as proximity to health facilities,

nonprofit organizations, proximity grocery stores, and other amenities. Part of my assignment is also to assess the level of involvement in the community in making improvements.

I was wondering if it would be alright if I could visit and observe your General Meeting? I just sit quietly in the back and possibly speak to some residents about their views of the community after?

I also noticed there is a potluck. My last name starts with "P" so I would be more than happy to do my part and bring a dessert. Thank-you for taking the time to consider my questions and request.

Dear Ms. Partridge,

Thank-you so much for your lovely letter. I'm happy to honor your requests, and know our members and residents will too. We love living, working, and playing in Faubourg Marigny enough to protect and nurture our neighborhood, so it may endure another few hundred years, a tough assignment in these days of rising real estate values constantly accompanied with pressures of over-development, and often more attention to comfort for visitors, than quality -of-life for people who live here.

Our biggest strength is our historic residential buildings, the people who live in them, and the small businesses who play by the rules in upholding New Orleans culture. Our weaknesses often include staying organized enough to work towards common goals, especially when it comes to crime, which as you probably know, is the biggest problem in every New Orleans neighborhood.

When you say "health facilities," I'm not exactly sure what you mean. Lots of people ride bikes here, even though our streets are mostly in terrible condition. There are a couple of gyms. We are a walkable neighborhood, but if you're talking about hospitals and doctors, most of us need a car to get there. The largest non-profit site is probably Project Lazarus, which provides housing and support services to those living with HIV/AIDS. There are two big schools, and a small one. The big schools, KIPP/Colton, a grammar school and NOCCA, the famous arts high school, are both run by the State of Louisiana, so we have very little say in how they impact our lives, though we are proud to have them. We only have one playground in one small park. There is another park, Crescent Park on the Riverfront, but we can't get to it yet, unless we go through Bywater.

"Making groceries" is one of our weaknesses. We think there may be progress soon on a grocery store to replace the one that never re-opened after Katrina, but it's probably still a year away. The St. Roch Market is scheduled to open in the spring of 2015. The Food Co-op is functioning well, and while many people shop there, and a place called Mardi Gras Zone, neither are full-service operations.

The level of community involvement in making improvements? The level of dedication of people who work with FMIA can be a little scary, because it can take over your life, and it's a blessing to have people willing to put in the time, even if it's only for our social events, or just a couple of hours a week. We can always use more involvement, and are looking for new ways to be inclusive. In every community one person's improvement can be another person's complaint.

Our improvements often involve more caretaking of our culture, than helping neighbors navigate the maze of government bureaucracy to update their individual homes and businesses, though we do that too. We have an amazing amount of solidarity against the most current threat to our historic integrity, buildings taller than fifty feet, on the lower Riverfront and on Elysian Fields Avenue. This is a campaign against the neighborhood we are constantly finding new ways to address and fight, especially as the roots of our 42-year-old organization began with the fight to save our historic "horizontal" place from "vertical" intrusion.

With our greatest asset being our residents, maybe you have some suggestions from your Community Organization class about how to engage the community even more successfully?

Sincerely,
Lisa Suarez, President,
Faubourg Marigny Improvement Association

Fête Marigny 2014



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CPC Public Comments Tally — Riverfront Height Bonuses

Below are the public comments tally for 2013 and 2014 concerning the Riverfront Height Bonuses.

The 2013 counts were derived from public comments submitted to the CPC via their web site:

<http://www.nola.gov/city-planning/draft-comprehensive-zoning-ordinances-%28czo%29/draft-czo-comments/>

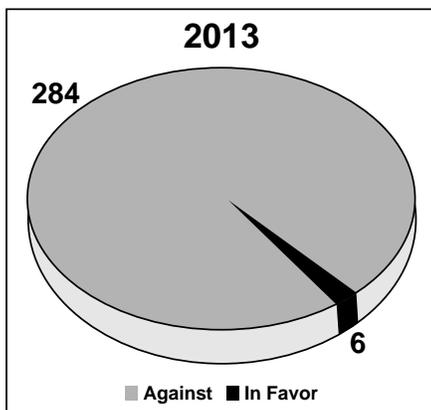
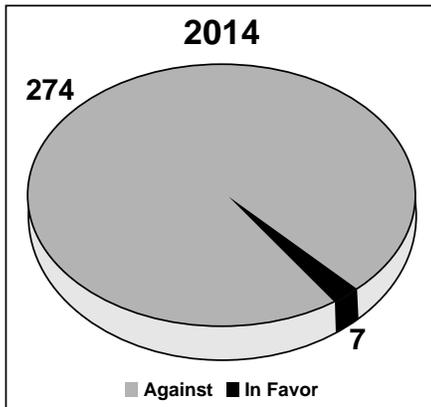
The 2014 counts were derived from documents on the City Council web site that were submitted to the Council by the CPC.

http://www.nolacitycouncil.com/resources/resources_czo.asp

Methodology

Comments submitted by neighborhood or other organizations (like FMIA, BNA, NFB, etc.) were tallied as a one unless accompanied by petitions with signatures (like the 2013 NFB petition).

Each name on the submitted petitions was counted as one. There was not a review done to see if any of the 2013 NFB petition names were also names on the submitted comments, there are a handful of duplicates. The results of the 2014 survey by Nick Lambert were not included since it was a summary and did not have any names. Also, if a personal email or other correspondence had more than one name, both names were counted (they were only a few of these, mostly with a count of two). There were a few duplicates in the submitted documents that were not counted.



Results showing the majority oppose the Riverfront Height Bonuses.

CALENDAR OF EVENTS

November 2014

Board Meeting

November 5, 7 pm,
Bishop Perry Center in the Library on the second floor.
- in the Triangle on Dauphine and Pauger

Meet the Neighbors

November 12, 6:30 – 8:30 pm
Silk Road, 2483 Royal Street

General Meeting

November 17, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

December 2014

Board Meeting

December 3, 7 pm,
Room 254 at the Healing Center

Meet the Neighbors

December 10, 6:30 – 8:30 pm
Venue TBD

General Meeting

December 22, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

NONPAC MEETINGS

5th District – 2nd Wednesday

6 pm, 3900 N. Claiborne

8th District – 2nd Thursday

6 pm, location varies between 334 Royal
and the Healing Center

FREE FUN

St Claude Arts District

2nd Saturday: see www.scadnola.com

*If you have an event for the calendar
please send it to John Gutekunst at
editor@faubourgmarigny.org*



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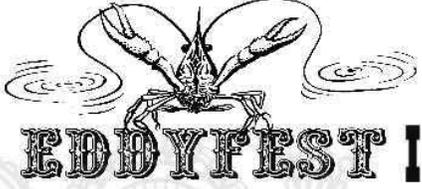
CBA continued from page 4



Hotel Storyville

ART MARKET

November 23, 2014 • 12-5pm



From fine art to quirky art, New Orleans is loaded with artistic talents of all mediums!

EDDYFEST is a garden marketplace at Hotel Storyville providing a venue for artists to exhibit and sell a wide selection of creative works by fabulous local and regional artists.

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For artist info and more - 504.948.4800 or barbara@hotelstoryville.net www.hotelstoryville.net [Facebook.com/hotelstoryvillenola](https://www.facebook.com/hotelstoryvillenola)

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FMIA Dues

Not sure when your FMIA dues were paid? The date you paid is conveniently located on the mailing label of your newsletter. Just one more service from your friendly neighborhood neighborhood association.

From the Kitchen of the
NEWORLEANS FOODCO-OP

Cranberry, Edamame & Feta Quinoa

- | | |
|----------------------------------------|-----------------------------------|
| 1/2 cup quinoa | 1/2 cup dried cranberries |
| 1/2 cup frozen shelled edamame, thawed | 2 oz. (about 1/2 cup) feta cheese |

Rinse quinoa in a fine sieve until water runs clear, drain and transfer to a medium pot. Add water and salt and bring to a boil. Cover, reduce heat to medium low and simmer until water is absorbed, 15 to 20 minutes. Set aside off the heat for 5 minutes; uncover and fluff with a fork.

Mix in thawed edamame, dried cranberries, and feta cheese. Can be served warm or chilled.

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Meet the Neighbors



Our venue for November: **Silk Road**, 2483 Royal Street on **Wednesday, November 12, 6:30 - 8:30**. We encourage you to bring a neighbor who does not come to the meetings or is not a member.

If you have a suggestion for a place email us at secretary@faubourgmarigny.org.

BOARD MEMBERS

Lisa Suarez, President
Kash Schriefer, Vice-President
Gene Cizek, Past President
Alex Vialou, Treasurer
Matt Del Vecchio, Recording Secretary
Gretchen Bomboy, Corresponding Secretary
Ken Caron
Miles Swanson

COMMITTEES

Advertising: ads@faubourgmarigny.org

Blight: blight@faubourgmarigny.org

Marigny Green: marignygreen@faubourgmarigny.org

Newsletter: editor@faubourgmarigny.org

Caroling	Education	Volunteer
Community Outreach	Home Tour	Walking Tour
Crime Prevention	Hospitality	Washington Square Park
Development	Membership	Web Site
Frenchmen	Neighborhood	Zoning
Fundraising	Special Projects	

For comments — email info@faubourgmarigny.org

Do You Receive Our Weekly E-Blast?

FMIA sends out an email blast every Sunday with important news about what's happening in the Faubourg Marigny and surrounding area — news that you need to know! To sign up for this service, email secretary@faubourgmarigny.org to be put on the list.

IMPORTANT NOTE: You may need to change your email settings to allow news@faubourgmarigny.org as an approved sender or add it to your contact list.

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Did you ever wonder who these people are? ↑

Find out at the next Meet your Neighbors!
And if you have a favorite place in the neighborhood that you think would be interested in hosting an upcoming event, let us know by emailing editor@faubourgmarigny.org.

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Marigny Green News

By Deborah Oppenheim

As a volunteer for Marigny Green under the auspices of Faubourg Marigny Improvement Association, (FMIA) I am dedicated to the "greening" of the Marigny. Marigny Green provides information and the resources available on living green to the residents of our neighborhood. I feel volunteering is more than doing a good deed; it is an exchange. I believe they hold the community together and with help creates positive outcomes for the Marigny.

Why Volunteer for Your Community?

There are many benefits and here are a few:

- to share skill(s)
- to meet and build camaraderie with residents of our neighborhood
- to understand the needs of your community
- for commitment to historic preservation and quality of life issues
- to learn about functions and operation of city's government
- to attain knowledge of available local resources
- to educate others about our community needs
- to participate in helping create positive change

Volunteering is a reusable commodity!

As a volunteer, you are dedicating your valuable time. It is important to find the volunteer position that you would enjoy and there are many choices available in FMIA such as:



- | | |
|------------------------|----------------------------|
| Caroling | Walking Tour |
| Washington Square Park | Newsletter |
| Crime Prevention | Community Outreach |
| Zoning | Advertising |
| Blight | Fête Marigny |
| Web Site | Hospitality |
| Meet the Neighbors | Education |
| Marigny Green | Membership |
| Marigny Home Tour | Special Projects and more! |

As a volunteer, you can make a difference!

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NOCCA Press Street Gardens: Grow the Block Workshop Series

Press Street Gardens is a half-acre urban farm and outdoor applied learning laboratory serving the New Orleans Center for the Creative Arts as well as the Faubourg Marigny, Bywater, and Ninth Ward neighborhoods. Press Street Gardens provides fresh vegetables, fruits and herbs for NOCCA's Culinary Arts Department to use in classroom training, for The Boxcar food truck, and for local residents and businesses. It supports innovative, integrated, hands-on learning for NOCCA students by incorporating garden space into arts, sciences, humanities, and health education curricula.

NOCCA's student body and neighbors come from richly diverse backgrounds. Press Street Gardens is an exciting green space for community events and educational opportunities that bridge lasting relationships between NOCCA and the surrounding community. A wide variety of workshops and creative programs are provided at Press Street Gardens. These workshops educate participants about topics ranging from proper gardening techniques, nutrition, and personal well-being to wetlands restoration and environmental stewardship.

Workshops will be held on Saturday November 1, 8, and 15.

The Grow the Block workshop series will educate and empower participants through direct service learning and innovative curriculum. Hosted by The NOCCA Institute and Press Street Gardens, the series will be held at the Laussat Street Garden, which currently provides the NOCCA Culinary Arts program with an abundance of fresh vegetables and herbs.

Workshop One: Weedeaters

The purpose of this workshop is to introduce participants to the array of invasive and native plant species, typically classified as weeds, which abound in both a garden and an urban setting. Participants will learn how to identify and safely consume certain naturally growing vegetation in the garden and throughout the city of New Orleans. Simultaneously, they will learn about the medicinal, culinary, and fertilization benefits of such vegetation through direct volunteer work in the Laussat Street Garden.

Workshop Two: Reclaim the Land

Invasive and native plant species are directly linked to issues of blight in New Orleans. Blight can be categorized as part of a process whereby a previously functioning city (or portion of a city) falls into disrepair and disuse.

Through participation in the Reclaim the Land Workshop and direct service in the the Laussat Street Garden, participants will learn about the impact that community gardening and responsible land stewardship can have on blight reduction and the beautification of the built environment. Service activities will include garden maintenance and beautification, creation of wooden signage and plant indicators, and the painting of fencing structures for the Laussat Street Garden.

Workshop Three: Parcels and Pathways

The purpose of this workshop is to equip participants with an awareness of the various "green" uses of currently vacant land and of pathways to acquisition of vacant sites.

The Parcels and Pathways workshop will involve a tour of several community green sites that fulfill a diverse array of functions (pocket parks, community orchards, herb and flower gardens), perhaps performing a brief service component at each site or as needed. In addition, participants will learn from garden managers and plot owners about the ways in which such land were acquired, as well as issues of site upkeep and development. Participants will be encouraged to bike or carpool from site to site.

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Look What's Cooking on St. Claude!

By Jonathan Rhodes

As part of our mission to support local businesses and promote community development, St. Claude Main Street has developed a series of programs to incubate more than a dozen small businesses and revitalize vacant spaces along the corridor.

As part of this program, we collaborated with My House NOLA to establish the St. Claude Food Truck Park located at 3039 St. Claude Avenue at Feliciana Street. The FTP brings together established and aspiring operators who offer some of our cities most innovative food in a unique community setting. Through Nov. 8, the food truck park will be open Thursday – Saturday nights from 6-9 p.m. Check our website for updates and schedule — stclaude.org — we're still booking trucks!

In addition to the food trucks, three neighborhood pop-up food retailers will also be participating in the program: EmpaNOLA (Carolina Gallop), Koreole (Kayti Williams), and Laurel's Licks Ice Cream (Laurel Santos). The three vendors are participants in the 2014 St. Claude Main Street Pop-Up Retail Program, which is funded in part by a grant from the Greater New Orleans Foundation. In the coming weeks we will feature 10 independent retailers along St. Claude, from animal services to artisan jewelry. More information will be coming soon.

The food truck park is made possible by sponsors including: Southern Eagle Sales & Service and Anheuser-Busch (www.anheuser-busch.com); River Parish Disposal (www.bizstinks.com); the Louisiana Division of Historic Preservation; Keller Williams Realty's Ariana-Middleton Team (www.amnola.com); and CSRS Inc. (www.csrsonline.com).

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Community Benefit Agreement with Café Istanbul and FMIA

Café Istanbul (“Café Istanbul”), a business leasing the space within the New Orleans Healing Center known as Performance Hall and the Faubourg Marigny Improvement Association, (“FMIA”), a nonprofit corporation organized and existing under the laws of the state of Louisiana, represented herein by Alex Vialou, its President, enter into this Community Benefit Agreement (Agreement) upon the passage of property (“The Effective Date”) regarding the proposed use of the performance hall located at 2322 St. Claude Avenue. (“the Use”).

I Purpose

FMIA is an officially recognized neighborhood association that represents the sometimes divergent views of its constituents. FMIA and Café Istanbul represent that the neighborhood’s support is critical to the ultimate approval and success of the Project and Café Istanbul is entering this Agreement in exchange for this support. FMIA’s support for the Use is contingent on this final enforceable agreement, with penalties for nonperformance being executed by the parties.

It is understood: and agreed by both parties that the zoning, HMC-2 implies certain protections which will be expected to ensure the zoning can use its full effect for the betterment of the neighborhood. The protections are outlined in its purpose which is quoted here:

The purpose of the district (HMC-2), is to permit more intensive commercial uses than the HMC-1 District, yet protect the historic character of the Marigny/Tremé area. The district includes the peripheral properties in Marigny/Tremé which front on major traffic arteries and can provide access for more intense commercial uses.

II Project

FMIA agrees to support the Use in exchange for the inclusion of certain protections from the Use outlined below:

1. Café Istanbul will post signs as on the inside and outside (as allowed by HDLC and National Park Service (“NPS”) of the building, reminding patrons that there’s a residential neighborhood to our rear and that they should be respectful when exiting to their cars.
2. Café Istanbul will make special announcements about quietly respecting our neighborhood before and after each event.
3. Café Istanbul will offer a weekly meeting and focus group with neighbors to address any concerns they may have and develop solutions as needed. If both neighbors and Café Istanbul agree that a particular weekly meeting is not necessary, it may be canceled for that week. Following the initial three months, meetings shall take place on a monthly or quarterly basis, such meetings subject to cancellation by mutual agreement of both parties.
4. Café Istanbul will offer the EMERGENCY cell phone numbers of the owners and managers to the neighbors in case there is an issue that can be resolved immediately instead of the next day or next week and provide updates of any changes.
Chuck Perkins, Co-Owner Café Istanbul,
504-975-0286, Chuchp25@hotmail.com
Suleyman Aydin, , Co-Owner Café Istanbul,
504-329-5483, Devrimaydin@gmail.com
5. Café Istanbul may open the doors for an event one hour (maximum) prior to the actual start time and will close one hour (maximum) after a performance. Alcohol service

will end and lights will be “up” at the conclusion of the performance. Nothing in this paragraph shall authorize an extension of the closing hour times set forth in paragraph 7 below.

6. Café Istanbul will post a performance schedule one week in advance on their website, to the best of their ability, subject to change.
7. Café Istanbul may be open seven days a week. All live music shall cease by 2:00AM Friday, Saturday and one “floater” day Sunday through Thursday dutifully advertised on through the internet and at the venue. All remaining days shall cease all live music by 12:00 AM. Extra personnel, specifically for security, will be provided by Café Istanbul on the “floater” day. Closing time includes the one hour post performance, requiring that a show ending at 2:00 AM to require all guests to leave immediately.
8. Café Istanbul will not allow go-cups.
9. Café Istanbul will not have events in the parking lot.
10. Café Istanbul will install cameras that face the parking lot, subject to approval by NPS and HDLC, which will be able to identify noisy patrons. Repeat offenders will be asked not to return.
11. Café Istanbul will abide by the sound ordinance.
12. Café Istanbul will provide personnel that will be on site after closing and randomly monitor and walk the parking lots for security, noise, etc.
13. Café Istanbul will be allowed to sell alcohol as a concession starting an hour before performances.
14. The performances will be include but are not limited to theatre, dance, poetry, comedy, movies, live music, art exhibits, meetings, etc. for which live music will make up no more than four days a week. Performances will not include those consisting solely of a D.J. for the purpose of creating a high-energy dance environment.
15. Café Istanbul will maintain trees, shrubberies of sufficient size and other sound mitigation devices in the parking lot (and other areas, as possible) to help buffer noise that may be caused by guests and/or cards as set forth by the City of New Orleans.
16. Halloween weekend, Jazz Fest Weekends, New Year’s Eve, the week prior to Mardi Gras, Lundi Gras, Mardi Gras day are specifically allowed to host events until 3:00 AM.
17. Café Istanbul will not be allowed to serve alcohol on days with no performance.

III Legal Provisions

1. Term. This agreement shall commence on the date hereof and continue until the parties agree in writing to terminate or amend it.
2. Entire Agreement. This Agreement contains the entire agreement between parties and supersedes any prior agreements whether written or oral. References herein to this Agreement include the attached Exhibit A. This Agreement may not be altered, amended or modified except by an instrument in writing signed by the parties here.
3. Severability Clause. If any term, provision, covenant

Continued on page 13

CBA continued from page 12

- or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in force.
4. No Waiver. The waiver by any party of any term of this agreement shall not be deemed a waiver of any other provision or term of this Agreement. The mere passage of time, or failure to act upon a breach shall not be deemed as a waiver of any provision or term of this Agreement.
 5. Binding on Successors. This agreement shall be binding upon and inure to the benefit of the successors in interest transferees, assigns, present and future partners, subsidiary corporations, affiliates, agents, representatives, heirs, and administrators of each party hereto. Any reference in this Agreement to a party shall be deemed to apply to the successor in interest, transferee, assign, present and future partner, subsidiary corporation, affiliate, agent, representative, heir or administrator of such party.
 6. Governing Law. This Agreement shall be governed and construed in accordance with the laws of Louisiana without regard to any conflict of law principles.
 7. Authority of Signatories. The individuals executing this Agreement represent and warrant that they have the authority to sign on behalf of their respective parties.
 8. Correspondence. All correspondence or notices shall be in writing and shall be addressed to the effected parties at the addresses set below:
Café Istanbul, 2372 St. Claude Avenue,
New Orleans, LA 70117
FMIA, 2401 Burgundy Street Box 10,
New Orleans, LA 70117
 9. In the event there is an unresolved disagreement pertaining to the Agreement, both parties agree to arbitrations with costs assessed by the arbitrator.

IV Default and Remedies.

Failure by Café Istanbul to perform any term or provision of this Agreement, after notice and five (5) day right to cure as provided below, shall constitute a default under this Agreement. The following procedures will govern:

1. Five Day Right to Cure. If FMIA believes Café Istanbul is in default of this Agreement, FMIA shall provide written notice to Café Istanbul of the alleged default, offer to meet and confer in good faith effort to resolve the issue and provide Café Istanbul five (5) days to cure the alleged default commencing on the date of notice. Any notice given pursuant to this provision shall specify the nature of the alleged default, and, where appropriate, a letter suggesting how the manner of the alleged default may be satisfactorily cured shall be sent to Café Istanbul.
2. Remedies. In the event that Café Istanbul defaults under the terms of this Agreement and has not made a good faith effort to cure such default(s) within the five day period described above, then FMIA may institute arbitration proceedings. Under arbitration proceedings, if Café Istanbul was found guilty of having defaulted under the terms of this Agreement, it will be subject to a minimum monetary fine in the amount of \$500.00 per day if it violates the agreement. The fines would be paid to the FMIA Quality of Life Neighborhood fund that cannot be used for the FMIA general daily operations. In the

event, Café Istanbul feels the claim of default by FMIA is unreasonable or frivolous, Café Istanbul may institute arbitration proceedings.

3. Notwithstanding paragraphs 1 and 2 above, if there are five (5) or more documented violations of paragraphs 5, 7, 11, or 12 of the Purpose section of this Agreement within any 90 day period the requirements for arbitration in paragraphs 1 and 2 above shall be waived and the FMIA shall be authorized to immediately pursue and remedy available under law or equity including injunction, specific performance or any other legal or equitable remedy. For purposes of this paragraph, if Café Istanbul is found to be in violation of paragraphs 5, 7, 11, or 12 on five or more occasions within a 90 day period then it shall be responsible for all legal fees and costs incurred by the FMIA to enforce this Agreement.
4. The parties to this Agreement hereby agree that either party shall have the right to request and revisit the terms of this Agreement within one year of effective date.

**An excerpt from Ordinance No. 024711
(Healing Center) Provisos**

These are some of the rules built into the City Council Ordinance giving the developer permission to go forward with construction.

21. The operator shall discourage loitering onsite and in the adjacent public rights-of- way. If necessary, signs shall be posted, the size and design of which shall be subject to the review and approval of the City Planning Commission.
27. The amusement place operator shall provide a minimum of one (1) security guard at all times during which the use operates, who shall patrol the public right-of-way adjacent to the site.
28. No alcoholic beverages shall be consumed in the public right-of-way adjacent to the site. The use of "to go" cups shall be prohibited.
29. Live or recorded music shall be played within the building and not in the exterior areas of the site. Music of any kind shall be prohibited on the exterior of the building. Doors and windows of the amusement place shall remain closed when music is being played.
31. The operator of the amusement place shall not affix or cause to be affixed to any public property or to any private property in a manner prohibited by law, any menus, flyers or promotional materials, and shall also require all performers, on behalf of themselves and any of their agents, to execute a legally binding document attesting to their agreement to comply with conditions set forth in this proviso. The City Attorney shall approve the form and content of a standard legal document to be used.
32. The owner and/or operator shall adhere to the conditions of a Community Benefits Agreement with the Faubourg Marigny Improvement Association and the agreement and subsequent amendments to the agreement must be filed in the records of the Conveyance office.



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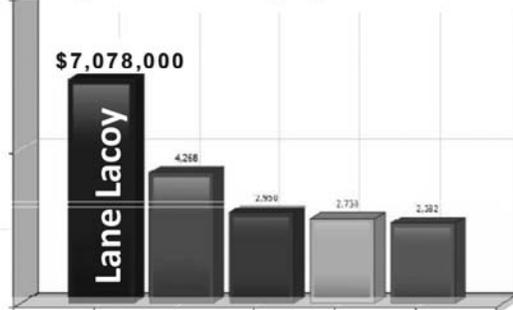
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All This and Books Too

By Adele Marrs, Assistant Manager, Alvar Branch, New Orleans Public Library

We have so much coming up this month that we are excited to share with you! In addition to the fantastic upcoming programs that follow, we would like to remind you that we offer free computer tutoring each Thursday from 11am-1pm. Additionally, we provide an activity for youth each Saturday at 2pm as well as a story time and craft for young people each Saturday morning at 10:30am. Furthermore, we are eager to announce that you can come find the New Orleans Public Library, including some of your beloved Alvar staff, at this year's Fringe Festival, nofringe.org, in the family fringe tent on November 22nd and 23rd.

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First of all, our ever-growing and evolving zine collection will be making an appearance at two different off-site events. On Sunday, November 9th, you will find us at the New Orleans Bookfair. This event, to be held at the Zeitgeist Multi-Disciplinary Arts Center at 1618 Oretha C. Haley



Blvd., will feature an abundance of book makers, book sellers, comic artists, and more. Representatives from several different branches of the New Orleans Public Library will be in attendance with information about ongoing and upcoming library events and Alvar will be there with our zine collection. You can learn more about this event at neworleansbookfair.com. On the following weekend, Saturday, November 15th, our zine collection will be appearing at the first annual New Orleans Independent Comics and Zines Fest. We are thrilled that the tabling segment of this event, featuring independent publishers of all sorts, will be held at the Main Branch of the New Orleans Public Library at 219 Loyola Ave. A plethora of additional events in celebration of self-expression and self-publication will be happening throughout the weekend as part of the festival. Check out NOCAZfest.com for more information!

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On the following week, we will be hosting two different events at Alvar. The first will be a poetry reading to be held on the evening of Tuesday, November 18th, from 7-9pm. The three featured poets are Valentine Pierce, Clemonce "See" Heard, and Bobby Toomer. Please come hear these talented poets and enjoy good company at this evening gala. Second, we invite kids and teens to come enjoy an opportunity to participate in a mock election at the library! On the afternoon of Saturday, November 22nd, from 2-4pm, Alvar will have a real voting machine available to you to come cast your votes about programs you would like to see at your community library. Of course, we will have snacks and refreshments too! Look forward to seeing you soon and, as always, all programs are free and open to the public.



FMIA Board Meeting Minutes: October 1, 2014

Members in Attendance

Miles Swanson, Gretchen Bomboy, Alex Vialou, John Gutekunst, Dave Hurlbert, Lisa Suarez, Ken Caron, Gene Cizek, Kash Schriefer, Carol Gniady, Matt Del Vecchio

Board Position Elections

President: Lisa. Vice-president: Kash. Corresponding Secretary: Gretchen. Treasurer: Alex. Recording Secretary: Matt. All votes unanimous. Election concludes.

Membership Outreach

Perception problem brought up, needing younger membership, possible rebranding, logo. Organized committees needed. Improved web presence, document sharing. Using web tools suggested, perhaps more guest speakers. Possible staff member mentioned.

Treasurer's Report

Julian Mutter owes FMIA \$6,000 from a matching donation grant. Had gone over records and signed contract.

Riverfront Overlay

Miles reports the Riverfront Alliance of neighborhood associations is opposed to the CPC's proposed height bonuses and it's 8.1 change. The alliance to write a letter to Stacy Head and Jason Williams about CZO. Ideas shared on how to get our message to Councilmember Ramsey.

Mardi Gras Zone

MGZ going to city council. Docket item for it delayed to Oct. 16. Miles to write letter to Ramsey expressing FMIA's opposition, cc'd to council.

Washington Square Park

FMIA needs to ask AIDS memorial group if we can move metal benches and attach to ground so they can't be moved. Ask about upkeep fund money for FMIA. Get proposal from electrician to prevent box tampering. Ken motions Gretchen writes a letter, seconded. All in favor. Ken motions to also ask electrician why lights go out, seconded. All in favor. Ken motions Gretchen contacts Marble Man for estimate on cleaning stone benches of graffiti w/ upkeep money, seconded. All in favor.

Fete Marigny

Oct. 26. Gretchen reports permits half-way done. Unsure if music or vendors sourced, canceled? Expensive to produce but other groups use their fest to raise money and promote. Sponsor giving \$3,500. Luke phones in update, he has bands lined up but behind on vendors.

Old Business

Meeting locations - discussion to alternate general meeting in triangle. Researching locations for board meeting.

Recording ends prior to adjournment, around 9:45PM.

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FMIA General Meeting Minutes: October 20, 2014

President Lisa Suarez called the meeting to order at 7:15PM.

New Board

Lisa introduced the new board. Lisa Suarez: president, Kash Schriefer: vice-president, Gretchen Bomboy: corresponding secretary, Alex Vialou: treasurer, Matt Del Vecchio: recording secretary, Miles Swanson, Gene Cizek, Ken Caron. Carol Gniady resigned due to work conflict, leaving one appointee opening.

NOPD Report

Dwight Alcorn, Quality of Life officer for 5th District announced weekly COMSTAT meetings on Tuesdays, 1PM, where district crime trends discussed. Second Wednesday of the month, 6PM, NONPAC, a police and neighborhood anti-crime meeting. Anti-Crime Walk on Wednesday. November 19 is fundraiser for Officer Jonathan Smith, wounded officer from the shooting at Gene's Po-boys. Safe-Cam NOLA is program to register your security cameras with NOPD to assist in identifying suspects.

Night Out Against Crime Pauger St. Block Party raised \$2,000 for Cops 8 non-profit.

Fete Marigny

Sunday, October 26, Washington Square Park. French music, food, kids-friendly. Volunteers needed to help set up and clean up. Donations needed for silent auction.

Zoning Report

FMIA joined the Riverfront Alliance, group comprised of Algiers Point, French Quarter Citizens, Holycross, Neighbors First for Bywater, VCPORA, FMIA. Three goals: remove CZO Section 13 (Riverfront overlay, height bonuses); re-insert Section 8.1, Tout Ensemble ("all together"); remove Article 5, which the Bureau for Governmental Research calls a "trojan horse". Met with Councilmember Ramsey. Working on meeting with Councilmember Head. SIZE MATTERS shirts available, some posters.

Sts. Peter and Paul

Ann Marie spoke, immediate residents have some concerns, thankful for Natalie Jordan's responsiveness. Concerned about hours of events and if they can be limited in provisos. Residential permit parking around hotel? Otherwise provisos covered most issues.

Healing Center

Matt Del Vecchio reports late night problems continuing with Cafe Istanbul. Neighbors complaining of loitering and noise due to outdoor furniture, gate left open, security staff not keeping patrons either inside or quiet. CBA needs enforcement.

1818 Burgundy

Presentation by Sara and Brad of Trahan Architects on preliminary development ideas of the old gas station. 2-4 family residential, low-rise, no height variance.

Spring Home Tour

Volunteers wanted, and suggestions of which houses should be on tour. Any you're curious about?

Judgeship Candidates

Speakers:

- Niki Roberts running for Juvenile Court, Section E.
- Cynthia D. Samuel running for Juvenile Court, Section E.
- Taetrece Harrison running for Civil District Court, Domestic Section 1
- Judge Chris Bruno running for Civil District Court, Division F

Meeting adjourned at 8:10PM.

St. Anna's Episcopal Church Food Pantry

We are looking for donations of food for St. Anna's Food Pantry. Donations are distributed to those in need on a monthly basis.

Canned fruit & vegetables, peanut butter, small bags of rice are just a few suggested items. A convenient drop off point is at the address noted below.

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 Senior Individual: \$5.00 Senior Household (2 votes): \$10.00

Name # 1 _____ Phone: _____ E-mail: _____

Name #2 _____ Phone: _____ E-mail: _____

Property in Marigny Address _____ ZIP _____

Homeowner: yes no Landlord Name: _____

Address: _____ City: _____ State: _____ ZIP _____

Phone: _____ E-MAIL: _____

_____ **OR** _____

NON-RESIDENT PROPERTY OWNER: One Individual with voting privilege \$15.00

Name of VOTING Property Owner: _____

Property in Marigny Address _____ ZIP _____

Mailing Address _____ State _____ ZIP _____

Phone: _____ E-MAIL: _____

_____ **OR** _____

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Name: _____

Name of Business: _____

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Phone _____ E-MAIL _____

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Meet the Neighbors Night — Wednesday, 11/12/14
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