

LIVABILITY COMMITTEE

Meeting Notes

Monday, 6 May 2024, 3:00 pm

Covenant House, Board Room

611 N. Rampart Street, New Orleans, LA 70112

1. Call to Order, Reading of the Agenda, and Roll Call

The meeting was called to order at 3:05 pm and the agenda was read into the record.

ROLL CALL: COMMITTEE MEMBERS				
First Name	Last Name	Present	Absent	Approve Meeting Notes
Madison	Charleston		X	-
Rene	Fransen	X		-
Mamie	Gasperecz		X	-
Erin	Holmes	X		-
Christian	Pendleton		X	-
Graham	Williams		X	-
Antonio	Carbone		X	-

INTRODUCTION OF ATTENDEES: GUESTS		
First Name	Last Name	Role
Karley	Frankic	FQMD Executive Director
Shelby	Ursu	FQMD Coordinator
Robert	Bejarano	FQMD Program Manager
Eric	Smith	City's CAO Office
Jane	Cooper	FQMD Chair
Gretchen	Byers	VCPOA

2. Public Comment:

Rene Fransen shared a video showing a garbage truck leaving debris in the street to the Committee.

3. Motion – Consider a motion to approve the previous meeting notes

A quorum of the Committee was not present to approve the motion.

4. Committee Chair's Comments

Vice-Chair Erin Holmes led the meeting in Chair Mamie Gasperecz's absence.

a. Update on Homeless Services

Karley Frankic reported that as of this morning the Covenant House contract has moved forward so that they can be paid for the youth street outreach work they have been performing. Ms. Frankic informed the Committee that the Traveler's Aid Society of Greater New Orleans (TASGNO) contract from 2023 was not renewed for 2024, so the TASGNO has had to float the salaries of the three case managers for the past four months. She added that the contract for the Rapid Rehousing Program and the TASGNO vehicle procurement have not proceeded either. Eric Smith noted that the TASGNO contract was sent to the

French Quarter MANAGEMENT DISTRICT

French Market Corporation (FMC) this morning and the FMC had no revisions. Jane Cooper asked if the FQMD has reviewed the contract. Ms. Frankic answered no, adding that the contract is between TASGNO, the FMC, and the French Quarter Economic Development District (FQEDD). Ms. Cooper stated that because the FQMD is a part of the FQEDD, she would like to see the contract. She asked Mr. Smith when to expect to see the funds move to the appropriate entities. Mr. Smith answered that a purchase order will be created within seven days and then the funds will be able to move along.

b. Update on Code Enforcement

See attached document. Ms. Frankic reported that a French Quarter dedicated Code Enforcement Inspector, Shaune Gilbert, has been hired and is being paid from the FQEDD Trust Fund. She stated that the Inspector is limited in what he can enforce in his role, noting that Mr. Gilbert's role is similar to that of the Vieux Carre Commission Inspector's role. She added that the main violations Mr. Gilbert looks for deal with building codes. Ms. Frankic reported that Mr. Gilbert is currently being cross trained with other departments, and he is photo documenting violations that are out of his jurisdiction and sending the information along to the appropriate departments. She informed the Committee that a Code Enforcement email has been created that goes through the FQMD to Code Enforcement, similar to the Quarter Clean email, where residents can report any concerns. Ms. Holmes asked if there was a way to add sandwich boards onto the list of violations that Code Enforcement can check for during daily inspections and notify business owners to remove them. She stated that sandwich boards in the French Quarter cause accessibility issues and have not been enforced. Ms. Frankic will check to see if Code Enforcement can notify the Department of Public Works (DPW) to enforce removing the sandwich signs from sidewalks.

5. Discussion – Discussion by Committee of North Rampart Infrastructure and Safety Updates. To Present: Robert Bejarano

Robert Bejarano reported that today, Madeline Commander, owner of Traffic Commander, is currently reviewing the contracts before signing, stating that he hopes to hear back about any revisions from Ms. Commander by tomorrow. Mr. Bejarano noted that the permits are making their way through the system, adding that he will need approval from the DPW and the Sewerage and Water Board this week in order to proceed. Ms. Holmes asked if the DPW had any objections to the chosen flex posts. Mr. Bejarano replied that he has not heard any objections about the specifications so far. Ms. Frankic added that she spoke with Rick Hathaway of the DPW last week about the preferred flex posts and noted that Mr. Hathaway seemed open to the preference. She stated that she hopes the permitting process will move along faster since she was able to give the permit applications directly to Mr. Hathaway. Ms. Frankic said that the next step is to work on creating a Cooperative Endeavor Agreement (CEA) between FQMD and the City for this joint venture. She noted that the only issue that needs to be ironed out with the City is the concern over battery life for the solar-activated pedestrian lights. Ms. Holmes thanked Committee member Antonio Carbone for his hard work and dedication to this project, and thanked Mr. Bejarano for coming in and taking this project on.

6. Discussion – Update on Supplemental Sanitation – Glass Half Full Recycling for Gulf Coast Restoration. To Present: Robert Bejarano

Mr. Bejarano reported that written confirmation is still needed for two of the three recycling locations, noting that the Jazz Museum is the only confirmed drop-off site at this point in time. Mr. Bejarano stated that he did receive verbal confirmation from the New Orleans Recreation Development Commission (NORD) regarding hosting the recycling at Cabrini Park and he is hoping to get written confirmation tomorrow. He stated that the plan to host at the Eighth District Station has not been able to come to fruition, so now the plan is to use the Historic New Orleans Collection (HNOC) parking lot. Ms. Frankic added that the HNOC is already a Glass Half Full customer and offered utilizing their parking lot for the glass recycling drop-offs. She stated that she will share the details as soon as confirmation is received. Ms. Holmes asked what the program's anticipated launch date is. Ms. Frankic answered that the Jazz Museum can start the glass recycling drop-offs now, and after Mr. Bejarano hears from NORD and HNOC things should be able to move forward quickly. Ms. Holmes asked if there are any promotional materials to spread awareness about the program at the Vieux Carre Property Owners, Residents, and Associate's Mother's Day concert on Sunday, noting that around 300 residents will be attending. Ms. Frankic replied that Riley at Glass Half Full has shared some image files and has a large budget for community engagement. Mr. Bejarano will touch base with Riley on this matter and coordinate. She noted that FQMD staff have a meeting with their marketing company this week and can discuss more promotional options, adding that the idea was briefly discussed last month about creating door hangers for residents that would share the recycling drop-off locations and details.

French Quarter MANAGEMENT DISTRICT

7. Discussion – Update on Streetlight Repairs and Survey Fieldwork. To Present: Karley D. Frankic

Ms. Frankic reported that \$150,000 in the FQEDD Trust Fund has been budgeted for streetlight repairs. She stated that initially the City said this was to go out as a separate Request for Proposal (RFP) but is now going to be included in the existing \$4.5M contract with All Star. Ms. Frankic noted that Mr. Hathaway said that Legacy and All Star are currently going out into the neighborhood and locating the prioritized poles which will be those that require minimal and low-cost repairs. Ms. Holmes asked Ms. Frankic if she knew what the timeline is for the streetlight repairs. Ms. Frankic answered that the repairs should be completed by the end of June or the beginning of July. Rene Fransen asked if there were updates on the discussion at last month's Committee meeting regarding the color temperature of the streetlights. Ms. Holmes stated that she has no updates but will make a note of this matter and speak with Mr. Carbone on next steps. Ms. Frankic stated that the City administration has given FQMD the greenlight to start working on a CEA for additional streetlight repairs.

8. Discussion – Discussion by Committee of Additional Trash Receptacle Locations. To Present: Robert Bejarano

Mr. Bejarano reported that the vendor has been paid the 25% down payment to get the manufacturing process moving forward. He stated that after the funds are received, he will be coordinating a delivery date for the receptacles with the vendor. Mr. Bejarano informed the Committee that he would welcome four to five volunteers next Tuesday, May 14th at 8 AM to survey the French Quarter to verify receptacle locations. Ms. Holmes stated that she will be out of the country next week but will pass the information along.

9. Discussion – Discussion by Committee of Keep Louisiana Beautiful Love the Boot Week Event Results. To Present: Shelby Ursu

See attached document. Shelby Ursu reported that on Sunday, April 21st, 25 volunteers, including staff from Hotel Monteleone and Four Seasons New Orleans, participated in a Love the Boot Week cleanup event of Esplanade Avenue. She noted that 16 bags were collected of trash and recyclables over the course of two hours. Ms. Ursu reported that FOX8 and WWL came to get footage of the event, thanks to the FQMD's marketing firm Ellie Rand Public Relations.

10. Discussion – Discussion by Committee of Keep Louisiana Beautiful Grant Opportunities. To Present: Shelby Ursu

See attached document. Ms. Ursu reported that Keep Louisiana Beautiful (KLB) has released information on three grant opportunities for the Committee to consider applying for. She stated that both the Greener Grounds Grant and the Healthy Communities Grant have a deadline to apply by May 15th. Ms. Ursu added that the Beautification Grant has an application deadline of May 30th and is the same grant opportunity that the Committee briefly discussed last summer. She reminded the Committee that the grant application is an in-depth process, which FQMD staff did not have the time to fully invest in last year. The Committee agreed to wait to apply until the next round of KLB grants are re-released later this year.

11. Discussion – Discussion by Committee of Signage Requests and Implementation Opportunities. To Present: Erin Holmes

Ms. Holmes reported that she has been included in a series of emails regarding missing signage and requests for signage in areas of entry to the French Quarter for oversize vehicles. She noted that tour buses and oversized trucks are not allowed in the French Quarter, but with a lack of signage to clarify this, the issue has been unenforced. Ms. Holmes also mentioned that there have been signs put up recently by French Quarter residents on Barracks Street and on Bourbon Street that state that these areas are quiet, residential neighborhoods. Ms. Frankic pointed out that Bob Simms surveyed the neighborhood in the past and noted all the spots with missing signage for oversize vehicles. Ms. Holmes stated that she will table this discussion for next month when there will be more Committee members present to see if the Committee wanted to consider creating a workplan to tackle the missing signage issue if funding should be made available for the project.

12. New Business– To consider and take action upon any other matters that may properly come before the French Quarter Management District Livability Committee

Ms. Frankic reported that the Sanitation contract for the French Quarter and the Downtown Development District is supposed to be released this week. Ms. Cooper asked if the suggestions from the Livability Committee were included in the RFP. Ms. Frankic replied that she has not seen the RFP but noted that she did send the Committee's suggestions to Matt Torri. Ms. Holmes asked what the RFP timeline is. Ms. Frankic answered that the RFP should be open for 30-45 days. Ms. Holmes pointed out that the Department of Sanitation said that it takes six to nine months to onboard the chosen vendor. She asked if

French Quarter

MANAGEMENT DISTRICT

there will be a period between the existing Sanitation contract ending and the new contract beginning where there will be no sanitation company working. Ms. Frankic stated that will share any updates she receives with the Committee. Mr. Fransen pointed out that the street sweepings have become less frequent on Esplanade Avenue and North Rampart Street. Ms. Holmes agreed, stating that she has noticed that the sweepers are not street sweeping on the days that they are scheduled to. Ms. Frankic suggested that the Committee members report these issues to the Quarter Clean email to create a paper trail.

13. Next Meeting Date:

The next scheduled meeting of the Committee is Monday, June 3rd, 2024, at 3:00 pm.

14. Adjournment

The meeting adjourned at 3:51 pm.

Department of Code Enforcement
French Quarter Economic Development District
Monthly Inspection Summary Report

For the month of March, The Department of Code Enforcement conducted 37 inspections within the French Quarter, and the findings are as follows:

- 37 initial inspections were conducted.
- 2 of which were assigned inspections.
- 35 of which were inspector generated inspections.
- 6 properties have existing cases.
- 31 inspections resulted in new cases generated.
- 25 properties were cited for the violation of “Defacement of Property.”

Four properties were given the status of “Work in Progress” The other 33 properties were given the status of “Violation – No Work in Progress”.

Defacement of Property was the most prevalent violation observed – it was calculated that 42% of the properties were cited for this violation.

The other violations most observed were siding related, i.e. peeling paint and masonry defects, windows, decorative features.

In addition, the violations which totaled less than 1% of violations cited were such as stairways, gutters, doors, premises identification (address), skylights and weatherboards.

Finally, of the 37 properties inspected, 14 were residential properties, 14 were commercial properties and 9 were mixed use (a building composed of both residential and commercial) properties.

The spread sheet provided with this report can be referred to for confirmation of these statistics and information.

In conclusion, The Department of Code Enforcement and its inspectors are dedicated to the cause of creating a safe environment and quality changes within the French Quarter.

March French Quarter Inspections										
Inspection No.	Date	Property Address	Type of Property	Type of Inspection	Notes	Case Number	Violations	Hearing	Fines Lieved	Abatement
1	3/6/2024	916 St Peter St	Residence	MPM	No Work In Proffress	24-0158-MPM	No Violations	Not Scheduled		
2	3/15/2024	411 Deatur St	Commercial	MPN	No Work In Proffress	24-01994-MPM	Graffiti	Not Scheduled		
3	3/15/2024	235 N Peters St	Mixed Use	Initial	Existing Case; TR	23-04728-mpm	grafitti	Not Scheduled		
4	3/15/2024	219 N Peters St	Residence	Initial	Existing Case; TR; Vacant	23-04733-MPM	Graffiti	Not Scheduled		
5	3/15/2024	315 Decatur St	Mixed Use	Initial	No Work In Proffress	24-01996-MPM	Graffiti, siding and masonry	Not Scheduled		
6	3/15/2024	211 Decatur St	Commercial	Initial	Vacant	24-01997-MPM	Graffiti	Not Scheduled		
7	3/15/2024	206 Decatur St	Commercial	Initial	Existing Case; TR	23-04734-MPM	Graffiti	Not Scheduled		
8	3/15/2024	209 Decatur St	Mixed Use	Initial	No Work In Proffress	24-01998-MPM	Graffiti, Paint	Not Scheduled		
9	3/15/2024	200 Decatur St	Mixed use	Initial	Vacant	24-01926-MPM	Graffiti ,siding, windows	Not Scheduled		
10	3/15/2024	135 Chartres St	Commercial	Initial	Work In Progress	24-01999-MPM	No Violations	Not Scheduled		
11	3/15/2024	204 Chartres St	Commercial	Initial	Vacant	24-02000-MPM	Graffiti	Not Scheduled		
12	3/19/2024	616 Conti St	Mixed use	Initial	Existing Case; TR; Vacant	17-03377-MPM	Paint, Decrative Features	Not Scheduled		
13	3/19/2024	513 Conti St	Commercial	Initial	No Work In Proffress	24-02101-MPM	Graffiti	Not Scheduled		
14	3/19/2024	411 Bienville St	Commercial	Initial	No Work In Proffress	24-02104-MPM	Graffiti	Not Scheduled		
15	3/19/2024	509 Iberville St	Commercial	Initial	Existing Case; TR; Vacant	23-04722-MPM	Graffiti, Windows, Doors	Not Scheduled		
16	3/21/2024	730 ST Peter St	Commercial	Initial	Work In Progress	24-02252-MPM	Siding, Premises ID, Windows	Not Scheduled		
17	3/21/2024	827/29 ST Peter St	Residential	Initial	No Work In Proffress	24-02256-MPM	Paint, Siding, Windows	Not Scheduled		
18	3/21/2024	908 ST Peter St	Residential	Initial	Work In Progress	24-02259-MPM	,Paint, siding, gutters. Stairways.exterior Surfaces. Accessory Structure	Not Scheduled		
19	3/21/2024	625 ST Philip St	Residential	Initial	No Work In Proffress	24-02260-MPM	Graffiti, Decks & Porches. Overhangs. Windows	Not Scheduled		
20	3/21/2024	1226 Chartres St	Residential	Initial	No Work In Proffress	24-00267-MPM	Windows	Not Scheduled		
21	3/21/2024	600 Esplanade Ave	Residential	Initial	No Work In Proffress	24-02262-MPM	Graffiti	Not Scheduled		
22	3/21/2024	544 Esplanade Ave	Commercial	Initial	No Work In Proffress	24-02264-MPM	Graffiti	Not Scheduled		
23	3/21/2024	500 Bourbon St	Commercial	Initial	No Work In Proffress	24-02270-MPM	Graffiti, Skylights	Not Scheduled		
24	3/21/2024	531 Dauphine St	Residential	Initial	Existing Case; TR; Fire Damage, Work In Progress	23-08763-MPM	80% Fire Damage	Not Scheduled		
25	3/26/2024	900 Bourbon St	Residential	Initial	No Work In Proffress			Not Scheduled		
27	3/27/2024	841 Bourbon St	Residential	Initial	No Work In Proffress	24-02387-MPM	Graffiti. Paint	Not Scheduled		
28	3/28/2024	835 Bourbon St	Residential	Initial	No Work In Proffress	24-2389-MPM	Graffiti	Not Scheduled		
29	3/26/2024	831 Bourbon St	Residential	Initial	No Work In Proffress	24-02396-MPM	Graffiti. Decks and Porches	Not Scheduled		
30	3/26/2024	828 Bourbon St	Residential	Initial	No Work In Proffress	24-02399-MPM	Graffiti, Decrative Features	Not Scheduled		
31	3/26/2024	800 Bourbon St	Commercial	Initial	No Work In Proffress	24-02402-MPM	Graffiti	Not Scheduled		
32	3/26/2024	733 Bourbon St	Mixed Use	Initial	No Work In Proffress	24-02406_MPM	Graffiti	Not Scheduled		
33	3/26/2024	717-19 Bourbon St	Mixed Use	Initial	No Work In Proffress	24-02444-MPM	Graffiti	Not Scheduled		
34	3/26/2024	1017 Bourbon St	Residential	Initial	No Work In Proffress	24-02413-MPM	Fence, Graffiti, Weatherboards	Not Scheduled		
35	3/26/2024	903 Royal St	Commercial	Initial	No Work In Proffress	24-02443-MPM	Paint	Not Scheduled		
36	3/26/2024	636-38 Royal St	Mixed use	Initial	No Work In Proffress	24-02447-MPM	Graffiti, Siding & Masonry	Not Scheduled		
37	3/26/2024	607 Royal St	Commercial	Initial	No Work In Proffress	24-02248-MPM	Paint, Decrative Features, Windows	Not Scheduled		

Article IV – Minimum Property Maintenance

26-157 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition, free from any accumulation of trash, litter, debris, garbage, waste, rubbish or other similar material. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such trash in approved container(s), as provided in [Chapter 138](#) of the Code of the City of New Orleans.

26-158 Grading

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage systems shall divert water away from the property and away from adjacent property lines. All drainage systems should discharge towards the public-right-of-way. Approved stormwater management systems shall be exempt from this section.

26-159 Sidewalks and Driveways

All sidewalks, walkways, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions, including but not limited to, deterioration, deformation, fractures, fissures, spalling, or detached, dislodged or failing connections.

26-160 Weeds/Plant Growth/Grass higher than 10"

Except as provided in subsection (b), all premises and exterior property, including vacant land, shall be maintained free from weeds or plant growth more than ten inches tall on the entirety of the lot, plot, or parcel. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs. Said term shall not include cultivated flowers and gardens.

26-161 Rodent Harborage

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

26-162 Exhaust Vents

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property, as provided in the Mechanical Code of the City of New Orleans, as amended.

26-163 Accessory Structures/Fences and Walls

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

26-164 Motor Vehicles: Inoperative/unlicensed vehicle parked, kept or stored in unenclosed structure
Except as provided for in other regulations, no inoperative and/or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited.

26-165 Defacement of Property

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

26-166 Swimming Pools

All swimming pools, spas, and hot tubs shall be maintained in a clean and sanitary condition and in good repair with a functioning filtration system. Private swimming pools, hot tubs and spas shall be completely surrounded by a fence or barrier at least six feet in height above the finished ground level, measured on the side of the fence or barrier which faces away from the pool. Access gates must be self-closing and self-latching.

26-167 Exterior Surfaces/Siding/Paint or Protective Treatment/Metal Surfaces

All exterior surfaces, including but not limited to: doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition.

26-168 Premises Identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall be a minimum of four inches in height with a minimum width of .5 inches.

26-169 Structure/Floor Joists/Boards/Framing/Etc

All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads of the structure's legal use and occupancy.

26-170 Footings/Foundation/Piers

All foundation walls must be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

CITY OF NEW ORLEANS – DEPARTMENT OF CODE ENFORCEMENT – COMMON VIOLATIONS

[26-171](#) Exterior Walls/Weatherboards/Parapet
Exterior walls must be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

[26-172](#) Roofs/Gutters/Downspouts
The roof and flashing shall be sound, tight and not have defects that admit rain. Roofs must be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts must be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that it falls onto adjacent property. Roof tiles, shingles, and any other attachments shall be properly attached and kept in good condition.

[26-173](#) Drainage
Drainage from roofs, paved areas, yards, courtyards, and other open areas shall not pool to permit stagnant water likely to afford a breeding place for mosquitoes or to become contaminated or polluted in such a manner as to injure the public health or create offensive conditions. Drainage systems shall divert water away from the property and away from adjacent property lines. All drainage systems should discharge towards the public-right-of-way. Approved stormwater management systems shall be exempt from this section.

[26-174](#) Decorative Features
All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

[26-175](#) Overhang Extensions
All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces or metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

[26-176](#) Stairways/Decks/Porches/Balconies
Every exterior stairway, deck, porch, balcony and gallery, and all appurtenances attached thereto, shall be maintained structurally sound, safe and in good repair, with proper anchorage and capable of supporting the imposed loads.

[26-177](#) Chimneys and Towers
All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

[26-178](#) Handrails and Guardrails
All handrails and guardrails shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

[26-179](#) Windows/Skylights/Door Frames
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from substantial cracks and holes. Every window, other than fixed windows, shall be operable and capable of being held in position by window hardware.

[26-180](#) Insect Screens
All existing insect screens shall be intact, free from holes or breaks, and tightly fitted.

[26-181](#) Doors
All exterior doors, door assemblies and hardware shall be maintained in good condition and all exterior doors shall lock tightly to secure the door.

[26-182](#) Gates
All exterior gates, gate assemblies, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

[26-183](#) Structural Members
All structural members shall be maintained structurally sound, and capable of supporting the imposed loads of the structure's legal use and occupancy.

[26-184](#) Interior Surfaces
All interior surfaces shall be maintained in a good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracks or loose plaster, decayed wood and other defective surface conditions shall be corrected. Holes in interior walls shall be sealed as necessary.

[26-185](#) Stairs/Floors
Every stair and walking surface shall be maintained in a sound condition and good repair.

[26-186](#) Handrails
Every handrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

[26-187](#) Interior Doors
Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Article IV – Light, Ventilation, and Occupancy Limitations

26-192 Ventilation in Habitable Spaces

- (a) Every habitable space shall have at least one openable window to provide natural ventilation. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in [section 26-189](#).
- (b) When rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least eight percent of the floor area of the interior room or space, but at a minimum of 25 square feet. The ventilation openings to the outdoors shall be based on the total floor area being ventilated.
- (c) A window need not be openable when a mechanical ventilation system is provided and is capable of providing one cubic foot of fresh air per one square foot of floor area for the room being ventilated.

Article IV – Plumbing and Fixture Requirements

26-202 Required Facilities

Every dwelling unit shall contain a bathtub or shower, lavatory, a flush-type water closet and a kitchen sink which shall be maintained in a sanitary and good working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which the water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

26-205 Plumbing Fixtures

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects and be capable of performing the function for which the plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

26-207 Plumbing System Hazard

When a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration, or damage or for similar reasons, and the hazard poses an imminent danger to its occupants, the code official shall order correction of the defects to eliminate the hazard and may order the premises to be vacated until the defects are corrected.

26-208 Water System

Every sink lavatory, bathtub or shower, water closet or other plumbing fixture shall be properly connected to the public water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.

26-210 Supply

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

26-211 Water Heater

Water heating facilities shall be properly installed and maintained in compliance with the applicable building regulations of the City of New Orleans, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110 degrees Fahrenheit. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Keep the Quarter Clean Love the Boot Week Results

On Sunday, April 21st FQMD hosted a Love the Boot Week cleanup event of Esplanade Avenue. FOX 8 and WWL came out to cover the event.

- There were 25 volunteers, including staff from Hotel Monteleone and Four Seasons New Orleans.
- A total of 25 miles were covered by volunteers over the course of 2 hours.
- 16 trash and recycling bags were collected at the end of the event.
- The recycling bags were collected by Osprey Initiative to be hand sorted and sent to a recycling facility.
- The most common items collected were plastic straws, bottle caps, and plastic bottles.





Karley Frankic <kfrankic@fqmd.org>

Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Winston C Fiore <Winston.Fiore@nola.gov>

Mon, Apr 29, 2024 at 1:04 PM

To: Karley Frankic <kfrankic@fqmd.org>

Cc: Erin Holmes <erinholmes@vcpora.org>, Mamie Gasperecz <mamiegasperecz@gmail.com>, Betty DeCell <bkdecoll@gmail.com>

Good afternoon Karley,

Thank you for discussing this matter over the phone earlier today and for advising that this request may be suitable for discussion at an upcoming Livability Committee meeting. Per your guidance, I am looping in Chair Erin Holmes and Mamie Gasperecz. For visibility, I am also CCing Betty DeCell, who is the FQ resident who approached our office with this request.

For your reference, I have included below the corresponding email thread that goes back to October 1st.

Please advise if FQMD has the ability/will to procure/install these signs. If this is not a request you are able to accommodate, I will reach out to Erin in her capacity as VCPORA Executive Director to see if this is something her organization may be able to assist with. Thank you again for your time and consideration,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Bryan D. Block <bdblock@nola.gov>

Sent: Friday, April 26, 2024 8:33 AM

To: Stephen K. Kroll <skroll@nola.gov>; Winston C Fiore <Winston.Fiore@nola.gov>

Cc: Kevin G. Giroir <kggiroir@nola.gov>; Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>

Subject: RE: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

VCC does not have an issue with this

Bryan D. Block

Office of Business & External Services
Historic Districts
Executive Director

(504)658-1421

1300 Perdido St, 7th Floor

New Orleans, LA 70112

bdblock@nola.gov

From: Stephen K. Kroll <skroll@nola.gov>

Sent: Thursday, April 25, 2024 3:46 PM

To: Winston C Fiore <Winston.Fiore@nola.gov>

Cc: Kevin G. Giroir <kggiroir@nola.gov>; Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>; Bryan D. Block <bdblock@nola.gov>

Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hi Winston, there is no CPC review requirement for this sort of thing. I'm copying Bryan to determine whether VCC would be involved.

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Thursday, April 25, 2024 2:56 PM
To: Stephen K. Kroll <skroll@nola.gov>
Cc: Kevin G. Giroir <kggiroir@nola.gov>; Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hi Stephen, please see below.

DPW have indicated this can be done without a permit but signaled that there may be Planning requirements associated with such a request. Is this something you can speak to? Thank you for your time and assistance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Sent: Wednesday, April 10, 2024 9:23 AM
To: Winston C Fiore <Winston.Fiore@nola.gov>
Cc: Kevin G. Giroir <kggiroir@nola.gov>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good Morning Winston-

I spoke with the Traffic engineer. DPW does not have any requirements or permits to approve. Kevin believes that the CPC has requirements, however, and will defer to them.

Thanks
Shannon

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Friday, April 5, 2024 3:43 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Rayshad H. Brown <Rayshad.Brown@nola.gov>; Kevin G. Giroir <kggiroir@nola.gov>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good afternoon Shannon, wanted to give you a courtesy heads up that I will be escalating this next week so that you are not caught off guard. Thanks again for your time and assistance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Sent: Saturday, March 23, 2024 6:40 PM
To: Kevin G. Giroir <kggiroir@nola.gov>
Cc: Winston C Fiore <Winston.Fiore@nola.gov>; Rayshad H. Brown <Rayshad.Brown@nola.gov>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hey Kevin- Thoughts?
SB

R- please add to list

SB

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Wednesday, March 20, 2024 10:03 AM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>; Kevin G. Giroir <kggiroir@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good morning, checking in. Just want to understand what this application process looks like so that I can discuss options with resident. Thank you again,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Sent: Saturday, March 9, 2024 6:45 PM
To: Winston C Fiore <Winston.Fiore@nola.gov>; Kevin G. Giroir <kggiroir@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>; Winston C Fiore <Winston.Fiore@nola.gov>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hey Winston-

I am so sorry for the late response. DPW has not put up those signs. Perhaps the FQMD or VCC.

Kevin- do you have any insight?

Thx
SB

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Friday, March 8, 2024 1:04 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hi Shannon, are you be able to provide some guidance on this? Thanks again for your time,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Monday, February 19, 2024 2:31 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good afternoon Shannon, checking in. Thanks again,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Thursday, January 25, 2024 12:20 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Hi Shannon, if there is no permit associated with this installation, no worries. Perhaps you can shed light on the following:

Assuming a third-party is able to furnish these signs, would there be an application process to have them installed on the public right-of-way? If not, would DPW be able to install them if they are provided with the signs? Thank you again for your guidance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Thursday, January 18, 2024 8:09 AM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Thank you for this update, Shannon. Are you able to identify the permit that was associated with this installation? This will hopefully allow me to understand which organization was responsible, as well as what the permit application process looks like for something like this. Thank you again for your time and guidance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Sent: Wednesday, January 17, 2024 8:42 PM
To: Winston C Fiore <Winston.Fiore@nola.gov>
Cc: Betty DeCell <bkdecell@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Thank You, Winston-

I spoke with our traffic engineer about this. He believes this is something that the French Quarter put up and not a sign fabricated by the city.

I will double back for confirmation.
Best

SB

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Wednesday, January 17, 2024 2:21 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecoll@gmail.com>
Subject: Re: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good afternoon Shannon, checking in to confirm you are in receipt of this email. Thank you again for your time and assistance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Thursday, January 4, 2024 2:46 PM
To: Shannon A. Oldfield-Blanks <Shannon.Oldfield-Blanks@nola.gov>
Cc: Betty DeCell <bkdecoll@gmail.com>
Subject: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good afternoon Shannon, would you be able to provide a status update on this request? Below is an example of one such sign that is installed on Barracks between Rampart and Burgundy:



If there is any way to get these signs installed where Bourbon intersects St Ann, I think it would help communicate to the public that they are entering a residential zone:



Thank you for your time and assistance,

Winston Fiore

Land Use, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>
Sent: Thursday, October 26, 2023 10:45 AM
To: Betty DeCell <bkdecell@gmail.com>
Cc: DPW Leadership <dpw_leadership@nola.gov>; LaNitrah B. Hasan <lbhasan@nola.gov>; Freddie King <Freddie.King@nola.gov>
Subject: Residential Zone sign request on Bourbon @ St. Ann (2023-1046096)

Good morning Ms DeCell,

I am in receipt of your 311 request (2023-1046096), submitted today, corresponding to this request and have pasted it below my signature line for visibility. Thank you for submitting this, and I will check back in with you in two weeks to see if there's been any movement on this. Thanks again for your patience,

Winston Fiore

Sgt, USMC
Land Use Director, East Bank Constituent Services
Freddie King, III, City Council District C
New Orleans, Louisiana

The following service request has been submitted and is pending review.

Service Request #: 2023-1046096
Location: 800 Bourbon St
NEW ORLEANS LOUISIANA 70116
Request Reason: Additional signage

Date Opened: 10-26-2023

Assigned Agency/Department: Department of Public Works

Description of Request:

This is the beginning of the Residential Section of the French Quarter. The Entertainment District ends at the end of 700 block of Bourbon,

but few people (other than residents) know or respect this. Please put up prominent signs designating this block the beginning of Residential.

And check to be sure no one is using police blockades at the beginning of our block to stop traffic into the block; this has been a problem. Many, many thanks! Betty DeCell, [825 Bourbon Street](#)

From: LaNitrah B. Hasan <lbhasan@nola.gov>

Sent: Thursday, October 19, 2023 9:21 PM

To: Winston C Fiore <Winston.Fiore@nola.gov>; DPW Leadership <dpw_leadership@nola.gov>

Cc: Betty DeCell <bkdecell@gmail.com>; Freddie King <Freddie.King@nola.gov>

Subject: Re: Residential Zone sign request on Bourbon @ St. Ann

Good Evening, Mrs. DeCell.

I've shared your request with DPW's Sign and Signal Shop. They will be in touch to provide you with guidance regarding any requirements to have residential zoning signage installed.

If a 311 service request has not been submitted, please do so to ensure there's an official record of your request.

Thank you for the opportunity to serve you and the Team will be in touch.

Take care!

LaNitrah B. Hasan

Director - Project Delivery Unit

Interim Chief of Staff, Deputy Chief Administrative Office (Infrastructure)

City of New Orleans

[1300 Perdido Street](#), Suite 2W84 | New Orleans, LA 70112

Office: (504) 658-8472 | Cell: (504) 655-0616 | Email: lbhasan@nola.gov



From: Winston C Fiore <Winston.Fiore@nola.gov>

Sent: Wednesday, October 18, 2023 10:13 AM

To: DPW Leadership <dpw_leadership@nola.gov>

Cc: Betty DeCell <bkdecell@gmail.com>; Freddie King <Freddie.King@nola.gov>

Subject: Re: Residential Zone sign request on Bourbon @ St. Ann

Good morning DPW Leadership, checking in to confirm you are in receipt of my previous email, sent on 10/11. Please advise on any guidance you may have to fulfill this request. We can create a 311 ticket if you would like, although I would like your feedback first, as I believe the signage being requested is not standard. Thank you again for your time and assistance,

Winston Fiore

Sgt, USMC

Land Use Director, East Bank Constituent Services

Freddie King, III, City Council District C

New Orleans, Louisiana

From: Winston C Fiore <Winston.Fiore@nola.gov>

Sent: Wednesday, October 11, 2023 12:28 PM

To: DPW Leadership <dpw_leadership@nola.gov>

Cc: Betty DeCell <bkdecell@gmail.com>; Freddie King <Freddie.King@nola.gov>

Subject: Residential Zone sign request on Bourbon @ St. Ann

Good afternoon DPW Leadership,

We have a constituent requesting installation of residential zone signage on Bourbon at St. Ann. Can you provide guidance around this process? Thank you for your time and assistance,

Winston Fiore

Sgt, USMC

Land Use Director, East Bank Constituent Services

Freddie King, III, City Council District C

New Orleans, Louisiana

From: Betty DeCell <bkdecell@gmail.com>

Sent: Wednesday, October 11, 2023 12:06 PM

To: Winston C Fiore <Winston.Fiore@nola.gov>; Freddie King <Freddie.King@nola.gov>

Subject: Re: 800 block of Bourbon Street

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I haven't heard anything from anybody except you and Councilman King.

Thanks for your email.

There are no signs presently at the corner of St. Ann and Bourbon denoting the beginning of the residential area of the French Quarter. Ideally I would like a large sign extending across the street just after the bars-- if possible, so people would definitely see it and respond appropriately. We have big problems in this block.

I know Councilman King is concerned about street vendors (eats, drinks, Tarah card readers).

Maybe this would be a good place to also warn that these activities are not legal on the sidewalks or in the streets.

Many thanks for your help, Betty DeCell

On Wed, Oct 11, 2023 at 10:51 AM Winston C Fiore <Winston.Fiore@nola.gov> wrote:

Good morning Ms. DeCell, checking in. Have you been contacted by DPW regarding this request or observed installation of a sign in response to your request? Thank you for your time,

Winston Fiore

Sgt, USMC

Land Use Director, East Bank Constituent Services

Freddie King, III, City Council District C
New Orleans, Louisiana

From: Freddie King <Freddie.King@nola.gov>
Sent: Tuesday, October 3, 2023 1:30 PM
To: Betty DeCell <bkdecell@gmail.com>
Cc: Charles E Toney <Charles.Toney@nola.gov>; Winston C Fiore <Winston.Fiore@nola.gov>; Joseph W. Threat Sr <Jwthreatsr@nola.gov>
Subject: Re: 800 block of Bourbon Street

Good afternoon Ms. DeCell,

It is always a pleasure to hear from you. I will make the request for the signs and follow-up with you.

Thank you,

Freddie King III
Councilmember District C
City of New Orleans
<1300 Perdido Street> | 2W70 | New Orleans, LA 70112
Office: 504.658.1030
Freddie.King@nola.gov

From: Betty DeCell <bkdecell@gmail.com>
Sent: Sunday, October 1, 2023 12:09 PM
To: Freddie King <Freddie.King@nola.gov>
Subject: 800 block of Bourbon Street

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Dear Freddie King,

I heard recently that you want to fight unlicensed street vendors doing business in the French Quarter -- with the City's missing this tax revenue. I applaud you. Increasingly this has been a problem in my block of the F.Q., the first residential block after the Entertainment District, generally on week ends and most especially on special holidays. In addition to the loss of City revenue these sellers sometimes have amplification systems hawking their wares. A number of them are not New Orleanians but drive in from Kenner and other locales. Recently there was a vehicle labelled Organic Treats -- whatever they are? And then there are the many individuals who carry baskets or pull carts with food and drink. Are there any food preparation standards for these people? Are they selling drugs, as well?

Most people do not understand that this block is zoned residential. Could we have a sizable sign at the corner stating that? The corners at St. Ann are nonconforming bars, but signage could be put up just beyond them.

Thank you for your good service. Best, Betty DeCell

French Quarter KPI Reporting for the month of April

99%

Of 3x per week and daily pressure washing completed; incompletions due to construction, crime, movie filming, and other unforeseen detours



Graffiti removed from 1295 spaces of public property in April

97%

Street Flushing Completed



100% of monthly pressure washing blocks completed

0

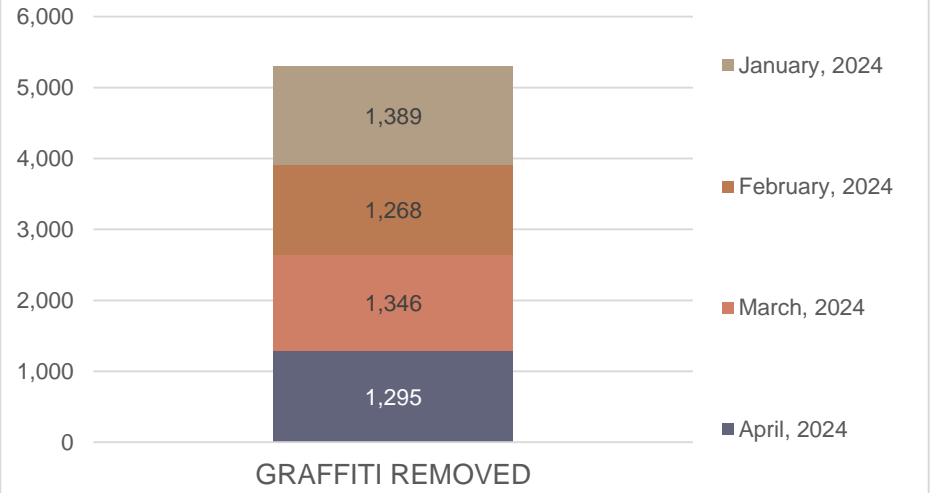
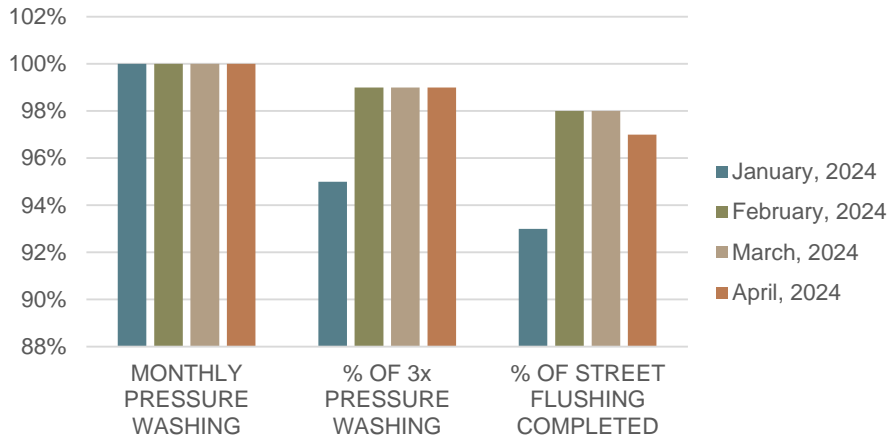
Instances of speeding 5+ miles over the speed limit over 120 routes in **April**



541

Detail litter can cleanings by our supplemental crew

PRESSURE WASHING & FLUSHING



INSTANCES OF SPEEDING

