

## FSJNA GENERAL BOARD MEETING MINUTES – August 2016

Tuesday, August 2, 2016

- I. The meeting was held at Bricolage Academy and called to order by President Steve Mardon at 7:05 pm.
- II. The attendees are noted on the sign-in sheets. A quorum was not present.
- III. The Meeting Rules included in the Agenda were noted.

### IV. Guests

**District A Update – Councilmember Susan Guidry:** There will be a District “A” Job Fair on Tuesday, August 9, at the Dunbar Elementary School. The Job Fair is hosted by the Convention and Visitor Bureau and will include employers from the hospitality and tourism industries, NOPD and the Sheriff’s offices. The first District “A” Small Business Success Resource Fair will be held on August 30, at the Audubon Tea Room; representatives from city departments and economic development non-profits will be present. The second District “A” Town Hall and Resource Fair will be held on September 13 at Central St. Matthews United Church of Christ. This Fair is for first-time home buyers and for people who need information on foreclosure protection, energy efficient improvements, or help with blighted property.

The Magnolia Bridge should be released for bid in the summer of 2017. The project, on the Department of Public Works website, is DPW-391 and will cost an estimated \$954,000. Both the LA Dept. of Transportation and Development (DOTD) and the city Dept. of Public Works (DPW) are reviewing the plans. Councilmember Guidry was asked about the Dumaine Bridge and she said there is Cooperative Endeavor Agreement (CEA) to use the \$60,000 raised by FSJNA for the Dumaine Bridge for beautification and minor repairs. She is checking on the status of the CEA.

The City Planning Commission will extend the Master Plan’s open application period to August 31, 2016, to allow proposals for amendments to the Master Plan. The Orleans Parish Assessor’s office has an Open Rolls period until August 15, 2016.

New Orleans was awarded a grant from HUD to improve green infrastructure and handling of storm water. Twenty-one blocks in the Bayou St. John/Hagan-Lafitte neighborhoods bounded by the St. Louis Canal, N. Broad, Orleans and Hagan, will receive drainage upgrades and green infrastructure. The plan is to use special draining enhancing plant and strategic curbing design, including rain gardens and bioswales. In addition, the Urban Conservancy has established the Front Yard Initiative to help combat street flooding. Front Yard Initiative Door Hangers were distributed at the meeting.

She reminded neighbors to dial 311 for blighted property, streetlight outages, potholes, high grass, etc.

The City Planning Commission (CPC) has recommended approval for the Edwards Communities Planned Development, on 5 acres located between Carrollton and the Bayou. The 382-unit mixed-use development, with 535 parking spaces, is located in District A and District B. The development goes before the city council on

August 11. The developers commissioned a Traffic Impact Analysis. Instead of including affordable housing they want to give money to a bank, i.e. Liberty Bank, for housing loans.

The City Planning Commission (CPC) meets on August 9 to vote on the staff report and recommendations for Short-Term Rentals (STRs). The CPC staff is supporting the legalization and regulation of 4 types of Short-Term Rentals: Principal (whole house – no owner needs to be present but has density restrictions), Accessory (bedroom), Temporary (rent whole house up to 30 days/year) and Commercial (up to 8 rental units in any commercial or mixed-use zoning – no owner needs to be present). Councilmember Guidry is against Principal STRs and in favor of requiring owner-occupancy (tied to homestead exemption) for Accessory and Temporary STRs. The CPC has previously been against Principal STRs. Guidry was asked about enforcement and she said she has the same concern but we need to regulate it.

**Fairgrounds Patrol Update – Commander Scott:** unable to attend

**NOPD Update – TBA:** unable to attend

**Hurricane Evacuation Plans:** Joan Ellen Young, a FSJ neighbor and volunteer with Evacuteer.org, encouraged neighbors to call 311 and register for City Assisted Evacuation (CAE). Their goal is to move 30,000 people out in 24 hours. You are allowed to bring your pets. They have 17 “evacuspots”; the closest to FSJ is on Gentilly by Wal-Mart and the Robert E Smith Library in Lakeview. They are also looking for volunteers. A brochure for CAE was distributed at the meeting.

**Short-Term Rentals – Discussion on FSJNA Position:** Sarah Stogner presented the Zoning Committee’s position on Short-Term Rentals (STRs). The committee is against Principal STRs (whole-house units); they are concerned about preserving the integrity of our neighborhood and enforcement of the regulations. When the CPC meets on August 9, the Zoning Committee will have someone read FSJNA’s position. The discussion was open to the floor and a list of the comments and concerns follows:

- Categorically against whole-house rentals;
- STRs should be tied to homestead exemption;
- The more exceptions you have the harder it is to enforce;
- Have parking issues been discussed? There must be a parking requirement;
- Push the most stringent law possible so that laws can be used when problems arise;
- Against whole-house rentals;
- Extremely threatening to our neighborhood and our city;
- Does any Board or Advisory member, or family member of the Board, have a short-term rental? Is there any conflict of interest?
- Impacts property values;
- Allow a property assessment break for those who don’t have STRs;
- The Commercial/Mixed-Use STRs allow a 4-plex to be a hotel. How many mixed-use zones are in the city? Consider opposing Commercial STRs;
- Make it a conditional use;

- Totally against whole-house STRs, but not against STRs that are occupied by the home owner;
- CPC and Code Enforcement ran data analysis for 2015-2016 data. Increase in pricing of houses and displacing affordable housing stock;
- Airbnb provides little or inaccurate information. The city needs to have the short term rental platforms, i.e. Airbnb provide specific data.
- Recommendation to read Jay Brinkmann's op-ed piece on Short Term Rentals;
- Whole-house rentals can turn into special event rental.

**Motion made by Sarah Stogner, second by Gloria Martin: To adopt the Zoning Committee's recommendations, to be formalized in a letter, of no whole-house rentals; no commercial/mixed-use unless conditional use; fines should be \$1,000.00/day or the cost of doing business, whichever is greater. All in favor and none opposed. Motion passed.**

**Orleans Criminal District Court Judge Candidate Introductions – Paul Bonin:** Fourth Circuit Court of Appeal Judge Paul Bonin is running for the Criminal District Court on November 8<sup>th</sup>.

**Parkway Bakery Renovation Plans – Jay Nix, Owner:** Jay Nix presented his plans for expansion at Parkway Bakery. The expansion is for the comfort of the staff and does not include additional dining. The plans include an employee lunch room, adding handicapped ramp/stairs/restrooms, an office, a storage room, and freezer and cooler space. Mr. Nix distributed a letter with details and a diagram of the expansion.

**Motion made by Greg Jeanfreau, second by Gloria Martin: FSJNA does not object to the Conditional Use for Parkway Bakery and Tavern to expand a building at 538 Hagan Avenue. All in favor and none opposed. Motion passed.**

**V. Treasurer's Report:** No treasurer's report this month.

**VI. Committee Reports/Updates/Actions:**

**Membership Committee** – Nothing to report this month.

**Events Committee** – Nothing to report this month.

**Landscape Committee** – Nothing to report this month.

**Public Safety** – Nothing to report this month.

**Zoning Committee** – Jenny Bagert gave an update on McDonough 31. The new plan for the site is a lower density. The new owner has been responsive to the neighbor's concerns. CCNO is no longer involved and the contact for the new development company is Adam Vodanovich. Sarah Stogner made a motion for FSJNA to adopt the recommendations of the McDonough 31 committee. The motion did not receive a second. A

discussion followed on formal approval of the formation of the McDonough 31 Zoning Sub-Committee. The by-laws don't require a motion to form a sub-committee and the discussion was ended.

**VII.** Old Business – Steve Mardon made a motion to approve the June Executive Board Minutes, the June General Meeting Minutes, and the July Executive Board Minutes. Eric Caulfield made the second and it passed by unanimous consent.

**VIII.** New Business – No new business.

**IX.** Adjournment - A motion to adjourn was made by Greg Jeanfreau. Brenda London made the second and it passed by unanimous consent. The meeting was adjourned at 9:15 p.m.

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