

From: [A Reynolds](#)
To: [MCAC](#)
Subject: City Hall renovation or move
Date: Friday, September 4, 2026 9:12:36 AM

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Good morning! I just read the article about the ongoing discussion concerning City Hall infrastructure. Moving it to the east with a shuttle option sounds like an amazing idea. There's plenty of space and the possibility of a much needed economic boom. I live in Kenner and work in New Orleans. If I had the choice of going downtown to go to city hall or going to the East to go to city hall, I would pick the east in a heartbeat.

Thank you,
Antoinette Reynolds
Kenner, LA

From: [Lynn Long](#)
To: [MCAC](#)
Subject: City Hall
Date: Friday, September 4, 2026 3:23:43 PM

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No matter what building houses City Hall, it needs to be in the center of the city, not a remote neighborhood. Maybe when considering the alternatives, a courtesy parking area could be incorporated into the design. At the very least, some dedicated short term street parking for official visits.

Lynn Long--

 -

Sent from my iPad

From: [michael burnside](#)
To: [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Royce Duplessis](#); [Knox Rep. Alonzo \(District Office\)](#); [Landry, Rep. Mandie \(Chamber Laptop\)](#); [chelsey richard napoleon](#); [Katie Baudouin](#); [Freeman, Aimee Adatto](#)
Cc: [Joseph I Giarrusso](#); [MCAC](#); [Jackson Smith](#); [Kim Keene](#); [devilliers](#); [Kristin Palmer](#); [Larry W. Massey Jr.](#); [henry](#); [Elizabeth Woolverton](#); [Morgan Clevenger](#); [Erin Holmes](#); [Mike Waguespack](#); [Nellie Catzen](#); [Oliver Thomas](#); [Peter Gardner](#); [rcampane](#); [Rebecca Mowbray](#); [sage michael pellet](#); [shane.guidry](#); [William Edwards](#); [Molly Vigour](#); [Matt Ryan](#); [Vincent Carr](#); [walter j. leger iii](#); [Zachary Smith](#); [Justin B. Schmidt](#); [Lee Dupont](#); [Marshall Fitz](#); [Michael Hecht](#); [Patrick Daurio](#); [Quin Hillyer](#); [Austin Riotte](#); [Bruce Reilly](#); [sarah](#); [St. Mark's UMC](#)
Subject: city hall - renovate or build new, plus some subsidiary comments {emailthree}
Date: Monday, September 7, 2026 12:09:13 PM

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in email one, we mentioned the costs to demo old buildings should be one public factor to include in whether a renovation or a new build should occur in developing a future municipal complex. the illusion being that once the old building is demo'ed, the land will be sold to cover any demo costs, and still have left over funds to help defray costs.

in email two, we discussed briefly the illusion that when everything is done and finished, a renovated building is necessarily worse than the new building BECAUSE it is "still" 70 years old.

in our last email, we will touch on a bitter fact here in new orleans:

is new construction in new orleans of good quality?

translation: why pay more, if in fact the end result is crap?

the hard rock hotel did collapse. the hard rock hotel was new construction. the hard rock hotel was not a renovation. the owner of the hard rock also owns 1010 common. 1010 common did not collapse. 1010 common has undergone a major renovation, and is now open for business. new is not always better.

the new jail is crap. inmates are taking the jail apart, and using the materials so gained to fashion weapons.

the new frequency changer is crap, it might be salvageable, and quite frankly it might not. life is not always so simple as "changing" "settings." yet sometimes it is..time will tell. who knew the hard rock would collapse, before it did?

if nothing else, building a new city hall as a solution to elevators that do not work, or cooling systems that do not work is:

- 1) an expensive solution, if everything works as desired, and
- 2) an extremely expensive failure, if the cooling system does not work, or if the elevators do not work, or if it is infested with rats, or if.....or if the whole thing can be picked apart, or if the whole thing falls down.....

new construction is a risk in this town, and should be insured. the hard rock was insured, and

as far as i can tell, the new jai was not. are there any estimates in the public realm as to the cost of insuring the potential new city hall both during, and after it's construction?

michael burnside

From: [michael burnside](#)
To: [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Knox Rep. Alonzo \(District Office\)](#); [Royce Duplessis](#); [Landry, Rep. Mandie \(Chamber Laptop\)](#); [chelsey richard napoleon](#); [Katie Baudouin](#); [Freeman, Aimee Adatto](#)
Cc: [Joseph I Giarrusso](#); [Kristin Palmer](#); [Mike Waguespack](#); [Nellie Catzen](#); [Oliver Thomas](#); [Peter Gardner](#); [Rebecca Mowbray](#); [sage michael pellet](#); [shane.guidry](#); [Molly Vigour](#); [walter j. leger iii](#); [Zachary Smith](#); [Jackson Smith](#); [Michael Hecht](#); [Elizabeth Woolverton](#); [Bruce Reilly](#); [MCAC](#); [rich.collins](#); [Austin Riotte](#); [William Edwards](#); [Morgan Clevenger](#); [devillier](#); [Erin Holmes](#); [Marshall Fitz](#); [henry](#); [Justin B. Schmidt](#); [Kim Keene](#); [Lee Dupont](#); [Larry W. Massey Jr.](#); [Patrick Daurio](#); [Quin Hillyer](#); [rcampans](#); [sarah](#); [Matt Ryan](#); [St. Mark's UMC](#); [Vincent Carr](#)
Subject: city hall - renovate or build new, plus some subsidiary comments {emailtwo}
Date: Monday, September 7, 2026 11:42:42 AM

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renovation is held up as a bad option.

one of the key points against renovation is that somehow when you are all done spending hundreds of millions of dollars on the renovation, you still have a 70 year old building as if that is a bad thing.

"some local developers buy a historic cbd building" is an article by rich collins in today's times-picayune {page 1A}. these guys picked up 189 units located a block and a half from bourbon street for the cool price of \$144K each. same guys are involved with the river district which is making new units at \$400k each. the building they are renovating is more than "historic," it is a building "opened" in 1929. city hall "opened" in 1957.... their building is thirty years older than our's, and it is also plagued by known problems like "malfunctioning cooling systems and elevators."

do you really believe they are going to demo the old building and build new?

michael burnside

From: [michael burnside](#)
To: Jean-Paul Morrell; Aimee B McCarron; Leslie Harris; Freddie King; Eugene J Green; Jason Hughes; Royce Duplessis; Knox Rep. Alonzo (District Office); Landry, Rep. Mandie (Chamber Laptop); Katie Baudouin; chelsey richard napoleon; Freeman, Aimee Adatto
Cc: Joseph I Giarrusso; MCAC; violet bucaro; Michael Garver; Erin Genrich; laura paul; katie donahue; Larry W. Massey Jr.; Kim Keene; opba3md; Jackson Smith; CASEY GIRAUD; Austin Riotte; nicole nelson; Kristin Palmer; Mike Waquespack; Morgan Clevenger; Paula George; amorris; devillier; [REDACTED]; Oliver Thomas; Nellie Catzen; henry [REDACTED]; Peter Gardner; Jim Goodwin; y. frank southall; Rebecca Collins; Rebecca Mowbray; sage michael pelet; Romille LaNasa; Elizabeth Woolverton; 01138 AX; hlferty; [REDACTED]; Dana Fness; Bruce Reilly; rampant; [REDACTED]; Monique Blossom; Erin Holmes; shane.guidn; [REDACTED].com
Subject: city hall - renovate or build new? -- plus some subsidiary comments (emailone)
Date: Monday, September 7, 2026 11:25:46 AM
Attachments: [image.png](#)
[image.png](#)

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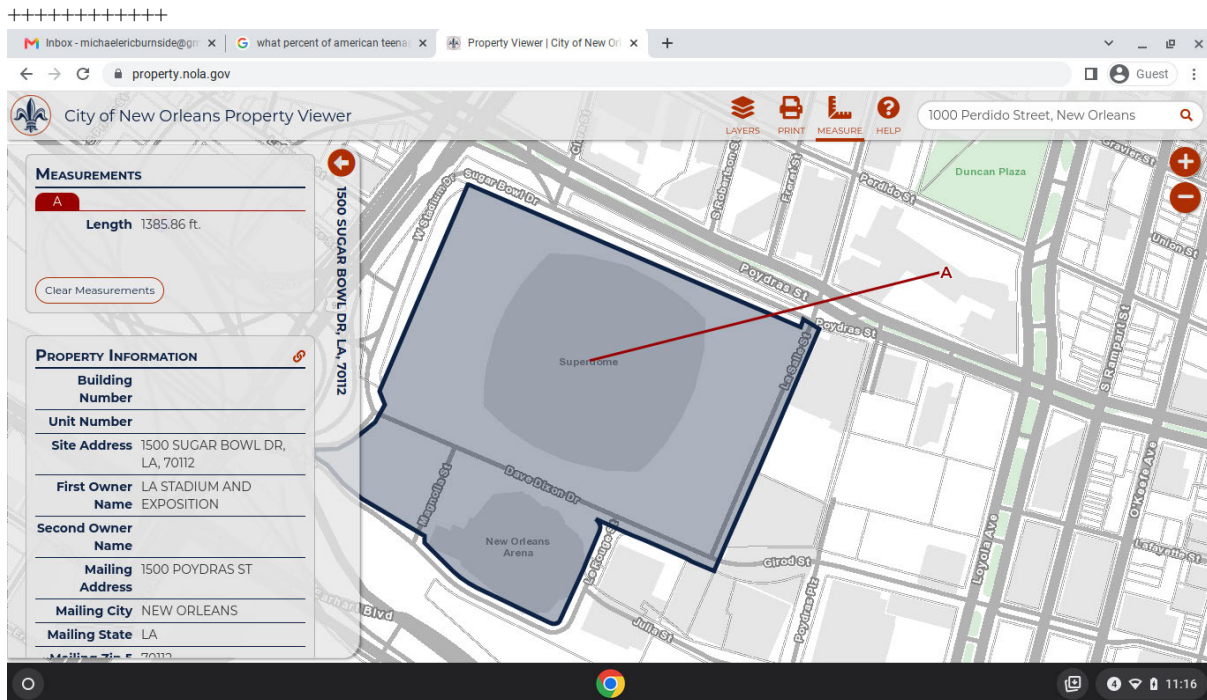
if you build new, what will you do 1) with the old city hall? and/or 2) with the other previously used building you could have turned into city hall?

the whole point of turning armstrong park into a municipal complex was that we have no use for the buildings currently in that park.

we have held ownership of the old va hospital since 2012, and will not even require our police to use the building. we rent instead.

if we do not use what we already own, we create a city owned plaza tower, or two of them for that matter. building new continuously will leave us with the current jail situation. an extremely overpriced, ill-build new building, AND a large empty old building physically adjacent to it.

people say we will demo the old city hall building, and sell the land for a fortune. how is this any different from the old va hospital? it too could be demoed. it's land is as close to the center point of the super dome as is the city hall land. how is it NOT worth a fortune? you are welcome to measure center point to center point if you wish: 1400 ft from city hall, and 1300 feet from old va.



From: [R. Larry Schmidt](#)
To: [MCAC](#)
Date: Monday, September 7, 2026 8:43:59 AM

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Have you ruled out Plaza Towers?
Sent from my iPhone

From: [michael burnside](#)
To: [violet bucaro](#)
Cc: [MCAC](#); [sage michael pellet](#)
Subject: new orleans east city hall
Date: Monday, September 7, 2026 10:59:49 AM

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i agree with the new orleans east residents.

IF the city pays for a new building, it should not be in the cbd.

michael burnside

From: [Peter Gardner](#)
To: [michael burnside](#)
Cc: [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Knox Rep. Alonzo \(District Office\)](#); [Royce Duplessis](#); [Landry, Rep. Mandie \(Chamber Laptop\)](#); [chelsey richard napoleon](#); [Katie Boudouin](#); [Freeman, Aimee Adatto](#); [Joseph I Giarrusso](#); [Kristin Palmer](#); [Mike Waquespack](#); [Nellie Catzen](#); [Oliver Thomas](#); [Rebecca Mowbray](#); [sage michael pellet](#); [shane.quidn](#); [Molly Viquor](#); [walter i. leger iii](#); [Zachary Smith](#); [Jackson Smith](#); [Michael Hecht](#); [Elizabeth Woolverton](#); [Bruce Reilly](#); [MCAC](#); [rich.collins](#); [Austin Riotte](#); [William Edwards](#); [Morgan Clevenger](#); [devillier](#); [Erin Holmes](#); [Marshall Fitz](#); [henry](#); [Justin B. Schmidt](#); [Kim Keene](#); [Lee Dupont](#); [Larry W. Massey Jr.](#); [Patrick Daurio](#); [Quin Hillyer](#); [rcampane](#); [sarah](#); [Matt Ryan](#); [St. Mark's UMC](#); [Vincent Carr](#)
Subject: Re: city hall - renovate or build new, plus some subsidiary comments {emailtwo}
Date: Monday, September 7, 2026 12:15:12 PM

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Michael,

If people are saying that renovating the building is a bad idea, and that it should be demolished, then they are totally uneducated on the subject and should be dismissed from any position of authority on the matter. If they are saying that renovating it for use as City Hall is a bad idea, that may be another story.

I agree that the City is bad at maintenance and so it is a good idea for them to lease the vast majority of their space. With the downturn in the office market, I believe they should lease 97% of their office space in a Poydras tower, and move the mayor and city council back to Gallier Hall, and focus a renovation around turning that back into "City Hall". If you look up Miami's City Hall, it is in a former airport terminal in Coconut Grove on the water—basically the equivalent of closing our lakefront airport and turning that into City Hall. It is small and only houses executive offices and the rest are distributed around the City.

Regarding what to do with City Hall, I will make a stalking horse (baseline) offer of \$3 million for it, which they can use as a baseline price for budgeting purposes if they choose. The building qualifies for state and federal tax credits, and it would likely also qualify for New Markets Tax Credits. It would make an amazing hotel overlooking the Superdome and Duncan Plaza, and I don't see a better use for it.

I am not sure if you are aware but the State Supreme Court was located on Duncan Plaza, and there was a 12-ish story mid century modern office building on it as well, all of which the state tore down just before or after Katrina. Those would have been excellent candidates to move the Civil Courts and additional City offices to, but again, the wrong people were in charge of decisionmaking.

The idea of spending \$300 million on a new city hall is crazy when Class A office buildings are selling for \$30-40 million on Poydras. At the same time, I don't think it would be a smart idea for the city as we know it now, to be in charge of owning one of those towers either. I think selling City Hall, leasing 97%+ of their office needs, and then maintaining a small City Hall is the idea that makes the most sense.

Since the meeting for this are in person and there is no email to offer feedback, please allow this to be my feedback on the matter.

Thanks,

Peter Gardner, owner of the Highrise Apartments in New Orleans East

On Mon, Sep 7, 2026 at 11:42 AM michael burnside <michaelericburnside@gmail.com> wrote:

renovation is held up as a bad option.

one of the key points against renovation is that somehow when you are all done spending hundreds of millions of dollars on the renovation, you still have a 70 year old building as if that is a bad thing.

"some local developers buy a historic cbd building" is an article by rich collins in today's times-picayune {page 1A}. these guys picked up 189 units located a block and a half from bourbon street for the cool price of \$144K each. same guys are involved with the river district which is making new units at \$400k each. the building they are renovating is more than "historic," it is a building "opened" in 1929. city hall "opened" in 1957.... their building is thirty years older than our's, and it is also plagued by known problems like "malfunctioning cooling systems and elevators."

do you really believe they are going to demo the old building and build new?

michael burnside

--

Thanks,

Peter Gardner
Gardner Development LLC
Keller Williams Realty New Orleans


From: [Sandra Stokes](#)
To: [MCAC](#)
Subject: Comments on City Hall
Date: Tuesday, September 8, 2026 8:40:51 AM
Attachments: [LA Landmarks Society to MCAC re City Hall 9.8.26.pdf](#)

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Dear Committee members,

Attached, please see comments from Louisiana Landmarks Society and an offer to help facilitate historic tax credits.

Thank you for your work on this committee.

Sincerely,

Sandra Stokes
Chair of Advocacy
Louisiana Landmarks Society




Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119

Phone: [504-482-0312](tel:504-482-0312) • www.louisianalandmarks.org

September 8, 2026

Municipal Complex Advisory Committee
c/o New Orleans Building Corporation
New Orleans, Louisiana

Dear Chair Kopplin, Vice Chair Brown DeRousselle, and Members of the Committee:

On behalf of Louisiana Landmarks Society, I write to urge the Committee to recommend the renovation and reuse of the existing City Hall building at 1300 Perdido Street.

City Hall is not a building that failed the city; it is a building the city failed to maintain. Decades of deferred maintenance have left a structurally sound landmark deteriorating — a maintenance problem.

A new hope lies with your committee and the new administration. While the last three mayors all sought to relocate City Hall, a full renovation is often less expensive than new construction, particularly once historic tax credits are factored in. The building's age and architectural significance make it eligible for state and federal historic credits. National Register listing is the necessary first step to unlock the federal credit.

To that end, Louisiana Landmarks Society offers to prepare the National Register nomination for City Hall at no cost to the city, in support of a renovation recommendation. We would welcome the opportunity to discuss this further.

Completed in 1957, City Hall remains one of New Orleans' most significant examples of mid-century modern architecture, ideally sited in the heart of the Central Business District — central, transit-accessible, and within walking distance of the courts. Whatever one thinks of the architecture, its presence is undeniable: approaching downtown from Basin Street/Loyola Avenue, City Hall rises up to announce that you've arrived at the seat of city government. City Hall also sits directly across from Duncan Plaza, a historic public gathering space, and amid a dense cluster of law offices and other professional offices that exist largely because City Hall and Civil District Court anchor the area. Relocating City Hall risks disrupting that ecosystem and dispersing it. That is a location and a presence no replacement site could easily replicate.

City Hall has been patient long enough. With a viable path to historic tax credits and our offer to prepare the National Register nomination, we hope the Committee has every reason, and little downside, to recommend renovating City Hall into the landmark it was always meant to be.

Sincerely,

Sandra Stokes
Chair of Advocacy
Louisiana Landmarks Society



From: [Natesh Mohan](#)
To: [MCAC](#)
Cc: [Annie G McBride](#)
Subject: Public Comments re the future of City Hall in New Orleans
Date: Thursday, September 10, 2026 10:49:48 AM

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Dear MCAC;

These are my public comments to the MCAC regarding the future of City Hall in New Orleans. Apologies right away for numerous comments, but having served the city as the Director of Property Management in 2022 and 2023, I have some opinions in this matter.

1. The first point concerns the 2023 studies about alternative sites such as 1615 Poydras, 650 Poydras, 1515 Poydras, and 1601 Poydras. Each had considerable issues and very few "Pros" as presented at the September 1 meeting. Most importantly, many fail to accommodate Council chambers and/or the Civil District Court. We should not consider any of these sites as an alternative City Hall.
2. 1300 Perdido. The most important point I can make is that is NOT resilient at all! The deficiencies of 1300 Perdido have been well documented whether plumbing, or HVAC or Elevators or pest infestation, but most importantly it is very fragile when it comes to electrical requirements, especially the need for generators during disaster recovery or emergency management. In 2022 and 2023 we had temporary generators installed in the parking area with no guarantees of a successful transition to emergency power if needed. We were fortunate that there were no major storms during those years. Also, the logistics of a retrofit, not to mention the enormous additional cost, would be monumental. Most importantly, The City of New Orleans deserves a resilient City Hall that we can be proud of and one that is the envy of other cities both here and abroad.
3. The future of the Civil District Court must be decided before any further plans can be made. Is CDC part of the City Hall complex or is it not?
4. Constructing a new City Hall should be about resilience, resilience, and more resilience. Foremost should be considerations of disaster recovery, and emergency management. We need to have a City Hall that is capable of functioning in the worst of storms for the longest periods. It could be a week. It could be two weeks. It could be a month. It could be even two months or longer, we just do not know.
5. A City Hall in New Orleans East. While the residents of New Orleans East would like the entire City Hall to be located there, that would be highly impractical. Given Mayor Moreno's desire to provide the residents of New Orleans East adequate representation and convenience, a smaller version of City Hall should be built in the East. Parts of many public facing departments could be located there, and importantly, a second location could play an important role in disaster recovery and emergency management as an alternative site.
6. Consider the cost of City rentals. Currently, we are renting properties on Poydras Street; those departments should be brought back to a new City Hall.
7. Consider the NOPD evidence warehouse on Magnolia Street. That is a building in such bad condition that police evidence is not secure. It is a disaster waiting to happen. In a new City Hall we should provide for multiple areas of document and evidence storage that are climate controlled and permanently secure.
8. Consider the future of the enormous VA complex adjacent to City Hall. The infrastructure is a

disaster, perhaps developers can present plans in a formal RFP.

9. If a new City Hall is built (say in Duncan Plaza), consider what happens to 1300 Perdido. Can it be monetized? Sold? Developed? Alternatively retrofit?
10. Bring the Department of Property Management into these discussions. In the end, what will matter is not how well a new building is built, but how well it will be maintained. Maintenance, maintenance, and maintenance. If the City wants a City Hall to last 100 years, MAINTAIN it well from Day 1. Maintenance cannot be an after-thought.

Thank you for your consideration.

Mo

Natesh Mohan

[REDACTED]

New Orleans, LA 70115

[REDACTED]

Sent from my iPhone

From: [Bob Becker](#)
To: [MCAC](#)
Cc: [Annie G McBride](#)
Subject: Thoughts and recommendations for a new civic complex
Date: Friday, September 11, 2026 3:53:40 PM
Attachments: [MCAC proposal.docx](#)

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In response to the invitation to submit ideas for a new civic center complex, please find the following thoughts and recommendations.

Dr. Robert W. Becker, FAICP



September 2026

Thoughts and Recommendations on the City Hall Complex to the Municipal Complex Advisory Committee from Dr. Robert W. Becker, FAICP

Recommendation: Build a new city hall including all necessary office space for city departments and agencies in Duncan Plaza. Connect the complex to the existing city owned parking garage at the rear of the site. Demolish the existing city hall/civil district court/parking garage building. Consider the following for the site – sell or lease the site; use the site for a new main library and find a different site for Civil district court. Finally, demolish the current main library and build a new, modern main library on the current city hall site on Poydras St. Utilize the current main library site for parking to serve the new municipal complex or as a much smaller open space to serve area residents.

Rationale for recommendations:

1. Duncan Plaza is approximately 4.5 acres. By way of comparison, you could put all of the current city hall square footage (approximately 360,000 sq.ft.) in a two-story structure building from curb to curb, so clearly there is enough space for a well-designed new city hall and supporting offices. The site is owned by the city and with the relocation of appropriate trees, ready for redevelopment. The architecture of the complex could be stunning with taller building mass toward the parking garage and lower scale on Loyola.
2. The existence of a 1,000+ space city owned parking garage immediately adjacent to the site is a huge asset which makes construction of the new complex on Duncan Plaza feasible. After current leases and commitments expire in 2031, the city will completely control the garage and can use it to accommodate city hall and library employee parking needs.
3. The only real reason to consider a completely new site for the complex would be to use the new complex as a catalyst for redeveloping a part of the city that needs new investment or to remove a blighted area. The current city hall location was selected in the 1950's to accomplish both goals by consolidating municipal services for efficiencies and to remove what was thought at the time to be a blighted area.
4. The main library was opened in 1958 and is almost as old as city hall. I would imagine it is in the same deteriorated state as the municipal complex, so it makes sense to plan now for its replacement. Building the library on Poydras St. would make a powerful civic statement and locate it on what is now the CBD's most important street as opposed to Tulane Ave. A planning study of what a main library should contain in the 21st century would be a good first step.

5. I do not believe it is a good idea to separate a new complex into mayor/city council building and a supporting office building on another site or across the street. There is enough room in Duncan Plaza to accommodate both needs.
6. I do not believe locating a Civil Court Building in conjunction with a new main library and a new city hall complex is a good idea. A new location for the court building should be examined that would have substantial at grade public parking and easy transit access.
7. I would assume the Committee already has information such as existing space needs, relationship studies (who needs to be close to who), what agencies could potentially be moved out of city hall (assessor?), whether you should plan for a merger of Public Works Department and the Sewerage and Water Board and its impact on employee count, visitor parking needs, etc. That is information I do not have and is necessary to make final decisions and to consider alternatives.
8. Just a thought on financing - Unless the city has great capacity to support a large general obligation bond issue for the project and wishes to use that capacity on this one undertaking, it may be necessary to consider some type of private market assistance such as having a developer build the complex with the city leasing it for 25 or more years, taking ownership of the complex at the end of the lease period. Finally, the public would be much more likely to support a general obligation bond issue for a modern main library than many other uses and could be part of the financing plan.

Dr. Robert W. Becker, FAICP



From: [Gerald R. La Nasa](#)
To: [michael burnside](#)
Cc: [Jonathan Tate](#); [Peter Gardner](#); [Oliver Thomas](#); [MCAC](#); [violet bucaro](#); [Joseph I Giarrusso](#); [opba3md](#); [Vincent Carr](#); [Elizabeth Woolverton](#); [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Royce Duplessis](#); [Rep. Alonzo Knox](#); [Rep. Mandie Landry](#); [Katie Baudouin](#); [shane.guidry](#); [\[REDACTED\]](#); [Gayle M. Benson](#)
Subject: Re: He said it would be \$12,500 and a 60 day turnaround.
Date: Saturday, September 12, 2026 5:57:17 PM

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Mrs. Benson pays +/- \$80 a Square Foot. Far less than replacement value.

Any value will be found in the long term revenues from the City as a tenant for decades.

Gerald R. La Nasa
[REDACTED]

> On Sep 12, 2026, at 5:53 PM, michael burnside <[REDACTED]> wrote:

>

>

> i believe that false data is impacting the MCAC {municipal complex advisory committee.}

>

> i can not prove my belief.

>

> however, a commercial appraiser could provide a more sound set of numbers than those spoken out loud in public. this commercial appraiser could also provide the rationale behind his generated numbers. sadly, it seems this would cost me twelve and half grand, and not be available for 60 days.... as many of you know, i am cheap.... perhaps the MCAC could vote to spend some funds, and pay for a public commercial appraisal. maybe.

>

> i make no attempt to provide an estimate for the demo of the current city hall.

>

> the assessor's site does not tell us the square footage of the current city hall plus civil district court building. thus, while google will gift us with an average commercial demo cost per square foot... i have no building square footage on which to actually perform the multiplication!

>

> the assessor's site also does not provide the current city hall's land size... but property viewer provides a measurement tool that can be used to generate an approximate land size, but not it's value. land size per my use of the property viewer's measurement tool is 287,723 square feet.

>

> land size and land value are both provided by the assessor's office for the following nearby properties:

>

>

> 1515 poydras land area = 77,766 square feet, land value is \$8,165,400
> 1555 poydras= 77,141 square feet, land value is \$8,099,800
> 1615 poydras= 54,850 square feet, land value is \$5,759,300
> entergy natural gas= 155,005 square feet, land value is \$5,258,000
> 1709 poydras= 70,724 square feet, land value is \$7,426,000
> dave and busters= 10,807 square feet, land value is \$1,134,700
> 1250 poydras= 50,404 square feet, land value is \$5,292,400
> 1340 poydras= 45,240 square feet, land value is \$4,750,200
> 1400 poydras= land area not provided; land value zero dollars.

> -----

> approximate sums: = 541,939 sq ft\$ 45,885,800

>

> division to generate average value of land near the superdome: \$ 45,885,800 / 541,939 sq ft = \$84.67 per sq ft

>

> land value estimate of the current city hall land: 287,723 x 84.67 = \$ 24,361,596. {ignores buildings' existences entirely.}

>

> i had thought to buy the professional services offered. i have thought on seeking partners to share the cost. i have thought to seek quotes from competitors. if the mayor desires a professional appraisal of both the land value and the building value as well as a reasonable cost estimate for demolition,, she is a fully competent person with many members of team helena. i am sure she can get professional appraisals without my footing the bill, and without my minor attempts at math.

>

> i currently believe land to be valueless in orleans parish. we have a ridiculous number of surface parking lots in the heart of our cbd. some are owned by the state of louisiana. any headquarters hotel for the sports' complex is most likely to be built on one of the superdome's rear surface parking lots. city hall land would require a significant pedestrian bridge, which would have visual impacts, or a major nice wide tunnel. a tunnel would work, but this city is anti-tunnel.

>
> however, i am an addict, and did the math anyway.
>
> i submit that the math above is reasonable, even if not absolutely correct. a public assumption of the land value of city hall should [moral statement] be closer to 25 million than to 40 million.
>
> for your consideration,
>
> michael eric burnside
> [REDACTED]

From: [michael burnside](#)
To: [MCAC](#); [Annie G McBride](#); [Joseph I Giarrusso](#); [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Duplessis, Sen. Royce \(District Office\)](#); [Knox Rep. Alonzo \(District Office\)](#); [Landry, Rep. Mandie \(District Office\)](#); [Katie Baudouin](#); [chelsey richard napoleon](#)
Cc: [violet bucaro](#); [sage michael pellet](#); [Oliver Thomas](#); [Ronnie LaNasa](#); [jhb214](#); [CLEesheng](#); [Morgan Clevenger](#); [Nellie Catzen](#); [devillier](#); [Elizabeth Woolverton](#); [Freeman, Aimee Adatto](#); [shane.guidry@.com](#); [Peter Gardner](#); [Michael Hecht](#); [henry](#); [walter j. leger iii](#); [Bruce Reilly](#); [Jackson Smith](#); [Kristin Palmer](#); [Lee Dupont](#); [Mike Waguespack](#); [Quentin Brown](#); [rcampane](#); [Rebecca Mowbray](#); [Zachary Smith](#)
Subject: direction into which to put our investment
Date: Wednesday, September 16, 2026 12:45:32 PM

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to the entirety of the committee and it's staff,

opportunity costs do matter, and are also very hard to fully explore. within the last 100 years, new orleans east has failed to get the airport upgrade, which went out to jefferson parish along with all it's sales tax. within the last 100 years, new orleans east has failed to get the super dome, which was used in part as a slum clearance project. it seems now that within this 100 years, the new orleans east will fail to get the new city hall, in part because it is complexed with the civil district court building and the lawyers do not want to travel long distances from their offices which are currently located in the cbd. similarly, another reason the super dome is located in the cbd is that is where the hotels were at the time, and still are today. the super bowl brings it's security cordon, and it's infrastructure upgrades to the cbd, because that is where the super dome is located.....

circling the drain.

new orleans east can not break the cycle. once the airport left, the dome did not come. once the dome is not there, nether are all the upgrades a superbowl brings. without the upgrades the superbowl did bring to the cbd, there are no currently existing office locations for all the civil district court building users {lawyers} in new orleans east...

the obvious opportunity cost to moving the airport OUT of new orleans east is that a generation or even two later, new orleans east is either actually abandoned, or feels that way. the really odd thing is that it is the CITY of NEW ORLEANS that owned/s the moved airport.... starting a cycle might be easy, but changing one is a bitch.

the new city hall does not have to be paired with a new civil district court building.

the state supreme court is not in baton rouge. the distance lawyers would have to travel IS the distance that new orleans east residents do travel...forever. airport far away. super dome far away. current civil district court far away. an annex is not a city hall. many many city employees do not currently, and will not in the future, actually work inside the building called city hall.....in some wierd way every building owned or rented that houses city employees is an annex.

IF a new city hall needs to be built, the direction in which that public investment should flow is to new orleans east. the cbd is a big boy. it has the biomedical district with tulane investing in old charity. it has the river district with the new shell building. it has the new

omni headquarters hotel for the convention center. the super dome just got a 500 million dollar face lift. the smoothie king center is scheduled for a state paid facelift in the new sport's district.

i do not believe the city should build a new city hall. i believe many diverse investment directions exist, and building trophy buildings in the age of telecommuting is hubristic.

however, people matter, and the people of new orleans east have been historically shafted since the city pulled it's airport out of the east and stuck it in a completely different parish. we do not own the port of new orleans, so in some wierd way it might as well be the port of saint bernard. however we do own the airport, and moving it to jefferson parish harmed us, the east most of all. directing the investment of city hall moneys into new orleans east would obviously benefit "the east," and less obviously provide all the rest of us with opportunity benefits.

for your consideration,

michael eric burnside



[REDACTED] 70126
[REDACTED]
New Orleans 70177
[REDACTED]

September 18, 2026

Honorable Helena Mareno
Mayor of the City of New Orleans
1300 Perdido 70112

Dear Mayor Mareno:

Thank you for your fine service to the City of New Orleans over many years. You have begun an open and broad process for selecting the next era of City Hall following two previous mayors to get the deed done.

I'm an advocate for a design competition. This project is a generational contribution to the fabric and function of the City, consider Gallier Hall and 1300 Perdido. I propose new construction along Poydras on the lakeside of South Claiborne. To further our long-term good growth prerogatives the administration would plan for a City Hall Neighborhood. After 9/11 NYC started rebuilding with a master plan competition for the World Trade Center site. Afterwards a second competition was held for Freedom Tower which I believe was tainted by old boy network influence. The plan enlarges the C.B.D. and draws it away from the tourist meccas towards the Courthouse; it ought to include a central NORTA(shout out!) bus station; give consideration to the medical corridor and work with the Feds with the Claiborne overpass and on and on and on...

Madame Mayor, if you feel you have a desire and ability to reach this level of leadership you might invoke the Spirit of then Governor and later Senator Huey P. Long. whose ambitions for Louisiana was wrought in pavement, the steel of his namesake bridge and the stone of the Statehouse and Charity Hospital If so please trash the associated corruption.

I heard General Honore interviewed on WWNO(shout out!) recently. He regretted that New Orleans did not go the way of Atlanta to become a world class city. If there is enough political will for government participation to this end this project is emblematic, both in its architecture and its construction management and financing. I attended the August 19th public charrette. Another concerned citizen worried about cost over runs and corruption. Mayor Washington, a good mayor, was well aware of Chicago's architectural legacy and propensity for corruption. He set in motion for the main library, now named for him, a turnkey competition. He plopped down \$140 million and a plot of land in the Loop. Because of the restriction for architectural firms and construction companies to act as one only 5 competitors entered. Although disappointing for the citizens with the over 300 designs proposed for the 1925 Chicago Tribune Tower in mind they did become participants in the rendering of their civic environment. All 5 were great, but enjoining with the voice of the people, the pretty building won.

The idea of satellite city halls is great only if it improves the cost/benefit ratio in governing and not an act of political pandering. Yes, the East is rising again and where I've lived for years! I

read in the Times-Picayune(shout out!) that moving City Hall out here may be practical. This should also include a light rail line like the one proposed from Baton Rouge between Union Station and the Nouveau Carre running south of Chef Mentuer including a City Hall Neighborhood stop. Wrong, the satellite will be kitty corner from the library on Read Boulevard and Lake Forest Avenue or a planned neighborhood extending out from there. The light rail will follow the I-10 corridor to Village de l'Est. Other satellites built in Algiers, Uptown, Lower 9th Ward may be built by the design/build winner before the main building and include other facilities that a particular neighborhood needs..

Believe it or not, the budget crunch works in favor of a great outcome under best practices by slowing it down and getting it right. I have sympathies for aware and caring folks that go into politics. They may have a vision for a better future, but must compromise it away for the expediency of "good enough." The City can sell the Municipal Auditorium for a high end, French Quarter resort; "monetize" 1300 Perdido with a permit for a contextual tower on the North end under strict preservation rules; the City Hall Neighborhood will have improved lots to sell under plan strictures.

Lordy, lordy look at me talk! I'm afraid I've fallen into the pitfall of idealists with big dream creep. In summary the City Hall development is a generational contribution to New Orleans with the quality of its form, function and manner of execution.

Sincerely,

Timothy O'Connell

cc: MCAC
Times-Picayune

From: [timothy oconnell](#)
To: [MCAC](#); [letters@](#); [Helena N. Moreno](#); [Eugene J Green](#)
Subject: Re: New City Hall
Date: Monday, September 21, 2026 3:07:29 PM

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Thank you for your confirmation.
Whoops, Moreno, not Mareno!!

Get [Outlook for Android](#)

From: MCAC <MCAC@nola.gov>
Sent: Monday, 21 September 2026 11:29:55
To: timothy oconnell < >; MCAC <MCAC@nola.gov>;
letters <letters@ >; Helena N. Moreno
< >; Eugene J Green < >
Subject: RE: New City Hall

Your email has been received and will be provided to Committee members.

Thank you.

From: timothy oconnell < >
Sent: Sunday, September 20, 2026 10:49 PM
To: MCAC <MCAC@nola.gov>; letters@theadvocate.com; Helena N. Moreno
< >; Eugene J Green < >
Subject: New City Hall

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From: [michael burnside](#)
To: [MCAC](#); [Annie G McBride](#); [Joseph I Giarrusso](#); [Jean-Paul Morrell](#); [Aimee B McCarron](#); [Lesli Harris](#); [Freddie King](#); [Eugene J Green](#); [Jason Hughes](#); [Duplessis, Sen. Royce \(District Office\)](#); [Knox Rep. Alonzo \(District Office\)](#); [Landry, Rep. Mandie \(District Office\)](#); [Katie Baudouin](#); [chelsey richard napoleon](#)
Cc: [violet bucaro](#); [sage michael pellet](#); [Oliver Thomas](#); [Ronnie LaNasa](#); [jhb214](#); [CLEesheng](#); [Morgan Clevenger](#); [Nellie Catzen](#); [devillier \[REDACTED\]](#); [Elizabeth Woolverton](#); [Freeman, Aimee Adatto](#); [shane.guidry \[REDACTED\].com](#); [Peter Gardner](#); [Michael Hecht](#); [henry \[REDACTED\]](#); [walter j. leger iii](#); [Bruce Reilly](#); [Jackson Smith](#); [Kristin Palmer](#); [Lee Dupont](#); [Mike Waguespack](#); [Quentin Brown](#); [rcampane \[REDACTED\]](#); [Rebecca Mowbray](#); [Zachary Smith](#)
Subject: The solution to be for?
Date: Saturday, September 19, 2026 6:55:36 PM

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a friend challenges me, so i reply..mostly out of love..love of god. years and years ago, i was challenged in a quaker meeting for worship.... i named myself. i am a lover of god. so here goes:

i had some mystical experiences mostly in my 40's. some had vocal components, some did not. most occurred in quaker meeting for worship. a few did not. thus i witness:

the condition of man is the soul of god.

make of it as you will.

it drives me.

=====

one of the problems is the word "the" kind of restrictive....

i am for the small man. i am for city business being allocated to the small inefficient man. i am for waste. i compost. i have my compost picked up for free. the free compost taker is a very small-time urban gardener who owns a couple of lots in the lower nine. might get three zucchini out of the whole deal... however, he drives a pickup truck not made by hand, and that burns gasoline refined by huge machinery...99.9999% of my food is brought to orleans parish by 18 wheelers. so, am i really for the small man? does not seem that much of my money goes to him...

i am for equality. i am for five medium to small low barrier shelters physically located one each per councilmanic district. each run by a different homeless non-profit provider. i am for each parish over 100,000 population to have at least one state-owned prison inside it's boundaries. i am for the airport to be owned by the state, and not the city. i like equality. i would love for every man to have his fig tree, and to sit under it, until i wonder if every man likes figs.... are men and women equal? one carries a baby for nine months, and one does not.... i am for equality... maybe god is not. i have experienced, once, the absolute horror of the crucified christ.. i do not actually want equality for you after all.

i am for love. how could i not be? i am a lover of god. you named me the eighth councilperson. others have named me tiny house man. there are those among you who have named me gold dollar man..blueberry man..... but when pressed against the wall, i named myself: i am a lover of god.....so what. any sane man would claim the same. what about when i

was in eighth grade, and for the very very first time, fell in love? what about that? michael..... would you recommend that to anybody? do any of you know or have heard of the smart boy? the good boy? the boy his moma loved? the boy spoken of positively by his teachers? the boy who went to church every sabbath day? the boy who mowed twenty lawns a week, every week, for five dollars a lawn, in 1979? the boy who lent money interest free to his family in amounts measurable in thousands of dollars? such boys kill themselves. they know they are wrong. they know they are bad. they know that the seventh grade locker room would torment them, if "it" became known. they know mathew shepard is their brother. if they do not kill themselves, somebody else will do it for them. so maybe, just maybe....i might not be quite as pro-love as i desperately try to be.

the solution to be for? love? equality? the small man?.....

people voted to tax themselves. they were promised certain things. we have forgotten. missions creep. the library millage was for opening on sundays. libraries are not open on sundays. read the millages carefully. anybody still remember this fiasco? {The NHIF is replenished annually with a .91 mill tax, which is expected to bring in \$2.5 million in 2015} i will give a cup of coffee to the first person who emails me what the NHIF stood for.. i will take out to dinner anybody who can prove where all the money went. last i followed it, at most half could be accounted for... 30 years is a long time. missions creep.

the solution to be for..truth.

go back. look and see. just like we did with the school board tax deal. listen to the campaign ads. they are, what, one year old now? ...we voted 500 million for cantrell. we voted 500 million for moreno. are we happy we voted 500 million for cantrell? personally i have no memory that 350 million of the moreno 500 million city bond issue was campaigned for, and told to the voters to be for, a brand new city hall with the other 150 million for a brand new civil district court building that provides security and dignity.

me..i remember roads. without question, i remember roads.... but as my doctor will inform you, i have memory problems. so go back and play it again sam... cantrell was for roads.... i have no trustworthy memory anymore, but the people do..ask them not what do they want..no. ask them what were they promised? anything? or did we tax ourselves as a gift to you?

michael eric burnside



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i my memory there was a vote on paul flower's five point criteria for selection of recommendation...is there a coy of the exact wording n the public sphere? maybe in the minutes for the last meeting?

i would like a copy, or a link..

thank you

michael



Date:

Friday, September 25, 2026 10:19:36 AM

Local residents and businesses in New Orleans East would use a City Department Annex as a daily, practical, high-impact service hub — making development faster, permitting easier, cultural activation stronger, and neighborhood problem-solving more responsive. Below is a clear, structured breakdown of how each department would be used by the community and business owners.

How Local Community & Businesses Would Use Each Department (Organized by usefulness and real-world workflow in New Orleans East)

Safety & Permits

Residents & businesses would use this for:

- Getting building permits without traveling to Poydras
- Opening new businesses on Lake Forest, Chef, Read, Crowder
- Renovating homes, churches, or commercial spaces
- Scheduling inspections for construction or repairs
- Getting contractor licensing and approvals

Impact:

Faster development, fewer delays, more small business openings.

City Planning Commission

Residents & businesses would use this for:

- Rezoning requests for new commercial or mixed-use projects
- Approvals for cultural district activities
- Community input on land-use decisions (Plaza site, Lincoln Beach, Bayou Phoenix)
- Neighborhood planning meetings

Impact:

Community has direct influence over development instead of traveling downtown.

Office of Economic Development

Residents & businesses would use this for:

- Applying for small business grants and incentives
- Getting help with business plans, expansion, or relocation
- Accessing tax credits for opening in the East Economic District

- Connecting with investors or development partners

Impact:

More businesses open and stay in the East; stronger commercial corridors.

Office of Cultural Economy

Residents & businesses would use this for:

- Cultural District tax credits for artists, galleries, and developers
- Support for festivals, performances, and cultural programming
- Activating Lake Forest Cultural & Arts District
- Supporting Lincoln Beach cultural events

Impact:

Arts and culture become an economic engine for New Orleans East.

Workforce Development

Residents & businesses would use this for:

- Job training for Michoud Innovation District employers
- Youth employment programs
- Reentry workforce pathways
- Apprenticeships in construction, tech, logistics, and green jobs

Impact:

Local residents get first access to new jobs created in the East.

Public Works

Residents & businesses would use this for:

- Reporting potholes, drainage issues, broken streetlights
- Coordinating infrastructure needs for new developments
- Getting traffic engineering support for commercial sites
- Faster response to illegal dumping and blight

Impact:

Infrastructure problems get solved faster because the office is local.

Sewerage & Water Board Liaison

Residents & businesses would use this for:

- Water pressure issues
- Sewer backups

- Drainage complaints
- Development-related water/sewer approvals

Impact:

East residents finally get direct access instead of long phone waits.

NOPD 7th District Admin Hub

Residents & businesses would use this for:

- Community policing meetings
- Business security assessments
- Event safety planning (Lincoln Beach, Lake Forest festivals)
- Faster administrative processing

Impact:

Improved safety and stronger police-community relationships.

NOFD Satellite Office

Residents & businesses would use this for:

- Fire safety inspections for businesses
- Permits for events and festivals
- Industrial safety coordination for Michoud

Impact:

Safer commercial and industrial development.

NORD Commission

Residents & businesses would use this for:

- Programming at Joe W. Brown Park
- Lincoln Beach recreation planning
- Youth sports, arts, and wellness programs
- Community events and festivals

Impact:

More recreation, more youth engagement, stronger community identity.

Environmental Services

Residents & businesses would use this for:

- Illegal dumping enforcement
- Illegal truck parking

- Environmental compliance for development
- Wetlands protection around Michoud
- Bayou Phoenix environmental review

Impact:

Cleaner neighborhoods and environmentally responsible development.

Transportation

Residents & businesses would use this for:

- Bus route improvements
- Planning for Bus Rapid Transit (BRT)
- Traffic flow improvements on Chef, Read, Lake Forest
- Pedestrian and bike safety projects
- Illegal truck routes management

Impact:

Better mobility and access to jobs, parks, and commercial areas.

Housing Policy & Community Development

Residents & businesses would use this for:

- Redevelopment of abandoned apartments
- Mixed-income housing development
- Home repair programs
- Neighborhood stabilization initiatives

Impact:

Stronger, safer, more stable neighborhoods.

What This Means for New Orleans East

A City Department Annex in New Orleans East would become a one-stop hub where residents and businesses can:

- Get permits and approvals faster
- Influence development decisions directly
- Access job training and business support
- Improve infrastructure responsiveness
- Activate cultural and arts programming
- Strengthen public safety
- Support youth and families

- Protect the environment
- Improve transportation and housing

This decentralizes government and brings power closer to the people of New Orleans East. It addresses for the City of New Orleans

- Severe Disrepair
- Unsafe Work Environments
- Space Deficits
- Low Morale

There are also opportunities for Community Utilization and Business Utilization Guided Plan.

Desha Greely, Secretary
NOEM



From: [Lauren Siegel](#)
To: [REDACTED]
Cc: [MCAC](#)
Subject: Fwd: City Hall
Date: Monday, September 28, 2026 9:34:59 AM

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Hi Karen,

Thank you for the comment. The current City Hall is a significant focus of the current project. Linked here is the [project website](#) if you'd like to find out more.

Best,
Lauren

----- Forwarded message -----

From: Karen Durand [REDACTED]
Date: Mon, Sep 28, 2026 at 9:18 AM
Subject: City Hall
To: [REDACTED] >

I won't be able to attend the meeting however I have a comment.
Before consideration is made about locating a City Hall Annex to the East, shouldn't some work be done on the present City Hall? To say that the present building represents the City of New Orleans is a shame. At the very least, it needs to be cleaned. It's a horrible representation especially considering it's in the midst of downtown where visitors can see "our home". Please bring this to the attention of Mayor Moreno. I'm amazed that mayor after mayor walks into this building and ignore its present state. Thanks.

[Sent from Yahoo Mail for iPhone](#)

--

Lauren Siegel, MBA
Managing Director



From: [michael burnside](#)
To: MCAC; Jennifer L. Avegno M.D.; Bruce Reilly; Admin RiverDistrict; Austin P. Wilty; chelsey richard napoleon; demetric mercadel; Danny Engelberg; Freddie King; Landry, Rep. Mandie (District Office); Freeman, Aimee Adatto; Barton, Harry M; Justin B. Schmidt; Bill Cassidy; gregory rusovich; Katie Boudouin; Kevin Ferguson; Kristin Palmer; Gayle M. Benson; Lamar Gardere; Lesli Harris; Knox Rep. Alonzo (District Office); amorris; Michael Hecht; Cleesheng; Mike Waguespack; Nellie Catzen; Oliver Thomas; Eugene J Green; opba3md; Rebecca Mowbray; Ronnie LaNasa; Joseph I Giarrusso; sage michael pellet; Jean-Paul Morrell; sarah.porteous; Aimee B McCarron; Royce Duplessis; senator kennedy [REDACTED].gov; Jason Hughes; jhb214; Leo Marsh; Molly Vigour; Matt Ryan; walter j. leger iii; Zachary Smith; Rebecca Collins; Erin Holmes; Marshall Fitz; Peter Gardner; Jackson Smith; Kim Keene; LINDSAY EDWARDS; pat; violet bucaro
Subject: MCAC Criteria
Date: Monday, September 28, 2026 5:57:10 PM
Attachments: [image.png](#)

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the criteria below were voted on and accepted by the MCAC at it's last meeting. no actual rubric or weighting system is known to me, and might not yet exist.

obviously, i do not agree with some of the criteria. number six in particular is one that i am against. as we "strengthen" the core our zero sum game of limited city bond money directly means that we are weakening the extremities. as previous emails have pointed out, i believe that we have already over strengthened the core at the expense of non-core areas. the onmi hotel alone has sucked up alot of public resources for a very long future.

additionally, something is missing from the criteria: housing. i am very much against commuting, and the current cost of diesel should give everyone pause to the old model of commuting to work for all employees, particularly if the average commute is non trivial in time and expense. citizens are already unhappy with the city employees taking their work cars home. this centralization is a step in the wrong direction.

michael eric burnside
[REDACTED]

The screenshot shows a web browser window displaying a presentation slide titled "Proposed Criteria". The browser's address bar shows the URL: [https://nola.gov/getattachment/NEXT/Municipal-Complex-Advisory-Committee/Meetings/MCAC-Session-4-Presentation-\(2\).pdf/?lang=en-US](https://nola.gov/getattachment/NEXT/Municipal-Complex-Advisory-Committee/Meetings/MCAC-Session-4-Presentation-(2).pdf/?lang=en-US). The slide content lists 10 criteria:

1. Does the alternative solve the problem? Will government work better?
2. Is this a sound long - term investment of public dollars?
3. Does this decision reflect the City's values and serve all New Orleanians?
4. Does the alternative present our city as a professional forward looking community?
5. Does this decision advance the City's environmental commitments?
6. Does this decision strengthen New Orleans' downtown and civic core?
7. Can this be delivered — on time, on budget, with accountability?
8. Does the alternative optimize operational relationships?
9. Does the alternative place functions in the correct facility?
10. Does the alternative consider and optimize access and parking?

The slide is part of a PDF document titled "MCAC-Session-4-Presentation-(2).pdf". The browser window also shows a sidebar with a list of thumbnails for other slides, with slide 4 currently selected.