

Main Street News

The Newsletter of the Old Algiers Main Street Corporation



OAMSC to Present a New Look for Newton

While many areas of Old Algiers need redevelopment, Old Algiers Main Street Corporation is currently focusing on a few blocks of Newton Street with an event on the weekend of June 6-7. Those who come out will see the vision for the street, with temporary façade and streetscape and pop up businesses, music and children's entertainment.

The purpose of the event is to enhance the positive awareness of the potential for redevelopment on Newton Street, where many vacant commercial properties and empty lots could be put into commerce with retail shops, galleries and other cultural businesses, restaurants, cafes and professional and personal services that would serve the community and bring others into the community.

Meetings are held weekly if you are interested in planning and supporting the event. Volunteers are also needed onsite during the event. Email info@oldalgiersmainstreet.org for more details.

Deep South Studios Gets Tax Break Approval

Deep South Studios, the first full-service film facility in the New Orleans area, got a break from the Industrial Development Board in December. The PILOT, or payment in lieu of taxes, is worth more than \$3 million in tax breaks over a 10-year period.

The \$63 million-plus development will be located on about 19 acres along Mardi Gras Boulevard near the foot of the Crescent City Connection. The plan calls for 262,000 square feet of floor space over five sound stages, two production facilities and other buildings.

Scott Neimeyer, a native Algerine, plans to raise funds for the development through the federal EB-5 program, which provides immigration assistance to foreign investors.

New Developers Sign on at Federal City

Vista Louisiana LLC is the new master developer for Federal City, replacing HRI/ECC, which withdrew in 2014. Vista signed a 10-year contract earlier this year with the Algiers Joint Development Commission to create and implement a development plan for the 118-acre tract. The land that was once part of the U.S. Naval Support Activity base was donated to the Algiers Development District when it was closed in the BRAC (Base Realignment and Closure) in 2006.

Vista Louisiana will develop a new master plan, which will include opportunities for public input before construction.

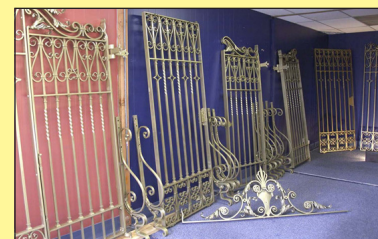
New Attractions Needed for Better Ferry Service

There aren't enough attractions to warrant increased ferry service to Old Algiers, Justin Augustine, CEO of Transdev (formerly Veolia), which has operated the ferry for the past year, told a group of about 50 residents and business owners at a recent meeting. He challenged the community to push for more development and create more attractions that might entice people from the Eastbank.

With the sharp decline in ridership after the abbreviated hours and \$2 per-person fee were instated in 2014, Augustine said that expanded hours will only create a larger deficit for the for-profit company because there is not enough demand for the service. In the meantime, those who live in Old Algiers and work downtown requested hours - not necessarily more, but different -- that would better suit their work schedules, or at least bus service that could return them nearer to their homes after late night shifts.

Augustine said that two new ferry boats will improve service and be more efficient to operate. Currently in design, the first boat will take one year for construction, with the second boat following six months later.

Sculpture Planned for Nunez Traffic Circle



When the round-about was constructed at the intersection of Nunez Street and Mardi Gras Boulevard, then-District C Councilmember Kristin Gisleson Palmer worked with LA-DoTD to include a public art component. DoTD agreed to provide the base to install a sculpture, Global Peace Gates, which was donated to the community via Old Algiers Main Street Corporation by Sculpture for New Orleans. SFNO is responsible in public sculpture throughout New Orleans, including those lining the Poydras corridor.

Even though she is no longer in office, Palmer has been working to fund the installation for the community, which will indeed offer a symbolic gateway to the Old Algiers community.

President's Corner

By Valerie Robinson

Do you ever think about what you really want for your community? Have you considered joining people who are working to bring about positive change in Old Algiers?

Old Algiers Main Street Corporation can use your ideas and your energy as we envision a future for Old Algiers with our upcoming "block party" on June 6-7 along a few blocks of Newton Street. A group is meeting weekly to plan this event.

Consider bringing your talents to this effort to foster economic opportunity and cultural pride in our community.

Call me at 421-6692, email me at info@oldalgiersmainstreet.org to be part of the future of our community.

CZO: What's in it for me?

Likely by the end of April, the City Council will vote on the Comprehensive Zoning Ordinance. It had its first reading in early March. There are many good things about adopting a zoning ordinance as a companion to the Master Plan. For starters, it will be comprehensive, and thus not hundreds of pages of exceptions and exclusions that make it possible for spot zoning, as it has been since the 1970s.

For another, it creates some new opportunities for both preservation and appropriate development.

That doesn't mean that no one has questions or concerns. The Riverfront Alliance is working to restrict riverfront development in the Bywater, Marigny and Algiers Point, and has taken issue with other parts of the ordinance, including height, live music in restaurants and citizen participation.

Some of us have been involved in the process for more than seven years -- attending meetings, reviewing maps and text and providing comments to the City Planning Commission -- in hopes that the document the City Council votes on will be beneficial to the communities in which we live. Now it's up to everyone who is interested in the future of New Orleans to at least look at the online maps and become familiar with the effects of the new zoning ordinance before the vote takes place. The maps are fairly easy to maneuver and can be found at <https://property.nola.gov>.

Ride the Ferry

While some people ride the ferry daily because it is their only way to get across the river, many others don't ride it more from apathy than anything else. Since Veolia, now Transdev, took over the operations in 2014, ridership has decreased significantly. While the \$2 fee is onerous for some, many of us can afford to ride it occasionally to visit places on the East Bank. Old Algiers can't afford to NOT have the ferry operating, so take a ride and enjoy the view!

NOMTOC Parade Keeps Growing

Neighborhood Mardi Gras parades are not dead; they just don't happen anymore except in Algiers! NOMTOC - New Orleans Most Talked of Club -- put on a spectacular show on February 14 from "new" Algiers all the way down to the river in Old Algiers. Lots of families lined the Gen. Meyer, Mardi Gras Boulevard and Newton Street to watch the floats, the marching bands and walking groups.

It was great to see so many people supporting this uniquely New Orleans parade. Credit goes to the Jugs Social Club for presenting the event every year.

Special Thanks

There are a lot of supporters of the economic development and preservation work we do at Old Algiers Main Street Corporation, and we are appreciative. I offer a special thanks to those who provided letters of support for the application to expand the boundaries of the Old Algiers Cultural District, first designated by the State of Louisiana in 2008.



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Sponsored by
Westbank United Seventh-day Adventist Church
Pastor David Hinds, Ph.D.
2401 General Meyer Avenue
(504) 366-7700

Welcome to New Business Members

Recent businesses who have joined Old Algiers Main Street Corporation include Crescent Towing, Hamp's Construction, LLC and Advent Community Services, Inc.

Crescent Towing 1240 Patterson Street | (504) 227-7000

For more than 70 years, Crescent Towing has been committed to customer satisfaction by holding steadfast to a simple philosophy: Do the best job possible with the finest crew, equipment and support available.

Crescent Towing and Salvage was founded by Smith family of New Orleans in 1942 and soon became the premier provider of tug boat services on the Mississippi River. With consistent growth over the years, Crescent Towing has become known for its fleet of custom designed, state-of-the-art tugs backed by outstanding performance and safety records. Besides New Orleans, the tugs operate out of two other ports: Mobile, Alabama, and Savannah, Georgia.

The company supports a variety of community initiatives including social advocacy, medical, educational, religious and civic organizations.

Adventist Community Services Center, Inc. 2401 General Meyer Avenue | (504) 366-7700

The Westbank United Seventh-day Adventist Church and other volunteers operate Adventist Community Services Center, Inc. to provide emergency food and clothing, exercise classes, CPR training, literacy classes and creative play classes for children ages four-17. In partnership with the Louisiana Department of Health and Hospitals, the group also provides assistance with food stamp and Medicaid applications.

Irene Williams serves as the community director, with support from assistant directors Juliana Moses, Gwendolyn Garrison, and Gia Williams-Bowser. The services are available Mondays and Wednesdays from 12 noon to 4 p.m.

Hamp's Construction LLC 1319 Newton Street | (504) 367-1400

Charlie Hampton founded Hamp's Construction in 1974 with one dump truck and a mission to provide the best service to its clients while maintaining the project's timeline and budget.

Today, the construction company is a licensed, bonded and insured general contractor serving both the public and private sectors. The company performs a variety of construction services, including demolition and hauling, commercial building renovation and municipal and public work, on both small- and large-scale projects.

With a fleet of vehicles and heavy equipment and the expertise of owners Charlie, Audrey and Carlos Hampton, Hamp's can work on multiple projects in an efficient and effective manner.

OAMSC Requests Cultural District Expansion

With the proposed expansion of the Old Algiers Cultural District, the area will have more tools to drive development in the area. Old Algiers Main Street Corporation successfully applied for State Cultural District status for the area around the Newton/Teche corridors in 2008 and a subsequent expansion in 2010 to incorporate areas of Algiers Point where culturally-based businesses were already established.

The new proposal submitted to the State Office of Historic Preservation requests a boundary change to include the entirety of the Old Algiers Main Street Corporation's program area and extends it to Numa Street on the northern boundary.

Because the primary benefit is state and federal historic tax credits for redevelopment of eligible properties, the expansion of Cultural District will spur development of some key parcels within the area.

The Office of Historic Preservation will make a determination on the application by June 2015.



Old Algiers Main Street Corporation is dedicated to the revitalization of the historically commercial corridors of Old Algiers.

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What's Happening?

First Friday on the Point events will be held on **April 3** to encourage visitors to ride the ferry to Algiers Point. Drink specials, an art market and other activities are planned. Visit the First Fridays on the Point on Facebook for details.

Algiers Riverview Association - A meeting will be held at 7 p.m. April 7, at L.B. Landry School. Invited speakers include Campanell Kent and Blaine Kern Jr.

Treasures on the Point, the annual multi-family porch sale, will take place in locations throughout Algiers Point on April 18. For details visit them on Facebook.

Movies on the Point is a new family outing on the third Saturday of the month through June. The movie is free and open to the public. Visit www.algierspoint.org for details.

New Sign Installed

Thanks to a grant from the City of New Orleans Neighborhood Capacity Building Initiative, Old Algiers Main Street Corporation was able to place a second sign welcoming people to the Old Algiers community. The sign was placed at the intersection of L.B Landry Boulevard and Newton Street to focus on the redevelopment of Newton Street. There is also a sign at the Algiers Ferry terminal.



Join the OAMSC Team!

With your support, OAMSC can continue to offer programs that benefit the businesses and communities of Old Algiers. For as little as \$25 a year become a member today and join us as we revitalize Old Algiers!

Member Benefits:

- Programs and services to enhance business and the community
- Quarterly newsletter with info and articles of interest to the community
- Access to resources that help you enhance the business climate in your neighborhood
- Invitations to special events and annual membership meeting
- A voice in the decisions that affect all of Old Algiers
- An opportunity to serve on committees and task forces

Send this form with your check to:

OAMSC, P.O. Box 740181, NOLA 70174

Name _____

Address _____

Phone _____

E-mail _____

- Enclosed: \$25 individual \$35 family \$50 business
 \$100 business with newsletter ad

Old Algiers Main Street is a 501c3 organization. Membership donations are tax-deductible to the extent the law provides.