

LIST OF ACCOMPLISHMENTS FOR THE CANAL STREET CORPORATION

D.H. HOLMES PROJECT

The major project of and the impetus behind the creation of the Canal Street Development Corporation is the D.H. Holmes Project. After donation of nearly two square city blocks of land and buildings that formally comprised the historic D.H. Holmes department store, the Canal Street Development Corporation and a private developer, Historic Restoration Inc., worked together to fund and develop the restoration and renovation of these buildings into a hotel, garage, apartment complex and several commercial enterprises. The successes of this project and the Canal Street Development Corporation in working on this project are as follows:

1. Chateau Sonesta Hotel

In May 1995, the 247 room Chateau Sonesta Hotel opened its doors in the former D.H. Holmes building. The development and opening of this hotel, along with other entities within the project, would spark a revitalization of the 800 block of Canal Street, along with the 100 blocks of Bourbon and Dauphine Streets. Furthermore, the D.H. Holmes project has been cited as a successful model of a public private venture by others attempting to undertake similar ventures throughout the city, state and nation.

2. D.H. Holmes Apartments

The 87 unit apartment complex known as the D.H. Holmes Apartments opened shortly after the hotel in the spring of 1995 in the former D.H. Holmes annex building. This complex has offered a home for people of all backgrounds who wanted convenience and excitement of living in the historic French Quarter. The units range from one bedroom apartments to penthouses, and the complex has remained at or near 100% occupancy since its opening.

3. Commercial Enterprises

The project has also provided for the opening of several commercial entities in the hotel building, as well as the D.H. Holmes annex building and garage buildings. These entities include:

- The Red Fish Grill, a restaurant owned and operated by Ralph Brennan, world renowned local restaurateur
- The Storyville Jazz District, a large jazz club run by the New Orleans Jazz and Heritage Festival Director Quint Davis and Ralph Brennan
- several stores along the Canal Street entrance including Orleans Optical, Jazz Boutique, and Perfumania

Recent developments include the conversion of much of Storyville to a Howlin' at the Moon Piano Bar, and the opening of the G.W. Fins and Deanie's Seafood restaurants in the D.H. Holmes annex and garage building

These commercial entities have been an important part of the revitalization and rejuvenation of the 100 block of Bourbon Street and the 800 blocks of Iberville and Bienville Streets.

4. Renovations and Canal Street Entrance

In 1997, through a series of amendments to lease and loan documents in the project, the CSDC and the developer provided for major renovations to the hotel and the D.H. Holmes garage. These renovations included the addition of guest rooms, the build out of approximately 10,000 sq. feet of meeting space, and the opening of a Canal Street entrance to the hotel. This led to the opening of the commercial enterprises in the project along Canal Street, along with further development in 800 block of Canal Street, which paved the way for further developments in the area such as the Ritz Carlton Hotel.

5. D.H. Holmes Garage Renovation

Through the negotiations described above, funds were also made available for a major renovation to the D.H. Holmes garage, making it one of the more modern and successful garages in the French Quarter. Amendments to both the hotel and garage leases at this time also updated and revamped much of the language in the lease and loan documents thereby increasing the revenue stream from all phases of the project.

7. Job Creation

Through the involvement of the Department of Housing and Urban Development due to a \$5.6 million HUD loan in the project, goals were set for the project to create 400 jobs, with at least 51% being for low to moderate income persons. Both of these goals were met and exceeded within the first few years of opening of the project. Those numbers continue to rise.

8. Repayment Of HUD 108 Loan

Due to the success of the project, funds were available through refinancing to provide for early full defeasance of the \$5.6 million HUD 108 loan approximately 2 years ahead of schedule. The availability of these funds to the City of New Orleans and the Department of Housing and Urban Development in late 2000 and early 2001 provided for the potential use of reserves kept by the City and the CSDC to guarantee the HUD loan.

OTHER ACCOMPLISHMENTS OF THE CANAL STREET DEVELOPMENT CORPORATION

1. Work with Downtown Organizations

The staff and Board of the CSDC have fostered its relationships with other downtown organizations like the Downtown Development District, in its effort to work together on economic development initiatives and projects on Canal Street and the Central Business District.

2. Funding Necessary Projects

The CSDC has provided, through use of some its reserves, help with certain essential City projects that are in need of funding including: the Summer Youth Program, street maintenance and the Essence Festival.

3. Grammy Hall of Fame

The CSDC has provided a source of income (\$400,000.00 per year over 10 years) for the development of \$81 million Grammy Exposition and Hall of Fame Project. This project is to be located next to the Hilton Riverside Hotel. It will provide exposure for the City of New Orleans during such international events as the Grammy Awards and the induction of members into the Hall of Fame, in addition to providing to nearly \$1 million annually in tax revenue to the City of New Orleans, creating approximately 300 full time equivalent jobs and having an economic impact of tens of millions of dollars.

