



DATE: 08/04/2026

TIME: 10:00 a.m.

LOCATION: Executive Boardroom

COMMITTEE MEMBERS: Tyler Antrup, Chair | Courtney B. Scrubbs, Vice Chair | H. Davis Cole | Kimberly A. Thomas, JD | Jonathan Stewart |

Strategic Planning Committee Meeting Agenda

PUBLIC MEETING

All meetings are open to the public, and we encourage your attendance.
Those interested can join in person or virtually.

Join In-Person: Executive Board Room, Second Floor
625 St. Joseph St., New Orleans, LA 70165

Join Virtually: <https://www.swbno.org/BoardMeetings>

E-Public comments will be accepted via <https://www.swbno.org/BoardMeetings>.
All e-public comments must be received at least 2 hours prior to the meeting. Comments
will be read verbatim into the record.

I. Roll Call

II. Presentation Item

- A. Stormwater Fee and ROW Fee Development Proposal – Keith Readling and Henrietta Locklear, Raftelis Consultants

III. Public Comment

IV. Adjournment

Sewerage and Water Board of New Orleans

Strategic Planning Committee Meeting

August 4, 2026

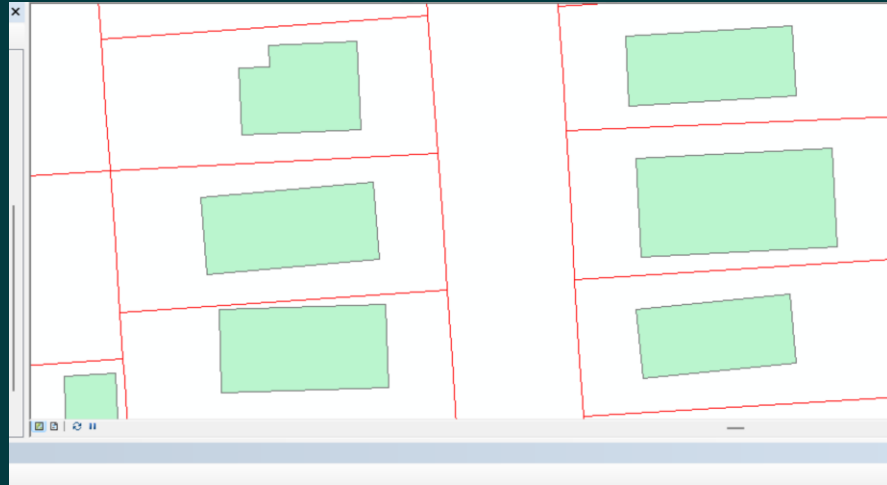


Agenda

Street/Transportation Update

- **Fee Data Sources**
- **Data Processing and Analysis**
- **Stormwater Fee Update**
- **Discussion and Q&A**

FirstOfMAILADDR	SumOfLANE	SumOfBUIL	SumOfTOTA	SumOfASSE
528 PARK BLVD NEW ORLEANS, LA 70114	31300	0	31300	3130
110 ANNANDALE CT NEW ORLEANS, LA 70131	63500	456400	519900	6350
22500 GENERAL MEYER BLDG 415 NEW ORLEA	3314300	0	3314300	331430
C/O AMERICAN PROP FINANCING 6 E 43RD ST	4681500	17392400	22073900	468150
5900 SOUTH PETERS ST #C-1 NEW ORLEANS, LA	1731700	535000	2266700	173170
44100 TOURO ST NEW ORLEANS, LA 70122	272500	0	272500	27250
1181 EVANGELINE TRACE BELLE CHASSE, LA 70	40400	0	40400	4040
FP O BOX 340 MADISONVILLE, LA 70447	171900	1591400	1763300	17190



PRIM_OCC	SEC_OCC	PROP_ADDR	PROP_CITY	PROP_ST	PROP_ZIP	PROP_CNTY	OUTBLDG	HEIGHT	SQMETERS	SQFEET
Single Family Dwelling			Louisiana			Orleans		3.2	178.301	1919.2
Single Family Dwelling			Louisiana			Orleans		6.9	90.0727	969.531
Unclassified			Louisiana			Orleans		4.7	213.209	2294.96
Multi - Family Dwelling			Louisiana			Orleans		5.4	193.743	2085.42
Single Family Dwelling			Louisiana			Orleans		5.9	106.375	1145.01

Single-Family Detached Housing (210)		
Vehicle Trip Ends vs: Dwelling Units On a: Weekday		
Setting/Location: General Urban/Suburban Number of Studies: 155 Avg. Num. of Dwelling Units: 261 Directional Distribution: 50% entering, 50% exiting		
Vehicle Trip Generation per Dwelling Unit		
Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

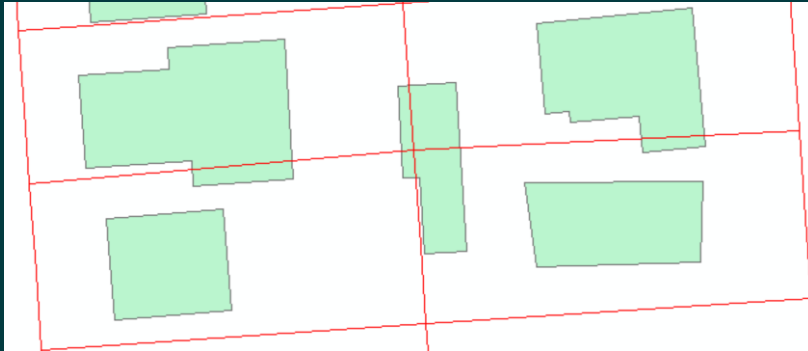
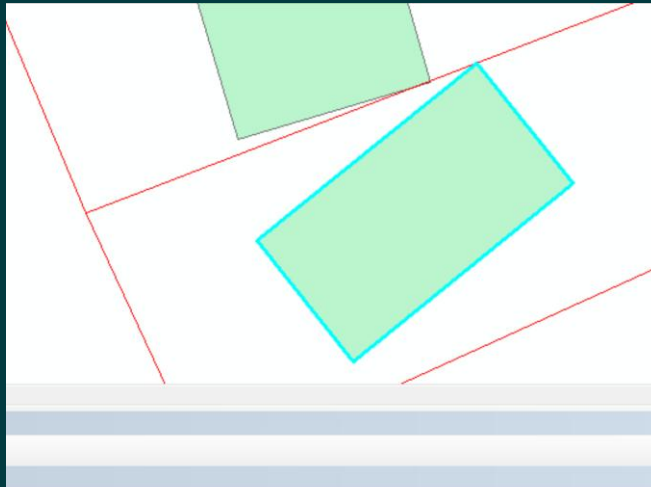
Street/Transportation Fee: Data Sources

- Tax assessor, tabular data
- Federal data source - building footprint and height data for Orleans Parish from FEMA
- ITE trip factors by land use
 - Using most recent ITE Trip Generation Manual

427	REGIONAL SHOPPING CENTER	820	Shopping Center	36.39	Sq. ft. GLA	Weekday Average per 1000
650	EXEMPT PROPERTY OWNED BY OPSB	528	School District Office	14.37	Sq. ft. GFA	Weekday Average per 1000
640	EXEMPT PROPERTY OWNED BY MUNICIPALS	730	Government Office Building	22.59	Sq. ft. GFA	Weekday Average per 1000
510	SINGLE FAMILY DWELLING, PLATTED LOT	210	Single Family Detached	9.09	dwelling unit	Weekday Average per
520	TWO FAMILY DWELLING, PLATTED LOT	215	Single Family Attached	6.57	dwelling unit	Weekday Average per

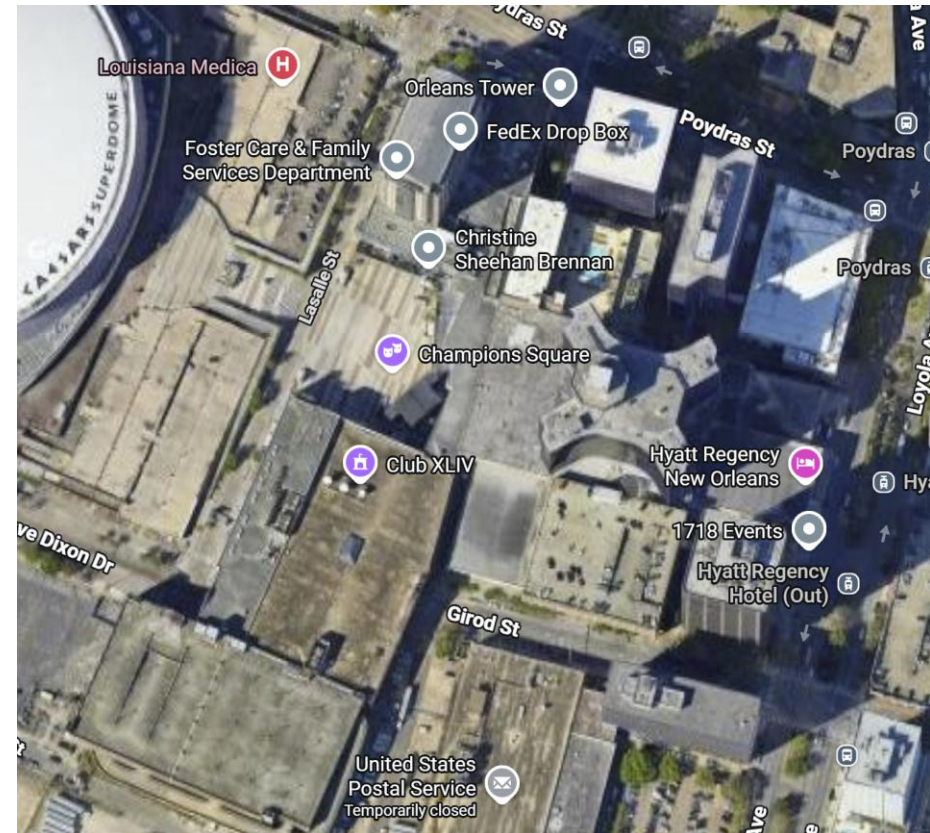
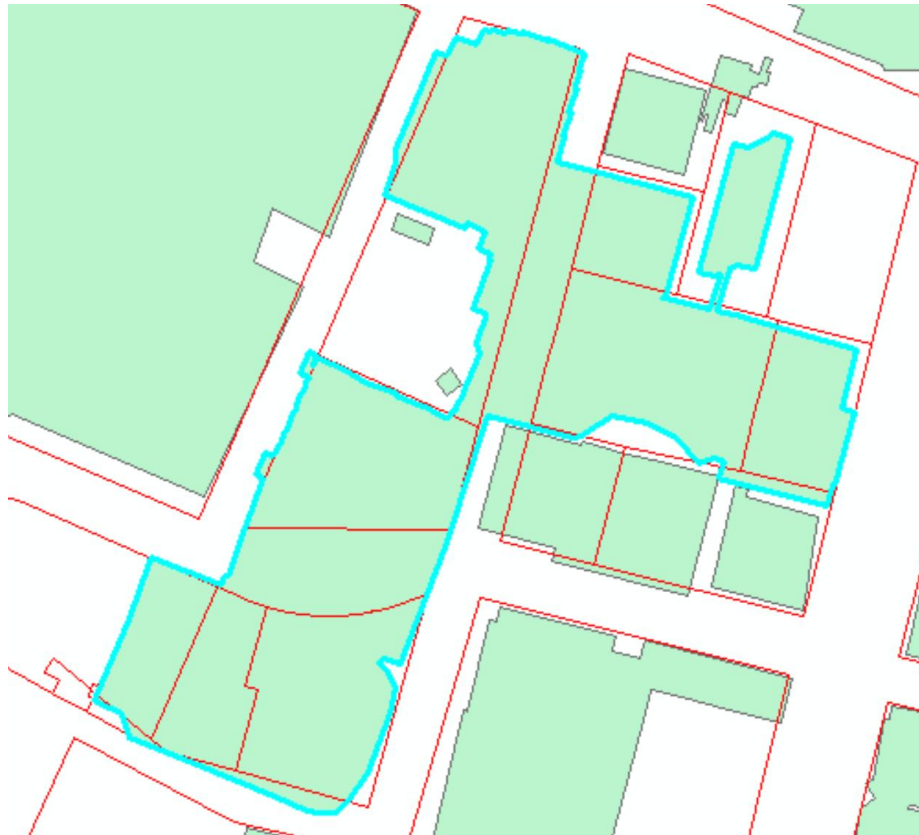
Street/Transportation Fee Data Processing and Analysis

- Used ITE Trip Generation Manual to develop Trip Factors and crosswalk to New Orleans land use codes
 - 53 Trip Land use codes
- GIS processing to derive building areas by parcel
- Used FEMA data with height information to calculate total building area on a parcel
 - Calculated average height and stories by land use class to estimate height for 14k records without height data

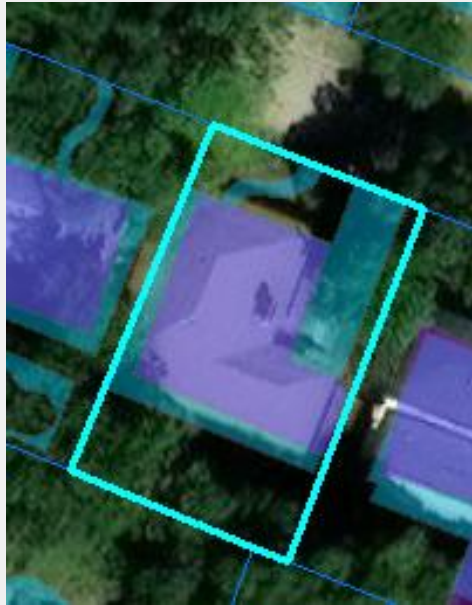



7	PROP_ST	PROP_ZIP	PROP_CNTY	OUTBLDG	HEIGHT	SQMETERS	SQFEET	H_ADJ_ELEV
	Louisiana		Orleans		0	141.095	1518.73	0
	Louisiana		Orleans		0	104.082	1120.33	0
	Louisiana		Orleans		0	106.809	1149.69	0
	Louisiana		Orleans		0	210.388	2264.59	0
	Louisiana		Orleans		0	230.859	2484.94	0

Street/Transportation Fee Data Processing and Analysis



Street/Transportation Fee Example



Single Family
Base Rate



Pharmacy
Based on size, generates ~107 times more trips than the single family (the trips of about 107 houses)

Street/Transportation Fee Data Processing and Analysis

- Sampling properties by land use to assign reasonable trip factors to land uses that did not have a LUC description (could not be matched to Trip LUCs)
- Adjusted factors where appropriate
- Calculated millages paid for street maintenance to offset a fee (3.18 mills)
- Computed trips per parcel using total building area
 - › Single Family Detached Trip LUC per dwelling unit is base
 - › Other Trip LUCs scaled compared to Single Family Detached

Street/Transportation Fee Next Steps

- Reviewed preliminary results
- Identified outliers and anomalous data
- Identified various adjustments needed to trip factors
- Data clean up where possible – including buildings
- Identified remaining data gaps
- Recalculated draft results with updated data
- Review customer impacts
- Model rates, phase-ins, caps (like stormwater)



Stormwater Fee Updates



Overview of Work

- Stormwater fee work has been ongoing
- Goal of this effort is to have properties contribute as they should
- Updated model, refined assumptions, incorporated measured impervious area
- Model will include transportation/street fee also

Stormwater Fee: Review

- Stormwater fee is based on impervious area
- Fee is offset by drainage millages paid (if any)
- Millage roll forward is not assumed
- Revenue requirement – net about \$50M new dollars at phase-in
- All properties would participate, but no fee if no impervious area
- Legal precedence and understanding is that a fee for service must be assessed to all properties served
- Residential tiers, homestead exemptions, phase-in, customer assistance, credits, individual phase-ins included in technical approach
- Majority of additional revenue will come from tax-exempt properties during first years of phase-in



Of Special Note/Caveats

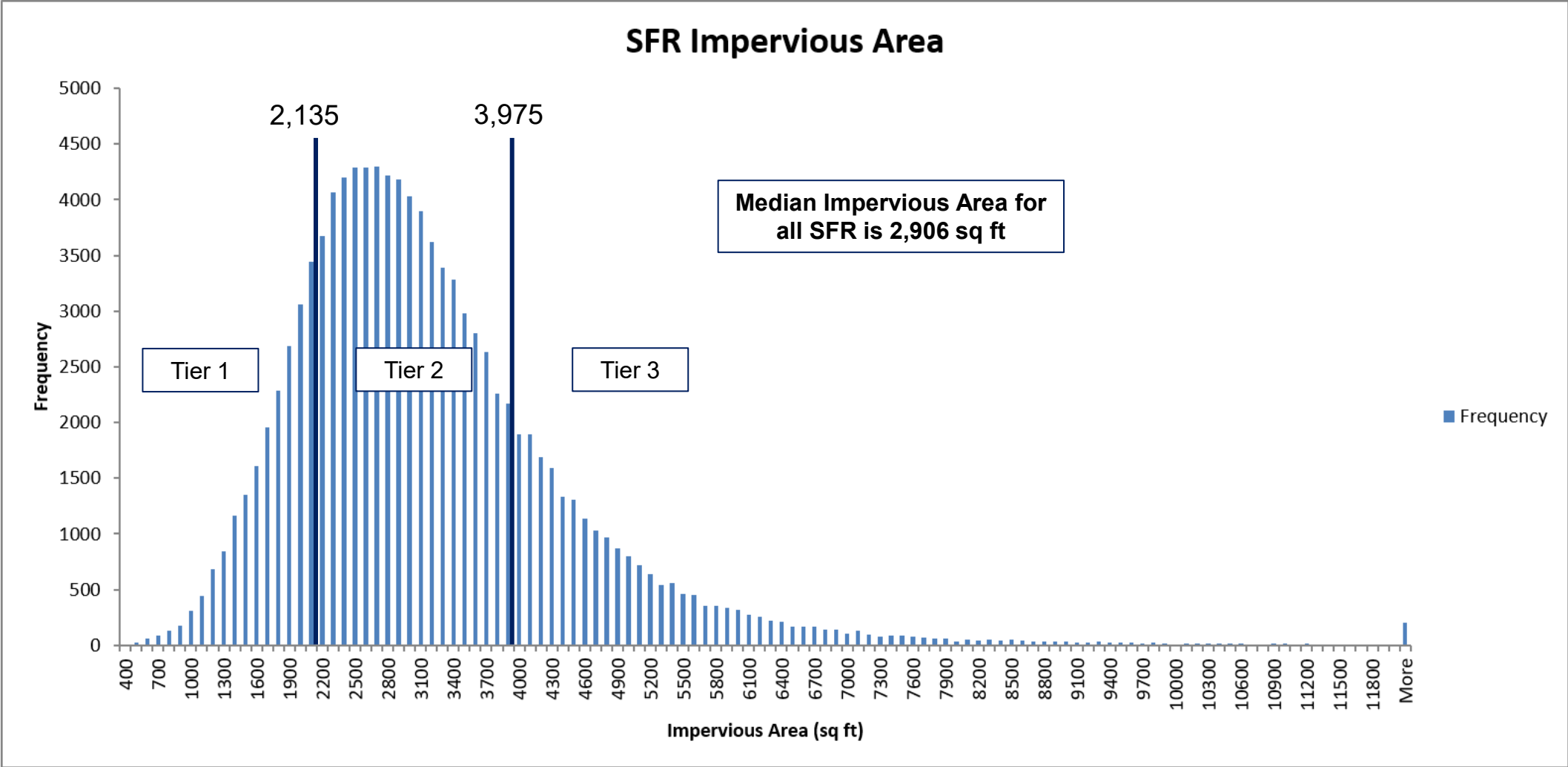
- Data sources have different date stamps; data evolves
- Assumptions about collection rates, participation rates are an educated guess
- Revenue requirements may evolve
- If fewer than all properties are included, rates will change

Stormwater Fee Structure: Review

- A property's gross stormwater fee is offset by the drainage taxes they pay, resulting in net fee
- Maintain drainage millages at the current effective rate – 14.26 mills
 - Properties will not pay less than now
- Single-family residential will be charged one of three flat rates, at phase-in, based on measured impervious area
 - Tier 1 – about 20% of SFR
 - Tier 2 – about 60% of SFR
 - Tier 3 – about 20% of SFR



Stormwater Fee Structure: Review



Stormwater Fee Structure - Phase-In

- Phase-in will be needed
- Data is prepped so that different phase-in lengths can easily be modeled
 - 5-year phase-in period for all customers modeled
 - 10-year phase-in period modeled



Stormwater Fee Structure: Customer protections

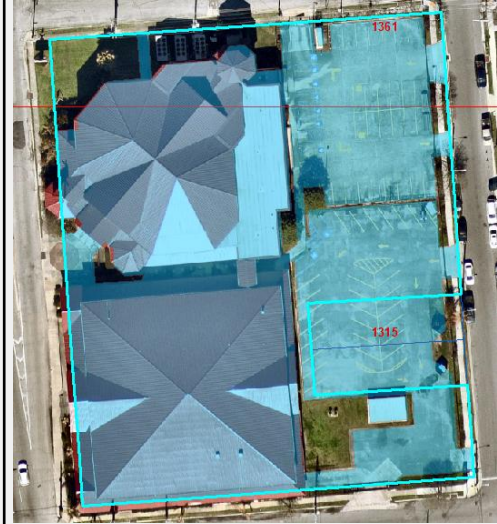
- Phase-in: eases transition for all
- Individual phase-in caps: provide gradualism for highly impacted customers, whether residential or non-residential

Stormwater Fee Structure - Inputs

Inputs used for current modeling -

- Millage now – 0.01426
- Millage going forward – 0.01426
- Annual Rates per ERU
 - › Year 1 – Year X
- ERU sq ft – 2,906
- Tier Breakpoints
 - › Tier 1: 400 – 2,135
 - › Tier 2: 2,135+ – 3,975
 - › Tier 3: 3,975+

Example Properties



Home

Owner Occupied Home

Home

Business

Tax-exempt

Tier 3 Residential

**Tier 2 Residential with
Homestead Ex.**

Tier 1 Residential

Pharmacy

Church

4,915 sq ft (1.6 ERUs)

3,214 sq ft (1 ERU)

1,609 sq ft (0.6 ERUs)

53,753 sq ft (18.4
ERUs)

68,428 sq ft (23.5
ERUs)

Stormwater Fee Structure - Credits

- Credits Program
 - › Have 5% revenue loss factor into calculations
 - › Can be % based reduction or dollar amount
 - › Different credits would be available, for example –
 - Education Credit (curriculum credit and workshop/volunteer events credit)
 - Participation Credit
 - Green Infrastructure Credit
 - › Credits apply to fee, not millage



Next Steps

- All impervious area measured and ready
- Model is ready to run as many scenarios as desired for the stormwater and transportation fee
- Both fees are envisioned to work together
- Final property contributions will be based on a property's drainage characteristics, traffic generation based on property type, millages paid towards stormwater and streets, funding policy



Discussion/Q&A

