

THE NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
Minutes of the Full Board Meeting  
Thursday November 19, 2015 – 5:30 P.M.

The monthly meeting of the Board of the Non-Flood Protection Asset Management Authority of the Orleans Levee District was held on Thursday, November 19, 2015 at 5:30 p.m., in the Lake Vista Community Center, 2<sup>nd</sup> Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chair Ernst called the meeting to order at 5:48 p.m. and led in the Pledge of Allegiance. The roll was called which constituted a quorum.

**PRESENT:**

Chairman Greg Ernst  
Vice Chair Wilma Heaton  
Secretary Thomas Fierke  
Comm. Michael Stack  
Comm. Stan Brien  
Comm. William Settoon  
Comm. Leila Eames  
Comm. Glenn Higgins  
Comm. Anthony Richard  
Comm. Roy Arrigo

**ABSENT:**

Comm. Eugene Green

**STAFF:**

Cornelia Ullmann – Chief Operating Officer  
Sharon Martiny – Administrative Assistant  
Chuck Dixon – Marina Director  
Marlene Wilkerson - Accountant

**ALSO PRESENT:**

Al Pappalardo – Real Estate Consultant  
Michael Botnick – Legal Counsel  
Jim Martin – Design Engineering, Inc.  
Tom Gibbs - WWII Museum  
Tom Long – Lake Vista Resident  
Tom White – Fairview Realty  
Tim Avegno – Eagan Insurance  
Marc Eagan – Eagan Insurance  
Jose Garcia – Boathouse tenant  
Roland von Kurnatowski – Tipitina’s  
Randy Opotowsky - Attorney  
Joe Hassinger – Chairman, Southeast Louisiana Flood Protection Authority- East

**OPENING COMMENTS**

Chair Ernst noted that the Agenda was lengthy, and we will proceed rather quickly.

**ADOPT AGENDA**

Comm. Arrigo moved to adopt the Agenda, seconded by Comm. Richard, motion passed.

**APPROVE MINUTES**

Comm. Fierke moved to amend the minutes by striking “general” on page 6 and replacing with the word “legal”. Comm. Higgins moved to approve the Board meeting minutes of Oct. 29, 2015, seconded by Comm. Settoon, abstained by Comm. Heaton.

**REPORT BY CHIEF OPERATING OFFICER**

Waived.

## **PRESENTATIONS**

### **1) Tom Gibbs, WWII Museum**

#### **Success of the Air Power Expo at New Orleans Lakefront Airport**

Mr. Gibbs reported that the Air Power Expo was a success. There was one small incident with a B-17 that landed and blew out a tire. The Thursday night reception went well. Sen. David Vitter attended with his wife. There was much support from Airport staff, Landmark Aviation and Messina's. David Oreck, a WWII B-29 navigator, and several other institutions contributed greatly as well. The free student day was attended by 1,600 school children, received a meal and explored aircraft and other historical exhibits. The children met an array of WWII veterans and our nation's most prized aviation legends. The Commemorative Air Force provided the Rise Above exhibit, which is a self-contained movie detailing the values of the Tuskegee Airmen. The Expo was fortunate enough to have one of the original airmen present. Approximately 7,000 paid attendees visited Lakefront Airport on Friday and Saturday. Activities included the Rise Above exhibit, a reenactment camp, a stage area that included several WWII veterans through the day giving interviews and performances by the Victory Bells. There were hands-on activities for kids along with a scavenger activity. The Expo was a great showcase for Lakefront Airport. The Associated Press ran a story on the Air Power Expo, U.S. News.com picked up the story and there was coverage from WWL, WDSU, WVUE, WGNO and two live reports done at Lakefront Airport. The WWII Museum came out on top by approximately \$20,000.

## **COMMITTEE REPORTS**

**Airport Committee** – Comm. Heaton advised that Customs is on track and the space is framed in. The Southeast Flood Authority will occupy 12 offices in the building on Monday. An extensive memo from Elise Grenier regarding the murals is included for the record. Staff has overcome many challenges with construction in the Terminal Building.

**Marina Committee** – Comm. Settoon noted that demolition of the two boathouses has begun. Marina and Commercial Real Estate Committees met jointly to discuss boathouse insurance issues. The Authority's insurance advisors were present and advised on insurance requirements for tenants.

**Commercial Real Estate Committee** – See Marina Committee report.

**Recreation/Subdivision Committee** – (No meeting)

**Finance Committee** – Comm. Stack reported that the budget is on track and expenditures utilizing recent settlement funding will carefully considered.

**Legal Committee** – Comm. Fierke reported that Red Dot litigation was discussed. Red Dot is construction litigation involving multiple parties. The Authority is willing to mediate as appropriate. The FEMA flood wall arbitration was also discussed. The Authority's By Laws will be amended in the near future. A Tulane law student is working on a study project on Intellectual property dealing with the Airport Terminal Building. A second Tulane student will work on questions regarding easements, servitudes and rights of way.

## **Old Business**

### **01-111915 - Motion to authorize the Chief Operating Officer or Chairman to enter into a lease for portions of South Shore Harbor Marina terminal building, parking and grounds to Studio Network-Lakefront LLC**

Roland von Kurnatowski is the principal developer of the planned development at the old Bally's site through his company, Studio Network Lakefront. After thorough negotiations, a term sheet was prepared and Studio Network is willing to commit to the project. Michael Botnick, legal counsel, noted two word changes in the term sheet. Mr. Botnick advised that legal research and review of matter confirms that the Authority is on sound footing on all issues.

There was discussion by Comm. Fierke regarding the 1.15% override. Mr. von Kurnatowski advised that Studio Network offered this component as part of its proposal to enable the landlord to benefit from all aspects of development and is based upon a percentage of the gross revenues from all activities on the property. Chair Fierke noted

he had contacted two international entertainment law firms who thought that 1.15% was low. Comm. Fierke noted for the record that over the lease's 50 year term, his concern was that additional revenue might be available from the percentage override and altering the CPI cap.

Al Pappalardo, real estate consultant, gave some history on South Shore Harbor. The complex has been vacant for 20 of its last 30 years. The area is outside flood protection. The developer is proposing many activities; including restaurants and a fuel dock that can bring new life to the marina as well as returning entertainment to that area. This developer has a track record of investing in the New Orleans area. All aspects of the final term sheet were vigorously negotiated with the developer, attorneys for both the developer and the Authority, and that the Board leadership was involved in the process.

Comm. Heaton noted that the Coastal Advisory Committee for the Southeast Louisiana Flood Protection Authority East approved in concept a proposed marsh project in collaboration with Lake Pontchartrain Basin Foundation and Mr. von Kurnatowski. There is a drain pipe at the edge of the perimeter of the Studio Network Lakefront leasehold. Any facilities for fishing and other activities are not possible until that water is filtered. The project proposes a marsh to accomplish better water quality. This will be done in collaboration with multiple parties (the State, CPRA, Southeast Flood Authority, Lake Pontchartrain Basin Foundation and Studio Network). This project will have an environmental impact as well as a recreational and economic impact, which will not cost this Authority one dime.

Comm. Richard moved to authorize the Chief Operating Officer or Chairman to enter into a lease for portions of South Shore Harbor Marina terminal building, parking and grounds to Studio Network-Lakefront LLC, second by Comm. Heaton. The Resolution was adopted to wit:

**MOTION:** 01-111915  
**RESOLUTION:** 01-111915  
**BY:** COMMISSIONER RICHARD  
**SECONDED:** COMMISSIONER HEATON

**November 19, 2015**

#### **RESOLUTION**

**Whereas**, the Non-Flood Protection Asset Management Authority is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets and designated employees of the Orleans Levee District;

**Whereas**, the South Shore Harbor Terminal site at South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Authority;

**Whereas**, the Terminal Building, as well as the South Shore Harbor Marina complex, was severely damaged by Hurricane Katrina in 2005 and since that time, the Terminal Building has stood vacant, damaged and out of commerce and the entire aforementioned property has generated minimal revenue in the preceding 10 years;

**Whereas**, Resolution 08-112014 authorized the Real Estate Consultant and Chief Operating Officer to engage in negotiations with Studio Network-Lakefront LLC, the sole respondent who submitted its response on October 31, 2014 to the duly advertised Request for Proposals for lease of the South Shore Harbor Marina Terminal site at South Shore Harbor Marina, which lease agreement is subject to the approval of the Authority;

**Whereas**, to assist the Authority in obtaining a comprehensive, valid and legal agreement, the Authority issued a Request for Qualifications for Legal Services; and thereafter, issued a request for responses to a Scope of Services. As a result, based on qualifications and experience, Michael Botnick, Esq. of the firm of Gordon, Arata, McCollam, Duplantis & Eagan was competitively selected;

**Whereas**, during the past twelve (12) months discussions and numerous meetings ensued between the principal for Studio Network-Lakefront LLC, the Authority's real estate consultant, legal counsel and the Chief Operating Officer, as well as legal counsel for Studio Network-Lakefront LLC;

**Whereas**, during that same period, the Marina Committee and the Commercial Real Estate Committee held public meetings, obtaining public input and discussion concerning the potential positive impacts to the Marina, its tenants, the Airport, the neighboring communities by vetting traffic, parking, transportation, and noise considerations, as well as anticipated positive economic and employment impacts for the surrounding area for the proposed uses on the property;

**Whereas**, Authority's Marina Manager and Insurance Consultant were also consulted to craft and consider the appropriate provisions for a long term lease for the benefit and revitalization of the decade long underperforming South Shore Harbor Marina complex;

**Whereas**, staff, the real estate consultant and legal counsel believe that the attached Binding Term Sheet represents a comprehensive, conscientious, careful crafting of lease terms for the benefit of the citizens of the City of New Orleans, the New Orleans East community, the New Orleans Lakefront Airport, South Shore Harbor Marina, the Authority and the Orleans Levee District through the anticipated benefits, services and new physical improvements to be provided by the Lessee;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Non-Flood Protection Asset Management Authority hereby adopts the Binding Term Sheet, attached and made a part hereof.

**BE IT FURTHER HEREBY RESOLVED**, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above, including but not limited to, the Binding Term Sheet and Lease Agreement between the Non-Flood Protection Asset Management Authority and Studio Network-Lakefront LLC.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: ERNST, HEATON, STACK, SETTOON, BRIEN, EAMES, RICHARD, HIGGINS, ARRIGO

NAYS: NONE

ABSTAIN: FIERKE

ABSENT: GREEN

This resolution was declared adopted this 19<sup>th</sup> day of November, 2015.

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**02-111915 - Discussion regarding amending the MOU between NFPAMA and SLFPA-E regarding design for conference center in Lakefront Airport**

Comm. Heaton advised that a resolution was passed addressing the SLFPA-E offices at Lakefront Airport Terminal Building and an MOU was prepared regarding same. There was discussion regarding accounting due tos and due froms between the Flood Authority and the Non-Flood Authority since Hurricane Katrina. SLFPA-E will move its executive offices to Lakefront Airport and are responsible for the build-out. Rent will be fair market and paid by check each month.

This Resolution will amend the MOU to include the Conference Center. There must be an agreement with the Non-Flood Authority allowing the Flood Authority to build out the Conference Center for later use on an "as needed" basis. The Conference Center will be a revenue source for the Airport. Revenue from the Conference Center is required to stay at the Airport per FAA regulations and grant assurances. However, the Non-Flood Board advanced the Airport \$11 million of non-Airport funds after Hurricane Katrina. A resolution passed several years ago that delineated \$11 million had been quantified as an advance to the Airport from this Board. Monies will not be removed from the Airport, this Authority will be repaying the \$11 million debt owed by the Airport. This is relevant to the Agenda item for full disclosure.

Nyka Scott, Flood Authority Counsel, advised that the MOU is between the parties with regard to building out the Conference Center, how it will be managed, and booked. No motion to amend is needed as the Flood Authority had not started building out the Conference Center.

**03-111915 - Motion to extend the period of time for an additional thirty (30) days from December 1, 2015 for Tekie Kai LLC (Mrs. Myrna Davis) to submit building plans and have those plans approved by the Authority's architect for Boathouses W-11, 12 and 13.**

The COO advised of extensive discussion regarding this matter, as well as Mrs. Davis' earlier interest in acquiring Boathouse W14 from Whitney Bank, W15 from the Authority (burdened with a tax lien from a prior tenant who is now deceased) and W16 from the Authority (unencumbered). After discussion, and hearing from the Authority's real estate consultant, representatives of Fairview Realty and Tekie Kai regarding Boathouses W11, 12 and 13, the Chair advised that Tekie Kai LLC must secure insurance as required by the underlying leases. If insurance certificates are not provided, the Authority will not authorize an additional 30 days for plans to be submitted. This motion is conditioned upon the purchase of insurance by Mrs. Davis before December 1, 2015.

Comm. Settoon noted for the record that several key items are well beyond the Authority's control: One of the boathouses (W14) is not owned by the Authority. The boathouse is owned by Whitney who has not been cooperative in selling the improvements. Another boathouse (W15) has a \$190,000 tax lien by the City, which is a problem. These key items have come from external forces; not the Authority.

The COO advised that the Authority's legal counsel has attempted to come to a resolution with the City but has been unsuccessful.

It was noted that the Authority cannot require Fairview Realty to transfer its lease. Fairview Realty is paying rent timely, has provided insurance and generally abiding by the terms of its lease. Fairview still has the obligation to rebuild the boathouses that were demolished at its request.

Mr. Pappalardo advised that the three units must have separate metering, but can be built as one unit, based on the representation by Fairview Realty that the demolished boathouse was one unit, not three separate units. In 2013 Capt. White requested and received permission to demolish W11, 12 & 13. Capt. White agreed to rebuild those boathouses and that obligation holds. Chair Ernst advised that Tekie-Kai will be permitted an additional 30 days to provide plans conditioned upon insurance being obtained and signing of the transfer of the lease prior to December 1, 2015.

Comm. Green moved to extend the period of time for an additional thirty (30) days from December 1, 2015 for Tekie Kai LLC to submit building plans and have those plans approved by the Authority's architect for Boathouses W-11, 12 and 13 with the caveat that the lease is signed over and a binder of insurance is purchased by December 1, 2015, second by Comm. Settoon. Resolution adopted to wit:

**MOTION:** 03-111915  
**RESOLUTION:** 03-111915  
**BY:** COMMISSIONER GREEN  
**SECONDED:** COMMISSIONER SETTOON

November 19, 2015

**RESOLUTION**

**WHEREAS**, the Non-Flood Protection Asset Management Authority is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District;

**WHEREAS**, Orleans Marina located at West End in the City of New Orleans is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Authority;

**WHEREAS**, as owner of the Orleans Marina, the Orleans Levee District is authorized to lease its water bottoms and land as moorings for boats and construction of boathouses for fair and equitable rental rates, as provided under La. R.S. 38:336(A) and (B) (4);

**WHEREAS**, Orleans Marina Boathouse sites W-11, 12 and 13, bearing Municipal Addresses 7325, 7329 and 7333 W. Roadway Street, respectively, are currently leased to Fairview Realty, LLC pursuant to the term of a written Lease Agreement effective the 1st day of October, 2007, and two (2) Amendments of the Lease, which Lease is for a term of five (5) years commencing on October 1, 2007 and ending September 30, 2012, with the right of five (5) five (5) year renewal options, and under other terms and conditions set forth in the Lease Agreement;

**WHEREAS**, in May of 2013, Fairview Realty, LLC requested permission to demolish the improvements on the leasehold, remove the pilings and also agreed to construct new improvements, at its sole expense, which new improvements were to be completed no later than December 1, 2014; which was granted in Resolution 02-051613 (attached and made a part hereof);

**WHEREAS**, in June 2015, Fairview Realty, LLC requested approval to assign and transfer its rights to lease Boathouses W-11, 12 and 13 to Tekie Kai Holdings, Inc. represented by Myrna Guity Davis, who agreed to the assignments and purchase of the improvements on the leasehold owned by the Lessee for the price and sum of One (\$1.00) Dollar, which approval was granted in Resolution 06-061815 (attached and made a part hereof);

**WHEREAS**, approval granted in Resolution 06-061815 was conditioned upon payment of the 8% transfer fee of the consideration received by Fairview Realty LLC, the execution of Affidavits by Fairview Realty LLC and Tekie-Kai Holdings, Inc. as required by the Authority and the assumption of all of the obligations under the Lease Agreement by Tekie-Kai Holdings, Inc., subject to the execution of the transfer of the leases, execution of the required affidavits, compliance with the approval of Lessee's plans and specifications by the Authority's architectural consultant by December 1, 2015, with construction being completed no later than December 1, 2016 and payment of the transfer fee within (60) days of approval by the Authority;

**WHEREAS**, the joint Marina/Commercial Real Estate Committee of the Authority held its meeting on Tuesday, November 10, 2015 wherein a request was made by Tekie-Kai Holdings, Inc., through Ms. Davis for an extension of thirty (30) days from December 1, 2015 to submit building plans and have the plans approved by the Authority's architect for Boathouses W-11, 12 and 13;

**WHEREAS**, Ms. Davis advised that she is also requesting clarification of the insurance requirements in the leases being assumed for W-11, 12 and 13 and that she requested the Authority consider other insurance limits;

**WHEREAS**, at the Joint Marina/Commercial Real Estate Committee on November 10, 2015, was updated by its insurance consultant as to current insurance market, limits and availability of insurance applicable to the leases for boathouses W-11, 12 and 13;

**WHEREAS**, the Board after considering this matter resolved that it was in the best interest of the Orleans Levee District to grant the extension of thirty (30) days from December 1, 2015 to submit building plans and have the plans approved by the Authority's architect for Boathouses W-11, 12 and 13 and that insurance be procured by Tekie-Kai Holdings, LLC with the policy limits of \$1,000,000/\$2,000,000 aggregate, with the Authority and the Orleans Levee District listed as additional insured and request that 30 day notice of cancellation be given; with the requirement that Tekie-Kai Holdings, Inc. procure a binder of insurance for Boathouses W-11, 12 and 13, which binder must be dated and effective no later than December 1, 2015 and that the lease assignment be executed on or before December 1, 2015, with the understanding that Authority's authorization for the transfer of Boathouses W-11, 12 and 13 will expire without further action by the Authority in the event that the above conditions are not accomplished.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Authority approves the extension of thirty (30) days from December 1, 2015 to submit building plans and have the plans approved by the Authority's architect for Boathouses W-11, 12 and 13 and that insurance be procured by Tekie-Kai Holdings, LLC with the policy limits of \$1,000,000/\$2,000,000 aggregate, with the Authority and the Orleans Levee District listed as additional insured and request that 30 day notice of cancellation be given; with the requirement that Tekie-Kai Holdings, Inc. procure a

binder of insurance for Boathouses W-11, 12 and 13, which binder must be dated and effective no later than December 1, 2015 and that the lease assignment and related documents be executed on or before December 1, 2015, with the understanding that Authority's authorization for the transfer of Boathouses W-11, 12 and 13 will expire without further action by the Authority in the event that the above conditions are not accomplished.

**BE IT HEREBY FURTHER RESOLVED**, that the Chairman or Chief Operating Officer of the Management Authority be and is hereby authorized to take any action and to sign any and all documents necessary to accomplish the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: ERNST, HEATON, FIERKE, STACK, BRIEN, SETTOON, EAMES, HIGGINS, RICHARD, ARRIGO

NAYS:

ABSTAIN:

ABSENT: GREEN

### **New Business**

#### **04-111915 - Motion to renew employee health insurance with Office of Group Benefits for employee and retiree health insurance at premiums set by OGB**

The COO advised that all Orleans Levee District employees (flood or non-flood) are all treated the same by the Office of Group Benefits. OGB was shopped and is the cheapest in the market. The Non-Flood Authority can receive its own rating after this year, separate from Orleans Levee District flood employees.

Comm. Fierke moved to renew employee health insurance with Office of Group Benefits for employee and retiree health insurance at premiums set by OGB, and approved in the current budget, second by Comm. Stack. The Resolution was adopted to wit:

**MOTION: 04-111915**  
**RESOLUTION: 04-111915**  
**BY: COMMISSIONER FIERKE**  
**SECONDED: COMMISSIONER STACK**

November 19, 2015

#### **RESOLUTION**

**Whereas**, the Non-Flood Protection Asset Management Authority is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets and designated employees of the Orleans Levee District;

**Whereas**, beginning January 1<sup>st</sup> 2013 the Authority procured active Orleans Levee District employees and retirees health insurance, which also includes life insurance, through the Louisiana Office of Group Benefits (OGB);

**Whereas**, the premium amounts are set by OGB, not subject to negotiation, and appropriate amounts were budgeted in the FY 2015-16 NFPAMA budget;

**Whereas**, Orleans Levee District and NFPAMA staff requested a renewal quote from OGB and on November 18, 2015 received the renewal quote and health insurance rates remained the same;

**Whereas**, after reviewing cost and coverage from OGB, it is the staff's recommendation to renew active employees and retirees health insurance coverage through the Office of Group Benefits for the period January 1, 2016 through December 31, 2016;

**Whereas**, the Finance Committee of the Authority considered the recommendation of the staff and voted to recommend that the Authority procure employee and retiree health care coverage through the Office of Group Benefits, based upon the above information;

**Whereas**, the Authority resolved that it was in the best interest of the Authority and Orleans Levee District to authorize the procurement of employee and retiree health care coverage through the Office of Group Benefits, estimated to be \$84,801 for the employee and retiree share and \$264,524 for the Authority's share for calendar year 2016;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Non-Flood Protection Asset Management Authority authorizes the procurement of employee and retiree health care coverage through the Office of Group Benefits for a period of one year commencing on January 1, 2016 and ending on December 31, 2016.

**BE IT FURTHER HEREBY RESOLVED**, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: ERNST, HEATON, FIERKE, STACK, SETTOON, BRIEN, EAMES, RICHARD, HIGGINS, ARRIGO

NAYS: NONE

ABSENT: GREEN

This resolution was declared adopted this 19<sup>th</sup> day of November, 2015.

#### **05-111915 - Motion to adjust general liability insurance provisions for new and transferring boathouse leases to \$1 Million per occurrence and \$2 Million aggregate for both commercial and personal lessees, naming NFPAMA and Orleans Levee District as additional insured.**

Chair Ernst noted that some older lease required a \$1 million primary and a \$3 million aggregate limit. The current commercially acceptable leases today provide for \$1/\$2 million aggregate. These limits were also on recommendation of the Insurance Agent of Record (Tim Avegno and Marc Eagan, Eagan Insurance). This also includes

commercial policies. Mr. Pappalardo advised that the Authority could be added as “loss payee”, but not as an additional insured.

Comm. Fierke moved to adjust general liability insurance provisions for new and transferring boathouse leases to \$1 Million per occurrence and \$2 Million aggregate for both commercial and personal Lessees, second by Comm. Settoon. The Resolution was adopted to wit:

**MOTION: 05-111915**  
**RESOLUTION: 05-111915**  
**BY: COMMISSIONER FIERKE**  
**SECONDED: COMMISSIONER SETTOON**

November 19, 2015

**RESOLUTION**

**Whereas**, the Non-Flood Protection Asset Management Authority is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District;

**Whereas**, the Authority manages a number of boathouses and covered slips in the Orleans Marina and New Basin Canal area;

**Whereas**, the leases, option periods and assignments for these boathouse leases span from 1971 to the present time and contain varying general liability insurance requirements;

**Whereas**, the Authority’s insurance and real estate consultants, at individual Marina and Commercial Real Estate Committee meetings, as well as the joint Marina/Commercial Real Estate Committee meeting on November 10, 2015 provided information and thereafter a recommendation that the general liability insurance requirements for all new leases and new assignments going forward from the passage of this resolution be as follows: General Liability Insurance limits in the amount of \$1 million per occurrence, \$2 million aggregate; that a certificate of insurance be issued to Non-Flood Protection Asset Management Authority, listing the Authority and Orleans Levee District as loss payee; and requesting a 30 day cancellation notice;

**Whereas**, the Authority resolved that it was in the best interest of the Authority and Orleans Levee District to accept the recommendation of its consultants, after discussion at several committee meetings at which existing and prospective lessees were given the opportunity to be heard;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out and implement the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: ERNST, HEATON, FIERKE, STACK, SETTOON, BRIEN, EAMES, RICHARD, HIGGINS, ARRIGO  
NAYS: NONE  
ABSENT: GREEN

This resolution was declared adopted this 19<sup>th</sup> day of November, 2015.

**PUBLIC COMMENTS**

N/A

**NEXT BOARD MEETING**

The next full Board meeting of the Non-Flood Protection Asset Management Authority is scheduled for Thursday, December 17, 2015 at 5:30 p.m.

**ADJOURNMENT**

Comm. Fierke offered a motion to adjourn, seconded by Comm. Stack, motion passed. The meeting adjourned at 7:18 p.m.