

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING
THURSDAY JULY 11, 2013 – 1:30 P.M.

The regular monthly meeting of the Commercial Real Estate Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, July 11, 2013 at 1:30 p.m., in the Lake Vista Community Center, 2nd 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.

Commissioner Trask called the meeting to order at 1:36 p.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman John Trask
Commissioner Joe Hassinger
Commissioner Stanley Brien

FURTHERMORE PRESENT:

Chairman Robert E. Smith Lupo

ABSENT:

Commissioner Wilma Heaton

STAFF:

Louis Capo, Executive Director
Sharon Martiny, Non-Flood

ALSO PRESENT:

Gerard Metzger – Legal Counsel
John Lopez - Pontchartrain Basin Foundation

APPROVAL OF AGENDA

Commissioner Hassinger offered a motion to adopt the Agenda, seconded by Commissioner Brien and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Commissioner Hassinger offered a motion to approve the minutes of the Commercial Real Estate Committee from November 8, 2012 and March 7, 2013, seconded by Commissioner Brien and unanimously adopted.

NEW BUSINESS

1) Motion to approve additional improvements on the New Basin Canal Lighthouse

Mr. John Lopez, Executive Director of Lake Pontchartrain Basin Foundation, informed the Committee that the Foundation is appreciative of the Board for helping the Foundation move forward to rebuild and reopen the Lighthouse. The Lighthouse opened to the public in April for three days per week. The Greyline Bus Line agreed to have six day a week tours which will include the Lighthouse. Tours start in August and will require the Museum to be open six days per week. Additional exterior improvements have been discussed and the major restoration of the Lighthouse is complete. The lawn and the fountain have recently been completed. The contract for this work and related improvements has expired and Lake Pontchartrain Basin Foundation is looking at two new contracts to continue the improvements. These items include the lawn and a new fence. The present fence is a barbed wire fence. The new fence will have an electronic gate and better security monitoring due to issues with people wandering from the

restaurant located next door. The fence would monitor traffic and security as well as aesthetic issues. The flagpole is slightly listing from Isaac and the base is rusted. This project, the "Lakefront Lawn" is to refurbish the area from the base of the Lighthouse Foundation. Contractors are presently reworking broken concrete due to Hurricane Isaac which also tore up the grounds. The contract includes building a concrete walkway to follow the loop and connect the driveway on one side and the deck on the other side. This will be ADA compliant offering a new access area on the site. Educational signs will be erected as the Lighthouse will be a tour site where people learn more about the Lighthouse site. The area inside the boardwalk will be filled, graded and contain sod. Geo-tech material will be placed to stabilize the area and minimize loss during a storm. The fencing will improve the safety issue by having the area fenced off due to the broken concrete. The fence will come to the canal and wrap around the right side by the seawall. The last item is the temporary sign on Lakeshore Drive will be replaced with a permanent presentation sign marking the location of the Lighthouse site.

Mr. Metzger advised that the requirements for the contractor coming on the Authority's property is that the Orleans Levee District and the Management Authority be named as additional insureds on the insurance policies and all of the proper permits be obtained to do the work from the City.

Commissioner Hassinger offered a motion to approve additional improvements on the New Basin Canal Lighthouse, seconded by Commissioner Brien and unanimously adopted.

2) Motion to approve the transfer of Orleans Marina Boathouse Lease N-11

Mr. Metzger advised that this is a standard boathouse transfer by Mr. Frank Royere to his next door neighbor, Mr. Gerald Clower. The price is \$80,000.00, per the lease an 8% transfer tax will be paid to the Authority (\$6,400). Mr. Royere and Mr. Clower have signed the required Affidavits acknowledging that this is the only consideration being paid. The lease will not be amended because Mr. Clower is only having the lease assigned to him. Mr. Capo will not execute the intervention consenting to the assignment unless the funds are available for the transfer fee.

Commissioner Heaton offered a motion to approve the transfer of Orleans Marina Boathouse Lease N-11, seconded by Commissioner Hassinger and unanimously adopted.

3) Motion to approve the transfer of Orleans Marina Boathouse Lease N-33

Mr. Metzger advised this transfer is slightly more involved. The price is \$47,000 for the same kind of unimproved boathouse as Mr. Royere. Affidavits have been signed and the transaction has been confirmed with the Real Estate Agent and counsel for Marion Pritchard (Schriner). The buyer, Mr. Marzoni (next door neighbor) requested that the lease be combined; the Authority will receive an 8% commission on the \$47,000. Mr. Marzoni has requested to combine the leases and extend it by three additional five year options, which will bring him to 2037 when the 30 year leases expire. Mr. Marzoni is paying \$8,000 for the extension and Mr. Marzoni will be required to keep the utilities separate on the two boathouses.

Mr. Pappalardo noted the difference between the \$80,000 and \$47,000 prices in the boathouses is that the \$80,000 boathouse is in excellent condition and the \$47,000 boathouse was damaged by Hurricane Katrina. There are issues with the exterior skin and the interior is not built out. The boathouses were inspected prior to the transfers to ensure the Authority was getting the proper 8% transfer fee. When you look at the photographic evidence it is clear that the build-out and

condition of the premises reflect the proper transfer. Commissioner Heaton requested that the pictures be part of the record.

Commissioner Hassinger offered a motion to approve the transfer of Orleans Marina Boathouse Lease N-33, seconded by Commissioner Brien and unanimously adopted.

ANNOUNCEMENT OF NEXT MEETING

Chairman Trask announced the next scheduled Commercial Real Estate meeting is Thursday, August 1, 2013 at 1:30 p.m.

ADJOURNMENT

Commissioner Brien offered a motion to adjourn, seconded by Commissioner Hassinger and unanimously adopted. The meeting ended at 1:50 p.m.