

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING
TUESDAY FEBRUARY 5, 2015 – 1:30 P.M.**

The regular meeting of the Commercial Real Estate Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, February 5, 2015 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.

Chairman Green called the meeting to order at 1:30 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

PRESENT:

Chairman Eugene Green
Comm. Leila Eames
Comm. Dieter Hugel

ABSENT:

Comm. Romona Baudy

STAFF:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny – Administrative Assistant

ALSO PRESENT:

Al Pappalardo – Real Estate Consultant
Dawn Hebert – Resident

ADOPT AGENDA

Comm. Hugel offered a motion to adopt the Agenda, seconded by Comm. Eames and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Approval of the Joint Marina/Commercial Real Estate Committee meeting from January 6, 2015 has been deferred until the March 5, 2015 meeting.

OLD BUSINESS

1) Request by Whitney Bank and Ischicka Davis to transfer Boathouse W-14 from Whitney to Mrs. Davis

Al Pappalardo, Real Estate Consultant, advised that Boathouse W-14 is owned by Whitney Bank who is negotiating with the Davis family to purchase the boathouse and assume the lease. The Davis family has requested to lease Boathouses W-15 (built together with W-14) and W-16, which is owned by OLD and in poor condition. W-15 has tax liens in the amount of \$200,000 which will be extinguished if the improvements are demolished. Ms. Davis would like to acquire and rebuild the boathouses for her family. W-14 improvements would be transferred from Whitney to Ms. Davis and the Authority would lease W-15 and W-16 to Ms. Davis with the provision that all improvements be removed. The cost of demolition is enough for the Authority to receive consideration and grant a new lease.

Comm. Hugel offered a motion to recommend transfer of the lease for Boathouse W-14 from Whitney to Mrs. Davis, seconded by Comm. Eames and unanimously adopted.

2) Request by Ischicka Davis to lease Boathouses W-15 and W-16

Comm. Hugel offered a motion to lease Boathouse W-15 and W-16, seconded by Comm. Eames and unanimously adopted.

3) Request by James R. and Cheryl L. Pittman to transfer Boathouse N-30 to Dr. Charles Murphy

The COO informed the Committee that Item No. 3 has been withdrawn.

3) Update on the status of Boathouses W-11, 12 & 13 (Fairview Realty), which the Board permitted to be demolished by tenant, with the understanding that the boathouses would be rebuilt by 12/1/14. To date, the boathouses have not been rebuilt. Fairview Realty invited to discuss extension of requirement to rebuild

The COO advised that no representative of Fairview Realty was present and no boathouse plans have been provided. Negotiations were underway regarding the possible purchase of Fairview boathouses by Mrs. Davis if no final arrangements. A time frame to rebuild the boathouses will be provided by Fairview's representative if those negotiations fail. Mr. Pappalardo advised that Chair Green recommended extending the agreement to rebuild the boathouses by one year and that item will be placed on the February full Board Agenda. The extension will give Fairview representatives flexibility to prepare plans to rebuild.

Comm. Hugel offered a motion to extend the existing agreement regarding Boathouses W-11, 12 and 13 to require that rebuilding take place by December 1, 2015, seconded by Comm. Eames and unanimously adopted.

4) Status of lease negotiations with Studio Network-Lakefront, LLC for South Shore Harbor Marina Complex

The COO advised that negotiations for the long-term lease are underway and a final lease will be presented at the March 19, 2015 full Board meeting. Mr. von Kurnatowski provided an electronic copy of the site plan for the September 2015 music event and the Location Agreement will be completed shortly. Mr. Pappalardo advised that the long-term project has regulatory and financing issues that must be addressed by the developer. A draft lease will be prepared for review at the March 5, 2015 meeting.

NEW BUSINESS

1) Distribution of the FY 2015-2016 proposed budget

The COO advised that the proposed budget will be close until the Authority receives the tax millage at the end of January 2016. Staff will make a recommendation of priorities regarding the extra money from the millage for the committees to address.

ANNOUNCE NEXT MEETING

Chairman Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday, March 5, 2015 at 1:30 p.m.

ADJOURNMENT

Comm. Eames offered a motion to Adjourn, seconded by Comm. Hugel and unanimously adopted. The meeting adjourned at 11:24 a.m.