

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING  
THURSDAY MARCH 12, 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 Thursday, March 12, 2015 at 4:30 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.

Chairman Green called the meeting to order at 3:37 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. Romona Baudy

**ABSENT:**

Comm. Dieter Hugel

**FURTHERMORE PRESENT:**

Commissioner Stanley Brien  
Commissioner Michael Stack

**ADOPT AGENDA**

Chair Green offered a motion to adopt the Agenda, seconded by Comm. Baudy and unanimously adopted.

**APPROVAL OF PRIOR MINUTES**

Comm. Baudy offered a motion to approve the Joint Marina/Commercial Real Estate Committee meeting minutes of January 6, 2015, seconded by Comm. Eames and unanimously adopted.

Comm. Eames offered a motion to approve the Commercial Real Estate Committee meeting minutes of February 5, 2015, seconded by Comm. Baudy and unanimously adopted.

**OLD BUSINESS**

- 1) **Status of lease negotiations with Studio Network-Lakefront, LLC for South Shore Harbor Marina Complex for both the long term lease and the location agreement for the September 2015 music festival**

The COO advised that a tentative schedule and punch list is being prepared for the music event. All concerns presented by the Commissioners and community have been inserted into the structure of the lease. This is an important project for South Shore Harbor and the community.

Mr. Pappalardo added that concerns regarding the direction of the amphitheater and traffic control/parking issues have been addressed. The location and design of the amphitheater will relieve any concern with the direction of the sound. The developer will provide notice to patrons along with advertisement any violations with respect to parking in residential and commercial neighborhoods will result in the vehicle being towed. A request will be made to City Traffic Control Engineering for a permanent solution to the multiple stop signs by the underpass at the Airport. The developer must have at two O.L.D. police for traffic control during all events.

**NEW BUSINESS**

- 1) **Request by current LVCC tenant MG. Salon (6510) to rent the adjacent space (6508) to expand salon services for a period of two years with a two year option, prevailing rate of \$15 per square feet. Options are at prevailing rate at the time the option is exercised. Lease to begin May 1<sup>st</sup> and rent to begin 60 days from lease commencement.**

Mr. Pappalardo advised that Mariah Grant, the owner of MG Salon wishes to expand to the space next to her salon (6508) and provide a different service. A floor plan and scope of work has been provided. Ms. Grant will renovate the space at her expense and her architectural and construction professionals have inspected the unit. Ms. Grant advised that the space will be used to provide additional space for extension services. Currently, there is no similar salon in Louisiana.

Comm. Eames offered a recommendation to the full Board to rent the adjacent space to MG Salon to expand salon services, seconded by Comm. Baudy and unanimously adopted.

**2) Request by current LVCC tenant MG. Salon (6510) to amend her current lease from a one year lease which ends May 31, 2015 with 2 one year options and to have 1 two year option, with an additional two year option. Options are at prevailing rate at the time the option is exercised.**

Mr. Pappalardo advised that Ms. Grant initially leased space at 6510 with a one year lease with two 1-year options due to concerns about the success of the business. The business has been successful and Ms. Grant wishes to bring the two leases in line and have the same terms of the lease as was approved on the space next door.

Comm. Baudy offered a motion to amend the current one year lease with two 1-year options to one 2-year option, with an additional two year option, seconded by Comm. Eames and unanimously adopted.

**3) Request by Schubert's Marine for a lease change of use for a portion of the leasehold in order to convert the building on the New Basin Canal into a pizza restaurant with alcohol service.**

Jordan Brimer, Schubert's Marine, informed the Board that Schubert's is a full service marine yacht repair service with a full service fuel dock that provides fuel, snacks and packaged beer. Schubert's currently holds an alcohol permit for resale of packaged beer. Schubert's has suffered a drastic decrease in business since Katrina and wishes to increase revenue by opening a gourmet pizza restaurant at the fuel dock. The fuel dock will remain open to sell fuel, ice, beer and snacks. Susan Guidry and Senator J.P. Morrell have no opposition. The restaurant will include seating for 66 patrons and the menu will contain pizza and appetizers. Alcohol will be served and an "on premises" liquor license will be required.

Mr. Pappalardo advised that a portion of the land leasehold will be allocated to commercial use rather than industrial use. Schubert's will be charged an additional amount for the right to convert that portion for commercial use and enjoy the commercial application.

Mr. Brimer advised that the fuel dock building is small but can incorporate all equipment and tables needed. A fence will be erected to mark the end of Schubert's dock. The Zoning Dept. advised that all parking in that area is public parking. The boathouses are public parking as well and Schubert's will appease the boathouse tenants in any way possible. The issue regarding video poker has not yet been determined at this point. The COO advised that a lease amendment would be prepared and suggested the Authority have the right to approve the menu as well as the layout. Any significant changes will require Board approval.

Chair Green requested staff prepare a proposed lease for the April Commercial Real Estate meeting. The Committee is unable to vote on a request for a change due to the amount of variables. Mr. Pappalardo advised that this would be an amendment to the existing lease, which includes the other use.

Chair Green advised that the issue will be deferred until the next meeting.

**ANNOUNCE NEXT MEETING**

Chairman Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday, April 2, 2015 at 1:30 p.m.

**ADJOURNMENT**

Comm. Eames offered a motion to Adjourn, seconded by Comm. Baudy and unanimously adopted. The meeting adjourned at 4:14 p.m.