

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY**  
**Minutes of the Commercial Real Estate Committee Meeting**  
**Thursday August 6, 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, August 6, 2015 at 1:30 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 1:41 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

**Present:**

Chairman Eugene Green  
Comm. Glenn Higgins

**Furthermore Present:**

Comm. Thomas Fierke

**Absent:**

Comm. Leila Eames

**Staff:**

Cornelia Ullmann – Chief Operating Officer  
Sharon Martiny – Administrative Assistant

**Also Present:**

Al Pappalardo – Real Estate Consultant  
Jim Martin – DEI  
Chris Fenner – Boathouse Tenant  
Ray Landeche – Lakeshore Resident  
John Kreher – Lakeshore Resident

**Adopt Agenda**

Comm. Higgins offered a motion to adopt the Agenda, seconded by Comm. Green, motion passed.

**Approval of Prior Minutes**

Comm. Higgins offered a motion to approve the June 11, 2015 Joint Commercial Real Estate/Insurance Committee meeting minutes, seconded by Comm. Eames, motion passed.

**Opening Comments**

Chair Green noted that there are many matters in various stages but not all items need to be addressed at today's meeting. As the Commercial Real Estate Committee consists of three members, a quorum is present.

**Old Business**

1) **Discussion regarding former police station at Elysian Fields**

Chair Green advised that several Lake Oaks residents requested a status regarding the former police station. The COO advised that Comm. Heaton is the Flood Authority appointee on NFPAMA and is currently moving SLFPA-E projects forward through the funding process. The general consensus of the Flood Authority Board is to build the police station at Elysian Fields. Chair Green requested the COO stay on top of the issue and requested a status on the Capital Outlay process. If police station funding does not get on the Bond Commission Agenda, NFPAMA can move forward to determine possible proposals for that area. The COO advised the windows and doors on the police station building have been boarded by O.L.D. Flood. Chair Green requested an update regarding whether the Flood Authority will take possession of the building and where the Authority is on the Capital Outlay process.

## 2) Update on LVCC repairs

The COO advised that a plumber was called to the Community Center to run a video camera to determine any sewerage or water leakage. It is unclear what is making the building or sidewalks sink (approximately 3 inches since November), and where the water is going if that is a cause. Water bills have not increased substantially. The plumber advised that a sewerage leak would not cause sinkage. Water leaks detection is done by sonar. DEI was approved by the Authority to provide engineering services related to LVCC, however the firm is not under contract for this project for several reasons: DEI has done two walk throughs of the facility, including one with several commissioners. As a result, it is clear that the scope of work needs to be refined or clarified because the proposed budget of \$35,000 is likely not sufficient.

Mr. Martin of DEI advised that the flooring in the old medical offices is wavy indicating that the floor has moved significantly but there are no visible cracks in the terrazzo floor. The sidewalk outside the exterior wall has moved significantly in a short period of time. The interface between building and sidewalk shows white concrete, indicating that the sidewalk sank quickly. Comm. Higgins noted many buildings were built with a floating slab foundation; the slab in between was floating separate from the foundation and suggested ground penetration radar be run on the slab. Mr. Martin agreed and stated that settlement may be taking place under the building or there may be a broken pipe that is accelerating settlement. Another option is to drill cores through the sidewalk slab and pull soil and slab core to determine what is underneath. The COO added that there are small roof leaks and possible flashing leaks in the Community Center roof, and those leaks were documented.

Mr. Martin advised that DEI was selected as the engineer to repair the building with a "not to exceed budget" of \$35,000 for evaluation, engineering and architectural services. There is no signed contract for this project to date, and Mr. Martin advised that DEI is willing to work with the scope that the Authority identifies. It is not known whether \$350,000 would be sufficient to address slab repairs, but it could be. No contract has been signed as yet because DEI does not know the Authority's goal. Chair Green stated that the goal was to lease office space; the Authority is currently losing money on unrented office space.

Comm. Higgins suggested a top down survey of the building by an architect or engineer who will examine the foundation, walls, structure and determine the present condition. A scope of work for remediating the building could then be prepared. Mr. Martin advised that DEI has an architect and a mechanical/electrical on the team who can document, identify, develop a report and make recommendations. From that the Authority would have guidance to help identify repairs and sources of issue(s).

Comm. Higgins offered a motion to recommend DEI and Manning Architects to provide a full range of services related to the assessment and evaluation of, and recommendations for the Lake Vista Community Center for a contract amount not to exceed \$35,000, seconded by Chair Green and unanimously adopted

Chair Green noted that the resolution is broad and reflects only DEI and Manning as contractors that could provide services. The resolution should be narrowed to ensure DEI and the Board understand the scope of services is limited to certain functions. Comm. Higgins noted that the draft resolution included design, implementation, repair, bidding and/or contracting, but that cannot be done until the cause of the issues is known. The scope of work should likely be limited to an evaluation, assessment and recommendations regarding improvements to the Community Center. The COO suggested that even though the flooring in one suite on one side of the building is uneven, the doors open and do not stick. In order to address revenue, another option is to re-pour the sidewalks, which may be what is sinking, upgrading the mechanical, splitting the electrical for two suites

at 6521 and rehabilitating ADA compliant handicapped ramps and restroom doors. The suite formerly occupied by Ochsner Clinic was split in two and two tenants paid one electric bill. There is presently one tenant on a month-to-month lease, and that tenant does not pay the entire utility bill.

**3) Discussion regarding Request For Qualifications for engineering services for pile rehabilitation, removal and/or demolition of certain boathouses**

The COO advised that certain boathouses close to the southern end of Orleans Marina and a smaller boathouse in between need to be demolished. One boathouse (W-19) is very shaky and abuts a boathouse that is currently under repair. Boathouse W-20 also has what appears to be rotten lateral timbers. The set of boathouses behind Meyer's appears unstable: two are occupied (one long-time tenant and one tenant with a history of past litigation). The remaining boathouses between these two are abandoned. The Marina Committee suggested advertising an RFQ for stabilization and removal of derelict boathouses which have not been leased for several years.

Mr. Pappalardo advised that W. Roadway boathouses were returned to the Authority by reversion after Katrina in sorry condition. The owner of Boathouse W-18, Dr. Rubin, had shoring work performed on two occasions and the boathouse is substantially improved. Finding Dr. Rubin an empty boathouse is likely not an option as he is comfortable with his boathouse. The Authority also approved the transfer of W-17 (north side of Dr. Rubin) to Ted Alcus' two sons who are also comfortable in that location. The Authority owns W-16, W-19 and W-20 which are in deplorable condition. Boathouse W-19 is reportedly pulling on boathouse W-18, likely causing damage. Deep South Shoring confirmed the status of the pilings for W19 and W20, at Mr. Dixon's request and confirms that those pilings are not candidates for rehabilitation.

Comm. Higgins moved that the RFQ for Engineering Services for pile rehabilitation, removal and/or demolition of certain boathouses be put out for publication, seconded by Chair Green, motion passed.

**ANNOUNCE NEXT MEETING**

Chairman Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday, September 3, 2015 at 1:30 p.m.

**ADJOURNMENT**

Comm. Higgins offered a motion to Adjourn, seconded by Comm. Green and unanimously adopted. The meeting adjourned at 3:56 p.m.