

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Joint Marina/Commercial Real Estate Committee Meeting
Tuesday September 1, 2015 – 10:30 a.m.

The joint meeting of the Marina/Commercial Real Estate Committees of the Non-Flood Protection Asset Management Authority was held on Tuesday, September 1, 2015 at 10:30 a.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.

Chair Settoon called the meeting to order at 10:31 a.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present (Marina):

Chair William Settoon
Comm. Stanley Brien
Comm. Glenn Higgins

Present (CRE):

Chair Eugene Green
Comm. Leila Eames
Comm. Glenn Higgins

Staff:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

Also Present:

Michael Botnick – Legal Counsel
Al Pappalardo – Real Estate Consultant
John Holtgreve – DEI
Walter Baudier - DEI
Brent French - DEI
Stanton Murray – Murray Yacht Sales
Karl Hudson – Orleans Marina Tenant
Chris Fenner – Stuart Consulting
Charles Blanchard – BSI
Alfredo Padilla – BSI
Keith Zibilich – BSI

Adopt Agenda

Comm. Higgins offered a motion to adopt the Agenda, seconded by Comm. Brien and unanimously adopted.

Approval of Prior Minutes

Comm. Brien offered a motion for approval of the July 16, 2015 Marina Committee meeting minutes, second by Comm. Settoon, motion passed.

Executive Session

- 1) **Discussion regarding various marina boathouses; La. R.S. 42:17 (A) (2), including but not limited to *Duplessey v. Meyer, et al*, CDC 10-12062**

Chair Green offered a motion to enter Executive Session, second by Comm. Settoon, motion passed by a unanimous roll call vote. Chair Green resumed the meeting and advised that no action was taken. The Committee will recommend a Resolution be passed declaring a state of emergency regarding certain boathouses and authorizing DEI to prepare plans and specifications for demolition of said boathouses.

Chair Green offered a above declaring a state of emergency regarding certain boathouses and authorizing DEI to prepare plans and specifications for demolition of said boathouses, seconded by Chair Settoon, motion passed.

Current Marina Issues

Chuck Dixon, Marina Director, advised that bids continue to be solicited for repair of the Pennick Dock. Contractors who respond to the bid advertisement must possess longshoreman's insurance. Sailboat Bay Condo slip tenants will be relocated so those slips can be demolished. One response was received for the rub rail project at South Shore Harbor Marina. Companies having longshoreman's insurance are fairly large, and this project may be too small. Comm. Brien suggested the same contractor addressing the demolition of the boathouses be used for the rub rails as that contractor would be mobilized and ready to go.

Repairs at Orleans Marina have used the entire 10% major maintenance fee for the year. The job is approximately 50% complete and approximately \$240,000 was spent, and approximately an additional \$250,000 is needed. Comm. Settoon requested a budget be prepared advising of needed repairs that exceed the budget, which can be presented to the Finance Committee.

Old Business

1) Discussion regarding bathymetry surveys (Marina Committee)

The COO advised that the bathymetry survey was completed for South Shore Harbor Marina and should start shortly at Orleans Marina. The cost of the survey was reduced significantly due to effective tools used that reduce manpower. The survey area was extended out slightly and the cost is lower than the original bid.

2) Update on status of various boathouses, including but not limited to W-11, 12, 13, 14, 15, 16 and 41-46 (Marina and Commercial Real Estate)

The COO advised that Fairview Realty was given a one year extension to complete construction of the boathouses W-11, 12 and 13. Fairview has been negotiating with Mrs. Davis who is also interested in purchasing W-14 (Whitney), W-15 (Authority owns/encumbered by a tax lien) and W-16 (Authority owns). Boathouses W-14 and 15 share a common wall and common roof. Fairview has given Mrs. Davis a deadline to obtain public liability insurance, which is apparently extremely expensive by itself. A more economical avenue to obtain the insurance is to obtain a homeowner's policy with a \$300,000 liability policy and then purchase an umbrella or excess policy for the remainder. The deadlines in the resolutions for Mrs. Davis related to W-14, 15 and 16 have expired. Much time and effort was put forth by her to get W-14, 15 and 16 cleaned up, and the COO would hate to discourage Mrs. Davis from moving forward as this is not a small project. If Mrs. Davis cannot secure insurance, further plans can be made to revert that area into a secure, high end development, with top of the line boathouses that are secure in the inner harbor. The COO would like to see the road repaved, perhaps continue matching blue streetlights, perhaps some bollards or enhanced landscaping.

Pictures were distributed of Boathouses 41-46. Contact must be made with one current boathouse tenant to determine if another boathouse is an option as that area is also in a state of disrepair. Chair Green advised that this area could be a safety issue for pedestrians or boats if something falls from those boathouses. The COO advised that Meyer's Boat Works is the commercial operation in that immediate area.

3) Discussion regarding former police station at Elysian Fields (Commercial Real Estate)

Chair Green noted that the community is very interested in the development of the vacant police station building. The building sits in a beautiful location and should be utilized. The COO advised that Comm. Heaton has been driving that

issue. The building is in bad shape, and Metro Security currently utilizes the parking lot, which is helpful for security purposes. There are no underground storage tanks issues. In the 1990's, O.L.D. hired an environmental engineer who was tasked with handling these types of issues, including fuel tanks at the Airport.

Chair Green requested the COO determine if the issue will be on the State Bond Commission Agenda prior to January 1, 2016. If there has been no movement and the matter is not on the Agenda, the Authority may seek proposals to demolish the building.

4) Update on The Landing Fest and other South Shore Harbor activities (Marina and Commercial Real Estate)

Chair Green informed that the Landing Music Fest will take place on September 26th and 27th, and is believed to be a sell-out. The COO added that there will be music, beverages and several food trucks. Insurance has been provided as well as the final site plan. The operations plan is due September 15, 2015. Lt. Bruno Mason (OLDPD) will review the final operations plan for the protection of O.L.D. assets (plain clothes security, OLDPD and NOPD officers).

Three movie companies have inquired about filming at Lakefront Airport, which will provide additional revenue for the Airport. Parts of South Shore Harbor will also be utilized, which will provide extra income there as well.

5) Update on LVCC repairs and evaluations (Commercial Real Estate)

The COO advised that survey companies were contacted to make evaluations. Eustis Engineering will be contacted to retrieve core samples. The scope of work has not been formalized. Chair Green noted that the Community Center, like the police station, is an under-utilized vacant asset at a great location. Steps must be taken to move the process forward, which is why the item was placed on the Agenda.

New Business

6) Discussion regarding committee meeting time (Commercial Real Estate)

Chair Green announced the next Commercial Real Estate meeting will take place on Friday, October 9, 2015 at 1:30 p.m.

7) Discussion regarding committee meeting time (Marina Committee)

Chair Settoon requested the Marina Committee begin to meet at 4:30 p.m. and announced that the next committee meeting would be held Tuesday, October 6, 2015 at 4:30 p.m.

Announce Next Meeting

Chair Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, September 1, 2015 at 10:30 a.m.

Adjournment

Chair Green offered a motion to Adjourn, seconded by Chair Settoon and unanimously adopted. The meeting adjourned at 11:20 a.m.