

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING  
TUESDAY JULY 19, 2016 – 1:30 P.M.**

The regular monthly meeting of the Commercial Real Estate Committee of the Non-Flood Asset Protection Management Authority was held on Tuesday, July 19, 2016 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.

Chair Green 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:**

Chair Eugene Green  
Comm. Glenn Higgins\

**Absent:**

Comm. Leila Eames

**Staff:**

Ken Schwingshagl – Executive Director  
Sharon Martiny – Administrative Assistant

**Also Present:**

Al Pappalardo – Real Estate Consultant  
Ann Duffy – Lake Oaks  
Jonathan Brisbi – Brisbi's Restaurant

**Adopt Agenda**

Comm. Hlggins moved to adopt the Agenda, second by Chair Green. Motion passed.

**Approve Minutes**

Comm. Higgins moved to approve the June 2016 Commercial Real Estate meeting minutes, second by Chair Green. Motion passed.

**Report on Current Recreation/Subdivision Issues**

**Presentations**

None.

**Old Business**

**1) Discussion regarding requirements to gain control of the Lincoln Beach site from the City of New Orleans**

Al Pappalardo, Real Estate Consultant, informed the Committee that Lincoln Beach has been vacant for decades. The site is currently under the possession of the City of New Orleans. The area is zoned as a "Nature Area" with limited uses such as a boat launch, passive park, playground or it can be used for public fishing. The CZO may limit the use of Lincoln Beach to a nature preserve. The concept for Lincoln Beach must be in direct concert with current zoning ordinances. Prior to Hurricane Katrina, the only access to the area was through a moveable flood gate. Levee work after Hurricane Katrina may have obstructed access to the Lincoln Beach area

To acquire the area, the City may deal directly with Lake Pontchartrain Basin Foundation. Acquiring the real estate may involve the Flood Authority as it previously owned the area; the Non-Flood Authority only manages the assets. Chair Green noted that the area can be developed and leased as a boat launch.

The E.D. advised that he would contact Gerry Gillen, E.D. of the Flood Authority regarding Lincoln Beach. The site will be visited to determine the condition of the area and how access can be granted to the Non-Flood Authority, and a report will be provided in the August Commercial Real Estate Committee meeting.

**2) Update regarding Studio Network/Lakefront development**

The E. D. advised that the developer is currently finishing a project in Shreveport. There were no workers at the site, and there is currently no further development at the site.

**3) Update regarding Peninsula Condominiums**

The E. D. advised the Committee that two letters were received from Thomas Meric. One letter addressing the condition of the boat slips was answered advising that there is currently funds in the budget to address and repair those boat slips. The second letter was a summary of correspondence regarding the request of a lease extension for Peninsula Condominiums. The Authority's position is clear in this matter. An appraisal was completed recently. The reversion price was provided and the ball is in the Authority's court. The lease expires in 19 years, making new mortgages on condominiums difficult for potential buyers. Further discussions are scheduled to discuss the lease extension and the matter will be discussed further in the August Commercial Real Estate Committee meeting.

**4) Update regarding repairs at the Lake Vista Community Center**

The E. D. advised that the back parking lot at the Lake Vista Community Center was torn apart to determine the source of a water leak that resulted in an extremely high water bill. The Sewerage & Water Board requested a reading on the meter associated with the water leak, which has caused the loss of 50 gallons of water per minute. Water can be seen gushing out of the broken pipe to the sewer line. C.T. Traina contractors attempted a temporary fix, which caused another rupture in the same pipe. The old infrastructure will be completely replaced with PVC pipe, and the Authority will attempt to get reimbursed for the large water bill after those repairs are made. There has been no progress on repairs to the two vacant suites in the Lake Vista Community Center.

**5) Update regarding status of the Police Station at Elysian Fields**

The Police Station located at Elysian Fields was taken back by the Flood Authority several years ago and is currently a Flood Authority project. The Flood Authority has received funding to demolish the old structure and replace with a new building to house the Levee District Police. No work as commenced on this project to date.

**New Business**

None.

**Public Comments**

Jonathan Brisbi, Brisbi's Restaurant, approached the Board with a request to use a portion of unleased property as overflow parking. The area is a grassy area located near the Lighthouse Harbor Condominiums. Mr. Brisbi advised that he would beautify the area, and that the area would not be restricted to Brisbi's customers. The Authority is currently leasing a certain portion of the area to Junius Ship Shape. The remaining portion of the area could be leased to Brisbi's to generate additional revenue for the Authority.

Mr. Pappalardo advised that the area was previously leased to West End Landing in the 90's. The Authority gained control of the area in 2005 via a Settlement Agreement. The lease is currently a month-to-month single story lease with approximately four parking spaces. A six month Notice to Vacate is included in the current lease. The area is currently under-utilized, but would be hard to put back into commerce if it is taken out of commerce for parking. Mr. Pappalardo suggested staff conduct a study and prepare a report of the current use and revenue of the area and determine the potential future use of the area.

Chair Green noted concern regarding the many public parking areas being used by private owners. The Authority should make public parking areas available to the public. The issue is premature and no decision regarding parking will be given at this time. The matter will be placed on the August Commercial Real Estate Committee for further discussion after a preliminary report of the area is prepared.

### **Executive Session**

#### **1) Stephen Carrier v. Board of Commissioners, et al**

Chair Green offered a motion to enter into Executive Session, second by Comm. Higgins. After exiting Executive Session, Chair Green announced that no votes or action was taken.

### **Announcement of Next Meeting**

Chair Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday, August 4, 2016 at 1:30 p.m.

### **Adjournment**

Comm. Settoon moved to adjourn, second by Comm. Brien. Motion passed.  
The meeting ended at 3:15 p.m.