

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE
COMMERCIAL REAL ESTATE COMMITTEE MEETING
TUESDAY SEPTEMBER 6, 2016 – 1:30 P.M.**

The regular meeting of the Commercial Real Estate Committee of the Non-Flood Asset Protection Management Authority was held on Tuesday, September 6, 2016 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.

Chair Green called the meeting to order at 1:34 p.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

Present:

Chair Eugene Green
Comm. Leila Eames

Absent:

Comm. Glenn Higgins

Staff:

Chuck Dixon – Marina Director
Marlene Wilkerson - Accounting

Also Present:

Al Pappalardo – Real Estate Consultant

Adopt Agenda

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

Approve Minutes

Deferred.

Public Comments:

None.

Presentations

None.

Old Business

1) Discussion regarding Capital Outlay Requests

Chair Green advised that the Commercial Real Estate Committee Capital Outlay requests for 2016-2017 included repairs to the Lake Vista Community Center, bringing utilities to the North Peninsula, and raising the north Peninsula to the level to 16 ft. Repairs to the LVCC are still needed and that item will be included in this year's Capital Outlay request. There are concerns with restoring utilities to the North Peninsula. It is not likely that the Authority will receive the \$15 million needed to restore the utilities, but raising the sand level on the Peninsula to 16 feet is necessary for future development. The Peninsula can be developed for use as a boat launch or a park without the utilities.

Al Pappalardo, Real Estate Consultant, advised that DEI conducted a study in 2003 to determine the cost of bringing utilities to the North Peninsula. The cost to bring the utilities to the front or rear was approximately \$15 million, but that was 16 years ago. That cost does not include the price of inflation since the study was conducted. It may be cheaper to bring the utilities to the beginning of the Peninsula than at the water line. Developing the Peninsula over a period of time and installing utilities in stages would create disruption along the developed section with the dirt and digging.

Comm. Eames suggested that staff research to determine if there is grant money available. That particular parcel of land will be invaluable if it is developed properly. The grant money may not cover the entire \$15 million, but a future developer may be willing to continue with the utilities where the Authority left off. There would be something there to entice a future developer. Chair Green noted that the Authority could hold on to the parcel and slowly develop the Peninsula by filling it with sand and erecting a fence. Over time, the public could be given limited access to the area, which could be used as a park or fishing pier.

Comm. Eames suggested staff push forward to raise the North Peninsula. Once the old Bally's site is developed, the area will explode with activity and raise the property value. Chair Green suggested the Peninsula be used as a park. A fence could be erected around the Peninsula as a deterrent to keep people out of the water. Chuck Dixon, Marina Director, advised that fencing for the 16 acre site would cost approximately \$200K. The Peninsula would have to be filled prior to the installation of any fencing.

Mr. Pappalardo advised that if development is forced on the Peninsula before it is ready, the Authority may end up with a bad development. Raising the level of the Peninsula to 16 feet will bring the parcel up to flood elevation. Buildings would not have to be built 16 feet in the air; buildings could be put at grade and not at flood elevation requirement. This is important it is difficult to build that high and expect good retail or commercial exposure. The Peninsula is the only land left in that area that has water frontage on three sides. The successful development of the old Bally's site by Studio Network will bring necessary exposure to North Peninsula in order to make the parcel attractive to either commercial or residential developers. The CRE study conducted several years ago addressed interim uses of the North Peninsula such as an RV park. Some utilities would be required, although most RVs are self-contained. The Authority is in a better position than it ever has been with the development by Studio Network, which will serve to make the area more visible and attractive to potential developers. The Authority could then reach a point where the parcel could be developed.

Chair Green commented that the North Peninsula is currently underutilized. The Peninsula has a great view and could be fenced in and used as a park. Mr. Pappalardo advised that a fence would remove access to the water for a future developer. The original plan for the Peninsula included finger piers and a protective harbor, which may be included in future plans. If the Peninsula is built up to 16 feet, the Bulkhead must be higher than the level of the sand.

Mr. Dixon advised that the cost to raise the Peninsula was approximately \$650,000 according to a previous PW. The cost is determined by the square footage, truck load and yardage. Silt could be removed from the Channel at South Shore Harbor and pumped over to fill the North Peninsula.

NEW BUSINESS

2) Discussion regarding NFPAMA Management Plan

Chair Green noted that there are many things in the Management Plan addressing Commercial Real Estate. There are long-term projects in the Haynes Blvd. As this is the Executive Director's Management Plan, this matter will be discussed further in the near future.

ANNOUNCEMENT OF NEXT MEETING

Chair Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday October 8, 2016 at 1:30 p.m.

ADJOURNMENT

Comm. Eames moved to adjourn, second by Chair Green. Motion passed.
The meeting ended at 2:15 p.m.