

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING  
THURSDAY MAY 4, 2017 – 4:30 P.M.**

The regular meeting of the Commercial Real Estate Committee of the Non-Flood Asset Protection Management Authority was held on Thursday May 4, 2017 at 4:30 p.m., in the 2<sup>nd</sup> Floor Conference Center in New Orleans Lakefront Airport, 6001 Stars & Stripes 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 4:36 p.m. and led in the Pledge of Allegiance. The roll was called which constituted a quorum.

**Present:**

Chair Eugene Green  
Comm. William Settoon  
Comm. Leila Eames  
Comm. Cedric Grant

**Furthermore Present:**

Chair Wilma Heaton  
Comm. Pat Meadowcroft

**Staff:**

Jesse D. Noel, P.E. – Executive Director  
Ngoc Ford – Deputy Director  
Sharon Martiny – Administrative Assistant

**Also Present:**

Gerry Metzger – Legal Counsel  
Al Pappalardo – Real Estate Consultant  
Jonathan Brisbi – Brisbi Development, LLC  
George Brisbi – Brisbi Development, LLC  
Bob Tusa – Brisbi Development, LLC  
Tom Long – Lake Vista Resident  
Chris Hodgins – Hodgins Property  
Stewart Juneau – le Triomphe  
Kristi Trail – LPBF  
Ray Landeche – Lakeshore Resident  
Jim Martin – DEI  
Emily Castro – CLS Architects

**Opening Comments**

Chair Green noted the active Agenda that reflects the excitement going on along the Lakefront area. I appreciate the Committee members, staff and members of the public that are in support of what is going on.

**Adopt Agenda**

Comm. Green noted that the Agenda did not reflect an item for approval of the minutes from the April 10, 2017 Scoring Committee meeting. Comm. Settoon offered a motion to amend the Agenda by adding the item, second by Comm. Eames. Comm. Settoon offered a motion to adopt the Agenda as amended, second by Comm. Eames. Motion passed. There were no public comments relative to adding the item.

**Approve Minutes**

Comm. Eames offered a motion to approve the Commercial Real Estate Committee meeting minutes from April 6, 2017, second by Comm. Settoon. Comm. Eames offered a motion to approve the Scoring Committee meeting minutes from April 10, 2017, second by Comm. Settoon.

## **Director's Report**

Executive Director Jess Noel reported that the history of the NFPAMA and the Orleans Levee District is being developed for the Asset Management Plan (AMP) as well as a Capital Improvement Plan for facilities. The Text Amendment was filed with the City Planning Commission and the public hearing will take place shortly thereafter.

## **Old Business**

### **1) Parcel K Scoring Committee Recommendations**

Chair Green announced that the Scoring Committee met April 10, 2017 to discuss proposals received in response to the RFP for Parcel K. An RFP was issued relative to the development of Parcel K. There were two respondents (Brisbi Development, LLC and Hodgins Property), and the Scoring Committee evaluated the proposals. The Committee met April 10, 2017 with the developers, questions were asked and answered and the proposals were scored.

Comm. Settoon noted that two presentations and dialogue were given by both developers. The Committee scored the scoring sheets individually relative to information included in the responses to the RFP. The scoring sheets were then delivered to the Executive Director.

Comm. Eames noted that each developer gave a very good presentation and thanked each developer for showing interest in development of Parcel K. There was no conversation after scoring took place amongst the Scoring Committee members. Comm. Green noted that as Chair of the Committee, viewing the scoring sheets was waived until the item was heard on this Agenda. Brisbi's received 95 points and Hodgins received 90 points. The scoring sheet is a public document that contains various questions related to scoring of the proposal. The Committee will move forward to recommend to the Board that discussions begin between the Authority and Brisbi's regarding development of Parcel K. Discussions will involve the Real Estate Consultant, Legal Counsel and the Executive Director.

Comm. Settoon noted that the Brisbi's proposal is for four condominium buildings, with two being constructed initially, and the following two constructed immediately thereafter. Mr. Brisbi advised that financing has been approved by the bank. Mr. Metzger advised that those terms would be negotiated and included in the lease documents. Chris Hodgins congratulated Brisbi's and advised that Hodgins Property would be a good partner relating to the development of Parcel K. George Brisbi thanked the Hodgins and noted their great job and above board process the Committee underwent.

Chair Green requested a motion for a Resolution created by Legal Counsel for development of Parcel K by Brisbi's at the May 25, 2017 Board meeting. The Resolution will allow the Authority to enter into negotiations with Brisbi's relative to development of the site. Comm. Settoon offered a motion authorizing negotiations between the Management Authority and Brisbi's Development, LLC, second by Comm. Eames. Motion passed.

### **2) North Peninsula recommendation**

Chair Green noted that the Authority did an RFP and had a site visit for interested parties. Three submissions were received to develop the N. Peninsula. After review by Legal Counsel it was determined that one of those proposals was responsive. This allows the Committee to request approval from the Board for a Resolution to enter into discussions with the successful responsive party relative to the N. Peninsula.

Comm. Eames noted for the record that there were two other respondents who did not meet the qualifications included in the RFP. It is a process that must be followed for the Authority to stay in compliance. Chair Heaton noted that this motion is for the selection of the developer. It will evolve into what actually gets built, which will also be brought before the Board for approval.

Comm. Settoon offered a motion to recommend to the Board approval to enter into discussions with the successful responsive party relative to the N. Peninsula, second by Comm. Eames. Motion passed.

### **3) LPBF Lighthouse Lease Amendment Proposal**

Mr. Noel noted that a proposal was brought forward to modify the lease. LPBF wants to sell snacks, drinks. LPBF never intended to put a vending machine on the site. Kristi Trail, Executive Director of LPBF requested the lease be modified by adding the sale of snacks, drinks, chips, water and non-alcoholic beverages. Mr. Metzger advised that he requested Mr. Conroy advise what kind of permit the Lighthouse would apply for in order to sell food. As no permit will be obtained, this will not be a big dining establishment. The language reads to "sell food and drinks to visitors of the museum and learning establishment. In no circumstances shall food and drinks be in competition with a neighboring restaurant. Lessee shall secure any and all permitting and licensing as required. In the Resolution for March it was to sell snacks, water and soft drinks.

Ms. Trail advised the amendment would be for the sale of snacks and drinks, not limiting to water and soft drinks. There is no intention to have alcoholic beverages. Comm. Meadowcroft noted that there will be pre-packaged snacks and possibly jams and jellies that are sold by locals, including Zatarains products. This enhances the Lighthouse and helps with future tours. It is important to the guests.

Comm. Eames offered a motion to recommend to the Board the proposed LPBF Lighthouse Lease Amendment, second by Comm. Settoon. Motion passed.

### **4) Metro Studio expansion at Lake Vista Community Center**

Mr. Noel advised that Metro Studio requested extra space at the LVCC. Suite 6513 has not been leased since Hurricane Katrina and is currently available to lease. Metro Studio has proposed to lease Suite 6513, make the necessary improvements and bring the space back up to code. A new lease will be written for both spaces that Metro Studio will lease. An architectural estimate will be provided for the cost to bring that suite back up to code. The architectural firm will design and make improvements, and a rent credit will be given for the improvements made to Suite 6513. This issue will not be ready for the May Board meeting.

Mr. Pappalardo noted that one lease would be prepared for both locations. There will be checks and balances by a third party as Metro Studio will be leasing the space, preparing the estimate and making the necessary improvements.

## **New Business**

### **5) Update: Reserve Site**

Mr. Noel advised that he reached out to the City Planning Commission for input on this issue. The meeting will determine the constraints regarding the zoning of the Educational Campus District. Chair Green noted the site is part of the City's Master Plan which includes an Educational District. The information should come from the City Planning Commission. The Authority must know what relationship the development of the site has to do with SUNO. The Authority continues to control the site and development of the site. There is language that encourages the Authority to reach out to any nearby educational campuses prior to moving forward with development of this site.

## **Announcement of next Commercial Real Estate meeting**

Chair Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday June 15, 2017 at 4:30 p.m.

## **Adjournment**

Comm. Eames offered a motion to adjourn, second by Comm. Settoon. The meeting ended at 2:05 p.m.