

**Minutes of Non-Flood Protection Asset Management Authority
Commercial Real Estate Committee Meeting
February 8, 2018 @ 2:30 pm**

Present:

Chair Eugene Green
Commissioner Wilma Heaton
Commissioner Robert Watters

Absent:

Commissioner Leila Eames

Staff:

Executive Director Jesse Noel
Executive Assistant Kim Vu

Also Present:

Commissioner Roy Arrigo
Gerry Metzger – Legal Counsel
Al Pappalardo – Real Estate Consultant
Miles Granderson – Sherman Strategies

The Commercial Real Estate Committee of the Non-Flood Protection Asset Management Authority met on Thursday February 8, 2018 at 6001 Stars and Stripes Blvd. in the 2nd floor conference center at the Lakefront Airport Terminal Building. Commissioner Green called the meeting to order at 2:33 P.M.

Opening Comments:

Chair Green wishes to proceed with a productive meeting and looks forward to discussing important items on the agenda.

Motion to adopt Agenda:

Moved by Commissioner Heaton, second by Commissioner Watters, and all were in favor.

Motion to approve Minutes:

- a) Motion to approve minutes from November 16, 2017 moved by Commissioner Heaton and second by Commissioner Watters and all were in favor.
- b) Motion to approve minutes from December 14, 2017 moved by Commissioner Watters and second by Commissioner Heaton and all were in favor.

Public Comments:

Zach Butterworf is a private resident near Lakeshore Drive and West End Blvd. He stated that the construction work from Brisbi's Development caused severe vibrations inside of his residence and surrounding areas. He expressed concern about whether this construction was causing any damage to the neighboring areas. E.D. Noel stated that he will follow up with Brisbi's to assure a vibration analysis test gets done to assure that there will not be any damage to the neighboring areas.

Director's Report:

Executive Director Noel gave an administrative update and development update to the committee. He also included a commercial leasing update. He announced that the Lake Vista Community Center will be fully

occupied if the Commercial Real Estate committee recommends the lease for 6516 Spanish Fort that's included as an agenda item to move forward for board approval.

Old Business:

a) Discussion of boathouse design standards by Metro Studio

Metro Studio gave a presentation back in December of various boathouse designs of both single family and multi-family units to present to the Commercial Real Estate and Marina committees. E.D. Noel stated that this discussion will be re-visited in the following months.

New Business:

a) Motion to recommend a lease for 6516 Spanish Fort Blvd. in the Lake Vista Community Center with Michelle Gruntz

Motion moved for discussion by Commissioner Heaton, second by Commissioner Watters, and all were in favor.

E.D. Noel presented the proposal from Michelle Gruntz who is requesting to lease 6515 Spanish Fort Blvd. at LVCC for a wellness center with a yoga studio. Commissioners Green and Watters suggested that the lease include a statement that the renovations in the proposal must be completed within six months of the execution of the lease.

Motion to recommend the lease by Commissioner Watters, second by Commissioner Heaton and all were in favor. The lease will be presented at the board meeting for approval.

b) Discussion of proposals for Seabrook Site (former Naval Reserve site)

E.D. Noel reported that staff did not receive any proposals yet for the Seabrook site. Commissioner Green suggested that some of the language in the proposal be modified and re-distributed to the commissioners. He stated that staff should advertise it to the public again for developers to have more time to submit their proposals for review. A second RFP for the Seabrook Site will be included on the board agenda for board approval.

c) Discussion regarding Lincoln Beach City of New Orleans

Commissioner Green asked Gerry Metzger, legal counsel of NFPAMA, to give a brief history of Lincoln Beach. Commissioner Green suggested that he will work with E.D. Noel to request to have a formal discussion with the city of New Orleans regarding acquiring possession of Lincoln Beach to manage by the authority to help improve the Lakefront area.

Chair Green announced that the next Commercial Real Estate committee meeting will be held on Thursday March 15, 2018 at 2:30 P.M.

Motion to adjourn by Commissioner Watters, and second by Commissioner Heaton, and the meeting was adjourned at 3:39 P.M.