

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE RECREATION/SUBDIVISION COMMITTEE MEETING
THURSDAY OCTOBER 9, 2014 – 2:30 P.M.**

The regular monthly meeting of the Recreation/Subdivision Committee of the Non-Flood Asset Protection Management Authority was held on Thursday, October 9, 2014 at 2:30 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.

Chairman Ernst called the meeting to order at 2:39 p.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman Greg Ernst
Commissioner William Settoon
Commissioner Stanley Brien

FURTHERMORE PRESENT

Commissioner Dieter Hugel

ABSENT

Vice Chair Darrel Saizan

STAFF:

Louis Capo - Executive Director
Sharon Martiny – Non-Flood Administrative Assistant

ALSO PRESENT:

Gerard Metzger – Legal Counsel
Al Pappalardo – Real Estate Consultant
Chris Fenner – Stuart Consulting Group
Tim Avegno – Eagan Insurance Company

OPENING COMMENTS

Discussions will address the potential for improvements on Lakeshore Drive and a recommendation to the full Board regarding priorities from the Recreation/Subdivision Committee for alternate projects from the Walter Wedell Hangar.

ADOPT AGENDA

Commissioner Brien offered a motion to adopt the Agenda, seconded by Commissioner Settoon and unanimously adopted.

APPROVAL OF MINUTES

Commissioner Brien offered a motion to approve the July 10, 2014 and September 4, 2014 Recreation/Subdivision Committee meeting minutes, seconded by Commissioner Settoon and unanimously adopted.

OLD BUSINESS

1) **Discussion regarding the Walter Wedell Hangar Alternate Projects**

The Non-Flood Authority elected not to rebuild the Walter Wedell Hangar at Lakefront Airport, which resulted in available monies from the Walter Wedell Hangar PW to spend on other projects. An alternate project can be used for several different projects at a loss of 25%.

The obligated PW is currently \$4.2 million, but the Authority requested an additional \$2.5 million as the scope was undervalued. This would bring the total to \$6.7 million. After Insurance deductions of \$700,000 and the 25% loss, the available funding will be \$4.5 million. Approximately \$1.3 million will be used as operating expenses to carry the

Authority until the millage kicks in. If the \$2.5 million in additional funding is denied, the Authority will still have approximately \$1.3 million for the selected projects.

There are concerns over using alternate funding to repair shelters on Lakeshore Drive. There was an extensive battle with FEMA regarding cost and reasonableness for the work that was done to the Shelters following Katrina. FEMA finally agreed and a PW was approved for repairs to each Shelter. Chairman Ernst stated that the Shelters look great. There are hundreds of people on Lakeshore Drive, but there are no restroom facilities. This should be a high priority to accommodate the many people who go out there. Chairman Ernst prioritized Shelter No. 1 due to the number of people in that area.

As part of the utility crossover construction, Boh Brothers has access to water and has just made the connection to Shelters 1 and 2. Once the job is complete, the water will be turned off. Sewerage and Water Board will require new meters at the crossovers. To obtain a water meter from the Sewerage & Water Board, a backflow preventer must be installed on Shelters One, Two and Four at an estimated cost of \$75,000 each. A backflow preventer prevents polluting home or business water systems. It essentially isolates the building's sewerage from the rest of the water system. Commissioner Settoon addressed the dispute over rent with the City at the Airport and questioned if the backflow preventer could be offset by rent owed from Mosquito Control. Mr. Metzger advised it could be done through litigation. The lease with the City for the Airport Hangar expired years ago. Rent under that lease was \$1 per year going back 25 years. Staff had been negotiating with Mosquito Control (City of New Orleans) to enter into a new lease. The parties never reached an agreement. Mosquito Control requested a lease for the hangar and office space. The City later proposed a Cooperative Endeavor Agreement, offering Mosquito Control services at Lakefront Airport in exchange for rent; which the Board did not favor. After further negotiations Mosquito Control was given a notice of lease termination and eviction was to be prepared. Discussions proceeded at a higher level with Commissioner Heaton and Chairman Scott and legal proceedings halted against Mosquito Control. Currently, Mosquito Control is on a month-to-month basis with rent set at \$1 per month.

There was discussion regarding renting the Shelters after repairs were made. There are problems with renting the Shelters as the tenants did not make much money. Shelter No. 1 is prone to flooding due to the level of the Lake and the level of Shelter being imbalanced. There is standing water and water overtops onto Lakeshore Drive and it has a tendency to flow into Shelter No. 1 when cold fronts come in. Once the new drain lines were installed on the north side under the new construction, the water behind Shelter No. 1 no longer sits on a long term basis. Mr. Pappalardo noted concessions at Shelter Houses are a product of the 1960's. Due to the rise of fast food, the concept of a concession stand is for days gone by. Back in the 1990s the Executive Director took the Shelter Houses out of commerce, but maintain them as restroom facilities. The ideal situation would be to get all shelters operational and staffed but that is not likely due to limited resources.

Shelter No. 3 currently has funding issues with the Corps. The engineering firm believes the total dollar amount of the project (\$2,088,000) is \$400,000 short when adding construction, engineering and construction administration costs. The Corps advised the amount would not be increased. Shelter 3 was demolished by the Corps and must be relocated due to issues with the utility crossings. The Shelter will be outside of flood protection.

Repairing all three Shelter Houses would give balance to the Lakefront and all four Shelters would be available to the public. Shelter No. 3 will be built with penal grade fixtures to prevent vandalism. Shelters will be locked after hours. Chairman Ernst requested Stuart Consulting provide a detailed proposal for Shelter Nos. 1, 2 and 4.

Repairs to the Lake Terrace Fountain could cost as much as \$135,000 and as low as \$32,000. The Fountain is in need of mechanical work, plastering, sealing, and cleaning. Stuart Consulting or DEI will assist with the Fountain. DEI's initial assessment was

\$32,235. The Lake Terrace Fountain has been in disrepair for too long and the neighborhood expressed a desire for an operational Fountain.

Chairman Ernst stated that the Shelter would be the Recreation Committee's number one priority and number two would be the Lake Terrace Fountain repairs. Those would be the two priorities.

ANNOUNCEMENT OF NEXT MEETING

Chairman Ernst announced that the next Recreation/Subdivision meeting is scheduled for Thursday, November 6, 2014 at 2:30 p.m.

ADJOURNMENT

Commissioner Settoon offered a motion to adjourn, seconded by Commissioner Brien and unanimously adopted.

The meeting adjourned at 3:13 p.m.