

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Commercial Real Estate Committee Meeting
Thursday June 16, 2016 – 10:00 a.m.

The joint meeting of the Commercial Real Estate and Legal Committees of the Non-Flood Protection Asset Management Authority was held on Thursday, June 16, 2016 at 10:00 a.m., in the 2nd Floor of the Lake Vista Community Center located at 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 Green called the meeting to order at 10:23 a.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Comm. Leila Eames
Comm. Glenn Higgins

Absent:

Chair Eugene Green

Staff:

K.J. Schwingshaki – Executive Director
Sharon Martiny – Administrative Assistant

Also Present:

Al Pappalardo – Real Estate Consultant
Chris Fenner – Stuart Consulting

Adopt Agenda

Comm. Eames offered a motion to Adopt the Agenda, seconded by Chair Higgins. Motion passed.

Approval of Prior Minutes

Comm. Eames offered a motion to approve the May 10, 2016 Joint Legal/Commercial Real Estate Committee minutes, second by Comm. Higgins. Motion passed.

Old Business

None.

New Business

1) Discussion regarding an architectural contract for a development plan of West Roadway Boathouses, which includes setbacks and design parameters

Al Pappalardo advised that the current boathouse building standards for OM were developed in 1979 and revised in 1981. The design standards are out of date, not in compliance with FEMA requirements and current City of New Orleans building code. The standards must be brought up to date and made relevant to encourage new development of boathouse structures. A new scope of design must be developed for W. Roadway. Design standards complicit with current FEMA and city codes with respect to flood and height of structure. The unique configuration of the W. Roadway leasable plot, living areas can be adequately constructed over land to comply with FEMA requirements allowing the lessee to acquire FEMA flood insurance to protect their investment as well as the Authority's. The Authority will select an architect to draft up to date building restrictions and standards exclusive for W. Roadway new construction in accordance with the current FEMA V-zone building standards for living areas. The standards would define the front building line and how much open land area between W. Roadway and the new structure to provide for uniformity of design similar to subdivision building restrictions that exist for the five Lakefront subdivisions. Depending upon the number of vacant sites available at any given

time the architect should present to the Authority recommendations on re-subdivision of slips' widths and lengths to maximize the marketability and utility of the new construction. Existing boathouses owned or to be acquired by the Authority on W. Roadway should not be transferred until the plan is in place and the sites developed in accordance with the re-development plan to allow for uniformity and removal of blighted structures to create a new generation of boathouses, which will very well be the premier boathouses in the entire West End area.

Mr. Pappalardo advised that there are 20 boathouses on W. Roadway. The Authority owns or will be soon be in possession of seven boathouses. Three sites: 11, 12 and 13 are owned by Fairview Realty. Staff is in negotiation discussion with Fairview negotiating a settlement on that situation. The Authority may possibly get those three sites back in the near future making the Authority the owner of 10 of the 20 boathouses. There are two sites covered by one boathouse owned by Dieter Hugel, which is in exceptional condition. There are three boathouse sites owned by Brad Adams which are in very good condition and are currently for sale on the market. That would be five more of the remaining 10 boathouses.

Mr. Pappalardo noted if the Authority wanted to instruct the architect to provide for structures that have concrete pilings; that would become the design restrictions for W. Roadway. The next generation of boathouses on W. Roadway can be constructed of steel with cement pilings and girders via a design request to the architect.

The E.D. advised that the request for an RFP (architect to prepare boathouse development plan) must be placed on the Board Agenda. Once the architect is hired for the design plan, the design plan and vision would be vetted through the Marina and Commercial Real Estate Committees and brought before the full Board for final adoption of the design parameters. Mr. Pappalardo noted that no other Marina has the ability to build living quarters over land like the Authority does on W. Roadway. There is enough land that living quarters can be built over the land portion, have parking underneath to comply with FEMA height requirements and have the actual boat shed over the water. If done right, the boathouses will sell themselves. In addition to the design standards for W. Roadway, the architects should review the older documents for the existing boathouses in the Marina and update or republish the building restrictions and design standards for that because the new comprehensive zoning ordinance weighs heavily into what can be done in the marina district.

Comm. Higgins suggested an RFP first be sent to architects for development of standards. Once the standards are in place, a separate RFQ can be advertised for plans and specs to put the boathouses together with those standards in place. The E.D. added that this is the first crucial step to ensure the Authority has the boathouses that we want from W. Roadway. The next step is to advertise those properties for lease and development.

2) Discussion regarding request for survey of "Grassy Knoll" area, which is the land between Orleans Marina, Peninsula Condominiums, New Basin Canal, and Sailboat Bay Apartments

Mr. Pappalardo distributed bullet points for the redevelopment opportunity for Pontchartrain Blvd. This parcel of land consists of 22,218 square feet located in the 8600 block of Pontchartrain Blvd. This land is partially vacant and partially fenced as a dry storage yard for materials. The area is located between Sailboat Bay Apartments and the Peninsula Condos, and is the last parcel of un-leased land available on the West End of Lake Pontchartrain. There have been recent requests regarding leasing of this site. The land is zoned under the new zoning ordinance S-LM (Suburban Lake Marina District), which allows a variety of uses both residential and commercial. Improvements were demolished in the 1970's and there is no current survey. There are overhead wires, fencing and

transformers located near the boundaries. A survey is needed displaying land boundaries, underground and over-head servitudes to be made part of the RFP so a proposer knows the current situation and the costs that may be involved to relocate servitudes to accommodate for construction. The property is designated in a FEMA flood zone and located outside the flood wall and out of levee protection as all properties on the New Basin Canal. There is an opportunity to put ½ acre of land into a long term commercial use lease. The Authority may elect to utilize some dock space in conjunction with commercial uses such as fishing charters or dinner cruises. A conditional use permit may be given only with approval by the land owner (the Authority).

The E.D. requested authority to conduct a survey of the grassy area (within spending purview). Upon receipt of the survey, the Commercial Real Estate Committee will address the request for an RFP for development of that property. Once the proposals are received, the Authority can decide which proposals to accept. Comm. Eames moved to allow staff to conduct the survey, second by Comm. Higgins. The item will be placed on the Board Agenda.

3) Discussion of a potential beach development along the Lakefront

The E.D. advised that this issue was the result of a discussion with Comm. Green, who advised he would like to continue with development down the Lakeshore farther east. The City owns Lincoln Beach, but there are ways of having beach recreation in that area once again. Discussions and information regarding Lincoln Beach will be brought forth, and the Board will decide whether to pursue the issue.

Al Pappalardo, Real Estate Consultant, advised that the City owns the 16 ½ acres of land known as Lincoln Beach originally developed by the Orleans Levee District in the 1940's. New zoning comes under Article 7 in the Comprehensive Zoning Ordinance, which is Open Space District. It is a Natural Area District, which protects and preserves natural areas such as wetlands and coastal areas of marsh. Limited development is allowed and should cause little impact to the area. The intent of the NA District is to provide storm water protection and flooding possibilities due to abnormal tides in Lake Pontchartrain, Lake Borgne and the various waterways adjacent to Orleans Parish. Permitted uses are few, but include a boat launch, nature preserve, and parks & playgrounds (limited to passive recreational facilities). The only structure permitted is standard playground equipment and outdoor seating/furniture. Public fishing is allowed and storm water management is the principal use of the NA District. A massive flood gate in the levee near Lincoln Beach provided entry from the City side to the Lake side of the Beach. The E.D. advised that a gate by Little Woods allows entrance under the railroad tracks and through the floodwall. A vacant grass covered parking lot is located across the street. Comm. Green has long term ideas for development of the stretch of beach from the Lakeshore Landings project at South Shore Harbor to Lincoln Beach. Comm. Eames noted that the Authority has potential to develop that area, which will escalate the real estate and value of homes in that area. There are many possibilities along the stretch from the South Shore Harbor development to Lincoln Beach.

Comm. Eames and Comm. Higgins were in favor of the potential development after further discussion, and suggested the item be included on the July Commercial Real Estate Committee Agenda.

Announce Next Commercial Real Estate Committee Meeting

Comm. Higgins announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday, July 14, 2016 at 1:30 p.m.

Adjournment

Comm. Eames offered a motion to Adjourn, seconded by Comm. Higgins and unanimously adopted. The meeting adjourned at 10:48 a.m.