

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE COMMERCIAL REAL ESTATE COMMITTEE MEETING
THURSDAY APRIL 6, 2017 – 1:30 P.M.**

The regular meeting of the Commercial Real Estate Committee of the Non-Flood Asset Protection Management Authority was held on Thursday April 6, 2017 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 1:32 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

Furthermore Present:

Chair Wilma Heaton

Absent:

Comm. Cedric Grant

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
Tom Long – Lake Vista Resident
Bill Dares – Coastal Concrete Products
Carol Allen – Resident
Chris Hodgins – Hodgins Property
Juliette Neves
Stewart Juneau – le Triomphe
Ida Middlebay – le Triomphe

Adopt Agenda

Comm. Settoon offered a motion to adopt the Agenda, second by Comm. Eames. Motion passed.

Approve Minutes

Comm. Eames offered a motion to approve the Commercial Real Estate Committee meeting minutes from March 17, 2017, second by Comm. Settoon. Motion passed.

Public Comments

Carol Allen commented that the development of the New Basin Canal Condominiums is a strong stabilizing factor to that area, and urged the Committee approve the request for development of same.

Director's Report

Executive Director Jess Noel reported that staff is still assessing the facilities and operations in developing the Asset Management Plan (AMP) for the Authority. A Capital Improvement Plan will be developed for all of the Authority's facilities and what needs to be done to get them running at full capacity. Staff is currently coordinating with the City Planning Commission to determine what an education district entails and will reach out to UNO/SUNO to coordinate as requested.

Presentations

None.

Old Business

1) Parcel K Proposals

Chair Green announced that there is a Scoring Committee meeting scheduled for Monday April 10, 2017 at 4:00 p.m. to discuss proposals received in response to the RFP for Parcel K.

2) LPBF Lighthouse Lease Amendment Proposal

Chair Green announced that the issue is withdrawn from the Agenda. Issues regarding vending machines and snacks to be sold will be addressed by LPBF at the May 4, 2017 Commercial Real Estate Committee meeting.

New Business

1) North Peninsula Proposals – Review Committee Formation

Gerry Metzger, Legal Counsel, announced that three (3) proposals were received in response to the RFQ for development of the North Peninsula: le Triomphe, Yellowfin Development, and Atlantis Gaming Corporation, identified as an OTCBB Development Corp. Mr. Metzger advised that he is not affiliated with any of the proposers. le Triomphe was the single fully responsive proposer. The proposal submitted by Yellowfin complied with all the minimum requirements, but no references were submitted as required by the RFP. Atlantis did not comply with the minimum requirements in that it did not have the confirmation that it had the ability to obtain and maintain all licenses and permits, that its proposal would not interfere with the operation of the Marina and the Lakefront Airport, that all improvements would revert back to the Authority at the end of the lease term without compensation, that financial statements for the past 3 years would be submitted if selected (Atlantis has not been in existence for three years), and that it did not rely upon any representation from the Authority with respect to the condition of the property and lastly, no references were submitted. The only responsive proposer that complied with all requirements of the RFP was le Triomphe.

Chair Green advised that the Scoring Committee will review the response to assure that the proposer abided by the requirements of the RFQ. The proposal will be evaluated by a Scoring Committee (Settoon, Grant, Eames and Morvant – Marina Committee) to determine what the Authority will require from the proposer to move forward with a lease. The item will be added to the April 10, 2017 Scoring Committee meeting Agenda.

2) MetroStudio expansion at Lake Vista Community Center

Al Pappalardo, Real Estate Consultant, advised that the MetroStudio expansion is a work in progress. MetroStudio requested additional space, and reported that Suite 6513 in the LVCC suits their needs. MetroStudio proposed to make all necessary repairs to the Suite in lieu of a rent credit, following the same process as was done with Suite 6501. The cost to bring the Suite up to code is approximately \$35,000. Staff has requested a detailed cost estimate to be reviewed by the E.D. MetroStudio will appear before the Commercial Real Estate Committee on May 4, 2017 to give a presentation regarding their proposal.

Announcement of next Commercial Real Estate meeting

Chair Green announced that the next Commercial Real Estate Committee meeting is scheduled for Thursday May 4, 2017 at 1:30 p.m.

Adjournment

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