

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY**  
**Minutes of the Joint Recreation-Subdivision/Legal Committee Meeting**  
**Tuesday September 1, 2016 – 4:00 p.m.**

The joint meeting of the Recreation-Subdivision / Legal Committees of the Non-Flood Protection Asset Management Authority was held on Tuesday, September 1, 2016 at 4:00 p.m., in the 2<sup>nd</sup> 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 Wheaton called the meeting to order at 4:02 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

**Recreation-Subdivision Committee:**

Chair Rodger Wheaton  
Comm. Stanley Brien  
Comm. William Settoon  
Comm. Dawn Hebert

**Legal Committee:**

Comm. Thomas Fierke  
Comm. Carla Major

**Furthermore Present:**

Chair Wilma Heaton  
Comm. Greg Ernst

**Absent:**

Comm. Leila Eames  
Comm. Anthony Richard

**Staff:**

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

**Also Present:**

John Holtgreve – Stuart Consulting Group  
Michael Botnick – Legal Counsel  
Lea Young – T-Hangar Assn.  
Ann Duffy – Lake Oaks Resident  
Walter Baudier – DEI  
Brett Liuzza - DEI  
Jim Martin - DEI  
Karl Hudson – Orleans Marina tenant  
Carlton Dufrechou – Lake Pontchartrain Basin Foundation  
Ann Rheams – Lake Pontchartrain Basin Foundation  
Dwight Williams – Lake Pontchartrain Basin Foundation  
Michael Liebert – Orleans Marina Live-Aboard tenant  
Gerry Gillen – Orleans Levee District Flood Authority E.D.  
Roy Frichhertz – Crescent Construction Company

**Adopt Agenda**

Comm. Settoon moved to adopt the Agenda, seconded by Comm. Major. Motion passed.

**Approval of Prior Minutes**

Adoption of the September 1, 2016 Recreation/Subdivision Committee meeting minutes was deferred until the October 2016 meeting. Adoption of the June 16, 2016 Legal Committee meeting minutes was deferred until the October 2016 meeting.

**Public Comments:**

Lea Young – T-Hangar Association  
Mrs. Young (representing T-Hangar Assn. President Joe Bartels) advised that the 8% transfer fee charged for a T-Hangar lease transfer is unfair. There are also parts of the lease that are not explained. Mr. Bartels would like to schedule

a meeting to discuss the lease and reconcile the issue regarding the 8% transfer fee. Chair Wheaton advised that the 8% transfer fee was included in the lease at the time the lease was extended. Mr. Bartels can request a modification of lease at the next Airport Committee meeting on September 13, 2016.

### **Presentations**

#### **1) Request by Lake Pontchartrain Basin Foundation for development of a parking lot for the new beach area**

Carlton Dufrechou (Chair – LPBF) advised that LPBF has obtained a lease for the old Pontchartrain Beach beach site, which was once the anchor of weekend fun in metro New Orleans. The beach itself is well preserved and LPBF recently dumped 17,000 tons of sand at the site to create sand dunes.

Michael Liebert (Chair – Committee to Restore Pontchartrain Beach) stated that additional parking is essential for the business plan for the beach area. To accommodate beach visitors, an additional 200 parking spots are needed. The proposed area located directly across the street from the entrance of the beach would supply those needed spots.

Concerns regarding the line of site from the crest of levee to crosswalk have been addressed. LPBF plans to install electric crosswalk signs, LED illuminated yield signs, and radar devices that post the vehicle's speed. Concerns regarding noise and trash pick-up have been addressed, and there will be a \$5 per person charge to use the beach area. Greenspace and drainage was researched and planned by an Urban Planner. Chair Wheaton advised that a traffic engineer will have to sign off on any traffic studies performed in that area.

Mr. Liebert advised that the Right of Way was completed by the Office of Administration. A Cooperative Endeavor Agreement between the Lake Pontchartrain Basin Foundation and NFPAMA will be prepared for use of the land with terms and conditions similar to the Flood Authority lease for the beach area. A Term Sheet will be prepared once LPBF has the approval to proceed forward. The beach will include a kayak area and a dog park. The main area will be reserved for swimming only, and pilings with cables and buoys will be arranged to keep vessels out. The beach area will include volley ball courts with a natural seating area. Long range plans include a breakwater and artificial wetlands. Children will have the opportunity to camp at the site and a summer marine biology program sponsored by UNO will enable students to take water and vegetation samples and perform work in the UNO classrooms.

Ann Duffy (Lake Oaks resident) advised that 30% of the land must be preserved for green space and recreation. There is also a safety issue with the proposed location of the parking lot. Chair Wheaton moved to enter into negotiations with LPBF to confect a Cooperative Endeavor Agreement for use of the parking lot subject to addressing the concerns of Lake Oaks residents. The terms and conditions off the CEA must be acceptable to NFPAMA and all permits and traffic studies must be approved, second by Comm. Major.

#### **2) Design Engineering, Inc. – Proposed Repairs to Shelter No. 3**

Chair Wheaton advised of several issues concerning Shelter No. 3, and suggested the Committee have the opportunity to view the Shelter before the issue is resolved. DEI was asked to provide some type of solution and a proposal regarding repairs to correct the present condition of the interior so both parties can move forward with this matter.

Walter Baudier (DEI) stated that the structure itself has no defects, there are no defects with electrical, mechanical, benches or tables. The suggested louvered doors were changed to solid metal doors as directed by the former COO. The interior and exterior walls have an anti-graffiti coating as required by the former COO as well. The interior walls are not satisfactory as the Authority does not like the appearance.

Jim Martin (DEI) advised that the contractor ceased graffiti interior painting after the graffiti coating was applied, and requested approval before completing same. The former COO approved the coating via e-mail authorization, and the consequences of moving forward have been severe. The budget was an important factor to the Authority, and several changes were made to reduce costs. Cheaper cinder block was used on the interior to reduce costs, and the graffiti coating used caused imperfections to stand out. The graffiti coating is very good, and to date no product has been found that will effectively stick to the coating. The contractor advised that the interior walls can be sandblasted to remove the coating, but sandblasting is expensive and all interior fixtures must be removed prior to sandblasting. A third party contractor prepared a mock up, applied the graffiti coating and applied a trowel (cementitious) product that is similar to stucco or grout. A reinforcing mesh product was then applied to give strength to wall. The coating is rough like stucco and color or graffiti coating can be applied. The cost is approximately \$27,000.

The Shelter was designed to have fiberglass doors with metal louvers to create a breeze to flow through the building. Due to security concerns, the doors were replaced with cheaper solid metal doors that provide no ventilation. A steel fabricator can fabricate the doors to fit the openings for \$6,500. The cost to repair the interior and the doors is approximately \$36,000 with a slight reduction if custom made doors are selected.

DEI exerted great cost to research any available repairs, and performed all work as per the contract. To date, DEI has not been paid for this work. It is DEI's position that the Authority pay what is owed and for the required repairs to the Shelter. The graffiti coating caused the effervescence, which would have been an easier fix if not applied. The contractor completed the graffiti coating at the direction of the former COO. The Authority is not addressing the effervescence and covering the graffiti coating.

Comm. Fierke stated that the Authority requires some sort of assurance that the proposed solution will repair the defects before money is spent on those repairs. Mr. Martin advised that a mock-up was prepared for the Authority's acceptance. The mock-up does not include color coating. DEI recommends the repair, which will last approximately five years. The Shelter provides a public rest room facility, which is outside and does not have air conditioning; it is hot and humid. DEI did not recommend the changes that were made to the doors or the graffiti coating applied on the inside of the Shelter. The issue is aesthetic as the building is not ventilated, and is an uncomfortable hot concrete box in mid-August. The moisture and humidity exacerbates the effervescence.

Mr. Baudier added that the doors that were replaced changed the interior aspect with regard to the paint and effervescence. The former COO required a solid door, which DEI advised against. The prime concern was maintenance and vandalism, and the COO was very adamant on that position.

Comm. Wheaton advised that additional information was needed before a recommendation was made regarding this issue.

### **Executive Session**

Comm. Wheaton called for a roll call vote to go into Executive Session. After a unanimous roll call vote, the Committee proceeded into Executive Session. After exiting Executive Session, Chair Wheaton advised that no action was taken.

### **Old Business**

None.

### **Announce Next Recreation/Subdivision Meeting**

Chairman Wheaton announced that the next Recreation/Subdivision Committee meeting is scheduled for Thursday, October 6, 2016 at 4:30 p.m.

### **Adjournment**

Comm. Fierke offered a motion to Adjourn, seconded by Comm. Brien and unanimously adopted. The meeting adjourned at 5:30 p.m.