

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Recreation-Subdivision Committee Meeting
Thursday January 12, 2017 – 4:30 p.m.

The regular meeting of the Recreation-Subdivision Committees of the Non-Flood Protection Asset Management Authority was held on Thursday, January 12, 2017 at 4:30 p.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.

Chair Wheaton called the meeting to order at 4:33 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Chair Rodger Wheaton
Comm. Greg Ernst
Comm. William Settoon
Comm. Dawn Hebert

Furthermore Present:

Full Board Chair Wilma Heaton

Staff:

Sharon Martiny – Administrative Assistant

Also Present:

Al Pappalardo – Real Estate Consultant
Gerry Metzger – Legal Counsel
Ray Landeche – Lakeshore Resident
Ann Duffy – Lake Oaks Resident
Betty Sun – X-Trainers
Leilanni Heno – X-Trainers
Emily Castro – CLS Architects

Adopt Agenda

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

Approval of Minutes

Deferred.

Report on current Recreation/Subdivision Issues:

Waived

Public Comments:

None.

Presentations:

Leilani Heno – X-Trainers, L.L.C., Shelter No. 2

Ms. Heno advised that X-Trainers provides weight loss assistance and healthy meal plans to its members in the American Can Building. The location is about to expand and meal delivery will be taken in-house for meal delivery service curbside.

The Lakefront and Shelter 2 gets national exposure with races that occur on Lakeshore Dr. I would like to invest funds to make a safe and well-lit shelter that provides healthy food. The swim hole is located nearby and athletes meet there to swim and bike. A gym will be built outside in the grassy area of Shelter No. 2. Two fenced in areas will protect the built-in exercise equipment, which will be key coded. Admittance to the fenced in gym would require a donation, and keys to that are will be key-coded for the different levels of donation. The market for outdoor enclosed gym equipment is high. Any donated funds collected for the enclosed equipment will be contributed to a program for homeless teens.

Phase 2 will include a tiki-styled restaurant with swings and outdoor seating will be built, and if allowed a drive through service will be provided. Phase 3 is proposed to be the area behind the shelter, which will host an obstacle or volleyball course for family fitness challenges. The area is open to the public and the only fenced off area would be the area containing the workout equipment. The name of the facility would be called The Swim Hole.

Chair Wheaton noted that this could be a staging ground for future events in the area. Triathletes and others could use the area as a meeting place. We are interested in a successful operation and to have the Shelter maintained with public restrooms available.

Comm. Settoon addressed the fenced in area and questioned if there were issues regarding leasing the fenced-in area. Mr. Metzger advised that the area is zoned as a park, and a variance would be needed to charge admission in a public park or for operation of a restaurant. The Shelter leases are structured upon obtaining the required leases.

Mr. Pappalardo noted that the proposal is so unique that the model has not yet been developed. There were initial concerns regarding use of the space between the parking lot and the levee, which would restrict public use. If the proposed space is kept within the capsule of the parking lot of Shelter No. 2, the Authority could use the area as desired and move to the City for a variance. There should be some reserved parking near Shelter No. 2 for those who wish to use the restroom facilities, which will be kept open to the public. Citizens of New Orleans will be delighted to see some kind of fitness oriented establishment opening up along that area of the Lakefront. Wine along with packaged health foods will be offered at Shelter No. 2. Beer will be offered after races, but will not be included on the regular menu. Restaurant hours will begin at 12:00 p.m. and close at 6:00 p.m. Comm. Ernst clarified that this presentation was a preliminary meeting and X-Trainers would come back before the Committee with a refined version for the proposed use of Shelter No. 2.

Old Business

1. Discussion and approval to enter into a contract with the selected Licensed Architect to Review House Plans for the Non Flood Protection Asset Management Authority

Chair Wheaton advised the Committee that the Authority has an existing contract with CLS Architects. An RFQ was advertised for Licensed Professional Architects to review house plans, and proposals were received from Julien (222), Pinnacle (192), Studio Kraft (302), CLS Architects (365) and Design Office (272). The proposals were ranked and scored as previously noted. One suggestion was to have a panel (more than one architect/firm) of approved architects for house plan review. Submission of house plans will occur via share file capability in the near future. Having more than one option for an architect to review house plans may help expedite approval and turnover rate for approved plans.

Comm. Ernst noted for the record that he did not review proposals from engineering firms as an architect is better suited for house plan review. More than one architect is supported with the caveat that plans are distributed evenly between both architects. The contract will be a one year contract.

Comm. Wheaton offered a motion to enter into a contract with the selected Licensed Architects (CLS Architects and Studio Kraft) to Review House Plans for the Non Flood Protection Asset Management Authority, second by Comm. Settoon. The item will be added to the February 2017 Board Agenda.

New Business

1. Discussion and approval to set up share file capability to accept electronic building plans for review by Licensed Architect and to eliminate requirement of paper plans.

Chair Wheaton noted that paper plans are no longer required by the City. The architect only requires an electronic copy for architect approval. All plans will require a submission sheet. The Authority will in the future open up a share file

capability for residents to upload house plans. The share file site will be controlled by the Authority and one site will be set up for each subdivision with an electronic notification to the architect and neighborhood president. The Authority will no longer be responsible for delivery of house plans or as to the status of approval of house plans.

Comm. Settoon noted issues regarding the size of some of the files in that the present server will not accommodate e-mail delivery for larger files. Stamped and approved plans are stored electronically to avoid paper plans that require storage space.

Comm. Settoon offered a motion to continue discussion regarding share file capability, second by Comm. Hebert. Mr. Metzger noted that this was a discussion item only that does not need Board approval.

2. Survey of parks and trees in subdivisions

Chair Wheaton noted that this is the beginning phase of this project. There are trees throughout all park areas that need trimming to let the wind go through them in the event of a storm or high wind event which can potentially take down a tree or large branches. The Authority can survey the trees. The trees that require trimming will be addressed in a regular maintenance program. Also, there are areas in the parks that have subsidence and require either fill or sod. Interns from surrounding colleges would be ideal for this type of project.

Announce Next Recreation/Subdivision Meeting

Chair Wheaton announced the next Recreation/Subdivision Committee meeting is scheduled for Thursday, February 8, 2017 at 4:30 p.m.

Adjournment

Comm. Settoon offered a motion to Adjourn, seconded by Comm. Hebert. Motion passed. The meeting adjourned at 6:33 p.m.