

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Recreation-Subdivision Committee Meeting
Thursday December 8, 2016 – 4:30 p.m.

The regular meeting of the Recreation-Subdivision Committees of the Non-Flood Protection Asset Management Authority was held on Thursday, December 8, 2016 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

Staff:

Sharon Martiny – Administrative Assistant

Also Present:

Al Pappalardo – Real Estate Consultant
Charles Silbernagel – CLS Architects
Octave Rainey – Lake Oaks Resident
Monte Shalet – Lake Vista resident
Tim Avegno – Eagan Insurance

Adopt Agenda

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

Approval of Minutes

Comm. Wheaton offered a motion to approve the minutes of the September 1, 2016 Joint Legal/Recreation-Subdivision Committee meeting, second by Comm. Ernst. Comm. Hebert offered a motion to approve the minutes of the October 6, 2016 Recreation/Subdivision Committee minutes, second by Comm. Ernst. Motions passed.

Public Comments (Shelter No. 1):

Mr. Metzger advised the Mr. Wright will insure the contents of Shelter No. 1 and the Authority will insure the building. This is consistent with what the Authority is doing with the Hangar leases. The Authority has a blanket policy.

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 suggested the item be deferred until January 12, 2017 to give Comm. Ernst time to review the proposals. The Committee voted unanimously to defer the item.

2. Motion to recommend approval of a Lease for Shelter House #1 with Bernadotte Ventures, LLC

Mr. Metzger advised that lessee must have a signed lease prior to acquiring the needed permits. It is hopeful that Shelter No. 1 will be open by April 2017. Regarding insuring the Shelter, Tim Avegno advised that the Authority would be covered in the event of a fire at Shelter No. 1.

Mr. Pappalardo advised that the Shelters have been located on Lakeshore Dr. for 50+ years. The Authority has always the responsibility to and has insured the shelters. In the event of catastrophic event that would render the Shelter useless and the lessee cancelled the lease, the Authority is still required to procure insurance on that Shelter. The lease was not negotiated for the lessee to reimburse the insurance premium. The Authority will have a replacement cost

policy. It is a blanket policy and the company has assigned values to all properties.

Chair Wheaton noted that the Authority desires to take back that area along with the parking lot where drag racing originates, and get a handle on cleaning up the trash in that area.

Mr. Wright advised that the Shelters would have alarm systems if broken into or vandalized. The back of the Shelter includes a grassy area which will be fenced with a deck for a working area with a roof on top. The space in between the roof and fence will be screened for ventilation. The hip walls will be built off of the ground to allow water flow in the event of heavy rain or flooding. Music will be faced toward the Lake, and not amplified. Trash will be disposed of in a timely manner to prevent odors in the surrounding area. Security will be provided on an as-need basis to prevent any issues from occurring at the Shelter site. Chair Wheaton noted that part of the problem is the heavy traffic on Lakeshore Dr. around Shelter No.1. By Mr. Wright taking over that parcel, the staging area for the car show will be eliminated. An NOPD presence riding down Lakeshore Dr. would be a calming experience. Monty Shalet noted that the drag racing is bad as there is no police presence. Four wheelers ride through the parks and parkways to escape policing. O.L.D. and NOPD need to revisit the policing in this area. Chair Wheaton noted that approval of the lease would go to the full Board. Mr. Wright can then begin to file for his permits, and he is aiming for an opening in September 2017.

Comm. Ernst suggested a memo from Mr. Avegno stating that the Authority would be covered in the event of a fire, and what the Shelters are insured for. Mr. Pappalardo noted that the insurance values of the Shelter houses have been approved by the Insurance Committee and the full Board. Mr. Wright has the responsibility to insure his leasehold improvements on the site. The lease can reflect that any increase in insurance premiums due to the Shelter being leased as a restaurant, that cost shall be passed on to the lessee.

Comm. Ernst moved to recommend to the full board approval of a Lease for Shelter House #1 with Bernadotte Ventures, LLC subject to the suggested amendment regarding any possible increase in insurance would be passed on to the lessee, second by Comm. Hebert.

3. Update of screening backflow preventer located at 500 Lakeshore Dr.

Chair Wheaton noted that shrubs would be planted around the backflow preventer at no cost to the Authority. The electrical racks will require some type of fencing as to prevent any roots from shrubs damaging the electrical.

New Business

4. Update on New Basin Canal Lighting project and designation of point of contact

Chair Wheaton noted that the Lakeview Civic Improvement Association is funding this project to light the bike path along New Basin Canal to Lake Pontchartrain. The Authority will maintain those lights after completion. A point of contact for the Authority must be established. Comm. Arrigo will attend a course to be certified in handling this matter, and will be the point of contact for this project.

5. Presentation of temporary traffic control plan during construction for areas from: a) Shelter 2 to Bayou St John, and b) east side of Pontchartrain Beach to Franklin Ave.

Chair Wheaton noted that improvements for the reaches would be made around this area in the near future. The contractor requested that one lane be closed during the week during construction, and that the lane stay closed during the weekend. Taking the cones down during the weekend would increase the cost of the project. DEI suggested they be removed during the weekend. The project will continue through the summer. The winter months will not be an issue, but the

lanes will be required to be opened during the summer as there is more traffic in the area.

Announce Next Recreation/Subdivision Meeting

Chair Wheaton announced the next Recreation/Subdivision Committee meeting is scheduled for Thursday, January 5, 2017 at 4:30 p.m.

Adjournment

Comm. Settoon offered a motion to Adjourn, seconded by Comm. Hebert. Motion passed. The meeting adjourned at 6:03 p.m.