

**Minutes of Non-Flood Protection Asset Management Authority
Commercial Real Estate Committee Meeting
February 14, 2019 @ 2:30 pm**

Present

Chair Eugene Green
Commissioner Roy Arrigo
Commissioner Robert Watters
Commissioner Wilma Heaton

Absent

Commissioner Leila Eames
Executive Director Louis Capo

Staff

Director of Operations Felton Suthon
Executive Assistant Kim Vu

Also Present

Al Pappalardo – Real Estate Consultant
Gerry Metzger – Legal Counsel
Ray Landeche – Lakeshore resident
Jessica Perilloux – Lakeview Creative Arts

The Commercial Real Estate Committee of the Non-Flood Protection Asset Management Authority met on Thursday February 14, 2019 at 6001 Stars and Stripes Blvd. in the 2nd floor conference center at the Lakefront Airport Terminal Building. Chair Green called the meeting to order at 2:37 P.M.

Opening Comments

Chair Green thanked the members of the public and staff for attending the meeting.

Motion to adopt the Agenda

Motion to adopt the agenda by Commissioner Watters, second by Commissioner Arrigo, and all were in favor.

Motion to approve the minutes from January 17, 2019 by Commissioner Watters, second by Commissioner Arrigo and all were in favor.

Public Comments

- 1) None

Director's Report

Mr. Capo, Executive Director of NFPAMA, was absent from the meeting so the director's report was deferred until the board meeting.

Old Business

- 1) **Motion to recommend a rent abatement for Lakeview Creative Arts for the months of August and September 2018**

Chair Green deferred to the legal and real estate counsel to explain the terms of the lease of Lakeview Creative Arts. Under the lease terms, the tenant is entitled to rent abatement if the extent of the damages caused the business to close for a period of time. Due to the negligence at MG Salon, a neighboring tenant at Lake Vista Community Center, Lakeview Creative Arts suffered interior damages which caused the studio to close for two months. After reviewing claims for damages, staff recommended the committee approve a rent abatement to cover the claims from the damages. Mr. Metzger also suggested filing a lawsuit against MG Salon due to negligence. The Commercial Real Estate committee recommended to the board that they approve a rent abatement to Lakeview Creative Arts for the months of August and September 2018.

New Business

1) Motion to approve the assignment and transfer of the lease of Orleans Marina Boathouse Site No. N-16 by American-International Travel, Inc. to Cembell Industries, Inc.

Mr. Metzger advised that this agenda item was a routine boathouse transfer of assignment. A board resolution was not mandatory because the board previously approved and authorized the Commercial Real Estate committee delegation to approve all assignments and transfers of boathouse leases as needed.

Motion to approve the assignment and transfer of Boathouse N-16 by Commissioner Arrigo, second by Commissioner Watters and all were in favor.

Commissioner Heaton encouraged the NFPAMA board to approach the Flood Authority regarding files and developments to respectfully ask the Flood Authority to transfer all files, surveys, drawings, maps over for records retention. Chair Green offered a motion to add an item regarding transferring files and the committee unanimously voted all in favor of the following motion.

Motion to respectfully request the Orleans Levee District- Flood Authority to transfer all files and drawings pertinent to the Non-Flood Authority. Legal counsel planned to draft a resolution for the full board to approve at the next board meeting.

Chair Green announced that the next Commercial Real Estate committee meeting will be held on Thursday March 21, 2019 at 2:30 P.M.

Motion to adjourn by Commissioner Watters, second by Commissioner Arrigo, and the meeting adjourned at 2:57 P.M.