

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MEETING
HELD ON THURSDAY, DECEMBER 12, 2019**

PRESENT: Commissioner Roy Arrigo
Commissioner Wilma Heaton
Commissioner Robert Watters

ABSENT: Chair Leila Eames

STAFF: Louis Capo – Executive Director
Sarion Granger – Human Resources Analyst A

ALSO, PRESENT: Gerry Metzger – Legal Counsel
Al Pappalardo – Real Estate Consultant, P.C.I.
Nicolas Rivet – The Agency
Sam Haynes – Boathouse N-26, N-27, N-28
Rolla Tichenor – A&M Yacht Sales, Inc.
Tom Long - Resident
Lynn Long – Resident
Joe Nelson – Resident

The Commercial Real Estate Committee of the Lakefront Management Authority met on Thursday, December 12, 2019, in the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana.

Commissioner Arrigo called the meeting to order at 3:17 p.m.

Opening Comments: None

Adoption of Agenda:

A motion was offered by Commissioner Arrigo, seconded by Commissioner Heaton, and unanimously adopted, to adopt the agenda.

Approval of Minutes:

A motion was offered by Commissioner Arrigo, seconded by Commissioner Heaton, and unanimously adopted, to approve the minutes of October 17, 2019.

Director's Report: None

Public Comments: None

New Business:

- 1) **Motion to approve and ratify the assignment and transfer of the leases of Orleans Marina Boathouse Sites N-26, N-27, and N-28 by Sam B. Haynes, Jr. to Haynes Interests, L.L.C:**

Gerry Metzger, Legal Counsel, explained that Sam Haynes, Jr. requested that the Committee ratify a donation to an LLC, which is owned by trustees established for state planning purposes. He stated that the transfer fee will be waived because of the nature of the transfer. Mr. Metzger stated that Mr. Haynes, Jr. requested that the Committee waive the inspection and pilings repairs requirement under the Resolution adopted on April 2016.

Al Pappalardo, Real Estate Consultant, explained that the action is a simple transfer from boathouse owner to a related entity. He stated that Mr. Metzger, Louis Capo, Executive Director, and he discussed waiving the 8% transfer fee because of the nature of the transfer. He explained that the Committee will decide whether they will require the lessee to have inspections performed on all three boathouses or waive the inspections.

Daniel Hill, Director of Engineering & Operations, reported that Anders Construction performed the pilings and substructure inspection of Boathouse N-28 on November 21, 2019. Commissioner Fierke asked which of the boathouses are being removed. Mr. Hill responded that Boathouse N-28 will be sold. Mr. Hill reported that no deterioration was apparent on the pilings, the pilings are in moderate condition, no repairs are needed on the pilings, a cross-bracing needs to be installed, and a 2X12 beam was rotten and needs to be replaced. Commissioner Watters suggested that the Committee add a provision to the Resolution that states that repairs must be completed within 90 days. Commissioner Arrigo questioned the waiving of the inspections. Mr. Pappalardo responded that the Committee has the authority to waive or enforce the Resolution. Commissioner Heaton asked when Boathouses N-26 and N-27 were inspected. Mr. Haynes responded that the

pilings weren't inspected on either boathouse. Commissioner Arrigo explained that a transfer is a triggering mechanism for an inspection. Louis Capo, Executive Director, stated that Mr. Sam Haynes, Jr. is current on the rent.

- A motion was offered by Commissioner Arrigo, seconded by Commissioner Heaton, and unanimously adopted, for the Committee to amend the Resolution to add a provision that states that repairs must be completed within 90 days.

2) **Motion to approve the assignment and transfer of the lease of Orleans Marina Boathouse Site No. N-33 by Stephen Murray and Patricia R. Murray to Joseph Nelson and Ramona Nelson:**

Daniel Hill, Director of Engineering & Operations, reported that Anders Construction performed the pilings and substructure inspection on Boathouse N-33 on December 02, 2019. He stated that three pilings need to be repaired and fourteen cross-bracing need to be installed.

Joseph Nelson stated that he can't obtain property insurance to fulfill the requirements and conditions of the lease. He explained that he can't obtain coverage on the facility because it's non-residential. Mr. Nelson stated that he is insured by Pure and they are willing to offer liability insurance, but not property damage. Al Pappalardo, Real Estate Consultant, suggested that the Committee contact the Lakefront Management Authority's insurance company for a solution.

- A motion was offered by Commissioner Arrigo, seconded by Commissioner Heaton, and unanimously adopted, for the Committee to amend the Resolution to add a provision that states that repairs must be completed within 90 days.

Old Business: None

Announcement of next Commercial Real Estate Committee Meeting:

1) **Thursday, January 16, 2020 – 2:30 P.M.**

Adjourn:

A motion was offered by Commissioner Arrigo, seconded by Commissioner Heaton, and unanimously adopted, to adjourn. The meeting was adjourned at 4:01 PM.