

Board Meeting Minutes
Non-Flood Protection Asset Management Authority Board Meeting
Thursday May 24, 2018 – 5:30 P.M.

The regular monthly Board Meeting of the Non-Flood Protection Asset Management Authority was held on Thursday May 24, 2018 at the Lakefront Airport Terminal Building, 2nd floor conference center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana, after due legal notice of the meeting was sent to each Board member and the news media and posted.

Chair Heaton called the meeting to order at 5:36 P.M. and the roll was called which constituted a quorum.

PRESENT

Chair Wilma Heaton
Commissioner Roy Arrigo
Commissioner Sean Bruno
Commissioner Stanley Brien (departed 7:13 P.M.)
Commissioner Greg Ernst (departed 6:52 P.M.)
Commissioner Tom Fierke
Commissioner Dawn Hebert
Commissioner Carla Major
Commissioner Pat Meadowcroft
Commissioner Chris Morvant
Commissioner Anthony Richard
Commissioner William Settoon
Commissioner Rodger Wheaton
Commissioner Robert Watters

ABSENT

Vice Chair Eugene Green
Commissioner Leila Eames

STAFF

Executive Director Jesse Noel
Deputy Director Ngoc Ford
Operations Director Don Robertson
Airport Manager Dave 'Howie' Howard
Executive Assistant Kim Vu

ALSO PRESENT

Gerry Metzger – Legal Counsel
Al Pappalardo – Real Estate
Hank Wolf – McGriff
Paul West – J.P. West
Chris Fenner – Stuart Consulting Group
Jonathan Brisbi – Brisbi's Restaurant
Evans Schmidtt – Felix's Lakefront LLC
Matt Miller – Butler Snow Law Firm
Ray Landeche – Lakeshore Resident

IV. OPENING COMMENTS – CHAIR HEATON

Chair Heaton invited everyone to show support by attending the upcoming ribbon cutting ceremony for the Permanent Canal Closures and Pumps (PCCP) on May 31, 2018. She also requested that the Executive Director provide an update for each committee and allow the committee chairs to comment as necessary.

V. MOTION TO ADOPT AGENDA

Motion to adopt agenda by Commissioner Major, seconded by Commissioner Meadowcroft and all were in favor.

VI. MOTION TO APPROVE MINUTES

- a) Motion to approve minutes from November 30, 2017 moved by Commissioner Arrigo, seconded by Commissioner Hebert and all were in favor.
- b) Motion to approve minutes from December 21, 2017 moved by Commissioner Bruno, seconded by Commissioner Major and all were in favor.
- c) Motion to approve minutes as amended from January 25, 2018 moved by Commissioner Richard, seconded by Commissioner Bruno and all were in favor.
- d) Motion to approve minutes from March 22, 2018 moved by Commissioner Watters, seconded by Commissioner Fierke and all were in favor.
- e) Motion to approve minutes from April 26, 2018 moved by Commissioner Richard, seconded by Commissioner Meadowcroft and all were in favor.

VII. PUBLIC COMMENTS

- 1) Mr. Ray Landeche, a representative from the Lakeshore Property Owner's Association, stated that his public comment referenced Item Xa regarding lease transfer. Mr. Landeche expressed concern over the terms of the lease. He requested that the lease be amended to include control and operating hours restrictions before the lease transfer from Brisbi's to Felix's Lakefront LLC was approved.
- 2) Mr. Rick Mickler, a resident of 220 Lakeshore Parkway, asked the board to be considerate of the neighborhoods' best interest out of respect regarding noise and parking issues coming from the restaurants.

VIII. COMMITTEE REPORTS

Director's Report – DIRECTOR Noel gave an administrative update regarding status of RFQ's, the MOU with the Flood Authority, and recent meetings. He reported that both he and the Deputy Director, Mrs. Ford, hosted an employee appreciation luncheon for all staff. He also reported that they attended a civil law training course in Baton Rouge, LA. He encouraged all to attend the courses as there are different time slots in the upcoming months. He stated that the selection of legal and engineering firms will be deferred until June after the monthly committee meetings. He reported on the improvements of Lakefront parks. He also attended a board meeting with Louisiana State Museum regarding the transfer of the RIO. There was a boater safety class held in the conference center of the Lakefront Airport on May 19, 2018. He stated that he attended this course along with marina staff and tenants. He also stated that a recent medical evacuation meeting was held in the conference center of the Lakefront Airport, as the airport is used as primary evacuation point for hospitals in the region. This meeting was well attended in preparation for the start of hurricane season.

Airport – The airport committee discussed the status on obtaining part 139 certification, FAA/DOTD grant project status, hangar maintenance, and an update on the Four Winds Fountain. Commissioner Fierke reported that the Commemorative Air Force had another productive cleanup day at the Delgado hangar.

Finance – Chair Richard and Director Noel stated that according to the monthly financials, everything seemed to be operating well within budget. A draft of the revenue policy and procedures was presented to the finance committee and will be further developed before adoption. Director Noel stated that a draft of the MOU will be circulated soon to all the commissioners for review. He also stated that the scoring of the engineering RFQ's will be discussed at June's finance committee meeting.

Legal – Chair Major and Mr. Metzger stated that ongoing legal issues were covered at the legal committee meeting. They deferred selection of legal counsel until June's monthly committee meeting.

Commercial Real Estate – Chair Green was absent from the board meeting, so Director Noel reported on the recent commercial real estate committee meeting. E.D Noel, along with Mr. Pappalardo, has been working on renewing leases at Lake Vista Community Center. Director Noel reported that he has been coordinating with Metro Studio to develop a request for proposals for the West Roadway site He reported on the status of the North Peninsula, Tides, LLC development project, and Schuberts' permit process to open their restaurant. He also reported that no proposals were received for the former Naval Reserve site after it was advertised for a second time.

Marina – Chair Arrigo reported that the marina committee continued to evaluate collections and evictions processes. Director Noel has been working on multiple amenities for the marinas including researching high speed wi-fi and placement of ice machines at the marinas. Staff has converted one of the main offices at Orleans Marina into a small conference center to host upcoming meetings. Also, Director Noel reported on the project status of the freeze repairs done at South Shore Harbor Marina as well as the bathroom renovations.

Recreation/Subdivision – Chair Wheaton and Director Noel reported on Lakeshore Maintenance including shelters, fountains, Seabrook Boat Launch, LTAP projects, and grass cutting updates.

IX. OLD BUSINESS

- a) None

X. NEW BUSINESS

- a) Motion to approve a lease transfer for New Basin Canal parcels 7E, 8E, 9E and parcel 10E from Tides, LLC to Felix's Lakefront, LLC by Commissioner Watters, seconded by Comm. Arrigo

Director Noel was recently approached by Counsel for Brisbi's requesting that a lease transfer be considered at this month's board meeting. This process involved requested transfer documents as well as reviewing financial documentation from the proposed lessee. Director Noel believed this was a strong move for the authority to approve a transfer of the lease from Tides, LLC to Felix's Lakefront LLC. A detailed discussion regarding legal issues and the public's concerned issues with live entertainment were discussed between the commissioners, legal counsel, and the public. It was noted that the restaurants located on Lakeshore Drive have abided by the city's comprehensive zoning ordinance terms.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, Parcels 7E, 8E, 9E and 10E situated on the east side of the New Basin Canal in the City of New Orleans are non-flood protection assets of the District under the management and control of the Management Authority (the "leased premises");

WHEREAS, by written Lease Agreement dated on January 23, 2012, the Management Authority leased Parcels 7E, 8E and 9E to Tides, L.L.C. to construct and operate a standard restaurant, as defined in the Comprehensive Zoning Ordinance of the City of New Orleans;

WHEREAS, Tides, L.L.C. thereafter submitted a proposal to lease Parcel 10E for the construction of a parking lot for the restaurant and the Management Authority approved and entered into a written Lease Agreement dated on January 2, 2013 with Tides, L.L.C. for Parcel 10E;

WHEREAS, subsequently Tides, L.L.C. requested an amendment of the Lease of Parcel 10E to expand the permissible use of Parcel 10E, which was approved by the Management Authority and the parties signed a First Amendment to the Lease of Parcel 10E;

WHEREAS, the written Lease Agreements for Parcels 7E, 8E, 9E and 10E and the First Amendment to the Lease of Parcel 10E are herein collectively referred to as the "Lease";

WHEREAS, Tides, L.L.C. entered into a Master Asset Purchase and Sale Agreement dated on May 18, 2018 with Felix's Lakefront, L.L.C.;

WHEREAS, the assets to be sold pursuant to the Master Asset Purchase and Sale Agreement include the leasehold improvements on the leased premises and also provides that the Lease will be assigned to Felix's Lakefront, L.L.C.;

WHEREAS, under Article 11 of the Lease the Lessor's consent is required for an assignment of the Lease and sale of the improvements on the leased premises;

WHEREAS, Felix's Lakefront, L.L.C. has agreed to assume all of the obligations of the Lessee under the terms and conditions of the Lease, and 739 Iberville, L.L.C. has agreed to provide an in solido guaranty securing all of the obligations of the Lessee under the Lease;

WHEREAS, Felix's Lakefront, L.L.C. has requested execution of a certificate of estoppel by the Management Authority confirming among other things that the Lease is in full force and effect and that the lessee is not in default under the terms of the Lease;

WHEREAS, Tides, L.L.C. has agreed to reimburse the Management Authority for attorney fees and costs incurred in connection with the proposed sale of improvements and assignment of the Lease; and,

WHEREAS, after considering the recommendation of Staff, the Management Authority resolved that it was in the best interest of the Management Authority and the Orleans Levee District to approve the sale of improvements and assignment of the Lease by Tides, L.L.C. to Felix's Lakefront, L.L.C., under the terms and conditions set forth below.

THEREFORE, BE IT HEREBY RESOLVED, that the Non-Flood Protection Asset Management Authority approves the assignment of the Lease and sale of the improvements located on the leased premises by Tides, L.L.C. to Felix's Lakefront, L.L.C., conditioned upon assumption of all of the obligations of the lessee under the Lease by Felix's Lakefront, L.L.C., execution of an in solido, unconditional guaranty securing all of the obligations of the lessee under the terms and conditions of the Lease by 739 Iberville, L.L.C. and reimbursement by Tides, L.L.C. of the attorney fees and costs incurred by the Management Authority in connection with the sale of improvements on the leased premises and assignment of the Lease by Tides, L.L.C. to Felix's Lakefront, L.L.C.

BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Management Authority be and is hereby authorized to sign any and all other documents necessary to carry out the above, including but not limited to a certificate of estoppel.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Brien, Bruno, Heaton, Hebert, Major, Meadowcroft, Morvant, Watters

NAYS: Richard, Settoon

ABSTAIN: Ernst, Fierke, Wheaton

ABSENT: Green, Eames

RESOLUTION ADOPTED: Yes

- b) Motion to approve selection of an Insurance Agent of Record by Commissioner Fierke and seconded by Commissioner Wheaton.

At the insurance committee meeting, the committee voted to recommend the top two ranked brokers, Eagan and McGriff, and they were asked to come speak at the board meeting. Mr. Tim Avegno, V.P. of Eagan Insurance, and Mr. Hank Wolf, Producer at McGriff Seibels & Williams, both explained their credentials, experiences, and what they can offer to the authority.

Commissioner Fierke moved to accept McGriff, Seibels & Williams as Agent of Record for the authority.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the Insurance Committee of the Management Authority authorized the issuance of a Request for Qualifications/Proposals for an Agent of Record for all casualty, general liability, marina liability, worker’s compensation, employee practices, auto liability, airport owner’s liability, and property and flood policies for the insurable non-flood protection assets of the District;

WHEREAS, responses to the Request for Qualifications/Proposals for an Agent of Record were required to be submitted by no later than May 9, 2018;

WHEREAS, responses were submitted by Arthur J. Gallagher & Co., Daul Insurance Agency, Eagan Insurance Agency, and McGriff, Seibels & Williams, Inc.;

WHEREAS, the responses were reviewed by the Insurance Committee at its meeting held on May 22, 2018;

WHEREAS, after considering the proposals submitted in response to the Request for Qualifications/Proposals for an Agent of Record, the Insurance Committee voted unanimously to recommend to the Management Authority the selection of Eagan Insurance Agency, LLC first and McGriff, Seibels & Williams, Inc. second as Agent of Record under the terms set forth below for a period of one (1) year commencing on July 1, 2018;

WHEREAS, the Proposal of Services and Agency Qualifications submitted by McGriff, Seibels & Williams, Inc. offered to provide the full range of services requested in the Request for Qualifications/Proposals, including but not limited to assisting the Management Authority in administering all insurance plans, negotiating with providers on all issues related to premiums, special terms, conditions, and claims and soliciting proposals from national and world insurance markets which specialize in casualty, general liability, marina liability, worker’s compensation, employee practices, auto liability, airport owner’s liability, property insurance and all other insurance needs of the Management Authority;

WHEREAS, McGriff, Seibels & Williams, Inc. proposed an annual consulting fee of \$47,000.00 plus flood insurance commissions of which 33% will be designated for DBE services and which fee will be in lieu of any insurance commission for procuring casualty, general liability, marina liability, worker’s compensation, employee practices, auto liability, airport owner’s liability, property insurance, and all other insurance policies required by the Management Authority, exclusive of health and dental coverages;

WHEREAS, the Management Authority after considering the recommendation of the Insurance Committee and proposal submitted by McGriff, Seibels & Williams, Inc. resolved that it would be in the best interest of the Orleans Levee District to select McGriff, Seibels & Williams, Inc. as Agent of Record under the terms set forth above for a period of one (1) year commencing on July 1, 2018.

THEREFORE, BE IT HEREBY RESOLVED, that the Management Authority selects McGriff, Seibels & Williams, Inc. as Agent of Record for a period of one (1) year, commencing on July 1, 2018, for an annual consulting fee of \$47,000.00 plus flood insurance commissions of which 33% will be designated for DBE services which fee will be in lieu of any insurance commission for procuring casualty, general liability, marina liability, worker’s compensation, employee practices, auto liability, airport owner’s liability, property insurance, and all other insurance policies required by the Management Authority, exclusive of health and dental coverages.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Watters
NAYS: Bruno, Brien, Richard, Wheaton
ABSTAIN: Settoon
ABSENT: Eames, Ernst, Green
RESOLUTION ADOPTED: Yes

- c) Motion to approve renewal of contract with Employment Development Services (EDS) for debris removal services for Lakefront Airport and Lakeshore Drive for FY 2018-2019 by Commissioner Heaton and seconded by Commissioner Fierke.

Kevin Gray, regional manager of EDS, attended the board meeting to answer any questions regarding the terms of the contract with EDS. Director Noel stated that EDS was a state contract and that they do an outstanding job for Lakefront Airport and Lakeshore Drive.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Lakefront Airport and Lakeshore Drive are non-flood protection assets of the District under the management and control of the Management Authority;

WHEREAS, Lakeshore Drive encompasses a 4.5 mile stretch of grassy area and Lakefront Airport includes 20.99 acres that requires trash pick-up services to maintain those grounds;

WHEREAS, the Management Authority received proposals for annual trash pick-up service contracts from Employment Development Systems (EDS) for the term commencing on July 1, 2018 through June 30, 2019;

WHEREAS, the proposals submitted by EDS were as follows:

Trash pick-up for Lakefront Airport	\$1,509.03 per month
Trash pick-up from West End Drive to Seabrook Bridge (4.5 miles)	\$ 628.88 per service

WHEREAS, the Management Authority after considering the recommendation of EDS at the Airport and Finance committee meetings resolved that it is in the best interest of the District to approve trash pick-up contracts with EDS, under the terms set forth above, at a total value not to exceed the budgeted amount for these services.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Management Authority approves contracts for trash pick-up services with EDS for one year, commencing on July 1, 2018, in the amounts set forth above for trash pick-up services, as summarized on the attached contracts for trash pick-up at Lakefront Airport and trash pick-up from West End Drive to Seabrook Bridge.

BE IT FURTHER HEREBY RESOLVED, that the Management Authority Chairman or Executive Director is hereby authorized to execute any and all documents necessary to carry out the above. The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Brien, Bruno, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Richard, Settoon, Watters, Wheaton

NAYS: None

ABSTAIN: None

ABSENT: Eames, Ernst, Green

RESOLUTION ADOPTED: Yes

- d) Motion to approve an Official Journal for a term of one year commencing on July 1, 2018, as required under Louisiana Revised Statutes Title 43, Section 171

Director Noel stated that the two qualified companies that provided quotes were The Advocate and the Times Picayune. Staff recommended The Advocate for the Official Journal because it was more cost efficient.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District;

WHEREAS, La. Rev.Stat. 43:171 provides that levee districts and other political subdivisions shall have the proceedings of their boards and the financial statements required by and furnished to the

Louisiana Legislative Auditor published in a newspaper, which shall be selected at its meeting in June of each year for a term of one year;

WHEREAS, the Authority as a political subdivision is required to comply with the provisions of La. Rev.Stat 43:171;

WHEREAS, La. Rev.Stat. 43:171 further provides that the newspaper shall meet certain criteria relative to location and publication;

WHEREAS, The New Orleans Advocate is a newspaper in the Parish of Orleans that meets the aforementioned statutory criteria for publishing the proceedings of the Authority; and,

WHEREAS, the Authority after considering this matter resolved that it was in the best interest of the Authority to select The New Orleans Advocate as its official journal.

THEREFORE, BE IT HEREBY RESOLVED, that The New Orleans Advocate be and is hereby selected as the official journal for publications by the Non-Flood Protection Asset Management Authority, for a term of one (1) year, commencing July 1, 2018, as required under La. Rev.Stat. 43:171.

BE IT FURTHER HEREBY RESOLVED, that the Chairman or Executive Director be and is hereby authorized to execute any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Bruno, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Richard, Settoon, Watters, Wheaton

NAYS: None

ABSTAIN: None

ABSENT: Brien, Eames, Ernst, Green

RESOLUTION ADOPTED: Yes

- e) Motion to approve a lease with Senator J.P. Morrell (Lakefront Airport Terminal Building- Suite 221) by Commissioner Arrigo and seconded by Commissioner Meadowcroft.

Senator J.P. Morrell has been a long-term tenant leasing office space from the Lakefront Airport's Terminal Building.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Management Authority manages, operates and administers the New Orleans Lakefront Airport, which is a non-flood protection asset owned by the Orleans Levee District, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, ("Airport");

WHEREAS, the Management Authority leases office space that is available in the Terminal at the Airport (the "Terminal");

WHEREAS, Senator J. P. Morrell, in his official capacity as Louisiana State Senator for District 3 ("Lessee"), has leased Office 221 in the Terminal for the past three years as an office for Louisiana State Senate District 3 and desires to enter into a new one (1) year lease for Office 221, which contains 300 square feet, under the terms and conditions set forth below;

WHEREAS, the proposed lease will be for a primary term of one (1) year, commencing on the 1st day of July, 2018, with a base annual rental of \$9,276.00, payable in equal monthly installments of \$773.00 each; said lease will also provide that the lessee will be responsible to pay an additional rent consisting of a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which as of the commencement date of the lease will be \$158.25 per month, resulting in a total monthly rental of \$931.25 during the one year term of the lease (the "Lease");

WHEREAS, because the Lessee is an elected public official and the nature of the occupancy is a public office, Lessee shall have the right to cancel this lease upon 90-day advance written notice to the Management Authority, as Lessor;

WHEREAS, the Airport Committee of the Management Authority at its meeting held on May 15, 2018 unanimously voted to recommend approval of the Lease with Senator J. P. Morrell, under the terms set forth above; and,

WHEREAS, the Management Authority after considering the recommendation of the Airport Committee resolved that it was in the best interest of the Airport and the Orleans Levee District to approve

the proposed Lease with Senator J. P. Morrell, in his official capacity as Louisiana State Senator for District 3, under the terms and conditions set forth above.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Management Authority approves a lease of Office 221 in the Terminal at the New Orleans Lakefront Airport with Senator J. P. Morrell, in his official capacity as Louisiana State Senator for District 3, effective July 1, 2018, for a primary term of one (1) year with a 90 day cancellation clause, and with a base annual rental of \$9,276.00, payable in equal monthly installments of \$773.00 each; and, said lease will also provide that the lessee will be responsible to pay an additional rent consisting of a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which as of the commencement date of this lease will be \$158.25 per month, resulting in a total monthly rental of \$931.25 during the one (1) year term of the Lease.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Bruno, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Richard, Settoon, Watters, Wheaton

NAYS: None

ABSTAIN: None

ABSENT: Brien, Eames, Ernst, Green

- f) Motion to approve a lease with Marine Developments, LLC (Murray Yacht Sales) for suite 6500 in the Lake Vista Community Center by Commissioner Fierke and seconded by Comm. Richard.

The commercial real estate committee voted to recommend approval of a lease for Marine Developments, LLC for Suite 6500. This tenant has been a long-term tenant at Lake Vista Community Center.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Lake Vista Community Center is located in the City of New Orleans and is one of the non-flood assets of the Orleans Levee District managed and controlled by the Management Authority;

WHEREAS, Marine Developments, L.L.C. has leased Suite 6500, containing 1,396 square feet of space on the first floor of the Lake Vista Community Center, bearing Municipal Number 6500 Spanish Fort Boulevard, New Orleans, LA 70124 ("leased premises") for the past four years and desires to renew their lease for a term of two (2) years at a rental rate of \$16.00 per square foot, with one (1) two (2) year option to renew with a rental rate set at the fair market value for locations in the Lake Vista Community Center, and under the standard terms and conditions for leases in the Lake Vista Community Center;

WHEREAS, the renewal of the lease with Marine Developments, L.L.C. for the lease of Suite 6500 in the Lake Vista Community Center will commence on July 1, 2018 and end on June 30, 2020;

WHEREAS, the renewal of the lease with Marine Developments, L.L.C. for the lease of Suite 6500 in the Lake Vista Community Center was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on May 15, 2018, and the Committee unanimously voted to recommend approval of a lease with Marine Developments, L.L.C. under the terms and conditions set forth above and in accordance with the standard terms and conditions for leases at the Lake Vista Community Center to the Management Authority; and,

WHEREAS, the Management Authority after considering the proposed lease resolved that it is in the best interest of the Orleans Levee District to approve the proposed lease with Marine Developments, L.L.C.

THEREFORE, BE IT HEREBY RESOLVED, that the Management Authority approves a lease with Marine Developments, L.L.C. for the lease of Suite 6500 in the Lake Vista Community Center for a term of two (2) years, commencing on July 1, 2018, at a rental rate of \$16.00 per square foot, with One (1) two (2) year option to renew with a rental rate set at the fair market value for locations in the Lake Vista Community Center, and under the standard terms and conditions for leases in the Lake Vista Community Center.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above. The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Bruno, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Richard, Settoon, Watters, Wheaton

NAYS: None

ABSTAIN: None

ABSENT: Brien, Eames, Ernst, Green

RESOLUTION ADOPTED: Yes

- g) Motion to approve a lease with Larry J. Talamo for suite 6506 in the Lake Vista Community Center by Commissioner Richard and seconded by Commissioner Bruno.

The commercial real estate committee voted to recommend approval of a lease for Mr. Talamo to continue leasing suite 6506 in the Lake Vista Community Center. Mr. Talamo is a State Farm agent and has been leasing the office space for many years.

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Lake Vista Community Center is located in the City of New Orleans and is one of the non-flood assets of the Orleans Levee District managed and controlled by the Management Authority;

WHEREAS, Larry J. Talamo has leased Suite 6506, containing 1,340 square feet of space on the first floor of the Lake Vista Community Center, bearing Municipal Number 6506 Spanish Fort Boulevard, New Orleans, LA 70124 ("leased premises") for the past twelve years and desires to renew their lease for a term of two (2) years, at a rental rate of \$16.00 per square foot, with two (2) two (2) year options to renew with a rental rate set as the fair market value for locations in the Lake Vista Community Center, and under the standard terms and conditions for leases in the Lake Vista Community Center;

WHEREAS, the renewal of the lease with Larry J. Talamo for the lease of Suite 6506 in the Lake Vista Community Center will commence on July 1, 2018 and end on June 30, 2020;

WHEREAS, the renewal of the lease with Larry J. Talamo for the lease of Suite 6506 in the Lake Vista Community Center was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on May 15, 2018, and the Committee unanimously voted to recommend approval of a lease with Larry J. Talamo under the terms and conditions set forth above and in accordance with the standard terms and conditions for leases at the Lake Vista Community Center to the Management Authority; and,

WHEREAS, the Management Authority after considering the proposed lease resolved that it is in the best interest of the Orleans Levee District to approve the proposed lease with Larry J. Talamo.

THEREFORE, BE IT HEREBY RESOLVED, that the Management Authority approves a lease with Larry J. Talamo for the lease of Suite 6506 in the Lake Vista Community Center for a term of two (2) years, commencing on July 1, 2018, at a rental rate of \$16.00 per square foot, with two (2) two (2) year options to renew with a rental rate set at the fair market value for locations in the Lake Vista Community Center, and under the standard terms and conditions for leases in the Lake Vista Community Center.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above. The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Arrigo, Bruno, Fierke, Heaton, Hebert, Major, Meadowcroft, Morvant, Richard, Settoon, Watters, Wheaton

NAYS: None

ABSTAIN: None

ABSENT: Brien, Eames, Ernst, Green

RESOLUTION ADOPTED: Yes

The next regular monthly Board meeting will be held on Thursday June 28, 2018 at 5:30 P.M. in the Lakefront Airport Terminal Building.

Motion to adjourn by Commissioner Major, seconded by Commissioner Wheaton and all were in favor to adjourn at 7:17 P.M.