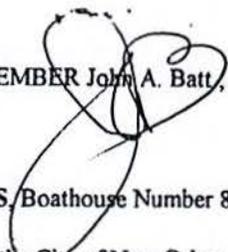


MOTION

M-03-542

CITY HALL August 21, 2003

BY: COUNCILMEMBER  John A. Batt, Jr. (BY REQUEST) AND COUNCILMEMBER THOMAS

WHEREAS, Boathouse Number 84, located in the New Orleans Municipal Yacht Harbor, is presently leased by the City of New Orleans to New Hotel Monteleone.

WHEREAS, New Hotel Monteleone wishes to transfer the leasehold interest in and to the aforementioned boathouse to:

Name: Gene Michael and Gloria Branford

Residing at:

St. Name: 2509 Delaware Ave

City/State/Zip: Kenner, La. 70062

WHEREAS, the appropriate forms have been executed and filed with the Yacht Harbor Manager and the Department of Property Management; now, therefore

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,
That the Municipal Yacht Harbor is authorized to initiate an agreement for leasehold interest in and to Boathouse Number 84 in the Municipal Yacht Harbor to Gene Michael and Gloria Branford and the same is hereby approved.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS: Clarkson, Gill Pratt, Gusman, Sapir, Thomas, Willard-Lewis - 6

NAYS: 0

ABSENT: Batt - 1

AND THE MOTION WAS ADOPTED.

CA\WP\ORDNANCE\NEW HOTEL MONTELEONE\BH 84

Contact Person Carl L. Robinson, Harbor Master Phone # (504) 288-1431

CHECK LIST SHEET TO BE USED FOR
CLEARANCE OF A CONTRACT FOR LEASE OF IMMOVABLE PROPERTY

SYNOPSIS OF DOCUMENT: The City of New Orleans does hereby lease unto:

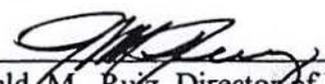
Gene Michael and Gloria S. Brandford
2509 Delaware Ave
Kenner, La. 70062

boathouse #84 located at **8112 Breakwater Dr.**, New Orleans, La. 70124

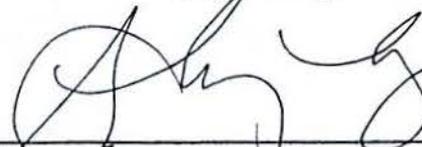
The lease term shall be for a Term of Twenty-Nine (29) years or remainder thereof, beginning on the 1st day of January 2002, and ending on the 31st day of December 2030.

The current annual lease rental shall be \$2,465.24 per year with a 15% rental increase on January 1, 2005, and on January 1, 2010 and by twenty-five percent (25%) (of the previous period) on January 1, 2015, and by fifteen percent (15%) (of the previous period rental) on January 1, 2025, and by fifteen percent (15%) (of the previous rental) on January 1, 2030.

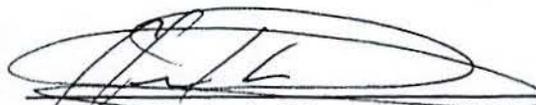
Said property shall be for recreational and/or habitational type use in conformity with all Federal, State, and City laws and regulations.

1. 

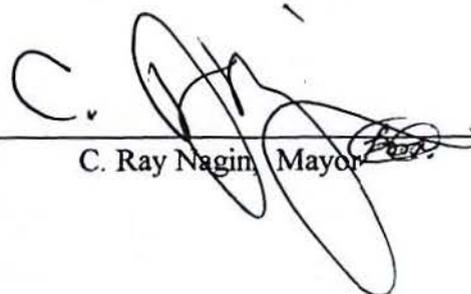
Ronald M. Ruiz, Director of Property Management *CR*
10/9/03

2. 

Sherry F. Landry, City Attorney *FRW*
10-29-03

3. 

Charles L. Rice, Chief Administrative Officer

4. 

C. Ray Nagin, Mayor *CR*

LEASE COVER SHEET

NAME Carl I. Robinson, Harbor Master PHONE # (504) 288-1431
ROUTING PERSON

DEPARTMENT N. O. Municipal Yacht Harbor / Dept of Property Management
PARTIES TO LEASE

1) LESSOR N O Mun. Yacht Harbor 2) LESSEE New Hotel Monteleone

Boathouse # 84 8112 Breakwater Dr., New Orleans, La. 70124
ADDRESS

SYNOPSIS OF LEASE: The City of New Orleans does hereby lease to:

Gene Michael and Gloria S. Brandford
2509 Delaware Ave
Kenner, La. 70062

boathouse # 84 located at 8112 Breakwater Dr., New Orleans, La. 70124.

The lease period shall be for a Term of Twenty-Nine (29) years or remainder thereof, beginning on the 1st day of January, 2002, and ending on the 31st day of December 2030.

The annual lease rental shall be \$2,465.24 per year with a 15% rental increase on January 1, 2005, January 1, 2010, and a 25% rental increase on January 1, 2015, January 1, 2025, and January 1, 2030.

Said property shall be for recreational and/or residential use in conformity with all Federal, State and City laws and regulations.

Reviewed by 

City Attorney's Office

CITY OF NEW ORLEANS
MUNICIPAL YACHT HARBOR
Boathouse Leasehold Assignment

New Hotel Monteleone, Inc.

LESSEE - ASSIGNOR

Gene Michael and Gloria S. Brandford

ASSIGNEE

STATE OF LOUISIANA:

PARISH OF ORLEANS:

BE IT KNOWN, that the New Orleans Municipal Yacht Harbor of the City of New Orleans, (hereinafter referred to as "Lessor") does by these presents lease and let unto this **24 day of September in the year of 2003**, in the presence of the witnesses hereinafter named and undersigned, personally came and appeared **Charles Lacinak**, who declared that he is duly authorized to transfer and assign the lease by and between **New Hotel Monteleone, Inc.**, and the City of New Orleans for boathouse number **84**, bearing municipal number **8112 Breakwater Dr** being part of the property under the jurisdiction of the City of New Orleans and under the control and management of the New Orleans Municipal Yacht Harbor, Department of Property Management and the City of New Orleans for the annual rental rate as prescribed in accordance with the established rate schedule prepared and published by Lessor.

Appeared and further declared that for the consideration of **\$100,000.00** he does hereby assign and transfer over all of his rights, title and interest under said lease unto:

Gene Michael and Gloria S. Brandford
2509 Delaware Ave.
Kenner, La. 700062

The assignee does hereby take cognizance of all the terms and conditions of the attached lease enter into by and between the assignee and the City of New Orleans for the hereinabove referred to boathouse lease. The assignee binding himself to perform all of the conditions and obligations of said attached lease. Assignee does hereby further agree to deliver over unto the City of New Orleans transfer fee(s) of three percent (**3%**) of the sale amount of said leasehold improvement in the sum of **\$3,000.00 dollars** in consideration for the City of New Orleans entering into and approving the assignment of the herein referred to lease.

Assignee does hereby further agree that in further consideration

of the City of New Orleans allowing for the assignment of the hereinabove referred to lease, the assignee does hereby agree with the City of New Orleans to pay the annual rental rate as prescribed in accordance with the established rate schedule prepared and published by Lessor for the remaining year(s) of the original lease and any options on said lease.

Lessee does hereby take cognizance of the fact that he shall remain liable to the City of New Orleans for all the terms and conditions on said original lease transferred to the hereinabove referred to assignee.

LEASE APPROVAL: This lease shall not be binding unless and until it is approved and accepted by the Council of the City of New Orleans.

ASSIGNOR: *Charles Lacinak* Date: 9/24/03
Charles Lacinak
New Hotel Monteleone, Inc.

ASSIGNEE: Date: 9/24/03
Gene Michael Brandford
Gene Michael Brandford
Gloria S. Brandford
Gloria S. Brandford 9/24/03

WITNESSES:
Susan P. Tucker
Bonnie M. Luce

LESSOR:
N. O. Municipal Yacht Harbor of the
City of New Orleans

APPROVED:
N. O. MUNICIPAL YACHT HARBOR
By: *Carl I. Robinson*
Carl I. Robinson, Harbor Master

BY: *C. Ray Nagin*
C. Ray Nagin, MAYOR
Date: 9/29/03

DEPARTMENT OF PROPERTY MANAGEMENT
By: *Ron M. Ruiz*
Ron M. Ruiz, Director
Law Department
By: *Sherry S. Landry*
Sherry S. Landry, City Attorney