

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
JOINT COMMERCIAL REAL ESTATE AND LEGAL COMMITTEE MEETING  
HELD ON THURSDAY, OCTOBER 17, 2019**

PRESENT (CRE):           Chair Leila Eames  
                                  Commissioner Roy Arrigo  
                                  Commissioner Wilma Heaton

ABSENT (CRE):           Commissioner Robert Watters

PRESENT (LEGAL):       Commissioner Roy Arrigo  
                                  Commissioner Esmond Carr  
                                  Commissioner Thomas Fierke

ABSENT (LEGAL):       Chair Robert Watters  
                                  Vice Chair Stanley Cohn

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.  
                                  Michael Botnick – Attorney for Gordon Arata  
                                  Joudon Brimr – Schubert’s Marine  
                                  Steven Messicot – Owner of Messicot Group/Oceana  
                                  Paul Dimitrios – R.C.L. (Richard C. Lambert Agriculture, LLC)  
                                  Jefferson Dye – Attorney for Lakefront Management Authority

---

The Joint Meeting of the Commercial Real Estate and Legal Committee of the Lakefront Management Authority met on Thursday, October 17, 2019, in the Lakefront Airport Terminal Building, 2<sup>nd</sup> Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana.

Commissioner Arrigo called the meeting to order at 2:34 p.m.

**Opening Comments:** None

**Adoption of Agenda:**

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

**Approval of Minutes:**

A motion was offered by Commissioner Eames, seconded by Commissioner Carr, and abstained by Commissioner Fierke. The minutes of August 29, 2019 were approved.

**Director's Report:**

Louis Capo, Executive Director, stated that he will present new leases to the Recreation/Subdivision Committee and the Board for approval.

**Public Comments:** None

**New Business:**

1) **Discussion and recommendation of a lease with Dr. Capone, Lake Vista Pediatrics (CRE):**

Al Pappalardo, Real Estate Consultant, P.C.I., stated that Dr. Keith J. Capone and Dr. Amy Matherne are requesting a three-year lease effective December 1, 2019 at the rate of \$16.00/S.F. (3,140.00/month) with one option to renew for three years. Mr. Pappalardo explained that Dr. Capone requested that the lease include a clause that allows him to exit from the practice at any time and turn the lease over to Dr. Matherne.

Mr. Capo stated that the Lakefront Management Authority's maintenance crew repaired the AC unit and replaced the flooring for two floors at the Lake Vista Pediatrics office. Mr. Pappalardo commented that it would serve the community well if Lake Vista Pediatrics remained in the Lake Vista Community.

- A motion was offered by Commissioner Fierke, seconded by Commissioner Arrigo, and unanimously adopted, for the Committee to recommend to the Board for approval of a lease with Dr. Keith J. Capone and Dr. Amy Matherne that includes an initial term of

three years with one option to renew for three years under the standard terms and conditions for leases in the Lake Vista Community Center.

**Executive Session:**

A motion was offered by Commissioner Fierke, seconded by Commissioner Eames, and unanimously adopted, for the Committee to convene in Executive Session to discuss strategy and the status of litigation of the Lathan Company, Inc. and the West End Resources lawsuits. The Committee convened in Executive Session at 2:45 PM.

A motion was offered by Commissioner Fierke, seconded by Commissioner Carr, and unanimously adopted, for the Committee to return to regular session. The Committee returned to regular session at 3:18 PM.

Commissioner Arrigo reported that no action was taken during Executive Session.

**Old Business:** None

**Announcement of next Commercial Real Estate and Legal Committee Meetings:**

- 1) Thursday, November 14, 2019 – 2:30 PM (CRE)
- 2) Thursday, November 14, 2019 – 4:30 PM (LEGAL)

**Adjourn:**

A motion was offered by Commissioner Eames, seconded by Commissioner Carr, and unanimously adopted, to adjourn. The meeting was adjourned at 3:20 PM.