

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR MEETING OF THE COMMERCIAL REAL ESTATE COMMITTEE  
HELD ON THURSDAY, FEBRUARY 11, 2021**

PRESENT: Chair Robert Watters  
Vice Chair David Francis (\*left at approximately 4:25 PM)  
Commissioner Sean Bruno  
Commissioner Bob Romero

ABSENT: Commissioner Tom Fierke

STAFF: Louis Capo – Executive Director  
Madison Bonaventure – Assistant to the Executive Director  
Daniel Hill – Director of Engineering & Operations

ALSO PRESENT: Mark Clark – Gulf South Media, IT Consultant  
Wilma Heaton – LMA Chair  
Kenneth Gowland – MetroStudio  
Gerard G. Metzger–Legal Counsel to the LMA  
Al Pappalardo–Real Estate Consultant to the LMA

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The Regular Meeting of the Commercial Real Estate Committee of the Lakefront Management Authority met on Thursday, February 11, 2021 virtually via Zoom. The Committee met after notice was posted and sent to the public and media. The meeting was livestreamed via the Lakefront Management Authority’s YouTube channel. All comments were accepted in writing up until the meeting start time pursuant to the agenda.

Chair Watters called the meeting to order at 4:00 P.M. and led in the pledge of allegiance.

**Opening Comments:**

Chair Watters made opening remarks and advanced the meeting as it had begun late due to the Legal Committee Meeting running over schedule.

**Adoption of Agenda:**

A motion was offered by Commissioner Bruno seconded by Commissioner Francis, and was unanimously approved, to adopt the agenda.

### **Approval of the Minutes:**

A motion was offered by Commissioner Francis, seconded by Commissioner Bruno, and was unanimously adopted, to approve the minutes of December 10, 2020.

### **Director's Report:**

Louis Capo, Executive Director, explained that staff's items would be covered during the meeting's items.

### **Public Comment:**

Jordan Brimer submitted his comments in writing: "In October of 2020, Schubert's Marine had asked to put on record that we were seeking a lease renewal. Since that time there has been very little communication leaving us confused on how to proceed. For the past 3 months we have been told that the LMA is awaiting a land appraisal. I would like to get clarification on the process of a lease renewal? Crescent City Marine Group, Inc., dba Schubert's Marine has always been a very reliable and transparent tenant with the board and is hoping to continue our relationship in the future. Our lease expires at the end of August 2021, which is quickly approaching. We would like to know if there is anything we can do help this process along."

Director Capo said that Mr. Geoff Lutz was scheduling an appraisal of Crescent City Marine Group, Inc.'s leasehold after he finished completing the appraisal of Sintes' leasehold (another New Basin Canal tenant). Director Capo said he advised Mr. Brimer and Mr. Mickey Weiser that he was waiting on Mr. Lutz to complete the appraisal for their leasehold and upon completion they would meet to discuss lease terms moving forward. He had confirmed this with them after January's Board Meeting. He added that Mr. Weiser was also in communication with the LMA's Legal Counsel, Mr. Gerard Metzger. He explained that obtaining appraisals has been a slower than normal process due to scheduling conflicts.

### **Old Business:**

#### **1) Discussion regarding the structural and environmental assessment reports for property located at 6701 Stars and Stripes Blvd. and 404 S. Roadway.**

Chair Watters said that the 404 S. Roadway property was suitable for redevelopment but was disturbed by the level of ground erosion that was near the crane installed by Mayer's Boatworks, the former tenant. He offered that Schubert's could possibly move into that site if it were most advantageous for it would allow their operation to expand.

Al Pappalardo, Real Estate Consultant to the LMA, added that the site would be appraised also before it was to be advertised.

Chair Watters commented that the New Basin Canal area needed a master development plan and said it may be necessary to involve land planners or academic institutions.

Mr. Pappalardo said that there were three marina repair facilities in the area before Mayer's Boatworks closed. He explained that the Municipal Yacht Harbor had since reopened and so the demand may increase for boat services. He said that Schubert's also provides critical fuel facilities and a restaurant.

The Committee discussed the old condition of the crane located at 404 S. Roadway. Mr. Pappalardo offered that the site may be more desirable without the crane.

He added that the water bottom leasehold would increase by about 25% because of boathouses that no longer existed adjacent to the site.

\*The Committee was notified by its IT Consultant that the YouTube stream was disrupted. Madison Bonaventure, Board Secretary, alerted the Committee and other participants that discussions must cease, and no action was to take place until the stream was restored for public view. Upon restoration of the stream, the meeting resumed.

Commissioner Romero questioned if the presence of the crane made the property more desirable or not. Chair Watters offered that the issue may be resolved under the purview of the Legal Committee.

Mr. Pappalardo said he had received a communication during the meeting from a member of the public who was a mariner. He advised Mr. Pappalardo that both Sintes and Schubert's had a two-week waiting list for services, and he believed that the best use for the 404 S. Roadway property may be for marine industrial use.

Mr. Pappalardo advised that he did not believe there were major structural concerns with the structure at 6701 Stars and Stripes Boulevard, the former Bally's terminal site. He added that the space needed to be cleaned and some environmental issues needed to be remedied.

Chair Watters inquired if the elevation survey had been completed for 6701 Stars and Stripes Boulevard. Director Capo confirmed it had, and the results confirmed that the building was constructed below Base Flood Elevation (BFE).

Chair Watters advised that the LMA would need to assess if it needed to bring in outside labor to assist in cleaning the building.

Daniel Hill, Director of Engineering and Operations, said that the mechanical systems needed to be evaluated before an RFP was issued due to some concerns about electrical components and other items.

Chair Watters stressed priority be placed on 404 S. Roadway for the issuance of an RFP to put the facility back into commerce.

Vice Chair Francis left the meeting.

Mr. Pappalardo also expressed concern regarding the electrical issues in the structure so it could be safe for inspection. The Committee concurred.

Commissioner Romero inquired about what other adjacent parcels would be included with the 6701 Stars and Stripes building (Old Bally's Terminal Building).

Board Chair Heaton said that it had not been decided yet, and the Committee could make a recommendation to the Board.

The Committee discussed different scenarios in which the property could be divided and leased through a public process.

**2) Discussion regarding design standards for W. Roadway Parcels 11a and 18a.**

Mr. Pappalardo said he had read the design standards prepared by MetroStudio and noted that the design standards would apply to the sites 11a and 18a.

Mr. Pappalardo said he had asked Mr. Kenneth Gowland, of MetroStudio, to refine some language in the design standards to be more cohesive with how the LMA conducts its leases but otherwise could not speak to the legality or the architectural integrity of the design standard document or diagrams. He recommended that the Committee review the design standards and eventually approve design standards to be included in an RFP package.

Mr. Pappalardo asked if Director Capo wished to apply the design standards to other boathouse parcels. Director Capo said they could move forward with the standards for application for W. Roadway but said the design standards may not be the best option because the build lines were not the same on S. Roadway.

Kenneth Gowland introduced himself to the Committee. He said that his firm could develop additional building design diagrams and restrictions if it was the LMA's wish.

Mr. Gowland discussed that the issue of market value of substantial improvements should be under the purview of the City of New Orleans Department of Safety and Permits. Mr. Gowland said that his firm was amenable to resolving some of the language in the design standard document.

**New Business:**

**3) Discussion regarding the proposed Fiscal Year 2021-2022 New Basin Canal/Lake Vista Community Center Budgets.**

Chair Watters said a draft budget had been distributed.

Director Capo explained that he had spoken to the Chair of the Finance Committee, Commissioner Bruno, and they had determined that the Finance Committee would hold a special meeting to discuss the proposed Fiscal Year 2021-2022 on March 11, 2021.

**Announcement of next Commercial Real Estate Committee Meeting:**

- 1) Thursday, March 18, 2021 – 3:30 PM

**Adjourn:**

A motion was offered by Commissioner Bruno, seconded by Commissioner Romero, and unanimously adopted, to adjourn. The meeting was adjourned at 5:00 PM.