

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
REGULAR MEETING OF THE COMMERCIAL REAL ESTATE COMMITTEE
HELD ON THURSDAY, JUNE 17, 2021**

PRESENT: Chair David Francis
Vice Chair Sean Bruno
Commissioner Wilma Heaton
Commissioner Bob Romero

ABSENT: Commissioner Tom Fierke

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

ALSO
PRESENT: Gerard Metzger- Legal Counsel to the LMA
Al Pappalardo– Real Estate Consultant to the LMA
Raven Bailey – Muscular Therapy, LLC

The Regular Meeting of the Commercial Real Estate Committee of the Lakefront Management Authority met on Thursday, June 17, 2021 at the New Orleans Lakefront Airport Terminal Conference Center located at 6001 Stars and Stripes Boulevard, New Orleans, Louisiana, 70126. The Committee met after notice was posted and sent to the public and media.

Chair Watters called the meeting to order at 3:35 P.M. and led in the pledge of allegiance.

Opening Comments: None

Adoption of Agenda:

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

Approval of the Minutes:

A motion was offered by Vice Chair Bruno, seconded by Commissioner Fierke to approve the minutes of June 17, 2021. All were in favor. The motion carried.

Director's Report:

David Martin, Director of Engineering and Operations, explained that due to the bids coming in over budget, all bids would be rejected. He noted that the lowest bidder was nonresponsive for not acknowledging all of the published addenda.

Commissioner Heaton asked if it took board action to reject bids. Gerard Metzger, Legal Counsel to the LMA, answered that no board action was required.

Chair Francis asked about Mr. Martin about the consistency of the bids. He explained that the bids were much higher than anticipated with exception to the lowest bidder. Mr. Martin clarified that the lowest bidder did not acknowledge Addenda No. 2 and No. 3, and so therefore was nonresponsive. Mr. Martin offered that a modified design and repackaging of information may assist in receiving lower bids though material costs were much higher than they had previously been when the estimate was created.

Mr. Martin further explained that it was his understanding that bids could be rejected for cause, inclusive of the project falling outside of the owner's budget.

Public Comment: None

New Business:

1) Motion to recommend approval of a contract for one (1) year with (2) two additional 1-year options to renew with Pappalardo Consultants, Inc. for professional real estate consulting services.

A motion was offered by Commissioner Heaton, seconded by Commissioner Romero, and was unanimously adopted to recommend approval of a contract for one (1) year with (2) two additional 1-year options to renew with Pappalardo Consultants, Inc. for professional real estate consulting services.

Director Capo explained that Mr. Pappalardo had served the Authority well for many years and had an outstanding reputation. For those reasons staff recommended that the Authority enter into another agreement with Mr. Pappalardo.

2) Motion to recommend approval of a lease with Nancy L. Decuers, APAC of the property located at Municipal Address 6509 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of one (1) year with two 1-year options to renew, with an annual rental during the primary term of the lease of \$19,856.04.

A motion was offered by Vice Chair Bruno, seconded by Commissioner Romero, and was unanimously adopted to recommend approval of a lease with Nancy L. Decuers, APAC of the property located at Municipal Address 6509 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of one (1) year with two 1-year options to renew, with an annual rental during the primary term of the lease of \$19,856.04.

Director Capo explained that Ms. Decuers had been a long-time tenant since 2008 and needed a new lease. He clarified that the new lease would include the new rental rate of \$17/square foot.

3) Motion to recommend approval of a lease with Lake Vista Pediatrics for the property located at Municipal Address 6517 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of three (3) years with one (1) 3-year option to renew, with an annual rental during the primary term of the lease of \$40,035.00.

A motion was offered by Vice Chair Bruno, seconded by Commissioner Romero, and was unanimously adopted to recommend approval of a lease with Lake Vista Pediatrics for the property

located at Municipal Address 6517 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of three (3) years with one (1) 3-year option to renew, with an annual rental during the primary term of the lease of \$40,035.00.

4) Motion to recommend approval of a lease with Muscular Therapy, Inc. for the property located at Municipal Address 6504 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of one (1) year with three (3) 1-year options to renew, with an annual rental during the primary term of the lease of \$15,215.00.

A motion was offered by Commissioner Romero, seconded by Vice Chair Bruno, and was unanimously adopted to recommend approval of a lease with Muscular Therapy, Inc. for the property located at Municipal Address 6504 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of one (1) year with three (3) 1-year options to renew, with an annual rental during the primary term of the lease of \$15,215.00.

Raven Bailey introduced himself to the Committee. He explained that he had been in the massage therapy business for 24 years, and about 30 percent of his clientele lived in Lakeview, so he believed the Lake Vista Community Center would be a great location for his business (formerly located on Metairie Road for about 20 years). He said it was his vision to build out four treatment rooms.

Announcement of next Commercial Real Estate Committee Meeting:

- 1) Thursday, June 17, 2021 – 3:30 PM

Adjourn:

A motion was offered by Commissioner Romero, seconded by Vice Chair Bruno, and unanimously adopted, to adjourn. The meeting was adjourned at 4:30 PM.