

**LAKEFRONT MANAGEMENT AUTHORITY  
COMMERCIAL REAL ESTATE COMMITTEE MINUTES  
THURSDAY, JANUARY 18, 2024 – 3:30 P.M**

**6001 Stars and Stripes Blvd.  
New Orleans, LA 70126**

**PRESENT:** Commissioner Howard Rodgers – Chair  
Commissioner Esmond Carr (Arrived at 3:35 PM)  
Commissioner Adonis Exposé  
Commissioner Monika Gerhart  
Commissioner Wilma Heaton

**ABSENT:** None

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Adam Gulino – Director of Operations and Engineering

**ALSO**

**PRESENT:** Gerry Metzger – LMA Counsel  
Jeff Dye – LMA Counsel  
Al Pappalardo – Real Estate Consultant  
Stephen Peychaud – Charbonnet & Associates  
Chazonia Lewis – Immaculate Touch Hair Salon

---

The regular monthly Commercial Real Estate Committee Meeting of the Lakefront Management Authority was held on Thursday, January 18, 2024, at 3:30 PM, at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars, and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

- I. **Called to Order at 3:30 PM.**
- II. **Pledge of Allegiance led by Commissioner Gerhart.**
- III. **Roll Called by Mr. Capo. (4) members present quorum established.**

IV. **Opening Comments - Chair Howard Rodgers** welcomed everyone back and looked forward to a productive meeting.

V. **Motion to adopt Agenda**

A motion was offered by **Commissioner Exposé** and seconded by **Commissioner Gerhart**. All were in favor. The motion passed.

VI. **Motion to Approve Minutes**

1) **Commercial Real Estate – September 21, 2023**

A motion was offered by **Commissioner Exposé** and seconded by **Commissioner Heaton**. All were in favor. The motion passed.

2) **Commercial Real Estate- October 19, 2023**

A motion was offered by **Commissioner Exposé** and seconded by **Commissioner Heaton**. All were in favor. The motion passed.

VII. **Director's Report**

- Lake Vista Community Center fared well during the freeze event on Monday.
- LMA has lost a long-term tenant, Mr. Larry Talamo of State Farm. The lease ended in December 2023.

VIII. **Public Comments** – LIMITED TO (2) MINUTES - NONE

IX. **New Business**

1. **Motion to recommend approval of a revised lease for Suite 6510 in the Lake Vista Community Center with Immaculate Touch Hair Studio, LLC**

A motion was offered by **Commissioner Expose** and seconded by **Commissioner Gerhart**.

**Mr. Capo** stated that Ms. Lewis was here for questions if needed. She was having supply chain issues and asked to revise the commencement date from January 1, 2024, to February 1, 2024. He said the staff had no issue

with the request and recommended this action.

**Commissioner Heaton** stated that we need to be good landlords in these tough times. She asked if it would need to go before the full board.

**Mr. Metzger** stated that it must go before the board at the next board meeting.

**Chair Rodgers** called for a vote. All were in favor. The motion passed.

**Commissioner Heaton** asked if this would come with a recommendation at the board meeting and suggested notating such on the agenda.

**Commissioner Carr arrived at 3:35 pm.**

## **2. Update on Parcel-L**

**Mr. Favorite** spoke on behalf of Mr. Coaxum who could not attend. He reported the following site summary:

- Met with Mr. Gulino several times to resolve several issues
- Roof repairs and painting est. cost \$350,000
- Received permits for site clean-up and electrical repairs due to vandalism
- Scheduled for an open bar and grill for summer 2024.  
Processing applicants submitted to the city. In the final stage which is the occupancy certificate.
- Selective demolition and removing damage and debris from Ida and Katrina.
- Phase I will be complete by the end of the month est. cost \$180,000.
- In progress of doing the design of the multi-purpose building and Hotel. We ran into a roadblock with the hotel's height restriction but have a solution to have a two-story building with parking in the basement.
- They are also interviewing staff for the site.
- Mrs. Coaxum is working on marketing
- They have implemented a plan to care for the property itself by pressure washing the entire site, pruning the surrounding trees, and cutting and maintaining the grass.

**Chair Rodgers** said he spoke with Mr. Coaxum about the vandalism. How have you been able to secure the location to prevent future vandalism?

**Mr. Favorite** said everyone now has monitoring capabilities to view the cameras all over the site.

**Chair Rodgers** asked for more details about the height restrictions.

**Mr. Favorite** said that we wanted a three-story hotel but may have to go to a two-story hotel with parking on the lowest level.

**Commissioner Gerhart** asked about the coverage to prevent vandalism.

**Mr. Favorite** said although there was no way to completely stop vandalism, he and several others have driven by the site at odd times to patrol and prevent it as safely as possible.

**Commissioner Gerhart** asked what was the LMA's responsibility as it relates to vandalism.

**Mr. Metzger** said that the LMA has no security obligations. That is the tenant's responsibility.

**Mr. Favorite** said that the LMA's security patrols have certainly been a preventative measure for vandals.

He also cleared up the parking is above grade. Parking will not be underground.

He spoke about Mr. Gulino has been very helpful in many areas including drainage and waterlines, and demolition that was left behind by the previous owner. The next step to work on would be to energize the sprinkler system.

**Commissioner Gerhart** mentioned that she was appreciative of the photos in Mr. Favorite's slides.

**Mr. Capo** asked if they were still planning to raise the floors. And will it meet the FEMA requirements

**Mr. Favorite** said they were planning to raise the floors in the areas of

restaurants and restrooms.

**Commissioner Heaton** asked if they would be able to use the elevators.

**Mr. Favorite** said they would be using the elevator shafts.

**Commissioner Heaton** asked if utilizing the OLDPD to secure the site at a cost. She offered to connect Mr. Coaxum and Mr. Favorite.

**Mr. Favorite** said that Mr. Sylvain was working on the security piece.

**Commissioner Carr** mentioned that Mr. Phalon Cornist had meetings with OLDPD regarding Lake Oaks purchasing surveillance items monitors and cameras.

### **3. Discussion regarding RFP for the Junius Site.**

**Mr. Capo** showed a map of the location. It is approximately 29,000 square feet.

Commissioner Heaton mentioned that she recalled a previous deal that never came to fruition due to H. Ida.

**Mr. Capo** asked Commissioner Carr if his associate was interested in this parcel.

**Commissioner Carr** said that they were not interested. However, they do use the space for lay down to get to the roof.

**Mr. Capo** mentioned that the responses are due back for 404. S. Roadway; it's the old Myers building.

**Mr. Pappalardo** talked about how to negotiate an RFP on the parcel burdened by the sewerage and waterboard's servitude for their pumping station. He said the logical tenant would be The Condo Association because they only have protected and dedicated parking under their building.

**Mr. Pappalardo** expressed his reasons for not wanting to put this out for RFP immediately. He said that the market was not conducive. He also felt

that the responses that we are currently waiting for on the RFP for 404 S. Roadway would give us a better gauge as to the market for property that we own in the vicinity of the marina. He also suggested a meeting with the Condo Association to discuss the parking opportunities they could gain.

**Commissioner Heaton** asked what was going on with Junius.

**Mr. Pappalardo** said that Junius was on a low month-to-month lease. He asked the committee to allow staff to meet with The Condo Association to see if there is interest. If so, we could come back to the committee to discuss the next steps.

**Commissioner Heaton** stated that she was in favor of the staff having a conversation with the Condo Association.

**Chair Rodgers** agreed that a conversation should be had.

**Commissioner Carr** was also in favor of having a conversation with the Condo Association and felt waiting to put it out for RFP could cause a financial loss.

**Commissioner Gerhart** asked if there was a lower barrier way to test the market without putting an RFP.

The committee continued to discuss options for the space and decided to set a meeting with the Condo Association.

**Chair Rodgers** announced the next committee meeting and called for adjournment.

- X. **Announcement of the next Commercial Real Estate Meeting**
  - 1) **Thursday, February 22, 2024 – 3:30 P.M.**

- XI. **Adjourn at 4:20 PM**

A motion was offered by **Commissioner Gerhart** and seconded by **Commissioner Heaton**. All were in favor. The motion passed.