

**LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MINUTES
THURSDAY, JULY 25, 2024, AT 4:30 P.M.**

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

PRESENT: Commissioner Howard Rodgers – Chair
Commissioner Carlos Williams
Commissioner Aadonis Expose
Commissioner Monika Gerhart (4:43pm)

ABSENT: Commissioner Wilma Heaton

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Cindy Grace - Finance
Kel brownfield – Human Resources

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Al Pappalardo – Real Estate Consultant
Dr. Lisa Wineburg - President, BFE Foundation
Commissioner Stanley Cohn – LMA Board
Cletus Junius – Junius Ship Shape
Raleigh Bourg – Boathouse Tenant

The monthly Commercial Real Estate Committee meeting of the Lakefront Management Authority was held at a special time on Thursday, July 25, 2024, at 4:31 PM at the Lakefront Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

I. Call to Order at 4:31 PM.

II. Pledge of Allegiance led by Mr. Capo

III. Roll Called. (3) members were present for a quorum.

IV. Opening Comments – Chair Rodgers had no opening comments and moved to adopt the agenda.

V. Motion to Adopt Agenda

A motion was offered by Commissioner Exposé and seconded by Commissioner Williams.

Hearing no questions or comments, the Chair called for a vote. All were in favor. The motion passed.

VI. Motion to Approve Minutes

1) Commercial Real Estate Minutes - JUNE 20, 2024

A motion was offered by Commissioner Exposé and seconded by Commissioner Williams.

Hearing no questions or comments, the Chair called for a vote. All were in favor. The motion passed.

VII. Director's Report Mr Capo reported the following:

- We received (2) proposals from the RFP on 406 S. Roadway. They are for two different types of developments. The team will vet the proposals and bring them back to the committee.

Chair Rodgers said that Commissioner Clinton had called him to discuss 406 S. Roadway. He invited Commissioner Clinton to attend the next Commercial Real Estate meeting on the matter.

- VZW has resumed its interest to place a cell tower at Lake Vista.

Mr. Capo mentioned that there is some neighborhood opposition due to the tower's proximity of the schools.

Mr. Capo informed the committee that there will be a public meeting next Monday at 6:00 pm at LVCC to discuss VZW's cell tower placement.

VIII. Public Comments – LIMITED TO (2) MINUTES

IX. New Business

- 1. Motion to Recommend Approval of the lease of Suite #6506 in the Lake Vista Community Center with The Butterfly Effect Trauma Response Treatment Foundation for a primary term of one year with one 2-year option to renew, for an annual rent during the primary term of \$24,120.00, payable in monthly installments of \$2,010.00, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center.**

A motion was offered by Commissioner Exposé and seconded by Commissioner Williams.

Chair Rodgers asked to hear from Dr. Wineburg.

Dr. Lisa Wineburg introduced herself as the President and Founder of the Butterfly Effect Trauma Response Treatment Foundation and provided the following information about the foundation

- The Foundation was created in 2022**
- Provides trauma-based treatment**
- Has a Girls Mentoring Program**
- Hosts trainings and trauma related workshops and Community based support groups**

Dr. Wineburg and the committee discussed information specific to her contracted location.

There was a discussion regarding the placement of a small storage pod smaller than a 10x10 to hold equipment.

Mr. Capo asked that she submit a picture of the storage unit for discussion at the next meeting.

Hearing no questions or comments, the Chair called for a vote. All were in favor. The motion passed.

- 2. Motion to Recommend the delegation of authority under LA REV. STAT. 30:153 to the State Mineral and Energy Board for the confection and administration of oil, gas, and mineral leases on behalf of the Orleans Levee District and Lakefront Management Authority in the Bohemia Spillway, Plaquemines Parish.**

A motion was offered by Commissioner Exposé and seconded by Commissioner Williams.

Mr. Jeff Dye informed the committee that under the Memorandum of Understanding established with Southeast Louisiana Flood Protection Authority (SELFPA) on November 2023, the Orleans Levee District (OLD) recognized and transferred the Assets of the Bohemia Spillway to the Lakefront Management Authority (LMA) effective 1/1/2024.

Any oil and gas leases or other leases in that area that require approval will come to the LMA as a new type of business. The LMA has the option to administer oil and gas leases internally or delegate the process to the State Mineral and Energy Board under REV.STAT. 30:153. SELFPA delegated its authority to the State Mineral Board in 2007.

This motion would delegate authority to the State Mineral and Energy Board if adopted. The resolution would then be sent to the Mineral Board who would then have the legal authority to administer the leasing process.

Hearing no further comments or questions, the Chair called for a vote. All were in favor. The motion passed.

- 3. Motion to Recommend the approval of the application by Robert A. Schroeder for an oil, gas, and mineral lease of Bohemia Spillway Tracts 147-149, 152-156, 158 ½, 159, and 161-164 totaling approximately 107 acres in Township 19 South, Ranges 16 & 17 East, Plaquemines Parish.**

A motion was offered by Commissioner Williams and seconded by Commissioner Exposé.

Mr. Dye informed the committee that the applicant, Mr. Schroeder is an oil and gas developer and is also in the land business. His entity is called K Exploration. He has submitted his application to LMA. If the application is accepted the proposed lease would go to the State Mineral Board for processing. Mr. Schroeder would pay an administrative fee to the Mineral Board upfront.

The Mineral Board would advertise the respective lease, accept bids, pick a winning bidder and negotiate a lease which would be executed on the state's oil and gas lease form. The winning would then have a (3) year period to explore the land and produce minerals.

The Lease provides (3) forms of revenue that would go to the LMA.

- Rent Payment: calculated at a per acre fee assigned in the lease
- Royalty Payment. The revenue converts to Royalty payments if minerals are discovered on the leased property. He gave examples of previous royalty calculations.
- Bonus Payment is equal to 2x the amount of the rent payment

Hearing no further questions or comments, Chair Rodgers called for a vote. All were in favor. The motion passed.

Commissioner Gerhart arrived.

Mr. Raleigh Bourg, boathouse tenant, commented that he is still willing to work with the LMA to improve the boathouse community.

Mr. Capo informed Mr. Bourg and the committee that last week there was a new assignment of lease on N6 and N7 (Old Drury boathouses).

He is also working with our vendor H&O who cuts our grass for a proposal to clean up West Roadway to the flood wall.

Mr. Bourg said that would be great and is willing to work as well.

Mr. Capo asked that he report any illegal dumping in the area to the

OLDPD. It has become an issue.

Mr. Capo also informed Mr. Bourg that the LMA has received (2) proposals for the 406 S. Roadway property.

Chair Rodgers announced the next Commercial Real Estate meeting and called for adjournment

X. Announcement of the next Commercial Real Estate Meeting

1) **Thursday, August 15, 2024 – 3:30 P.M.**

XI. Adjourn at 5:10 pm.

**A motion was offered by and seconded by Commissioner Williams
Commissioner Exposé.**