LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MINUTES
(SPECIAL TIME) THURSDAY, OCTOBER 24, 2024, AT 4:30 P.M.

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Carlos Williams
Commissioner Monika Gerhart
Commissioner Wilma Heaton

ABSENT: Commissioner Howard Rodgers (Chair)
Commissioner Adonis Exposé

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director

ALSO PRESENT: Zach Luebstorf – Luebstorf Marina Services, LLC – President
George Selden – Luebstorf Marina Services, LLC – Vice President

Commissioner Stan Brien – LMA Board
Zach Luebstorf – Luebstorf Marina Services, LLC – President
Spencer Brooks – Luebstorf Marina Services, LLC – Lead Rigging Tech
Cletus Junius – Junius Ship Shape – President
James Brown – PCS Const. – Member

The monthly Commercial Real Estate Committee meeting of the Lakefront Management Authority was held at a **Special time** on Thursday, October 24, 2024, at 4:30 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. <u>Called to Order</u> at 4:42 PM.

II. <u>Pledge of Allegiance</u> led by Commissioner Heaton.

III. <u>Roll Called.</u> (3) members were present for a quorum.

IV. Opening Comments –

V. Motion to Adopt Agenda

A motion was offered by Commissioner Gerhart and seconded by Commissioner Heaton.

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 – September 19, 2024**

A motion was offered by Commissioner Heaton and seconded by Commissioner Expose.

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:

- **LVCC**
  - There is interest in leasing suite #6505, the old Mes Amis space at Lake Vista community center. Mr. Pappalardo met with some potential clients, and we should have a lease to bring to next month's Commercial Real Estate committee.

- There has been no recent correspondence with VZW regarding the placement of a cellular tower at Lake Vista.

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

IX. New Business

1. **Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site No. N-14, located at municipal address 212 South Roadway Street, New Orleans, LA 70124, and sale of the improvements located on the leased premises, to Hugh Lambert, conditioned on payment to the Lakefront Management Authority of the transfer fee of Eight (8%) Percent, in the amount of $4,640.00, as provided under Article VII of the lease, and assumption of all obligations of the lessee under the terms and conditions of the Lease by Hugh Lambert.**

A motion was offered by Commissioner Heaton and seconded by Commissioner Gerhart.

Commissioner Heaton asked for clarification on the 8% transfer fee.

Mr. Metzger explained the terms of the 8% transfer fee.

With no questions or comments, the Vice Chair Williams called for a vote. All were in favor. The motion was passed.

X. New Business

1. **Discussion of the Motion to Recommend selection of Bertucci Property Development, LLC for lease negotiations to develop the property located at municipal address 404 South Roadway Street in the Orleans Marina and to authorize the Executive Director, Real Estate Consultant and Legal Counsel of the Lakefront Management Authority to negotiate the terms and conditions of the lease, which shall be subject to approval by the Lakefront Management Authority.**

Commissioner Heaton asked for clarity on this matter. She thought that this committee already recommended this developer to the full board.

Mr. Metzger said she was correct that the committee had recommended the developer to the board.

Mr. Dye added that Councilmember Giarrusso had called to question the zoning ordinance requirement for the Westend area in relation to the developer's plans.

- He stated that he, Mr. Capo, Commissioner Brien, and Mr. Bertucci attended a meeting with Councilmember Giarrusso and Representative Hilferty to further discuss the zoning requirements. Mr. Bertucci committed to developing boathouses, not condominiums, that would comply with the comprehensive zoning restrictions. The RFP stated that there would be no variances of the zoning restrictions.

- He further stated that as a follow-up to the meeting they wrote a letter to Mr. Bertucci explaining what had taken place at the meeting and received a written letter from Mr. Bertucci confirming his intent to construct boathouses that adhere to the design specifications outlined for the S-LM zoning designation of the CNO-CZO.

Mr. Dye said that the discussion on the motion to recommend was to inform this committee of the delay due to zoning questions. The motion to recommend will go to the full board meeting scheduled for 5:30 pm today.

Mr. Capo called Mr. Murray to comment**.**

Stanton Murray, representing Friends of Westend, commented that he is opposed to going forward with the current recommendation because it is not consistent with the zoning regulations and would cause serious problems down the line. He thought that it would be best to put out another RFP.

XI. Announcement of the next Commercial Real Estate Meeting

1) **To be Announced**

XII. Adjourn at 4:59 PM

A motion was offered by Commissioner Heaton and seconded by Commissioner Gerhart.

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