

**LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MINUTES
TUESDAY, JUNE 18, 2025 – 3:30 P.M**

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

- PRESENT:** Commissioner Howard Rodgers – Chair
Commissioner Wilma Heaton (Arrived at 3:58pm)
Commissioner Carlos Williams
- ABSENT:** Commissioner Adonis Expose
Commissioner Esmond Carr
- STAFF:** Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Laith Alshamaileh – Director of Operations and Engineering
Mike Sciavicco - Harbormaster
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director
- ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Cletus Junius – Junius Ship Shape
Stanton Murray - Murray Yacht Sales
Henry Coaxum – Coaxum Interprises

The regular monthly Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Wednesday, June 18, 2025, at 3:38 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. Called to Order at 3:38 PM.**
- II. Pledge of Allegiance led by Commissioner Rodgers.**
- III. Roll Called by Mr. Capo. (2) members present a quorum was not established.**

- IV. **Opening Comments** – Chair Rodgers thanked everyone in attendance.
- V. **Motion to Adopt Agenda**

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

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

VI. **Public Comments** - Limited to (2) Minutes –

Cletus Junius commented on the property adjacent to his business regarding the lease sign going up this week. He expressed interest in leasing the entire parcel.

Al Pappalardo explained that the land was not as large as it seems due to the Flood Authority has marked on 15 feet from the flood wall that cannot be included in the parcel of land

Laith Al Shamaileh added that we must do our do diligence.

Stanton Murray commented that he was excited about the clean up on S. Roadway.

He let the committee know that #162-166 (Ed Drewery property) it is an eyesore but more importantly a potential hazard especially with storm season approaching.

Mr. Capo explained the new owner's request for a lease extension and that he would not be considered for a lease extension until he addressed the derelict conditions of the boathouses.

VII. **Presentation**

Chair Rodgers congratulated Mr. Coaxum on his progress and said that others are interested in the adjacent parcel.

Mr. Henry Coaxum informed the committee that he was waiting for the health inspection certificate. He showed a diagram of the building. He introduced his new attorney, project manager, and architect.

Commissioner Wilma Heaton arrived at 3:58pm.

Mr. Coaxum explained that his greatest need is for parking. He had a feasibility study done and one of the recommendations was for a small hotel in the Choice Brand.

Mr. Capo will you also look at utilities for the hotel.

Mr. Coaxum replied they must look into utilities. We will use the engineers to assist.

Mr. Capo asked if there was an operator for the Bar and Grill.

Mr. Coaxum replied that they were in search of an operator. They still need the health certificate and alcohol beverage permit from the city.

VIII. New Business

- 1. Motion to recommend approval of a lease for Suite 6505 in the Lake Vista Community Center with Pat Garin Photographer, LLC for a primary term of five years, commencing on July 1, 2025, with one 5-year option to renew, for an annual rent during the primary term of \$18,936.00, payable in monthly installments of \$1,578.00, and with rent during the option term equal to the rent charged for suites in the LVCC on the commencement date of the option term, and under the standard terms and conditions for leases in the Lake Vista Community Center, conditioned upon the personal guaranty of Patrick J. Garin.**

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

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

2. Motion to approve the assignment of the Lease of Orleans Marina Boathouse Sites No. N-9 &10 and sale of the improvements located on the leased premises by Dupuy River Camp, Inc. to Wholesalers Development Co. LLC, conditioned on payment of the Eight (8%) Percent transfer fee, assumption of all obligations of the lessee under the Lease and execution of a personal guaranty by the owners of the membership interest of Wholesalers Development Co. LLC guaranteeing all of the obligations of the lessee under the Lease.

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

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

IX. Director's Report – No Director's Report

Chair Rodgers announced the next meeting and called for adjournment.

- X. *Announcement of the next Commercial Real Estate Meeting
 - 1) Thursday, July 17, 2025 – 4:30 P.M.

XI. Adjourn

XII. Adjourn at 4:05 PM

Motion was offered by Commissioner Heaton and seconded by Commissioner Williams.

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