

**LAKEFRONT MANAGEMENT AUTHORITY  
JOINT RECREATION AND COMMERCIAL REAL ESTATE MINUTES  
THURSDAY, MAY 15, 2025 – 3:30 P.M**

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

**PRESENT:     Recreation Committee**

Commissioner Sandra Thomas – Chair  
Commissioner Stan Brien  
Commissioner Terry Scott

**Commercial Real Estate Committee**

Commissioner Howard Rodgers – Chair  
Commissioner Adonis Expose  
Commissioner Wilma Heaton (Arrived at 4:10pm) QUORUM  
Commissioner Carlos Williams (Arrived at 4:12pm)

**ABSENT:     Recreation Committee**

Commissioner Stanley Cohn  
Commissioner Randolph Odinet

**Commercial Real Estate Committee**

Commissioner Monika Gerhart

**STAFF:**

Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Director of Aviation  
Laith Alshamaileh – Director of Operations and Engineering  
Kel Brownfield – HR Director

**ALSO**

**PRESENT:**

Gerry Metzger – LMA Counsel  
Jeff Dye – LMA Counsel  
Al Pappalardo – Real Estate Consultant  
Patricia Murphey  
Mark Cavs  
Nick Asprodites – Owner Blue Crab  
Cletus Junius – Junius Ship Shape  
Ms. Quiggley – Sherman Strategies  
Ray Landeche – Lakeshore Resident

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The Special Joint Recreation and Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Thursday, May 15, 2025, at 3:46 PM at the Lakefront Terminal Building, 2<sup>nd</sup> 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 2:37 PM.**

II. **Pledge of Allegiance led by Commissioner Herbert.**

III. **Roll Called by Mr. Capo.**

- (3) members present for a quorum in Recreation committee
- (2) members present in Commercial Real estate Committee -NO QUORUM

IV. **Opening Comments – Chair Sandra Thomas and  
Chair Howard Rodgers**

Both committee chairs thanked all in attendance and called to adopt the agenda.

V. **Motion to Adopt Agenda**

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

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

VI. **Director's Report**

VII. **Mr. Capo** discussed Mother's Day on the Lakefront. He said there was very low attendance and not much trash.

VIII. **Public Comments – LIMITED TO (2) MINUTES**

Public comments were held for New Business item #2.

**IX. New Business**

- 1. Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site No. N-5, located at municipal address 158 South Roadway Street, New Orleans, LA 70124, and sale of the improvements located on the leased premises, by 158 S. Roadway, LLC to Mitzi M. Taylor, conditioned on payment of the Five (5%) Percent transfer fee, in the amount of \$10,925.00, and assumption of all obligations of the lessee under the Lease.**

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

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

- 2. Discussion of the request to amend the lease for Felix's to permit Live Entertainment and Outdoor Live Entertainment secondary uses in addition to the primary use of standard restaurant, as permitted by the Comprehensive Zoning Ordinance.**

**Melissa Quiggley**, representative for Felix's restaurant, commented that they have had (2) public engagement meetings. They used the City's notifications system. There was good attendance where residents expressed their grievances. They performed noise decibel testing and have since moved the bands to another corner. They will be adding noise-proofing equipment. They request a lease amendment to allow for music. They are working with councilman Green's office.

**Chair Thomas**, identified herself as Councilman Green's staffer and said there has not been engagement with Councilmember Green's office. The person she is working with is in another office. However, Councilman Green is waiting for the noise testing report.

**Ms. Quiggley** stated that they have made several attempts to no avail to an email address she read to Chair Thomas.

**Commissioner Scott** asked if there had been any other testing since the sound proofing.

**Chair Thomas asked if there had looked into any other sound barriers.**

**Ms. Quiggley** said that they had not installed the sound proofing yet and they are looking at various sound proofing options.

**Chair Thomas** announced the next meetings and called for adjournment.

**X. \*Announcement of the next Recreation**

**XI. Meeting**

1) Tuesday, June 17, 2025 – 4:30 P.M.

**\*\* Announcement of the next Commercial Real Estate Meeting**

2) **Special Date:** Wednesday, June 18, 2025 – 3:30 P.M.

**XII. Adjourn**

**Motion was offered by Commissioner Expose and seconded by Commissioner Williams.**

**The meeting adjourned at 4:25 pm.**