

**LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MINUTES
THURSDAY, OCTOBER 16, 2025 – 3:30 P.M**

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

PRESENT: Commissioner – Howard Rodgers
Chair
Commissioner Adonis Expose
Commissioner Wilma Heaton

ABSENT: Commissioner Esmond Carr
Commissioner Carlos Williams

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Laith Alshamaileh – Director of Operations and Engineering
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director
Sandi McCarthy – Brown – Grants Administrator

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Al Pappalardo – LMA Real Estate Consultant

The regular monthly Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Thursday, October 16, 2025, at 3:37 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 3:37pm**
- II. **Pledge of Allegiance by Chair Rodgers**
- III. **Roll Called by Mr. Capo. (3) members present for a quorum**
- IV. **Opening Comments – Chair Howard Rodgers - NONE**

V. Motion to Adopt Agenda

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

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

VI. Director's Report

Mr. Capo reported the following:

- Introduced Sandi McCarthy-Brown to the committee as our new grants administrator.
- Ms. McCarthy-Brown, Mr. Alshamaileh and Mr. Capo met with representatives from “Friends of Lakeview” to discuss grant funding opportunities for (2) phases of repairs to the New Basin Canal’s sidewalk.
- We signed the new lease with Junius Ship Shape at the market rate
- Lease with Belle Chase Marine on this agenda
- For Lease signs up:
 - Old Benson Dock (previous owner defaulted and still owes LMA money)
 - 406 S. Roadway
 - S. Roadway location is due to be demolished. The contractor needs to submit auto insurance to us before he can start the demo. Once cleaned up and cleared out we will put a for lease sign up.

Chair Rodgers mentioned that the NexrDoor app has a petition to bring back music to Blue Crab and Felix.

Mr. Capo added that we have appraisals from both restaurants. We have another meeting with them and plan to have another Joint meeting of

Recreation and Commercial Real Estate to discuss an increase in rent to add a secondary use to allow live music.

Mr. Metzger added that our lease will allow live music under the City of New Orleans' noise ordinance laws which would make the City of New Orleans the enforcer of its laws.

VII. Public Comments – LIMITED TO (2) MINUTES - NONR

VIII. New Business

- 1. Motion to recommend approval of a lease a lease with Belle Chase Marine, LLC of land and water bottoms on the New Basin Canal to moor a vessel, for a term of five years, commencing on November 1, 2025, with one (1) five-year option to renew, for an annual rent of \$50,382.56, with the annual rent subject to a Consumer Price Index adjustment during the option term, conditioned on the execution of a personal guaranty by Gordon Konrad.**

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

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

- 2. Discussion to assess a fee for use of the Lake Vista Community Center (LVCC).**

Mr. Capo explained that we would like to go back to a fee schedule to rent out LVCC. Any funds collected would go directly to updates for LVCC. We would like to put this item on the board's agenda for discussion and approval.

Commissioner Heaton suggested that we could possibly ask the LA Secretary of State to help us with paint for the room.

Chair Rodgers asked about repairing the plexiglass at LVCC.

Mr. Alshamaileh said that he has received (2) of the (3) quotes to replace them and had no idea that it was so costly.

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

IX. Announcement of the next Commercial Real Estate Meeting

1) **Special Date:** Thursday, November 13, 2025 – 3:30 P.M.

X. Adjourn

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

Hearing no questions or comments, Chair Rodgers called for a vote. All were in favor. The meeting adjourned at 4:02 pm.