

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

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

PRESENT: Commissioner Howard Rodgers - Chair
Commissioner Carlos Williams
Commissioner Wilma Heaton

ABSENT: Commissioner Adonis Exposé
Commissioner Esmond Carr

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Laith Alshamaileh – Director of Operations and Engineering
Mike Sciavicco – Harbor Master
Richard Huddle, Harbor Master
Helaine Millner, Harbor Manager
Kristin Clinard - Finance Manager
Kel Brumfield – HR Director

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Al Pappalardo – Real Estate Consultant
Cletus Junius – Junius Ship Shape

The Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Thursday, September 18, 2025, at 3:30 PM at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

I. Called to Order at 3:31 PM.

II. Pledge of Allegiance led by Commissioner Richard.

III. Roll Called by Mr. Capo. (9) members were present for a quorum.

IV. Opening Comments – Chair Howard Rodgers NONE

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. Director's Report

Mr. Capo reported the following:

- Will be putting up a lease sign at the old Copeland dock

Commissioner Heaton what the zoning was for the area

Mr. Pappalardo said it was zoned for commercial purposes to include restaurants and maritime lease (non-residential)

Commissioner Heaton asked if we could put out an RFP.

Mr. Capo said we could either put up a lease sign or go out for an RFP

Mr. Pappalardo suggested putting up a sign before going out for an RFP

Mr. Capo said Mr. Martin and Mr. Alshamaileh were in Florida for the pump testing.

VII. Public Comments – LIMITED TO (2) MINUTES - NONE

VIII. New Business

- 1. Motion to recommend approval of an amendment of Resolution No. VII-05-09282023, approving an offer to extend the terms of the Boathouse and Covered Boat Slip Leases in the Orleans Marina, to extend the deadline to accept the offer to extend the leases for an additional two (2) years through September 28, 2027.**

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.

- 2. Motion to recommend approval of a lease with Junius Ship Shape, Inc., for a term of five years, commencing on October 1, 2025, with one (1) five-year option to renew, for an annual rent of \$26,542.60 during the primary term of the lease, and with the annual rent subject to a Consumer Price Index adjustment during the option term, conditioned on the execution of a personal guaranty by Cletus A. Junius.**

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

Commissioner Heaton suggested adding the whole property into the body of the motion.

Mr. Capo added that Junius will occupy the whole plot.

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

- 3. Motion to recommend approval of a lease of Suite 6510 in the Lake Vista Community Center with The Immaculate Touch Hair Studio, L.L.C., for a term of one (1) year, commencing on October 1, 2025 and ending on September 30, 2026, with an annual rental of \$20,160.00, and in accordance with the standard**

**terms and conditions for leases of suites in the Lake Vista
Community Center**

**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.**

**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, October 16, 2025 – 3:30 P.M.

X. Adjourn

**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 and the meeting adjourned at
3:53 pm.**