

**LAKEFRONT MANAGEMENT AUTHORITY
JOINT RECREATION AND COMMERCIAL REAL ESTATE
COMMITTEE MINUTES
WEDNESDAY, AUGUST 20, 2025 – 4:30 P.M
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT:

Recreation Committee:

Commissioner Sandra Thomas – Chair
Commissioner Stanley Cohn
Commissioner Philip Clinton
Commissioner Terry Scott

Commercial Real Estate Committee:

Commissioner Howard Rodgers – Chair
Commissioner Adonis Exposé
Commissioner Wilma Heaton

ABSENT:

Commissioner Stan Brien (REC)
Commissioner Esmond Carr (CRE)
Commissioner Carlos Williams (CRE)

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

ALSO

PRESENT:

Commissioner Anthony Richard
Gerry Metzger – LMA Counsel
Gail Wall
Nick Asprodites – The Blue Crab Restaurant
Joe Nelson – BH N-33
Mark Cave – Peninsula Apt. Complex
Cletus Junius – Junius Ship Shape
Sonya Duhe – LPOA
Stanton Murray – Murray Yachts
Lorri Murray

The Joint Recreation and Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Wednesday, August 20, 2025 at 4:30PM 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 4:30 pm

II. Pledge of Allegiance: Commissioner Exposé

III. Roll Called by Mr. Capo:

- (4) Recreation members present for a Quorum.
- (3) Commercial Real Estate members present for a quorum.

IV. Opening Comments

- Recreation Chair Sandra Thomas - NONE
- Commercial Real Estate Chair Howard Rodgers - NONE

V. Motion to Adopt Agenda

A motion was offered by Commissioner Cohn, seconded by Commissioner Heaton.

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

VI. Public Comments - Limited to (2) Minutes

Joe Nelson thanked Mr. Capo and staff for working with the boathouse tenants of a workable transfer rules and guidelines and for allowing them to progress.

Gail Wall: Lk Marina Condos commented on live music at venues they can hear clearly from the 15th floor. Specified the vulgar type of music played coming from the Lake House private event.

Chair Thomas expressed that she understood the complaint and clarified that the Lake House had a DJ as opposed to Felix's live music. She stressed that venues operate under separate set of rules and that this joint

committee's meeting was called to address Felix and Blue Crab's live music.

Mark Cave (The Peninsula Apartments) commented on his opposition to granting Felix a music permit stating that they have not been cooperative with past attempts to get them to lower their music.

VII. New Business

- 1. Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site No. N-33 and sale of the improvements on the leased premises by Joseph S. Nelson and Ramona Loch Nelson to John D. Taylor and Amy W. Taylor, conditioned on payment to the Lakefront Management Authority of the Five (5%) Per Cent lease transfer fee of \$9,500.00 and assumption of all obligations of the lessee under the terms and conditions of the Lease by John D. Taylor and Amy W. Taylor.**

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

Commissioner Heaton asked if this motion needed to go to the board for approval.

Mr. Metzger replied no, it does not.

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.**

Chair Rodgers announced that no members from Felix's restaurant came to the meeting and called for public comment.

Commissioner Odinet asked for background on how this discussion came about today.

Mr. Capo stated that "The Lake House operates under a distinct set of lease rules and does not apply here. Our discussion today focuses on Felix's Restaurant and Oyster Bar and the Blue Crab Restaurant, both of which signed leases in 2013 limiting them to standard restaurant operations, without outdoor or live entertainment.

To add live entertainment, both establishments require a formal lease modification. Felix's requested this change, prompting our appraiser, Jeff Lutz, to evaluate the addition. His appraisal resulted in a 15% rent increase, totaling \$14,000."

To date, the LMA has an appraisal and if the committee and board wish to grant a secondary use or modification of the lease we would recommend an increase in the rent. We have spoken to attorneys for both restaurants and have sent cease and desist notices in which neither venue should be playing live music.

Commissioner Cohn spoke about a relative case he worked on regarding setting decibel level ordinance and asked if we were responsible for enforcement.

Mr. Metzger stated that this committee and board are responsible for approving the lease modification to include live music entertainment. The venues would then be responsible for taking the modified lease to the City for proper permitting. Enforcement would be up to the City of New Orleans.

Mr. Capo added that there was decibel testing, and sound barriers and proofing discussed. Amplified music versus acoustic music which has a lower volume was also discussed.

Commissioner Thomas stated that DJ's would not be permitted.

Commissioner Scott asked if the residents were more concerned with no entertainment or quiet entertainment.

Sonya Duhe commented that testing was performed well over an hour and believed that homeowners would prefer quiet entertainment. She said the

health department's decibel level was still too loud and suggested acoustical entertainment rather than amplified entertainment. She talked about some Lake Vista and Lake Shore residents being able to hear the music which they felt affected their quality of life.

The commissioners continued to debate acoustical versus amplified music

Commissioner Heaton asked if staff Mr. Pappalardo had specific recommendations or if there was a cost difference between acoustic versus non acoustic.

Mr. Pappalardo said that staff was not recommending anything and explained that the appraisal was based strictly on the zoning differential and came up with a 15% rental differential whether live entertainment was permitted or not.

Commissioner Thomas further explained that they made no distinction on the amount of money we could charge additionally based on acoustical or non-acoustical music. She suggested that the committee add in language that specifies acoustic music only, no DJ and no amplified music.

Chair Rodgers asked if it would be helpful to set the decibel level enforceable by the city.

Stanton Murray commented that the LMA should be cautious not to change the quality of life of the neighborhoods. He said he was afraid of the legalities.

Commissioner Scott asked for clarity on Mr. Murray's topic.

Mr. Capo explained that the peninsula condominiums lease was expiring. They requested a longer lease. We got an appraisal. It was a ground lease where they owned the improvements. Because of the reversion rights, they paid for the lease extension.

Commissioner Thomas asked Mr. Murray if there was any promise within the lease to prohibit music.

Mr. Capo reiterated that this was a lease term extension only where the tenants paid for the reversion rights.

Chair Rodgers suggested having our advisors draft a lease to include some of the provisions discussed here today and the 15% rent increase and to have an informative discussion with the health department to weigh in on an enforceable decibel level.

He also suggested having another public meeting for residents and the restaurants to discuss their concerns.

The committee continued to debate acoustic music versus amplified music

Mr. Capo added that whatever provisions discussed and set going forward should be enforceable.

Mr. Metzger added that the LMA does not have the authority to enforce the city's decibel levels.

Commissioner Expose suggested going with Chair Rodgers' earlier suggestion.

Chair Thomas informed the committee that the City of New Orleans is aware that Blue Crab has applied for a music permit and was made aware that their lease does not provide for live music. She was informed by the head of Safety and Permits that it will go before the Zoning Committee because this is a zoning issue.

Chair Rodgers and Chair Thomas announced their next Recreation and Commercial Real Estate meetings and called for adjournment.

Sonya Duhe said they were allowed to have live entertainment under a limited term permit through the city of New Orleans.

VIII. Announcement of the next Committee Meetings

- 1. Recreation Committee Tuesday, September 16, 2025, at 4:30 PM**
- 2. CRE Committee Thursday, September 18, 2025, at 3:30 PM**

IX. Adjourned at 5:29 pm.

A motion to adjourn was offered by Commissioner Heaton and seconded by Commissioner Thomas.

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