LAKEFRONT MANAGEMENT AUTHORITY
COMMERCIAL REAL ESTATE COMMITTEE MINUTES
THURSDAY, MAY 21, 2026, 3:30 P.M

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Howard Rodgers – Chair
Commissioner Adonis Exposé
Commissioner Wilma Heaton (Arrived at 3:37 pm)
Commissioner Carlos Williams

ABSENT: Commissioner Esmond Carr

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: Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Thursday, May 21, 2026, 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 3:31 pm**

II. **Pledge of Allegiance by Commissioner Exposé**

III. **Roll Called by Mr. Capo. (3) members were present for a quorum.**

IV. **Opening Comments – Chair Howard Rodgers had no opening comments.**

V. **Motion to Adopt Agenda**

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

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

VI. **Motion to Adopt Minutes**

1. **APRIL 16, 2026 - Commercial Real Estate Minutes**

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

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

VII. **Director's Report**

Mr. Capo talked about the improvements at Lake Vista.

Chair Rodgers said he noticed the work during his visit to LVCC and said it looked nice.

VIII. **Public Comments – LIMITED TO (2) MINUTES – No public comments.**

IX. **New Business**

1. **Motion to recommend approval of a lease of Suite 6516 in the Lake Vista Community Center with Baldiz, LLC for a term of three years, commencing on June 1, 2026, with two (2) three year options to renew, for an annual rent of $19,386.00, payable in monthly installments of $1,615.50, and under the standard terms and conditions for leases of office suites in the Lake Vista Community Center.**

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

Me. Jean Casie, owner of Baldiz, LLC said she owns a small accessory line with a small online presence. She felt that it was important to keep her business local to

New Orleans and thought the Lake Vista Community Center location was perfectly suited for her needs.

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 On Point Accounting, LLC of Suite 6509 in the Lake Vista Community Center, for a term of three years commencing on June 1, 2026, with two (2) three year options to renew, for an annual rent of $21,024.00, payable in monthly installments of $1,752.00, and in accordance with the standard terms and conditions for leases of office suites in the Lake Vista Community Center.**

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

Ms. Casie spoke on behalf of Ms. Karen as she was not able to attend today's committee meeting.

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

Commissioner Heaton arrived at 3:37 pm.

3. **Motion to approve the assignment of the lease of Orleans Marina Boathouse Site No. N-23 by Celso Eric Hernandez to CSJ Holdings, LLC, conditioned on payment of the Five (5%) Percent transfer fee, assumption of all obligations of the lessee under the lease by CSJ Holdings, LLC, execution of a personal guaranty by Craig and Sherry Jacomine and reimbursement of the attorney fees incurred by the Lakefront Management Authority.**

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

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

4. **Motion to recommend approval of an amendment for an extension to the contract with Pappalardo Consultants, Inc. for professional real estate consulting services, for a one (1) year term, commencing on July 1, 2026.**

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

Mr. Capo said that normally this motion would appear on the agenda in June. However he decided to spread several motions out to earlier months in an effort to keep June agenda from being overly cumbersome.

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

5. **Motion to recommend an amendment to Resolution VII-07-02262028 to update the consideration paid for the granting of a pipeline right-of-way in Sections 7, 10, 24, and 25, Township 19 South, Range 16 East in Plaquemines Parish to Crescent Midstream, L.L.C.**

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

Mr. Dye explained the February 2026 resolution and the changes proposed by Mid-Stream. The amendment incurs additional legal fees from negotiations.

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

Chair Rodgers announced the next meeting and called for adjournment.

X. Announcement of the next Commercial Real Estate Meeting

1) **Thursday, June 18, 2026 – 3:30 P.M.**

XI. Adjourned at 3:47 pm.

A motion was offered by <u>Commissioner Williams</u> and seconded by <u>Commissioner Exposé.</u>

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