

**LAKEFRONT MANAGEMENT AUTHORITY
JOINT RECREATION AND COMMERCIAL REAL ESTATE MINUTES
WEDNESDAY, NOVEMBER 19, 2025 – 4:30 P.M**

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

PRESENT: **Commercial Real Estate Committee:**

Commissioner Howard Rodgers - Chair
Commissioner Adonis Expose
Commissioner Wilma Heaton
Commissioner Carlos Williams (Arrived at 4:42 pm)

Recreation Committee:

Commissioner Sandra Thomas – Chair
Commissioner Stanley Cohn
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Stan Brien
Commissioner Esmond Carr

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

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Al Pappalardo – LMA Real Estate Consultant
Sonya Duhe – LPOA
Frank Barrett – LPOA Member
Mark Taylor
Barry and Key Lee
Nathan Landry
Charlie Blanque
Steve Rodgers
David Halpern – Blue Crab
Jill Geautreaux
Mike Sherman – Felix
Nadine Hoover – Felix
Connie Ogeron – Blue Crab
Nina Killeen

Michelle Maher – SELFPA-E
Ray Landeche – LPOA Member
Jerry Cambre
John Litchfield
Jill Garnett
Mary Conwill
Dan Crowley

The Special Joint Recreation and Commercial Real Estate Committee meeting of the Lakefront Management Authority was held on Wednesday, November 19, 2025, at 4:30 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 4:33pm

II. Pledge of Allegiance by Commissioner Expose

III. Roll Called by Mr. Capo:

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

IV. Opening Comments – Chair Howard Rodgers and Chair Sandra Thomas had no opening comments.

V. Motion to Adopt Agenda

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

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

VI. Motion to Approve Minutes

1. Commercial Real Estate Minutes – October 16, 2025

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.

VII. Public Comments - Limited to (2) Minutes

Mary Tuje: commented that there is an uptick of unwanted activity at Tourmaline Park

Jaque Tuje: presented a handout to the committee and commented that is against the current activities at Tourmaline Park. He would like to see this item placed on the Recreation committee's agenda.

Kevin Truxillo: commented that he was in support of the kids and their recreational activities. He also said there is no baseball diamond at the park. He encouraged the kids to utilize the park for the purpose it is intended; to play.

Commissioner Cohn asked if he was apart of the Carrollton league and where do you play the games.

Mr. Truxillo: replied that his kid's games are at city Park and the quad is available for rent.

Blake Nichols: commented he supports the park activities. He felt it was a safer environment to play. He said that the park's use has been mischaracterized as organized sports.

Carolyn Nichols: commented that she was in support of the park activities.

Mrs. Norma Cannizaro: commented that she was in support of the park activities. She said her children grew up and played in the park and now her grand kids play in the park. The baseball field never existed.

Leon Cannizaro: commented that he was in support of park activities. He has had the privilege to coach he kids and grandkids at this park. He said it is a public park for anyone to use. He also said that he was in opposition to Mr. Tuje's comments.

Sonya Duhe commented that she is working very hard to make the park beautiful. The person who is in opposition of kid's park activities; he allows his huge dogs to defecate in the park.

Frank Barrett: commented that he is a Lake Shore resident 66 years. He asked if anyone is charging for lessons in the park they should stop. He remembers some time ago this happened and they stopped it.

Nathan Landry: commented that he is in support of park activities as his daughter participates in cabbage ball in the park.

Mr. Nathan Giatello: commented that he is in support of park activities.

Mr. Ben Willier: commented that he is in support of park activities. Never witnessed older kids playing on the park.

Mr. Capo: This is not a new issue; it has been very controversial since the 1980's. St. Dominick's and other schools were using the park and OLS stopped it because it was more organized. We have addressed the 'for hire' socker person and was served with a 'cease and desist'.

VIII. New Business

- 1. Motion to recommend approval of an amendment to the lease with Tides, L.L.C., doing business as Felix's, to expand the permitted uses of the leased premises to include the secondary uses of Live Entertainment and Outdoor Live Entertainment, subject to compliance with the City of New Orleans Comprehensive Zoning Ordinance as it exists or may be amended in the future.**

A motion was offered by Commissioner Rodgers and seconded by Commissioner Thomas.

Mike Sherman: Attorney for Felix Restaurant was happy that there was a large group in support of live music at the restaurants. They have addressed the issue of loud music with sound buffering equipment and requested to continue live music. He plans to address the permit issue with City of New Orleans but understands that he must start by addressing the lease amendment first. Felix was not in agreement with the lease amendment causing an increase in rent; but will agree if it means that Felix can continue to have live music.

Commissioner Cohn: asked about abatement plan. Can both parties get together to find a reasonable solution to an acceptable decibel level.

Mr. Sherman: commented that he has had several meetings to discuss, measure sound, and talk about resolutions.

Chair Thomas: explained the process at City of New Orleans.

Commissioner Scott asked if there was an issue with amending the lease to add music.

Mr. Sherman: responded that they overall did not have an issue to the lease amendment.

Commissioner Heaton: commended all parties for working together to get the lease amended and working with the City and want to be a good neighbor.

Jill Gautreaux (Blue Crab): commented that Mr. Halpern had to leave for another engagement. She stated the Mr. Halpern met with LMA staff in regard to a lease amendment to add a secondary use to allow live music which will cause an increase in rent. Out of respect for the LMA as our landlord, we support the amendment to the lease.

Nick Asprodites (Blue Crab owner) commented that they have decibel meters above the bands, and they know to stay below 85 decibels. We have taken the meters across the levees into the neighborhoods, and you couldn't hear the music. He wants to remain good neighbors and will continue to do his due diligence to comply.

Jeff Dye: reported that the LMA staff and the Blue Crab and Felix several times. He explained that the lease is not worded for a secondary use at this time. He recommended a lease amendment to include a secondary use of live music, need to go through the permitting application process for a live music permit with The City of New Orleans.

Commissioner Heaton: commented for clarification that this committee would be responsible for recommending this amendment to the full board for approval.

Attorney Dye replied yes that is correct.

Jennifer Membreno: Commented that she is in support of live music at the restaurants in our community.

She stated that she had more of an issue with The Lakehouse's loud music.

Wade Dubro: Commented that he is in support of live music at the restaurants in our community and finds it in close proximity to walk. He said he would rather spend his money at the restaurants in his community rather than go to Jefferson Parish.

Mark Taylor commented that 90% of his transportation revenue is on the North Shore and 30% is for trips to Blue Crab or Felix. Due to issues with the noise ordinance his travel has decreased.

Craig Spendel: commented that he was in support of the live music at the restaurants.

Steve Rodgers: commented on his support of live music at the restaurants.

Charles Blanc: commented on his support of live music at the restaurants.

Ms. Terrence Dugas: commented as a musician who is often booked by the Blue crab, is in support of continuing music at Blue Crab/Felix restaurants. She spoke to the rule not to go above the 85-decibel limit and the meter right in front of the band.

Sonya Duhe: commented that she and her residents have an issue with the volume. She appreciated the decibel meter placed in front of the band. She asked that we please consider that the Lake Shore residents want 'no noise' from the restaurants. She was concerned about who would monitor the loud noise.

Chair Thomas explained that we do not have the authority to issue a permit. We can only issue a lease amendment to allow them to seek a permit from the City which is a long process. There will be a noise study done by the City planning Commission and a public report to follow with

recommendations to approve or deny the music permit. The community will also have the opportunity to make comments at City Hall.

Commissioner Scott asked if the restaurants would be able to continue playing live music.

Chair Thomas replied that they should not be allowed to continue to play music during the permit application process.

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

- 2. Motion to recommend approval of an amendment to the lease with Lakeview Landings, L.L.C., doing business as The Blue Crab, to expand the permitted uses of the leased premises to include the secondary uses of Live Entertainment and Outdoor Live Entertainment, subject to compliance with the City of New Orleans Comprehensive Zoning Ordinance as it exists or may be amended in the future.**

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.

- 3. Motion to recommend approval of a rental fee of \$100.00 per hour for community group meetings and of \$150.00 per hour for special events for use of the Upper Hall in the Laake 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.

IX. Director's Report

Mr. Capo reported that the plexiglass will be replaced at Lake Vista Community center at a cost of \$38,000

Hearing no further business to discuss Chair Rodgers announced the next Commercial Real Estate Committee meeting; Chair Thomas announced the next Recreation Committee meeting and called for adjournment.

X. Director's Report

- 1) Plexiglass to be replaced at LVCC at a cost of \$38,000
- 2) We are in the process of updating the audio equipment in the conference room.

Commissioner Odinet asked when we would discuss the pro

XI. Announcement of the next Committee Meetings:

Recreation Committee - Tuesday, December 09, 2025, at 4:30 PM

Commercial Real Estate Committee – Thursday, December 11, 2025, at 3:30 PM

XII. Adjourn

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

Hearing no further questions or comments, Chair Rodgers called for a vote. All were in favor. The motion passed. The meeting adjourned at 5:52 pm.