

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
REGULAR MEETING OF THE COMMERCIAL REAL ESTATE COMMITTEE
HELD ON THURSDAY, DECEMBER 15, 2021**

PRESENT: Chair Sean Bruno
Commissioner Wilma Heaton
Commissioner Eugene Green
Commissioner Anthony Richard

ABSENT: Commissioner Bob Romero

STAFF: Louis Capo – Executive Director
Madison Bonaventure – Assistant to the Executive Director
David Martin– Director of Engineering & Operations
Bruce Martin – Airport Director

ALSO
PRESENT: Gerard Metzger – Legal Counsel to the LMA
Al Pappalardo – Real Estate Consultant to the LMA
Jordan Brimer – Schubert’s Marine (Crescent City Marine Group)
Esmond Carr – LMA Commissioner
Ray Landeche – Lakeshore Property Owners Association
Sandra Thomas – Self

The Regular Meeting of the Commercial Real Estate Committee of the Lakefront Management Authority met on Thursday, December 15, 2021 at the New Orleans Lakefront Airport Terminal Conference Center located at 6001 Stars and Stripes Boulevard, New Orleans, Louisiana, 70126. The Committee met after notice was posted and sent to the public and media.

Chair Bruno called the meeting to order at 4:42 P.M. and led in the pledge of allegiance.

Opening Comments: None

Adoption of Agenda:

A motion was offered by Commissioner Green, seconded by Commissioner Richard, and was unanimously approved, to adopt the agenda.

Approval of the Minutes:

A motion was offered by Commissioner Green, seconded by Commissioner Richard to approve the minutes of November 15, 2021.

Public Comment: NONE

New Business:

1) Motion to recommend issuance of a Request for Proposals and Qualifications for the development and lease of Parcel L in the South Shore Harbor Marina (6701 Stars and Stripes Boulevard).

A motion was offered by Commissioner Richard, seconded by Commissioner Green, and was unanimously adopted to recommend issuance of a Request for Proposals and Qualifications for the development and lease of Parcel L in the South Shore Harbor Marina (6701 Stars and Stripes Boulevard).

Director Capo advised that he, David Martin (Director of Engineering and Operations), Al Pappalardo (Real Estate Consultant to the LMA), and Gerard Metzger (Legal Counsel to the LMA) all worked on the RFQ/P document and were recommending it. He advised that the area included in this RFQ/P was for Parcel L.

He advised that the due date would be April 29, 2022, and they hoped to advertise after the first of the year (2022).

Commissioner Richard asked what the dimensions of the parcel were. Director Capo advised it was about 4.5 acres (or approximately 195,000 square feet). Commissioner Heaton added that the terminal building was still in place.

Commissioner Heaton said that staff and consultants have advised is that the terminal structure may need to be demolished because of its lack of opportunity for adaptive reuse, but at the last meeting the Committee suggested that they do not dictate that they must tear it down. She explained that a developer may have a retrofit plan that was doable and said the Board may not want to limit.

Director Capo and Commissioner Heaton advised that this advertisement would run for 90 days. Commissioner Heaton said that creditworthiness and vision would be determining factors and ultimately the Board would decide what the vision should be.

Commissioner Green asked about dredging in the vicinity of Parcel L. Director Capo advised that the Authority had recently spent around \$400,000 for dredging in the area. He was aware that Hurricane Ida may have caused additional silt to accumulate. Staff would be working with its disaster recovery consultants to conduct a bathymetric survey and submit a project worksheet to FEMA to see if they will reimburse for the cost of any dredging needed to take place to restore it to its condition before the hurricane. He advised that markers would also be replaced which were downed during Hurricane Ida.

Commissioner Heaton offered that a developer may want to dredge the area as part of their proposal. She advised that the Authority tried to apply for grants at the federal level for years without success. Director Capo reminded the Committee that the Authority applied for Capital Outlay funding for additional dredging in South Shore Harbor Marina as well.

Ray Landeche asked if there was a scoring system associated with the document. Director Capo and Mr. David Martin advised that there were minimum standards and selection criteria included in the document, inclusive of eight metrics.

Commissioner Heaton assured Mr. Landeche that it would be clearly communicated how each proposer would be scored. She advised Mr. Landeche that some scoring systems are a result of a standard process associated with grant funding.

Director Capo advised the Committee that a mandatory pre-proposal conference was also included in the document.

All were in favor. The motion carried.

Announcement of next Commercial Real Estate Committee Meeting:

- 1) Thursday, September 16, 2021 – 3:30 P.M.

Adjourn:

A motion was offered by Commissioner Richard, seconded by Commissioner Green, and was unanimously approved to adjourn the meeting at 4:52 PM.