

LMA PBF Lease review		
14-Apr-23		
Requested Lease Provisions	Proposed Lease (Compliance Rating
Definition of Operational Months, Days and Hours		
Months: May through August	Nothing listed	0 - No month limits, no day limits, no hours limits.
Days: Monday through Sunday		
Hours: Friday, Saturday 10:00am to 9:00pm		
Sunday through Thursday 10:00am until sunset		
Occupancy Limitations		
Normal Usage: 300 patrons	Nothing listed	0 - No limits listed.
Special Events: 500 patrons	Nothing listed	
Admission Rules		
	Page 29 describe the security screening personnel, measures, and devices to be used at the entrances to the Leased Premises; describe the internal chain of command and procedures for responding to security breaches and incidents posing a risk to public safety; describe the public notification process and procedures for responding to active shooter and other events posing a substantial risk of loss of life	0 - No limits listed.
All minors (17 yrs and under) require presence of supervising adult		
Supervising adult can escort a maximum of 3 minors		
Adjacent Neighborhood Impact Reduction		
Lake Oaks Construction of 10-foot high brick security fence of like design and color as the Rouses Market shopping center fence on the Music Street boundary of Lake Oaks. Security fence should run from north east boundary of Lake Oaks Park and the Orleans Levee District property fence along the northern boundary of Lake Oaks Park to the Orleans Levee District Police Department east property fence. It should also include a fence section from the Orleans Levee District Police Department southern property fence to the north property line		0 - No neighborhood impact reduction requirements listed.

<p>Lake Terrace</p> <p>Planting trees in London Park in the area bounded by Pratt Dr, Lakeshore Dr and the London Avenue Canal as a sound buffer to protect Lake Terrace residents from increased ambient noise due to added traffic and amplified music.</p>		<p>0 - No neighborhood impact reduction requirements listed.</p>
<p>Lessee cost coverage of trash & litter pickup</p>		
<p>PB Area, Technology Park, Church Row and Lake Oaks Park</p>	<p>Page 28</p> <p>Should Lessee fail to adhere to the agreed upon plan for Sanitation Practices and the Leased Premises and <u>surrounding areas</u> are left in an unsanitary condition, after Notice has been provided and the appropriate cure period has lapsed, Lessor shall have the right, but not the obligation, to deploy sanitation services to return the Leased Premises and surrounding areas to a sanitary condition. Lessee agrees to pay Lessor as its sole remedy (a) liquidated damages in the amount of FIVE HUNDRED DOLLARS (\$500.00) per day sanitation services are provided should Lessor find it necessary to deploy sanitation services under this Article; and (b) Lessor's actual costs incurred in deploying sanitation services.</p>	<p>0 - Need a definition of what constitutes "surrounding areas". If that extends to the Technology Park, UNO Parking lots, Church Row parking lots and Lake Oaks Park, then this is good.</p>
<p>Surveillance Cameras</p>		
<p>East & West PB parking lots, work and patron entrances, picnic areas, swimming area and Technology Park perimeter tied into NOPD monitory center.</p>	<p>Page 29</p> <p>Lessee shall install security cameras and shall identify in its Annual Plan the number and location of security cameras. Lessee shall also in good faith apply to be a part of New Orleans Office of Homeland Security's Real-Time Crime Center camera program and seek installation of cameras monitored by said program.</p>	<p>5 - Need to specify minimum camera locations in the lease</p>
<p>Special Event Security Details</p>		
<p>Lessee cost coverage for NOPD security details at the three entrances to Lake Oaks subdivision one hour prior to, during the special event at the PBA.</p>	<p>Nothing listed for Normal usage or Special Event usage for the surrounding, off lease areas.</p>	<p>0 - Nothing listed beyond the leased area.</p>

Amphitheater must be oriented to project music northward	Page 29 Lights, sound projecting equipment, and speakers shall, to the greatest extent practicable, be directed toward Lake Pontchartrain rather than the neighboring office buildings and neighborhoods. Lessee, its contractors, vendors, and visitors are prohibited from using any aerial spotlights unless permitted by the Management Authority. Lessee agrees to pay liquidated damages in the amount of FIVE HUNDRED DOLLARS (\$500.00) per day for each day Lessee fails to patrol the playing of music before 12:00 PM or after 9:00 PM unless Lessor issues prior written approval.	1 - Fine should be higher
Sound Impact Study		
Establish Base Ambient Noise Levels and establish sound level limitations at 2.5 decibels (dB) above Base Ambient Noise Level.	Page 29 Lessee shall not cause or allow any noise, sound projection, or music to emanate from the Leased Premises after 9:00 P.M. at levels sustained at or above the levels specified in the City of New Orleans Noise Ordinance 66-136, et seq. or as may be codified elsewhere in the New Orleans Municipal Code.	? - Depends on the applied Receiving Land Use Category. It should be "Resident, public space". Sound pressure levels of 55 L10 dBA and 60 Lmax dBA from 9:00pm to Noon should be sufficient.
Lease provision violation penalties		
	Page 30 Public Complaints and Incident Log	0 - no financial penalties
Parking	Exhibit 4 East lot for patrons, roughly 179 vehicles. West lot for employees, roughly 39 vehicles.	10 - should be sufficient
	Parking prohibited south of Lakeshore Dr. on OLD property.	