

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR MEETING OF THE RECREATION/SUBDIVISION COMMITTEE  
HELD ON TUESDAY, FEBRUARY 15, 2022**

PRESENT: Chair Esmond Carr  
Vice-Chair Stanley Brien  
Commissioner Patricia Meadowcroft (Departed Early: 5:57 PM)  
Commissioner Dawn Hebert

STAFF: Louis Capó – Executive Director  
Winifred Christopher – Assistant to the Executive Director  
David Martin– Director of Engineering and Operations

ALSO

PRESENT: Commissioner Wilma Heaton  
Gerard G. Metzger – Legal Counsel to the LMA  
Al Pappalardo  
Ann Duffy  
John Skinner  
Eva Washington  
Sage Micheal  
Tangee Wall  
Desha Greely  
Ashley Haspel  
Eugene Joanen – Southeast Louisiana Flood Protection Authority-East Commissioner  
Kristi Trail  
Raymond Landeche  
Alexcear Short

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The Recreation/Subdivision Committee of the Lakefront Management Authority met on Tuesday, February 15, 2022, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

Chair Carr called the meeting to order at 5:07 P.M. and led in the pledge of allegiance. Director Capó called the roll, and a quorum was present.

**Opening Comments:** None

**Motion to Adopt Agenda:**

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

**Director's Report:**

Director Louis Capó stated that all items requiring discussion will be addressed under "New Business" the item Fiscal Year 2022-2023 proposed budget.

### **Public Comments:**

- Southeast Louisiana Flood Protection Authority-East Commissioner, Eugene Joanen spoke on the benefits of electing a non-profit to manage and leased Pontchartrain Beach which would allow LMA and the various stakeholders to have input on how it is managed on a fair and concise basis. He suggested a volunteer board with their open appointees who will be abreast on regular operations, beach management, funding, and potential security issues.
- Lake Terrace Property Owners Association President, Ashley Haspel regarding the servitude at 1744 Lakeshore Drive. Her grievances included that this issue was to be presented to the LMA Legal Committee, however, the legal committee would not be meeting for the month of February and is requesting a status update on this matter.
  - Attorney Metzger stated that Jeff Dye is handling this issue and has received a report from legal counsel representing Mrs. Benoit. Dye also received a letter from Mrs. Benoit's counsel stating that she may file a lawsuit stating that the servitude may no longer exist.
  - Legal Chair Stanley Cohn is aware of the received correspondence.
  - Ms. Haspel has requested that the process be more transparent, citing bias benefiting Mrs. Benoit.
  - Chair Carr requested clarification on whether the update provided by Attorney Metzger was the only information that could be provided. He also inquired about communication being more fluid regarding items of discussion when they require attention from multiple committees and that communication be given to LMA stakeholders.
  - She concluded by expressing her thanks to the Lakefront Management Authority and the Southeast Louisiana Flood Protection Authority-East for the Lake Terrace Park dedication and grand re-opening earlier that day.
- Lakeshore Resident, Ray Landeche expressed his concerns about Directors Capo's explanation on the budget, specifically funding being taken from the New Basin Canal, and revenue from film production in the neighborhoods being used as surplus to offset other LMA properties. He stated that there has been an uptick in noise complaints and crime problems all caused by the commercial activity on Lakeshore Drive. He would like to see police presence when managing the business and active enforcement of the restaurants located on Lakeshore Drive.

### **New Business:**

#### **1)Presentation by Sage Michael, Lincoln Beach Advisory Committee Consultant.**

- Mr. Michael provided the committee with an overview of the Lincoln Beach Community Advisory Committees' community and civic engagement with partnerships with former New Orleans Councilwoman Cyndi Nguyen, US House Rep Troy Carter, and City of New Orleans Mayor Latoya Cantrell.
- Mr. Michael displayed the city's assessment of the estimated reopening with the master plan for the RFP currently in development for this spring.
- Their committee anticipates receiving funding under the Restore Act from the Transocean, Anadarko, and BP deposits.
- The redevelopment of Lincoln Beach would restore public access to Lake Pontchartrain's Lakefront, preserve cultural resources, and job creation, and promote healthy lifestyles through outdoor activities such as swimming, hiking, and recreational fishing.

- The City of New Orleans currently maintains ownership of the land and the desire to have the city maintain ownership.
- Mr. Michael concluded by presenting the committee with photos of the various activities currently taking place at Lincoln beach and the in-person interest it's gathering towards its redevelopment.

## **2) Discussion of issuing an RFQ/P for the Pontchartrain Beach site.**

*By unanimous consent, this item was moved from New Business item number 3 to item number 2.*

- The lease for Pontchartrain Beach was previously held by the University of New Orleans, later the leaseholder transitioned to the Lake Pontchartrain Basin Foundation, and currently, the lease has returned to the Lakefront Management Authority.
- Commissioner Meadowcroft expressed that although they're a science-based organization Pontchartrain Conservancy's mission statement is against them being a leaseholder.
- Chair Carr inquired about the Pontchartrain Beach Foundation expressing interest in the redevelopment and gathering interest for occupancy through an RFP.
- Legal Metzger stated that the board has the authority to lease property. By issuing an RFP provision that states that LMA is not bound to any recipient.
- Commissioner Heaton stressed that the funding (\$12 to 15 million) is fleeing and that this project has been supported by the Mayor of New Orleans.
- Chair Carr's recommendation is to move forward with issuing an RFP, reflecting on transparency.
- Commissioner Meadowcroft expressed her concern that the best decision must be made for both the authority and the community. She went on to say that if we continue to pontificate that the opportunity to redevelop will be stagnated.. She noted that Jefferson Parish has made major development moves.
- Chair Carr stated that Dana Brown was invited Lake Area Civic Association..
  - Southeast Louisiana Flood Protection Authority-East Commissioner, Eugene Joanen encouraged the committee's action of transparency, however advising that by pursuing a public bid it could elongate the redevelopment or attract private developers.
  - Chair Carr asked how long the Foundation had been established.
  - Mr. Joanen stated it was his belief it had been created a few months ago.
  - Chair Carr inquired about what makes the foundation more creditable than any other that could be generated from an RFP.
- The lease has been under the LMA for a maximum of two years.
- Director Capo stated that he has never seen this board not act on the morality of transparency.

## **3) Discussion regarding proposed the Fiscal Year 2022-2023 Recreation/Subdivision Budgets.**

- Director Capo presented a brief analysis of the Capital Budget.
  - He singled out Lakeshore Drive, Lake Vista sidewalks, and shared-use path. The committee felt that the return on the funding would not be beneficial to the agency.
  - Lakeshore Drive Shelters, proposing \$200,000 towards refurbishment on shelter for this fiscal year.
    - Mr. David Martin noted shelter #4 enhancements would include partitions, skylights, and upgrades to restrooms.
      - Neighborhood sign replacements and repairs
      - Frank Davis Pier Repair, possible FEMA contribution.
      - Seabrook Boat Launch
- Chair Carr inquired if play equipment could be erected in the parks.

- Attorney Metzger stated that he believed that there is an immunity statute in the recreation area.
- Chair Carr asked the authority to research if the erection of play equipment is permissible.
- Director Capo stated that he would like the board to make that decision.
  - Past issues included organized sports by local schools, for example, St. Dominic's.
- Ad valorem taxes down by 5%, last year's budget of \$1.95 million, only received \$1.8 million, this year LMA collected \$45k which will reduce funding.
- Location agreements for filming on Lakeshore Drive has generated revenue of approximately \$50k as of February 2022.
- Chair Carr mentioned the maintenance of the medians.
- The recreational budget includes benches, tables, and garbage cans.

**Announcement of next Recreation/Subdivision Committee Meeting:**

1) Tuesday, March 15, 2022– 4:30 P.M.

**Adjourn:**

A motion was offered by Commissioner Hebert, seconded by Commissioner Vice-Chair Brien, and unanimously adopted, to adjourn. The meeting was adjourned at 6:23 PM.