

**MINUTES OF THE  
LAKEFRONT MANAGEMENT AUTHORITY  
BOARD MEETING  
THURSDAY, APRIL 29, 2021**

**PRESENT:**

Chair Wilma Heaton  
Vice Chair David Francis  
Secretary Thomas Fierke  
Commissioner Stanley Brien  
Commissioner Esmond Carr  
Commissioner Stanley Cohn (\*left at 7:48 PM)  
Commissioner Eugene Green, Jr.  
Commissioner Dawn Hebert  
Commissioner Anthony Richard  
Commissioner Howard Rodgers  
Commissioner Bob Romero

**ABSENT:**

Commissioner Sean Bruno  
Commissioner Renee Lapeyrolerie  
Commissioner Pat Meadowcroft  
Commissioner Robert Watters

**STAFF:**

Louis Capo – Executive Director  
Madison Bonaventure – Assistant to the Executive Director/Board Secretary  
Daniel Hill – Director of Engineering and Operations  
Chris Henderson– Airport Manager  
Brad Vanhooose– Harbor Master

**ALSO PRESENT:**

Al Pappalardo– Real Estate Consultant to the LMA  
Gerard Metzger– Legal Counsel to the LMA  
Anthony Marino– Infrastructure Consulting & Engineering, PPLC (ICE) Airport Consultant to the LMA  
Kiefer Grimes – Solco Engineering  
Cherie Teamer-Henley–Legislative Consultant to the LMA  
Dana Bix – Lake Oaks Resident  
Phalon Cornist – Lake Oaks Civic Assoc.  
Ann Duffy – Lake Oaks Resident  
Kenneth Gowland – METROSTUDIO, LLC  
Kevin Gray – EDS  
Toni Hackett – Hackett Group  
Jose Prado – Lake Oaks Resident  
Cleveland Spears–Spears Group and Festivals for Good  
Jennifer Quezergue – Lake Oaks Resident

John Skinner – Lake Oaks Resident  
Monte Shallet – Resident

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The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, April 29, 2021 at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

Chair Heaton called the meeting to order at 5:30 P.M., and Commissioner Fierke led in the pledge of allegiance.

Executive Director Louis Capo called the roll, and a quorum was present.

**OPENING COMMENTS:**

Chair Heaton reminded the Board that the 2.1 Tier Personal Disclosure Forms were due to the Louisiana Ethics Board by May 15, 2021 and advised that staff would provide information for completion of the forms.

**MOTION TO ADOPT AGENDA:**

Commissioner Fierke moved that the Board take action on New Business Item No. 1 first as it addressed the rescheduling of the meeting date before the agenda was adopted. The motion to approve the rescheduling the April Board Meeting of the Lakefront Management Authority from April 22, 2021 to April 29, 2021 was seconded by Commissioner Francis. All were in favor. The motion carried.

**1) Motion to approve rescheduling the April Board Meeting of the Lakefront Management Authority from April 22, 2021 to April 29, 2021.**

**MOTION: 01-042921**  
**RESOLUTION: 01-042921**  
**BY: COMMISSIONER FIERKE**  
**SECONDED: COMMISSIONER FRANCIS**

**April 29, 2021**

1) Motion to approve rescheduling the April Board Meeting of the Lakefront Management Authority from April 22, 2021 to April 29, 2021.

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, in accordance with the By-Laws of the Management Authority, the regular monthly meeting of the Management Authority for the month of April of 2021 was scheduled for Thursday, April 22, 2021 at 5:30 p.m. at the Conference Center in the Terminal at the New Orleans Lakefront Airport;

**WHEREAS**, in view contract bids that were not scheduled to be opened until after April 22, 2021, the Chair moved to reschedule the date of the April meeting to April 29, 2021 at 5:30 p.m. at the Conference Center in the Terminal at the New Orleans Lakefront Airport

**WHEREAS**, the By-Laws of the Management Authority provide that the Management Authority shall hold its regular monthly meetings on the fourth Thursday of every month, except in the month of November, and that the regular monthly meeting may be held on another day of the month as determined by a majority vote of the total present voting membership of the Management Authority at a regular or special meeting; and,

**WHEREAS**, a Motion to reschedule the April meeting to April 29, 2021 was made and seconded and after discussion was duly adopted by the Management Authority.

**THEREFORE, BE IT HEREBY RESOLVED**, that the April 2021 regular monthly meeting of the Lakefront Management Authority be and is hereby rescheduled and shall be held on April 29, 2021 at 5:30 p.m. at the Conference Center in the Terminal at the New Orleans Lakefront Airport

**BE IT HEREBY FURTHER RESOLVED**, that the Management Authority Chair or Executive Director be and is hereby authorized to execute any and all documents necessary to carry out the above.

**YEAS:** Heaton, Francis, Fierke, Brien, Carr, Cohn, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** -

**ABSTAIN:** -

**ABSENT:** Bruno, Lapeyrolerie, Meadowcroft, Watters

**RESOLUTION ADOPTED: YES**

Commissioner Carr proposed that Old Business Item No. 1 be referred back to the Recreation/Subdivision Committee as not to belabor discussion during the Board Meeting.

Chair Heaton clarified that Commissioner Carr wished to delete the item from the agenda. He affirmed that was so.

Commissioner Carr made a substitute motion to delete Old Business Item No. 1 from the agenda. The motion was seconded by Commissioner Hebert.

Commissioner Cohn inquired why the item should be deleted from the agenda. Commissioner Carr said that the agreement was up for approval, but there were Lake Oaks neighbors who were concerned, and he had additional questions.

Commissioner Romero disagreed with Commissioner Carr because typically location agreements were handled by the Executive Director, and the discussion and approval by the Board was merely a courtesy and not a requirement.

Commissioner Carr offered that it could be stricken then. Commissioner Romero offered that the agreement was compliant with Louisiana law. He advised that moving the issue back to the Committee level would run the risk of losing the agreement as the event organizer had deadlines to adhere to.

Commissioner Green offered that he was confused as to why the item was on the agenda. He was concerned the motion would produce a poor precedent.

Chair Heaton explained that there had been a great deal of sensitivity with the access of Lakeshore Drive, and since the event would necessitate the closure of Lakeshore Drive she thought it was in the best interest of all parties to approve the event. She said that staff had been communicating with Mr. Cleveland Spears for about a year, and she and staff had confidence in him due to his reputation for successful events. She felt as if Mr. Spears needed the support to solicit sponsors.

Commissioner Hebert asked if nearby communities had been engaged in the process.

Commissioner Romero said that he and staff had met with Mr. Spears to have preliminary discussions in attempt to address concerns. It was his belief that the buffer between the nearest neighborhood and the festival was adequate. He expressed that he was excited about the event, especially as COVID-19 restrictions had been lifted.

Vice Chair Francis asked if the item was taken off the agenda could Director Capo could still move forward with the agreement. Commissioner Fierke said he could still sign the agreement.

The Board voted on Commissioner Carr's substitute motion accordingly:

YEAS: Brien, Carr, Hebert, Francis, Richard

NAYS: Cohn, Fierke, Green, Heaton, Rodgers, Romero

The motion did not carry. The item remained on the agenda.

Commissioner Fierke made a motion to amend the agenda to strike reference to the Spears Group in Old Business Item No. 1 and replace it with Festivals for Good, a Louisiana based non-profit organization. Commissioner Fierke explained that Mr. Spears would be producing the festival under the Spears Group's associated non-profit Festivals for Good. The motion was seconded by Commissioner Romero. All were in favor. The motion carried.

Commissioner Fierke explained that New Business Item No. 2 was a place holder item because the bids were unknown when the agenda was due for public notification. Commissioner Fierke offered a motion to replace "Motion to approve a contract with the lowest responsible and responsive bidder to complete the Runway 9-27 Decommissioning Project." with "Motion to select the lowest responsive and responsible bidder, Hendrick Construction, Inc., to perform lighting and signage replacement and runway pavement removal and marking services to complete the Runway 9-27 Decommissioning/Reclassification Project, for an amount not-to-exceed \$777,099.27." The motion was seconded by Commissioner Romero. All were in favor.

Commissioner Carr offered that the item should be deferred since it did not go through the Airport Committee. Chair Heaton affirmed that the item had been discussed during the Airport Committee Meeting, and the Board Meeting had been rescheduled for the purpose of accepting the bids that had been due the day before to adhere to a strict timeline established by the FAA (May 3, 2021). She said delay of the item would put the funds that were appropriated at risk if the Board did not proceed with the process. She added that the project was to be fully funded by the FAA.

All Commissioners voted in favor of the amendment. The motion carried.

**ADOPTION OF THE MINUTES:**

A motion was offered by Commissioner Rodgers, seconded by Commissioner Hebert to approve the minutes of the March 25, 2021 Board Meeting.

Commissioner Romero offered a motion to change the word “draft” to “batch” in reference to bench angle brackets on page 3. The motion was seconded by Commissioner Fierke. All were in favor of the amendment. The motion carried.

Commissioner Rodgers moved to adopt the minutes as amended. The motion was seconded by Commissioner Fierke and was unanimously approved.

**PUBLIC COMMENT:**

Monte Shallet introduced himself to the Board. He commended the Board on efforts to restore the New Orleans Lakefront Airport Terminal. He read a letter in support of the consideration of the New Orleans Lakefront Airport for the National Register of Historic Places which was signed by multiple residents. He expressed enthusiasm for the endeavor. He asked the Board to consider taking steps, such as a study, to place the Lake Vista Community Center on the National Register of Historic Places due to its unique urban design.

Ms. Ann Duffy introduced herself to the Board as the past President of the Lake Oaks Civic Association. She asked if paid parking services would be advertised when promoting the Fried Chicken Festival. Chair Heaton offered that Mr. Spears would address the concern under the item.

Jennifer Quezergue was called upon to speak. She advised that she would not be speaking, and she sent comments in writing for the Board.

Toni Hackett introduced herself to the Board as the President of the Hackett Group. She informed the Board that she provides financial consulting services to the Louis Armstrong International Airport and the Regional Transit Authority. She said it was her understanding that the Lakefront Management Authority and the Southeast Flood Protection Authority – East (FPA) may need financial services for a new floodwall at the Airport. Commissioner Fierke asked for a summary about her firm. Chair Heaton informed Ms. Hackett that the FPA would be funding the proposed New Orleans Lakefront Airport Floodwall in part, perhaps with bonds. She offered to introduce Ms. Hackett.

Dana Bix introduced herself to the Board as a resident of Lake Oaks. She thanked them for their service. She expressed concern about the revenue generated from the Fried Chicken Festival. She compared the cost to her son’s wedding costs and felt like the revenue generated from the festival was too little. She felt the neighborhood was being shorted revenue.

Jose Prado introduced himself to the Board as the Treasurer of the Lake Oaks Civic Association. He agreed with Ms. Bix about the revenue and after someone provided the agreement to him, he also did not agree with the level of insurance required. He contrasted the liability limits to an operating law firm. He

requested that all entrances to the Lake Oaks neighborhood be blocked off with police officers and no free parking on Elysian Fields or Leon C. Simon. He believed that all attendees need to park in the paid lot.

Cherie Teamer-Henley, Legislative Consultant to the LMA, introduced herself to the Board and informed them that she had been hired by Director Capo to monitor relevant legislation to the Authority. She passed out a detailed report based on the relevant proposed bills in the legislative session. Ms. Teamer-Henley discussed her background as an attorney and as a graduate of LSU and Tulane University School of Law. She explained that she had a background working in municipal related matters and had a positive relationship with the Orleans delegation. She expressed enthusiasm for strengthening relationships for the LMA. She invited Commissioners to reach out to her with any questions.

Chair Heaton thanked Ms. Teamer-Henley for her efforts thus far.

### **DIRECTORS' REPORTS:**

Director Capo informed the Board that the Legislative Audit would be beginning soon and informed them of upcoming deadlines.

He informed the Board that he had met with members of the City of New Orleans Department of Safety and permits to improve the Letter of No Objection process.

He advised the Board that staff was implementing the same plan on Monday that it had in place for Easter Day. This plan included ambulance details, NOPD mounted police offers to supplement OLDPD, and additional litter cleanup.

Director Capo gave a finance update to the Board. He indicated that the LMA had only collected about \$140,000 in ad valorem tax via the FPA from the City of New Orleans. He said this was over \$1 million short of the total amount the LMA normally receives. He said that last year that the LMA had collected over \$500,000 at this point in the prior fiscal year. He informed the Board that fuel flowage revenues were also down and that interest earnings were significantly lower than in prior years.

Vice Chair Francis asked if there were other investment alternatives that LMA could pursue. Director Capo advised that the LMA needed to remain liquid in case of a catastrophic event, so finding a proper fit was challenging.

Chair Heaton said that she was proud that the Board and management had not needed to lay off employees and staff has worked very diligently to build a team. She said outside of the nine firemen required to remain on the airfield, there were only approximately 20 employees who do everything from finance to general maintenance. She thanked the management team.

Director Capo informed the Board that there was an interest party in the vacant 6504 unit in the Lake Vista Community Center (LVCC). He explained that unit 6521 was still held by OLDPD and that the space did served as a temporary station until their new station was constructed. He said that OLDPD has

still requested to keep the substation despite the opening of their new, improved station off Elysian Fields. He advised that the unit, if vacated and rented, could bring in around \$30,000 in revenue annually.

He reported that he received the appraisal for Schubert's Marine and staff and consultants would be meeting with the tenant to discuss new proposed lease terms.

Daniel Hill, P.E. Director of Engineering and Operations, advised the Board that there were currently five advertisements active in the newspaper and on the LMA website, including three RFPs for debris removal services. He added that two roof jobs were also being advertised.

He advised that staff had located about 60 trash can lids and would be piloting modifications for keeping the lids on. He said that staff would also be adding more trash cans and would be getting quotes for street sweeping services for the lakefront parking lots.

He advised the Board that another batch of bench brackets had been delivered and maintenance crews would be repairing more benches along the lakefront parkways. He updated the Board that the masonry work on Shelter No. 1 had been completed. He added that the FPA was investigating drainage issues in the vicinity of Shelter No. 1 because of repeated flooding in the area from storm water.

He said quotes for painting had been received for Shelter No. 1 and No. 4. He said quotes had been received to replace acrylic skylights in the restrooms of Shelter No. 4, and staff was seeking quotes to purchase new bathroom stall doors in Shelter No. 4.

Commissioner Fierke inquired about the scope of the roofing job of the LVCC. Mr. Hill confirmed that it was a full roof replacement. Commissioner Fierke asked if there was an estimate for the cost of the work. Mr. Hill advised that it was estimated at \$250,000.

Chris Henderson, Airport Manager, gave a report on behalf of Bruce Martin, Airport Director:

- He advised the Board that Airport staff had met with tenants to discuss major Airport projects including the Runway 9-27 Decommissioning/Reclassification Project.
- Airport staff was working to advance the Runway 9-27 Decommissioning/Reclassification Project.
- Fencing damage from Hurricane Zeta had been repaired which had been funded by LADOTD.
- Repairs for the National Guard Hangar Ramp were progressing.
- He noted that he had a verbal commitment from a firm to lease Suite 243 in the Terminal and hoped to return next month with a lease proposal.
- Staff had coordinated with the State Fire Marshal's office for rounds of public COVID-19 vaccinations.
- A WWII-era B-29 Doc plane was visiting the Airport for the first time.

He also announced that the Airport's ARFF department received an Excellence in Training Award from the American Association of Airport Executives (AAAE).

Chair Heaton complimented Mr. Henderson for encouraging and facilitating enhanced training for staff.

Commissioner Green asked Director Capó to summarize any security issues that may have occurred on Easter Sunday. Director Capó answered that OLDPD informed him of a physical fight between two families near Shelter No. 2 that necessitated a temporary closure of the roadway. He said that they also informed him that OLDPD pursued a man riding a dirt bike who crashed. He added that the ambulance the LMA hired had responded as well. He said there was also alleged shots fired on Lakeshore Drive. He said it was his understanding that the FPA had ordered OLDPD to temporarily shut down Lakeshore Drive as well.

Director Capó said that there were many families out enjoying the parkways and felt that it was a successful weekend. Commissioner Green commended Director Capó on his support for recreational activities on Lakeshore Drive.

### **COMMITTEE REPORTS:**

**Airport Committee:** Chair Heaton advised that items were sufficiently covered in Mr. Henderson's report and further discussion on relevant items would follow.

**Finance Committee:** Director Capó advised the Board that any time a Commissioner had questions or would like a meet regarding finances that they could contact him.

**Legal Committee:** Chair Cohn advised that there were no actionable items. He advised that legal counsel was preparing to file a brief on the J & J Partner's case.

**Commercial Real Estate:** Gerry Metzger, Legal Counsel to the LMA, gave a report on behalf of Chair Watters. Mr. Metzger explained that there was no quorum at the last Commercial Real Estate Committee Meeting, but all items were heard for informational purposes. He advised that they heard a presentation from Alpha Management & Consulting and ROMI Holdings regarding a possible development on the "Old Naval Reserve Site". He said that staff, consultants, and the potential lessee were negotiating for an agreement that could give them site control, and they would perform their due diligence in advance of a long-term lease.

Chair Heaton advised that Mr. Christopher Lee sent her correspondence about obtaining control over the site. She advised that she did not want to correspond with him as she was aware his consultant, Ms. Mary Adams Thomas, was corresponding with staff regarding their proposals and possibilities for site control. She said it was her understanding that his consultant was the point of contact for the project.

Commissioner Fierke asked if anyone had contacted the FAA about a study of the area because of its proximity to an Airport and possible height restrictions. Staff advised that contact with the FAA had not been made on their behalf until such time in the process is identified.

Mr. Metzger advised that investigating the height restriction will be a part of the due diligence process on part of the lessee.



**Marina Committee:** Chair Brien said that staff was working on adding more amenities at the marinas and advised that the installation of new facilities was a challenge due to the high base flood elevation requirements. He explained that for that reason, staff was looking into adding trailer facilities which could be removed and returned to the sites. He also added that the new slips at Orleans Marina should be coming online soon.

Chair Brien asked about the status of the electricity hookups. Mr. Hill explained that the main meter had been installed by Entergy, but there were more items that needed to be installed by them.

**Recreation-Subdivision Committee:** Chair Romero said that he would discuss the Fried Chicken Festival in more detail during the item. He commented that he enjoyed working with Mr. Spears to address concerns. He expressed enthusiasm for the event. He described traffic issues on Lakeshore Drive and expressed concern about the temporary conditions that the FPA's Lakeshore Drive Roadway Reconfiguration Project to Canal Blvd may cause, especially in the curve near Landry's Seafood House. He explained that it was his understanding that the project would include pedestrian infrastructure and reworked lanes. He commented that Lakeshore Drive was very busy on Easter Sunday.

Commissioner Hebert said that it was challenging for those living in Eastern New Orleans to get to the West End. She said it was her recommendation that barricades along Canal Blvd and other neighborhoods that those methods and signs be used to close streets for the benefit of the residents in Lake Oaks for the Fried Chicken Festival.

Commissioner Carr said street closure costs should not be incurred by the Board. The Board and staff said that no cost was borne by the LMA for the closing of any streets.

### **Old Business:**

- 2) **Motion to approve a location agreement with Festivals for Good, a Louisiana-based non-profit organization, for a festival on the lakefront near Shelters No. 3 and No. 4 (Fall 2021).**

Mr. Spears introduced himself to the Board as the CEO of the Spears Group and a New Orleans resident. He said that he often visits the lakefront and developed the idea to host the Fried Chicken Festival there. He said that after multiple substantive meetings with Director Capo and Commissioner Romero, they had developed a location agreement for the event.

He said that it was in their security plan to address neighborhood concerns.

Additionally, he said he had met with the Lake Oaks Civic Association about three weeks ago to answer their questions.

He explained that his firm has produced over 30 festivals successfully in multiple cities and venues, and his firm has always been invited to host again.

He explained that his firm had experience with producing an event on the lakefront, and hosted the event without incident and with respect of the parkways with rigorous cleaning.

Mr. Spears addressed Ms. Duffy's concerns. He advised that the paid parking at the UNO Lakefront Arena would be promoted.

Commissioner Carr asked questions on behalf of Ms. Quezergue for the record. He asked how many attendees he would expect. Mr. Spears said that the festival is free and two days. Over the course of the festival, he would anticipate 50,000-75,000 attendees total. Commissioner Carr asked why he thought there would be less attendees than he had in prior years. Mr. Spears explained that many tourists in the French Quarter stumble upon the festival by accident and are included in the headcount at its prior location. He noted that those attendees do not stay for a significant period. He believed that the lakefront location would generate mostly local and regional residents instead, resulting in less people but longer attendance times.

Commissioner Carr asked how Mr. Spears would stop vehicular traffic and pedestrian traffic inside the Lake Oaks subdivision and Lake Oaks parks. He felt like if people could enter the subdivision, then it could create crimes of opportunity. Ms. Quezergue's remarks concurred. He asked for a plan to close the neighborhood.

Director Capo confirmed that Mr. Spears was still reserving the UNO Lakefront Arena parking lot. He showed a map of the general area.

Mr. Spears advised Commissioner Carr that they would invest in the police detail through OLDPD, but they allow the professionals to make the calls based on public safety measures. He advised that based on OLDPD's Superintendent's safety and traffic plan, his organization was obligated to fund it.

Commissioner Green offered that there was sufficient parking at the UNO Lakefront Arena. He was understanding that some people may try to obtain free parking, but OLDPD or NOPD could support managing the neighborhood. Commissioner Carr acknowledged that Mr. Spears committed to that. Commissioner Green felt as if the Lake Oaks neighborhood may be a long enough distance away to discourage people from parking there. He offered that the LMA could rent out some parking lots under its management.

Vice Chair Francis indicated that he also lived in Lake Oaks. He observed that the SUNO student housing was closer to the festival location than Lake Oaks was. He asked if he had been communicating with them or Pontchartrain Park because they may be able to provide additional parking. Mr. Spears said he was trying to focus vehicular traffic east of Franklin Avenue.

Director Capo said that the proposed location of the festival was the location of the Back to the Beach event held by the Pontchartrain Conservancy, formerly the Lake Pontchartrain Basin Foundation which had very large crowds. He said the Blue Angels were also going to utilize the area, but weather did not permit the event. Chair Heaton advised that the event was vetted at the Board level for several months since they were expecting about 100,000 visitors per day.

Mr. Spears described stage positions facing away from the residential areas and towards the lake.

Commissioner Carr opined if the price was fair because the entire set up, event, and breakdown could take 10 days. He asked Mr. Spears to explain. Mr. Spears explained that you could not compare the cost of an event venue to the use of lakefront green space. He said that venues come with human capital and facilities for event production. He said that the rental of the space along the lake did not come with those amenities or infrastructure to host a large-scale event, and the area was prone to flooding due to rain fall or high winds. He asserted that there was a great deal of risk associated with the site which is why it is not in high demand as a location for festival grounds. He offered that at facilities such as City Park and Audubon Park, there is considerable infrastructure and human capital /services provided for support of any given event.

He informed the Board that there was a greater cost associated due to limited access to utilities and the need for installation of stages, several tents, and other furnishings. He said there would also be cost associated with ensuring the property is properly cleaned and restored. Commissioner Carr offered that there were clauses missing from the agreement that would compel Mr. Spear's firm from rehabilitating the property in the event of damage. Mr. Spears offered that the site is not secure and can be damaged frequently from regular use of the site, so the clause was not included. It was his concern that his firm could be assigned blame for an existing defect.

Chair Heaton offered that Mr. Spear's firm was taking a chance with the event on the lakefront, and the LMA would be receiving revenue. Additionally, she felt the event was worthy as proceeds from the event go towards local causes. She added that Mr. Spears was phenomenal with coordinating Diner en Blanche on the lakefront, and he left the area better than he found it. She felt a free event for the public was cohesive with the mission of the LMA.

Mr. Spears advised that all food vendors would be small, local businesses, and the event creates opportunities for those small businesses.

Commissioner Carr asked Mr. Metzger his opinion on adding a damage clause. Mr. Metzger advised that any damages resulting from negligence would be at the cost of Mr. Spear's firm. He said that there was also an indemnification agreement included which would indemnify the LMA from claims, so under the general tort law they would be responsible for damages. Mr. Metzger advised that damage deposits were not typical in LMA location agreements.

Commissioner Francis offered that language could be added to ensure that they would return the property back to the condition in which they found it. He suggested a walk through be performed before installation of the event.

Commissioner Rodgers said it was his understanding that access to the hospitality lounge would be an ethics violation and suggested it be stricken. Chair Heaton said it was her understanding that the value would not constitute an ethics violation, but she suggested that the item be stricken out of an abundance of caution.

Commissioner Carr reviewed items from Ms. Quezergue’s correspondence and confirmed that he had addressed her questions. Additionally, he asked the Board if allowing Mr. Spears to use the space for \$15,000 would set a precedent for pricing moving forward.

Mr. Metzger said that the Board would not be setting a market value but rather accepting an offer.

Director Capo offered that if the festival was successful then they could agree upon a higher amount next year if the lakefront was chosen as the venue.

Commissioner Fierke explained that City Park develops its own grounds for festivals at great expense including a securable location, restrooms, amenities, and convenient utilities – all of which are conducive for hosting a festival. He advised that pricing for non-profit organizations were not the same as for-profit events.

Commissioner Carr said that he spoke to staff at City Park to research the agreement. He said that he felt the initial version of the agreement was not fair, and the staffer at City Park told him that they offer venue only services.

Commissioner Green expressed enthusiasm for the event and offered that it may attract other event producers to the lakefront.

A motion was offered by Commissioner Fierke and was seconded by Vice Chair Francis to approve a location agreement with Festivals for Good, a Louisiana-based non-profit organization, for a festival on the lakefront near Shelters No. 3 and No. 4 (Fall 2021). Commissioner Carr opposed the motion. All other Commissioners voted in favor. The motion carried.

**MOTION:** 02-042921  
**RESOLUTION:** 02-042921  
**BY:** COMMISSIONER FIERKE  
**SECONDED BY:** COMMISSIONER FRANCIS

**April 29, 2021**

**2) Motion to approve a location agreement with Festivals for Good, a Louisiana-based non-profit organization, for a festival on the lakefront near Shelters No. 3 and No. 4 (Fall 2021).**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, the Management Authority manages and maintains 5.2 miles of recreational areas/parkways, shelter houses, and pavilions on the lakefront of the south shore of Lake Pontchartrain;

**WHEREAS**, Cleveland Spears, III of the Spears Group and Festivals for Good proposed to enter into a location agreement to host a two-day festival (“Event”) in the vicinity of Shelters No. 3 and 4 located along Lakeshore Drive in October of 2021;

**WHEREAS**, the Executive Director has the authority to enter into a location agreement; however, due to the nature the Event the Executive Director informed the Recreation/Subdivision Committee and the Board as the location agreement would necessitate coordination with the Southeast Flood Protection Authority – East and the Orleans Levee District Police Department to facilitate closure of Lakeshore Drive for the installation of the Event, Event duration, and tear down process of the Event;

**WHEREAS**, Mr. Spears, on behalf of the Spears Group and Festivals for Good, presented to Board at its September 2020 Board Meeting;

**WHEREAS**, the Executive Director and the Festivals for Good, along with the Management Authority’s legal counsel and with input from members of the Recreation/Subdivision Committee and the community, negotiated the terms and conditions and fee due to the Management Authority for the location agreement;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Management Authority resolved that it was in the best interest of the District to enter into a location agreement for the production of a festival along Lakeshore Drive with Festivals for Good, a Louisiana-based non-profit organization.

**BE IT FURTHER RESOLVED**, that the Management Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the foregoing.

**YEAS:** Heaton, Francis, Fierke, Brien, Cohn, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** Carr

**ABSTAIN:** -

**ABSENT:** Bruno, Lapeyrolerie, Meadowcroft, Watters

**RESOLUTION ADOPTED:** YES

**NEW BUSINESS:**

**3) Motion to select the lowest responsive and responsible bidder, Hendrick Construction, Inc., to perform lighting and signage replacement and runway pavement removal and marking services to complete the Runway 9-27 Decommissioning/Reclassification Project, for an amount not-to-exceed \$777,099.27.**

A motion was offered by Commissioner Fierke, seconded by Commissioner Cohn, and was unanimously approved.

Mr. Hill thanked the Board for accommodating the rescheduled date so they could review the bids for approval as materials were due to the FAA by May 3, 2021. He explained that deadlines had been accelerated by the FAA.

He explained that all normal public bid procedures had taken place including a pre-bid conference. He said that two bids had been received, and the lowest responsive and responsible bidder had done similar work at the Baton Rouge Metropolitan Airport with success.

Commissioner Cohn asked who would be funding the project. Mr. Hill advised that the project would be 100% funded by the FAA, and the application was due by May 3, 2021. He clarified that bid information needed to be included in the application.

Commissioner Fierke said he discussed the disparity of the bids with the contractors and was satisfied. He asked why the runway was being decommissioned and reclassified.

Mr. Hill explained that it was recommended by Kutchins and Groh's Master Plan and the FAA. It was his understanding that it would eliminate three hotspots.

Kiefer Grimes, of Solco Engineering, said he was prior employee of the FAA for many years in the southern region. He said the elimination of hot spots would prevent the possibility of accidents and the motivation was for safety.

Commissioner Carr asked about the bid disparity and expressed concern. Mr. Grimes explained that it is not unusual for a contractor to put in a price in the event they may get the work, but they may not need the work at the time.

Chair Heaton asked the consultants if they were confident in the legitimacy of the bid. They were confident that the bid was legitimate.

Mr. Hill said that the main deterrent for bidders on the job were the substantial liquidated damages required. Commissioner Carr said it was his expectation that any change orders come back to the Board regardless if it was a positive amount.

**MOTION: 03-042921**  
**RESOLUTION: 03-042921**  
**BY: COMMISSIONER FIERKE**  
**SECONDED BY: COMMISSIONER COHN**

**April 29, 2021**

**3) Motion to select the lowest responsive and responsible bidder, Hendrick Construction, Inc., to perform lighting and signage replacement and runway pavement removal and marking services to complete the Runway 9-27 Decommissioning/Reclassification Project, for an amount not-to-exceed \$777,099.27.**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

**WHEREAS**, the Management Authority manages, operates and administers the New Orleans Lakefront Airport, which is a non-flood protection asset owned by the Orleans Levee District, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, ("Airport");

**WHEREAS**, the Management Authority and the District have been recognized jointly as airport sponsors of the Airport by the Federal Aviation Administration (“FAA”) for grants provided by Federal and State agencies, including Federal Airport Improvement Program (“AIP”) Grants;

**WHEREAS**, in accordance with FAA rules, regulations and circulars for AIP grant funding by the FAA, the Management Authority issued a Request for Qualifications (“RFQ”) for planning, FAA coordination, engineering, design, bidding and construction administration services for decommissioning Runway 9/27 and for relocating Taxiway Foxtrot at the Airport (the “Project”), and at its January Board Meeting the Board selected the top-ranking firm Infrastructure Consulting & Engineering, PLLC (the “Consultant”) to perform the service after a publicly advertised RFQ selection process;

**WHEREAS**, the Consultant advised the Management Authority that the project would need to be publicly bid due to its projected cost, and so an Invitation for Bids for the Project was publicly advertised in accordance with the provisions of the Louisiana Public Bid Law, La. Rev. Stat. 38:2212, et seq.;

**WHEREAS**, the Invitation for Bids provided that bids had to be received by no later than 10:00 a.m. o’clock on April 28, 2021;

**WHEREAS**, the Louisiana Public Bid Law requires that the contract for this Project be awarded to the lowest responsible and responsive bidder, as provided under Section 2212 of the Louisiana Public Bid Law;

**WHEREAS**, the following bids were received on April 28<sup>th</sup> for the scope of work:

Hendrick Construction, Inc.	\$777,099.27
Cycle Construction Company, Inc.	\$1,386,430.00

**WHEREAS**, the Board must formally accept the lowest responsible and responsive bidder and approve a contract with Hendrick Construction, Inc. for lighting and signage replacement and runway pavement removal and marking services to complete the Runway 9-27 Decommissioning/Reclassification Project, conditioned on FAA Grant Funding for the Project, for submission to the FAA for consideration no later than May 3, 2021;

**WHEREAS**, the Management Authority after considering the bids and recommendation of the Management Authority Staff resolved that it was in the best interest of the Airport and the District to accept the bid by and approve a contract with Hendrick Construction, Inc. for the Project, conditioned on FAA Grant Funding for the Project.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority accepts the bid submitted by and approves a contract with Hendrick Construction, Inc. for lighting and signage replacement and runway pavement removal and marking services for the decommissioning of Runway 9/27 and relocation of Taxiway Foxtrot Project at the New Orleans Lakefront Airport, conditioned on FAA Grant Funding for the Project.

**BE IT FURTHER HEREBY RESOLVED** that the Chair or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

**YEAS:**       **Heaton, Francis, Fierke, Brien, Carr, Cohn, Green, Hebert, Rodgers, Romero, Richard**

**NAYS:**        -

**ABSTAIN:**   -

**ABSENT:**   **Bruno, Lapeyrolerie, Meadowcroft, Watters**

**RESOLUTION ADOPTED:**       **YES**

**4) Motion to approve the merger and assignment of the Leases for the Signature Flight Support Hangar, Bastian Mitchell, and James Wedell Hangars at the New Orleans Lakefront Airport by Encore FBO, LLC d/b/a Landmark Aviation to Signature Flight Support, LLC.**

A motion was offered by Commissioner Fierke, was seconded by Commissioner Francis, and was unanimously adopted to approve the merger and assignment of the Leases for the Signature Flight Support Hangar, Bastian Mitchell, and James Wedell Hangars at the New Orleans Lakefront Airport by Encore FBO, LLC d/b/a Landmark Aviation to Signature Flight Support, LLC.

Chair Heaton said that the item had been recommended by the Airport Committee.

Mr. Metzger advised that this was a standard corporate restructuring and confirmed all the information with their legal team.

**MOTION: 04-042921**  
**RESOLUTION: 04-042921**  
**BY: COMMISSIONER FIERKE**  
**SECONDED BY: COMMISSIONER FRANCIS**

**April 29, 2021**

**4) Motion to approve the merger and assignment of the Leases for the Signature Flight Support Hangar, Bastian Mitchell, and James Wedell Hangars at the New Orleans Lakefront Airport by Encore FBO, LLC d/b/a Landmark Aviation to Signature Flight Support, LLC.**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority, formerly the Non-Flood Protection Asset Management Authority, (“Management Authority”), is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, the Management Authority manages, operates and administers the New Orleans Lakefront Airport, which is a non-flood protection asset owned by the Orleans Levee District, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, (“Airport”);

**WHEREAS**, Encore FBO, LLC d/b/a Landmark Aviation, a Delaware limited liability company, (“Encore FBO” or “lessee”), is a fixed base operator at the Airport and has written Leases with the Management Authority for the Bastian Mitchell Hangar, dated on December, 23, 2013, for the Signature Hangar, dated on July 18, 2001, and for the James Wedell Hangar, effective June 1, 2014, (the “Leases”);

**WHEREAS**, Encore FBO notified the Management Authority that it intends to enter into a merger agreement, which will be effective on April 30, 2021, with its indirect parent company, Signature Flight Support, LLC, a Delaware limited liability company, (“Signature”), under the terms of which, and by operation of law, all of its assets will be transferred and assigned to and



all of its debts, liabilities and obligations will be assumed by Signature, as the surviving entity in the merger, including the obligations of Encore FBO under the Leases;

**WHEREAS**, the Leases require the prior written consent and approval of the Management Authority, as lessor, for a transfer of any kind, including by operation of law, by the lessee of the Leases, which includes a transfer or assignment of the Leases as the result of a merger agreement by the lessee with another legal or juridical entity, such as Signature;

**WHEREAS**, Encore FBO and Signature requested that the Management Authority approve and consent to the merger and assignment by operation of law of the Leases to Signature;

**WHEREAS**, the Airport Committee of the Management Authority discussed this request at its scheduled meeting held on April 13, 2021 voted to recommend that the Management Authority approve this request by Encore FBO and Signature; and,

**WHEREAS**, the Management Authority after considering the request by Encore FBO and Signature resolved that it was in the best interest of the Management Authority and District to approve the merger and transfer and assignment of the Leases to Signature conditioned on Signature assuming all obligations of the lessee under the Leases.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves and consents to the merger and transfer and assignment by operation of law by Encore FBO, LLC d/b/a Landmark Aviation, a Delaware limited liability company, as lessee, of the leases for the Bastian Mitchell Hangar, dated on December 23, 2013, the Signature Hangar, dated on July 18, 2001, and the James Wedell Hangar, effective on June 1, 2014, at the New Orleans Lakefront Airport, to Signature Flight Support, LLC, a Delaware limited liability company, conditioned on the assumption of all obligations of the lessee under the terms and conditions of these leases by Signature Flight Support, LLC.

**BE IT HEREBY FURTHER RESOLVED**, that the Chairman or Executive Director be and is authorized to sign any and all documents necessary to carry out the above.

**YEAS:** Heaton, Francis, Fierke, Brien, Carr, Cohn, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** -

**ABSTAIN:** -

**ABSENT:** Bruno, Lapeyrolerie, Meadowcroft, Watters

**RESOLUTION ADOPTED:** YES

- 5) **Motion to approve a lease with Sky Transit, L.L.C. for Suites 105 and 106 in the New Orleans Lakefront Airport Terminal for a primary term of one (1) year with one (1) one-year option to renew for and under the standard terms and conditions for leases in the New Orleans Lakefront Airport Terminal.**

A motion was offered by Commissioner Fierke, seconded by Commissioner Rodgers and was unanimously adopted to approve a lease with Sky Transit, L.L.C. for Suites 105 and 106 in the New Orleans Lakefront Airport Terminal for a primary term of one (1) year with one (1) one-year option to renew for and under the standard terms and conditions for leases in the New Orleans Lakefront Airport Terminal.

Mr. Metzger advised that entity already had the two leases and wished to consolidate them.

**MOTION: 05-042921**  
**RESOLUTION: 05-042921**  
**BY: COMMISSIONER FIERKE**  
**SECONDED: COMMISSIONER RODGERS**

**April 29, 2021**

**5)Motion to approve a lease with Sky Transit, L.L.C. for Suites 105 and 106 in the New Orleans Lakefront Airport Terminal for a primary term of one (1) year with one (1) one-year option to renew for and under the standard terms and conditions for leases in the New Orleans Lakefront Airport Terminal.**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, the Management Authority manages, operates and administers the New Orleans Lakefront Airport, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, which is a non-flood protection asset owned by the Orleans Levee District (“Airport”);

**WHEREAS**, Sky Transit L.L.C. leases Suites 105 and 106 in the Terminal at the Airport (“Terminal”), to use as offices for its business and requested to enter into a new lease with the Management Authority for both suites under the terms and conditions set forth below;

**WHEREAS**, the proposed lease would be for a primary term of one year, with a base annual rental of \$10,494.00 payable in equal monthly installments of \$874.50, with an option to renew for one year, subject to a CPI adjustment of the annual rental rate during the option term, the lease will provide that the lessee will be responsible to pay additional rent consisting of a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which will be \$224.40 per month during the first year of the lease, which additional rent for the pro-rata share of the insurance and utility charges will be recalculated on the anniversary date of the lease and will also include the standard terms and conditions for leases in the Terminal;

**WHEREAS**, the Airport Committee of the Management Authority at its regularly scheduled meeting held on April 13, 2021 discussed the proposed lease and voted to recommend that the Management Authority approve the lease with Sky Transit, L.L.C. under the terms and conditions set forth above; and;

**WHEREAS**, the Management Authority after considering the terms of the proposed lease resolved that it was in the best interest of the Airport and the Orleans Levee District to approve the proposed lease under the terms and conditions set forth above with Sky Transit L.L.C.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves a lease of Suites 105 and 106 in the Terminal at the New Orleans Lakefront Airport with Sky Transit, L.L.C., commencing on May 1, 2021, for a primary term of 1 year, with a base annual rental of \$10,494.00, payable in equal monthly installments of \$874.50, with one 1-year option to renew, subject to a CPI adjustment of the annual rental rate during the option term and shall also provide that the lessee will pay an

additional rent, consisting of a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which will be \$224.40 per month, resulting in a total monthly rental of \$1,098.90 during the first year of the lease, which additional rent for the pro-rata share of the insurance and utility charges will be recalculated on the lease anniversary date and shall include the standard terms and conditions for leases in the Terminal.

**BE IT HEREBY FURTHER RESOLVED**, that the Management Authority Chairman or Executive Director be and is hereby authorized to sign a written lease with Sky Transit, L.L.C., which said lease shall include the terms and conditions set forth above, and any other documents necessary to carry out the above.

**YEAS: Heaton, Francis, Fierke, Brien, Carr, Cohn, Green, Hebert, Rodgers, Romero, Richard**

**NAYS: -**

**ABSTAIN: -**

**ABSENT: Bruno, Lapeyrolerie, Meadowcroft, Watters**

**RESOLUTION ADOPTED: YES**

**6) Motion to approve a contract with Roof Technologies, Inc. for repairs to the roof of the National Guard Hangar at the New Orleans Lakefront Airport for the price and sum of \$249,500.00.**

A motion was offered by Commissioner Fierke, was seconded by Commissioner Green and was unanimously adopted to approve a contract with Roof Technologies, Inc. for repairs to the roof of the National Guard Hangar at the New Orleans Lakefront Airport for the price and sum of \$249,500.00.

Mr. Hill advised that the cost was higher than anticipated and close to the amount that would necessitate a public bid process. He informed the consultant and contractor that a change order would not be acceptable for this job. He said the firm had done work for the Airport in the past.

**MOTION: 06-042921**  
**RESOLUTION: 06-042921**  
**BY: COMMISSIONER FIERKE**  
**SECONDED BY: COMMISSIONER GREEN**

**April 29, 2021**

6) Motion to approve a contract with Roof-Technologies, Inc. for repairs to the roof of the former National Guard Hangar at the New Orleans Lakefront Airport for the price and sum of \$249,500.00.

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, the Management Authority manages and operates the New Orleans Lakefront Airport located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, which is one of the non-flood protection assets owned by the District (the “Airport”);

**WHEREAS**, the roof of the former National Guard Hangar on the Airport (the “hangar”) was damaged by high winds during Hurricane Zeta on October 29, 2020, and the removal of failing roofing and temporary repairs were made on the roof to avoid possible additional damage to the hangar in December of 2020;

**WHEREAS**, the Staff of the Management Authority solicited and received the following quotes for permanent repairs to the roof of the hangar (the “Project”):

Roof Technologies, Inc.	\$249,500.00
Rycars Construction, LLC	\$293,050.00

**WHEREAS**, the Staff of the Management Authority and consulting architect for the Project recommended that the Management Authority accept the proposal submitted by Roof-Technologies, Inc. for the Project;

**WHEREAS**, the proposal submitted by Roof-Technologies, Inc. for the Project was presented to the Airport Committee of the Management Authority at its meeting held on April 13, 2021, and the Airport Committee voted to recommend that the Management Authority approve a contract with Roof Technologies, Inc., for the price and sum of \$249,500.00, for the scope of work for the Project; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the Management Authority and Orleans Levee District to accept the proposal submitted by and approve a contract with Roof Technologies, Inc., for the price and sum of \$249,500.00, for the scope of work for the Project.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves a contract with Roof Technologies, Inc., for the price and sum of \$249,500.00, for the scope of work for repairs to the roof of the former National Guard Hangar, as set forth in the written proposal submitted by Roof Technologies, Inc., a copy of which is attach to this Resolution.

**BE IT FURTHER HEREBY RESOLVED** that the Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

**YEAS:** Heaton, Francis, Fierke, Brien, Carr, Cohn, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** -

**ABSTAIN:** -

**ABSENT:** Bruno, Lapeyrolerie, Meadowcroft, Watters

- 7) **Motion to ratify and approve the request of Messina Lakefront Airport, L.L.C. to ratify and approve the closure of the Messina’s Runway Cafe in the Terminal at the New Orleans Lakefront Airport between January 6, 2021 and April 6, 2021 because of the Coronavirus Pandemic and regulatory restrictions on the operation of restaurants in the City of New Orleans.**

Chair Cohn thanked the Airport for beginning the dialogue about the issues with Messina Lakefront Airport, LLC. He advised that there were several issues and more information provided by the tenant that needed to review the information before a decision is made to address global issues outside of litigation.

Commissioner Cohn made a motion to defer New Business Items No. 7 and 8. The motion was seconded by Commissioner Fierke. All Commissioners voted in favor.

8) **Motion to issue a notice of default to Messina Lakefront Airport, L.L.C for violation of the minimum hours of operation provided under the terms and conditions of the Terminal Restaurant Lease following their re-opening on April 6,2021.**

The item was deferred.

9) **Motion to approve Building Standards for the Boathouse sites in the Orleans Marina and the conceptual design for new boathouses on West Roadway in the Orleans Marina prepared by METROSTUDIO, LLC.**

Kenneth Gowland of METROSTUDIO, LLC presented the Building Standards for the Boathouse sites and prospective conceptual design for new boathouses on West Roadway.

Commissioner Fierke had concerns about a lack of numeration, organization, and some errors for the written standards.

Commissioner Fierke offered a motion to defer the item till the next meeting so that the author and staff could remedy numeration issues and to remedy edits. The motion was seconded by Commissioner Carr. All were in favor. The item was deferred.

Commissioner Cohn left the meeting.

10) **Motion to support the consideration of the New Orleans Lakefront Airport for the National Register of Historic Places through the Louisiana State Preservation Office and National Park Service.**

A motion was offered by Commissioner Francis, seconded by Commissioner Fierke, and was unanimously approved to support the consideration of the New Orleans Lakefront Airport for the National Register of Historic Places through the Louisiana State Preservation Office and National Park Service.

Chair Heaton explained that any member of the public could nominate a site for the National Register of Historic Places, and the LMA was approached by a graduate student who was writing the application with the assistance of the New Orleans Lakefront Airport Friends, Inc. and LMA staff. She said while the Board did not need to approve the application to be considered, she wanted the Board to be a part of the process.

Chair Heaton clarified the application would be made under the name of the New Orleans Lakefront Airport.

Ms. Bonaventure, Board Secretary, explained the various policies regarding the National Register status and possible benefits. She explained that the National Register would not inhibit the Airport's function in any way.

Chair Heaton thanked Madison Bonaventure for her work with making calls to the relevant state offices to coordinate the endeavor.

**MOTION: 10-042921**  
**RESOLUTION: 10-042921**  
**BY: COMMISSIONER FRANCIS**  
**SECOND COMMISSIONER FIERKE**

***Motion to support the consideration of the New Orleans Lakefront Airport for the National Register of Historic Places through the Louisiana State Preservation Office and National Park Service.***

**RESOLUTION**

**April 29, 2021**

**WHEREAS**, the Lakefront Management Authority, formerly the Non-Flood Protection Asset Management Authority, ("Management Authority"), is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

**WHEREAS**, the Management Authority manages, operates, and administers the New Orleans Lakefront Airport, which is a non-flood protection asset owned by the Orleans Levee District, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, ("Airport");

**WHEREAS**, Governor Huey P. Long, the 40<sup>th</sup> governor of Louisiana from 1928-1935, instituted an ambitious initiative to modernize Louisiana's dilapidating or nonexistent infrastructure, that included under his direction the construction of a seven-mile seawall around Lake Pontchartrain and a modern airport located on a manmade arrowhead peninsula jutting into Lake Pontchartrain; and

**WHEREAS**, construction began in 1929 in Lake Pontchartrain to create the "world's first land and sea airport" and the largest airport in the United States at an original cost of \$4.5 million (approximately \$82 million today), originally named for Orleans Levee District President Abe Shushan and soon after renamed to the New Orleans Lakefront Airport, opened on February 9-13, 1934; and

**WHEREAS**, the Airport Terminal Building incorporated state of the art amenities, flanked by the Williams Hangar (originally the Lindbergh Hangar) and the Moffett Hangar (named for the father of Naval Aviation, Adm. William Moffett), and became known as an architectural feat designed by Weiss, Dreyfous, and Seiferth;

**WHEREAS**, its restored Art Deco features boasting stunning artistic works of world-renowned artists Xavier Gonzales and Enrique Alferéz, including the series of eight murals circling the second-floor mezzanine balcony of the building depicting the Golden Age of Aviation, many architectural friezes, and the Fountain of the Four Winds and were supported by the Works Progress Administration (WPA); and

**WHEREAS**, during the Cold War Period, extensive remodeling covered many of the Art Deco components and transformed the Terminal into a planar-style building representing the era's ideal of functionalism and ultra-modernity and restoration to its original condition began after Hurricane Katrina severely damaged the facility in 2005; and

**WHEREAS**, the restoration of the historic Art Deco Terminal began in 2006 and was completed in 2013 at a cost of approximately \$19 million under the under the vigilant supervision and guidance of RCL Consultants, LLC, architect and project manager; and

**WHEREAS**, the transformation of the Airport Terminal Building to its 1930's Art Deco grandeur, including the restoration of the eight murals depicting historic flights in aviation around the world and partial restoration of the Fountain of the Four Winds, allows Lakefront Airport to continue as a unique and treasured part of New Orleans' history and as a destination for the aviation community, tourists, and local enthusiasts for many years to come; and

**WHEREAS**, the Airport is an eligible site for consideration for the National Register of Historic Places due to its significance relating to its artistic and architectural characteristics and its impact on aviation history;

**WHEREAS**, the original Terminal and two original hangars remain in commerce and support the continuous use of the Airport, most recently as a General Aviation Airport and as the Region 1 Evacuation Airport for the Medical Institution Evacuation Plan (MIEP), and are therefore considered contributing buildings, and the original Fountain of the Four Winds is considered a contributing object for its artistic value;

**WHEREAS**, the Lakefront Management Authority wishes to support the consideration of the New Orleans Lakefront Airport for the National Register of Historic Places with the assistance of Ms. Tiffany Bell, in collaboration with New Orleans Lakefront Airport Friends, Inc., and the State Historic Preservation Office;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority supports the consideration of the New Orleans Lakefront Airport as a candidate for the National Register of Historic Places pursuant to the procedural and professional requirements set forth in 36 CFR Part 60 through the National Park Service.

**BE IT HEREBY FURTHER RESOLVED**, that the Chair or Executive Director be and is authorized to sign any and all documents necessary to carry out the above.

**YEAS:** Heaton, Francis, Fierke, Brien, Carr, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** -

**ABSTAIN:** -

**ABSENT:** Bruno, Cohn, Lapeyrolerie, Meadowcroft, Watters

**RESOLUTION ADOPTED:** YES

**11) Motion to approve a contract with C.T. Traina, Inc. to connect water service to Shelter No. 4 on Lakeshore Drive for the price and sum of \$28,997.00.**

A motion was offered by Commissioner Romero, seconded by Commissioner Hebert, and was unanimously adopted to approve a contract with C.T. Traina, Inc. to connect water service to Shelter No. 4 on Lakeshore Drive for the price and sum of \$28,997.00.

The Board expressed enthusiasm for the progress.

**MOTION:** 11-042921  
**RESOLUTION:** 11-042921  
**BY:** COMMISSIONER ROMERO  
**SECONDED BY:** COMMISSIONER HEBERT

**April 29, 2021**

11) Motion to approve a contract with C.T. Traina, Inc. to connect water service to Shelter No. 4 on Lakeshore Drive for the price and sum of \$28,997.00.

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, Shelter No. 4 located on Lakeshore Drive is one of the non-flood protection assets of the District managed by the Management Authority;

**WHEREAS**, water service needs to be connected to Shelter No. 4;

**WHEREAS**, staff recommended a proposal that was submitted by C.T. Traina, Inc. to connect water service to Shelter No. 4 for the price and sum of \$28,997.00;

**WHEREAS**, this matter was discussed at the Recreation/Subdivision Committee meeting held on April 13, 2021, and the Committee voted to recommend acceptance of the proposal by C.T. Traina, Inc., for the price and sum set forth above, to connect water service to Shelter No. 4; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the District to accept the proposal and approve a contract with C. T. Traina, Inc. for the work and the price set forth above.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Lakefront Management Authority hereby approves a contract with C.T. Traina Inc. to connect water service to Shelter No. 4 on Lakeshore Drive for the price and sum of \$28,997.00.

**BE IT FURTHER HEREBY RESOLVED** that the Management Authority authorizes the Chairman or Executive Director of the Management Authority to sign any and all other documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

**YEAS:** Heaton, Francis, Fierke, Brien, Carr, Green, Hebert, Rodgers, Romero, Richard

**NAYS:** -

**ABSTAIN:** -



**ABSENT: Bruno, Cohn, Lapeyrolerie, Meadowcroft, Watters**  
**RESOLUTION ADOPTED: YES**

**Announcement of next Regular Board Meeting:**

- Thursday, May 27, 2021 – 5:30 P.M.

**Adjournment:**

A motion was offered by Commissioner Romero, seconded by Commissioner Rodgers, and was unanimously approved to adjourn the meeting. The meeting was adjourned at 8:02 PM.