

**MINUTES OF THE
LAKEFRONT MANAGEMENT AUTHORITY
BOARD MEETING
THURSDAY, MAY 27, 2021**

PRESENT:

Chair Wilma Heaton
Vice Chair David Francis
Secretary Thomas Fierke
Commissioner Sean Bruno (*left at 7:07 PM)
Commissioner Stanley Cohn (*left at 7:16 PM)
Commissioner Eugene Green, Jr.
Commissioner Dawn Hebert
Commissioner Renee Lapeyrolerie
Commissioner Pat Meadowcroft
Commissioner Anthony Richard
Commissioner Howard Rodgers
Commissioner Bob Romero
Commissioner Robert Watters

ABSENT:

Commissioner Stanley Brien
Commissioner Esmond Carr

STAFF:

Louis Capo – Executive Director
Madison Bonaventure – Assistant to the Executive Director/Board Secretary
Daniel Hill – Director of Engineering and Operations
Bruce Martin – Airport Director

ALSO PRESENT:

Al Pappalardo– Real Estate Consultant to the LMA
Gerard Metzger– Legal Counsel to the LMA
Mary Adams Thomas– Alpha Consulting & Management
Addie Fanguy– Signature Flight Support, LLC
Nicholas Jackson– M3A Architects
Christopher Lee– ROMI Holdings, LLC
Preston Lee– LF4 Hospitality and Commercial Development, LLC
Thomastine Lee– LF4 Hospitality and Commercial Development, LLC
Don Levy– Levy Land, LLC
Palmira Levy– Levy Land, LLC
William McElroy– M3A Architects
Kristi Trail– Pontchartrain Conservancy

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, May 27, 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 explained that she had prepared a power point presentation for a meeting hosted by Councilwoman Nguyen at her request to inform the public about the relationship between the LMA and its sister agency, the Flood Protection Authority (FPA). She circulated the materials to the Board.

Chair Heaton and Director Capo announced that Daniel Hill, Director of Engineering and Operations, was resigning from the LMA to take a promotional opportunity with St. Tammany Parish government as the Director of Engineering over Public Works for the entire parish. Chair Heaton presented Mr. Hill with a plaque. Mr. Hill expressed his gratitude and appreciation for the LMA Board and staff.

MOTION TO ADOPT AGENDA:

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

ADOPTION OF THE MINUTES:

A motion was offered by Commissioner Cohn, was seconded by Commissioner Watters, and was unanimously adopted to approve the minutes of the April 29, 2021 Board Meeting.

PUBLIC COMMENT: None

Director's Report:

Director Capo advised the Board that the Legislative Audit process would soon begin with Eriksen Krentell, the firm with whom the LMA must contract with to perform its audit. He gave a finance update to the Board. He said that fuel flowage was higher for April 2021 than it was for April 2020. He also advised the Board that the LMA had received ad valorem revenues from the FPA. Chair Heaton thanked Commissioners Bruno and Francis, Chair and Vice Chair of the Finance Committee respectively, for meeting with the Regional Director of the FPA.

He announced that the LMA would not be providing any additional security on Memorial Day as the holiday falls on a Monday and historically has had less visitors. He added that NOPD would be working with OLDPD for some additional coverage along Lakeshore Drive on Sunday evening.

Director Capo and Mr. Hill showed some photos of street flooding that had occurred on Lakeshore Drive as a result of storm events.

Director Capo advised that fuel flowage, when compared to May 2020, had increased for the current month of May.

Bruce Martin, Airport Director, gave a report on the Airport:

- He advised that consultants were in the process of evaluating the condition of the Airport's fuel farm to inventory functional and non-functional elements. Approval for fiscal year to modernize. Need to assess fuel farm.
- Staff was continuing to address leaky roofs and lift station maintenance issues.
- The National Guard Roof Replacement Project was advancing.
- He reported that Marine 1, President Biden's secondary egress aircraft, had been stationed at the Airport during his visit to Louisiana.
- Overall airport operations were increasing and interest from the film industry for rentals was returning.

COMMITTEE REPORTS:

Airport Committee: Chair Heaton advised that the Airport Committee report had been sufficiently covered.

Finance Committee: Chair Bruno said that the Committee anticipated that the audit would go well, and for staff to anticipate a hybrid of a traditional audit and remote audit due to COVID-19 circumstances.

Legal Committee: Chair Cohn informed the Board that staff and legal counsel was working through issues with Messina's Lakefront Airport, LLC lease. He advised that no action had been taken at the last meeting, and legal counsel would continue to work on its appeal with the J & J Partners' case. He also advised that the LMA had been served with another suit from Joseph Fertitta. He said a suit had been filed against the LMA, the Southeast Louisiana Flood Protection Authority – East (FPA), and the Orleans Levee District Police Department (OLDPD), and the LMA's insurance counsel would be handling the matter. He advised that Jake's Towing had also filed suit for miscellaneous items he believed he was entitled to regarding items in succession.

Commercial Real Estate: Chair Watters informed the Board that the three items discussed and voted on at the Committee level would be addressed during the meeting.

Recreation/Subdivision Committee: Chair Romero advised that there were three major weekend holidays in about a five-week span, and the high visitation on the lakefront meant that there was a large demand on the LMA's resources to keep it clean for visitors. He said it was his understanding that there were no major events on Mother's Day and that visitation for Mother's Day was lower than it was for Easter, which was unusual because historically Mother's Day had been the busiest day for the lakefront. Chair Romero advised that he had been presented with a business opportunity that would require him to travel, which would mean he may have scheduling conflicts with his obligations with the LMA. Chair Heaton thanked Commissioner Romero and stated that Commissioner Green's interest and enthusiasm made him a natural choice to replace Commissioner Romero as Chair of the Recreation-Subdivision Committee.

Chair Heaton thanked Senators Bouie and Harris for their support in including the Seabrook Boat Launch Improvement Project as an appropriation item in Louisiana HB No. 2 (\$2 million). She requested commissioners extend their appreciation to the officials.

PRESENTATION

1) Presentation by Alpha Management & Consulting Services, LLC and LF4 Hospitality and Commercial Development, LLC for potential leasing of the former Naval and Marine Reserve Facility located in the 5000 block of Lakeshore Drive, bounded by Leon C. Simon and Leroy Johnson Drive.

Mary Adams Thomas of Alpha Management & Consulting Services introduced herself to the Committee. She thanked LMA staff and its consultants for their assistance. She explained she was excited to work with an African American team to expand the housing opportunities in the area. She explained that she had recalled that the site had been advertised and understood that there were no respondents to the Request for Proposals (RFP) when it was issued, so she showed them the site. She introduced Mr. and Mrs. Lee of LF4 Hospitality and Commercial Development, LLC. Mr. Preston Lee introduced his son Christopher Lee, of ROMI Holdings, LLC, to the Board as his firm's consultant to the project.

Mr. Christopher Lee explained that there was a strong need for luxury housing, affordable housing, and retail in the area. They believed lakefront property could be an alternative to young professionals who did not want to pay the high rent costs of downtown New Orleans.

William McElroy, of M3A Architects, informed the Board that he would be showing them conceptual designs to inform how the development could be expressed. He explained that the development would have about 140 units, eight stories tall, with approximately 225 parking spaces, three floors worth, underneath the tower(s). He believed a 100-foot easement would be necessary for roadway access. He explained that the building would also boast a youth services center and an area for other common services.

The group explained that it was their intention to get a resolution from the Board so the executive director, legal counsel, and the LMA's real estate consultant could negotiate a long-term lease.

Chair Heaton explained that the presentation item came about as a result of the Commercial Real Estate Committee's recommendation that the group present to the entire Board. She explained that there were certain restrictions that the Board would not be able to waive and understood the restrictions could pose a challenge, and it would take a partnership to make the project a success.

Vice Chair Watters explained that an RFP was originally issued on December 4, 2017, which set forth the data that the LMA would need for an interested party to negotiate a lease. He further explained that the City Planning Commission (CPC) would have an important role in the process, and there were some public statues that effect the way the land can be used and the public access that must be maintained for part of the land. He said he directed legal counsel to draw up an agreement for an exclusive use period for a nominal amount of money to give them right to develop plans and engage in fair negotiations to turn the agreement into a lease after hearing their presentation for the first time. He noted that there was not a quorum at that meeting, so he recommended that they present the following month. He explained that the second time the group presented to the Commercial Real Estate Committee, the group desired to enter negotiations for a long-term lease immediately without a due diligence period.

Commissioner Richard explained that he was hearing the issue for the first time. He made a motion to authorize staff and consultants to negotiate a lease with the group. The motion was not seconded.

Mr. Preston Lee explained that since they were relying on financial backers and non-traditional financing, they needed a lease from the Board to obtain equity to invest into the project.

Commissioner Watters clarified that the LMA was delighted with their interest but understood the complexities the group could run into, so they did not want to saddle the group with the responsibility of a 99-year lease if the project could not be developed. Commissioner Watters offered that Commissioner Green, as a former member of the CPC and the new Chair of the Recreation/Subdivision Committee, could offer some insight.

Commissioner Green expressed concern about entering into a 99-year lease without the group having completed their due diligence because there was no guarantee that they would be able to complete the project in a feasible manner. He and Mr. Elroy discussed how the presented conceptual drawings may or may not be compliant with state law. Mr. McElroy asserted that the design was compliant because the green space in front of the development would be preserved and accessible to the public.

Vice Chair Francis offered that the Board should focus on a solution to act in the best interest of the authority while also addressing the group's issues regarding their financing issues.

Chair Heaton offered that they could enter into an agreement that would give them exclusive rights to the property during their due diligence period.

Commissioner Watters said that Mr. Metzger prepared such an agreement at his request, but the group rejected it.

Commissioner Bruno clarified that entering into the exclusive use agreement was not mutually exclusive with obtaining a long-term lease thereafter, and the LMA wanted to work with them to make the project a success and to see to it that they had done their research and obtained proper approvals from various entities.

Mr. Preston Lee said it was his group's intention to have his legal counsel negotiate with the LMA's legal counsel for a long-term lease because a one-year lease was prohibitive to the group obtaining their financing.

The Board discussed that a year-long was a mischaracterization of what was proposed to the group. Mr. Preston Lee said he would need to discuss the issue with his financial backers, and they would also be approaching the City of New Orleans for incentives. Commissioner Watters explained that the agreement offered exclusivity to the site for one year, and if it was determined that the project would not be feasible within the first few months, then the money paid could be refunded.

Commissioner Green explained that there were many moving pieces to developing a site such as the Old Naval Reserve Site, and he understood that most similar developments that came before the CPC for evaluation had a similar year-long due diligence period agreement.

Commissioner Lapeyrolerie asked if the LMA would be entertaining other offers during the due diligence period. Chair Heaton confirmed they would not.

Commissioner Green made a motion to authorize the LMA’s legal counsel, consultants, and staff to negotiate a one-year agreement for site control and for which the Board would approve. The motion was seconded by Commissioner Watters.

Commissioner Fierke made a motion to amend Commissioner Green’s motion to include that the agreement must be inclusive of the 10 items required by the original RFP before negotiations are continued. The motion was seconded by Commissioner Romero. Commissioner Green offered that the terms be set in consultation with the LMA’s legal counsel. Commissioner Watters expressed concern about including the items as they may have discouraged interest in the past. Commissioner Fierke voted in favor of the amendment. All others opposed the amendment.

Commissioner Fierke opined on how the LMA could ensure a party was qualified to take on the development. Commissioner Green offered that there may be several reasons why a given development may not come to fruition, and he did not believe it was wise to saddle a developer with a long-term lease if it were not certain that the design would work. Vice Chair Francis offered that legal counsel could decide which elements were important to qualifying a tenant.

Mr. Metzger advised that a consideration should be paid, and the proposal made to the Committee was \$20,000 for one year. He offered that the money could be refunded if it was determined that the development was not feasible within 90 to 120 days. Commissioner Meadowcroft concurred.

Commissioner Fierke asked who was representing the group. They advised that an attorney with Butler Snow Law Firm was their legal representative.

Mr. McElroy offered that if only 2.4 acres of the land was developable, then perhaps the group should only lease out that area from the LMA. Commissioner Romero offered that it was his understanding that it could be used for public amusement, and the group would have no control over what would be developed in the immediate area. Commissioner Green concurred with Commissioner Romero.

All Commissioners voted in favor to authorize the LMA’s legal counsel, consultants, and staff to negotiate a one-year agreement for site control and for which the Board would approve.

Commissioner Bruno left the meeting after the vote was taken.

MOTION: 00-062421
RESOLUTION: 00-062421
BY: COMMISSIONER GREEN
SECONDED BY: COMMISSIONER WATTERS

Motion to approve an agreement to negotiate a lease with LF4 Hospitality and Commercial Development, LLC for the former Naval and Marine Reserve Facility on Lakeshore Drive and to authorize the Staff, Real Estate Consultant and Legal Counsel of the Lakefront Management Authority to enter into negotiations for a lease of the property, which lease shall be subject to approval by the Lakefront Management Authority.

RESOLUTION

WHEREAS the Lakefront Management Authority (“Management Authority” or “LMA”) 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 former Naval and Marine Reserve Center Facility located in the 5000 block of Lakeshore Drive, bounded by Leon C. Simon and Leroy Johnson Drive in the City of New Orleans, is one of the non-flood protection assets of the Orleans Levee District managed and controlled by the Management Authority (the “Property”);

WHEREAS, the former Naval and Marine Reserve Center Facility has never been developed for commercial use by the Orleans Levee District;

WHEREAS LF4 Hospitality and Commercial Development, LLC (“Developer”) desires to negotiate a long-term lease of the Property and requested an agreement to have exclusive rights to negotiate a lease of the Property with the LMA (the “agreement”);

WHEREAS, under the terms and conditions of the agreement, Developer shall have the exclusive right to negotiate a lease of the Property with the LMA for a period of one year, commencing on the date the agreement is signed by the parties, and during the one-year term of the agreement the LMA shall not offer the property or negotiate a lease of the Property with anyone except with the Developer;

WHEREAS, as consideration for the agreement by the LMA to grant Developer the exclusive rights to negotiate a lease of the property with the LMA for a period of one year, Developer shall pay the LMA the sum of \$20,000.00;

WHEREAS, the agreement shall provide that the Developer shall have the right to terminate and cancel the agreement for a period of 120 days after the date the agreement is signed by the parties and if Developer exercises the right to terminate and cancel the agreement within the 120 day period, then the \$20,000.00 paid as consideration for the agreement shall be refunded to the Developer;

WHEREAS, the LMA resolved that it was in the best interest of the District to approve an agreement with the Developer for a lease of the Property under the terms and conditions set forth above; and,

WHEREAS, the LMA further resolved to authorize the Staff, Real Estate Consultant and Legal Counsel of the Management Authority to enter into negotiations for a lease of the Property with the Developer, conditioned upon and only after the agreement to negotiate a lease is signed and executed by the parties.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority approves an agreement with to negotiate a lease with LF4 Hospitality and Commercial Development, LLC for the former Naval and Marine Reserve Center Facility located in the 5000 block of Lakeshore Drive, bounded by Leon C. Simon and Leroy Johnson Drive in the City of New Orleans, for a term of one year, and under the terms and conditions set forth above in this Resolution.

BE IT FURTHER HEREBY RESOLVED, that after the agreement to negotiate a lease is signed and executed by the parties, that the Staff, Real Estate Consultant and Legal Counsel of the Management Authority be and are hereby authorized to enter into negotiations for a lease agreement of the Property with LF4 Hospitality and Commercial Development, LLC, which lease agreement shall be subject to approval by the Lakefront Management Authority.

BE IT FURTHER HEREBY RESOLVED, that the Chairman or Executive Director of the Lakefront Management Authority be and is hereby authorized to take any action and to sign any and all documents necessary to accomplish the above.

YEAS: Heaton, Francis, Fierke, Bruno, Cohn, Green, Hebert, Lapeyrolerie, Meadowcroft, Rodgers, Romero, Richard, Watters

NAYS: None

ABSTAIN: None

ABSENT: Brien, Carr

RESOLUTION ADOPTED: YES

OLD BUSINESS

- 1) **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.**

Commissioner Fierke explained that the standards had been presented at the last Board Meeting, but he deferred the item so that the author could add labeling and some additional edits. He recommended that the Board approve the document.

A motion was offered by Commissioner Fierke, seconded by Commissioner Francis, and was unanimously adopted 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.

MOTION: 01-052721

RESOLUTION: 01-052721

BY: COMMISSIONER FIERKE

SECONDED BY: COMMISSIONER FRANCIS

May 27, 2021

- 1) **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.**

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 Orleans Marina is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority (the “Marina”);

WHEREAS, there are over 60 boathouse sites in the Marina leased by the Management Authority and the prior governing authorities of the Orleans Levee District, including the Board of Commissioners of the Orleans Levee District;

WHEREAS, the design and building standards for the Boathouses were last revised over 30 years ago and are in need of revision for among other reasons to satisfy current building standards;

WHEREAS, the Management Authority issued a Request for Qualifications for the development of current building standards for boathouses in the Marina and also for development of a conceptual design for new boathouses that will be built on West Roadway in the Marina;

WHEREAS, METROSTUDIO, L.L.C, a qualified architecture firm with the expertise and licensure to perform these professional services, (“METROSTUDIO”), was one of the respondents to the Request for Qualifications, and was selected to develop the building standards for boathouses in the Marina and the conceptual design for new boathouses on West Roadway in the Marina;

WHEREAS, METROSTUDIO prepared and submitted to the Staff of the Management Authority a set of building standards and a conceptual design for the boathouse sites, a copy of which is attached to this Resolution;

WHEREAS, the Commercial Real Estate Committee of the Management Authority intended to review the building standards and conceptual design for the boathouse sites at its meeting scheduled on April 15, 2021, however, there was no quorum present for the meeting and the Committee could not vote to make a recommendation on adoption of the building standards and conceptual design for the boathouse sites;

WHEREAS, the proposed building standards were presented to the Management Authority for approval at its regularly scheduled Board Meeting in April and a motion to defer approval of the building standards until the May Meeting was made, seconded and adopted in order for certain revisions to be made to the building standards; and,

WHEREAS, the Management Authority after considering the proposed building standards and conceptual design for the boathouse sites, and recommendation by the Staff of the Management Authority to approve the building standards and conceptual design, resolved that it was in the best interest of the Orleans Levee District to approve the building standards for the boathouse sites and conceptual design for new boathouses on West Roadway prepared by METROSTUDIO.

THEREFORE, BE IT HEREBY RESOLVED that the Lakefront Management Authority hereby approves the building standards for the boathouse sites in the Orleans Marina and conceptual design for new boathouses on West Roadway in the Orleans Marina prepared by METROSTUDIO, LLC, a copy of which is attached to this Resolution.

BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Lakefront Management Authority be and is hereby authorized to execute 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, Cohn, Green, Hebert, Lapeyrolerie, Meadowcroft, Rodgers, Romero, Richard, Watters

NAYS: None

ABSTAIN: None

ABSENT: Brien, Bruno, Carr

RESOLUTION ADOPTED: YES

NEW BUSINESS:

- 1) **Motion to approve an amendment of the lease of Orleans Marina Boathouse Site W-9 with Edward L. Renton, Jr. to add three additional 5-year options to renew, commencing on July 1, 2021, and if all three options are exercised then the lease would expire on June 30, 2036, in consideration of the payment of \$12,000.00 for the three additional 5-year renewal options.**

A motion was offered by Commissioner Fierke, was seconded by Commissioner Richard, and was unanimously adopted to approve an amendment of the lease of Orleans Marina Boathouse Site W-9 with Edward L. Renton, Jr. to add three additional 5-year options to renew, commencing on July 1, 2021, and if

all three options are exercised then the lease would expire on June 30, 2036, in consideration of the payment of \$12,000.00 for the three additional 5-year renewal options.

Vice Chair Watters advised that the item had been vetted and recommended by the Commercial Real Estate Committee. Commissioner Fierke added that the \$12,000 payment was for consideration of the option but was not inclusive of the rent itself.

MOTION: 01-052721
RESOLUTION: 02-052721
BY: COMMISSIONER FRANCIS
SECONDED: COMMISSIONER RICHARD

1) Motion to approve an amendment of the Lease of Orleans Marina Boathouse Site W-9 with Edward L. Renton, Jr. to add three additional 5-year options to renew in consideration of the payment of \$12,000.00.

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 Orleans Marina located at West End in the City of New Orleans is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority;

WHEREAS, as owner of the Orleans Marina, the Orleans Levee District is authorized to lease its water bottoms and land as moorings for boats and construction of boathouses for fair and equitable rental rates, as provided under La.Rev.Stat. 38:336(A) and (B)(4);

WHEREAS, West Roadway Boathouses No. 9 is currently leased to Edward L. Renton, Jr. (“Mr. Renton”), pursuant to the terms of a written lease agreement effective on January 1, 1971, and the lease was amended four times thereafter to amend and add terms and condition and to provide for additional options to renew the lease (the original Lease and the four amendments are collectively referred to as the “Lease”);

WHEREAS, the Lease will expire on June 30, 2021 and Mr. Renton requested that the Lease be amended to add three additional 5-year options to renew, which would extend the term of the Lease if the three options are exercised through June 30, 2036, and agreed to pay \$12,000.00 cash as consideration for the three 5-year options to renew, with all other terms and conditions of the Lease remaining in full force and effect;

WHEREAS, the extension of the term of the Lease, if the three additional 5-year options are exercised, would result in the term of the Lease being consistent with the terms of the majority of the leases for boathouse sites in the Marina and the consideration to be paid for the three additional 5-year options is an equivalent amount consistent with the consideration that has been paid by lessees for similar lease term extensions over the past 20 years for the boathouse sites in the Marina;

WHEREAS, this request was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on May 20, 2021 and the Committee voted unanimously to recommend to the Management Authority approval of the extension of the Lease under the terms and conditions set forth above; and,

WHEREAS, the Management Authority after considering this matter resolved that it would be in the best interest of the Orleans Levee District to approve the extension of the Lease under the terms and conditions set forth above.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority approves an amendment of the Lease with Edward L. Renton, Jr. for Orleans Marina Boathouse Site W-9 to add three additional 5-year options to renew, commencing on July 1, 2021, which would extend the term of the Lease if the three options are exercised through June 30, 2036, conditioned on payment of \$12,000.00, cash, as consideration for the three 5-year options to renew, and with all other terms and conditions of the Lease to remain in full force and effect.

BE IT FURTHER RESOLVED, that the Chair or Executive Director of the Management Authority be and is hereby authorized to take any action and to sign any and all documents necessary to accomplish the above.

YEAS: Heaton, Francis, Fierke, Green, Hebert, Lapeyrolerie, Meadowcroft,
Rodgers, Romero, Richard, Watters

NAYS: None

ABSTAIN: None

ABSENT: Brien, Bruno, Carr, Cohn

RESOLUTION ADOPTED: YES

- 1) Motion to approve a lease with Infrastructure Consulting & Engineering, PLLC for Suite 243 in the New Orleans Lakefront Airport Terminal for a primary term of one year with two (2) one-year options to renew 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 Meadowcroft, and was unanimously adopted to approve a lease with Infrastructure Consulting & Engineering, PLLC for Suite 243 in the New Orleans Lakefront Airport Terminal for a primary term of one year with two (2) one-year options to renew under the standard terms and conditions for leases in the New Orleans Lakefront Airport Terminal.

MOTION: 02-052721

RESOLUTION: 03-052721

BY: COMMISSIONER FIERKE

SECONDED: COMMISSIONER MEADOWCROFT

- 3) **Motion to approve a lease with Infrastructure Consulting & Engineering, PLLC for Suite 243 in the New Orleans Lakefront Airport Terminal for a primary term of one year with two (2) one-year options to renew 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, INFRASTRUCTURE CONSULTING & ENGINEERING, PLLC ("ICE") proposed to lease Suite 243, containing 339 square feet, in the Terminal at the Airport ("Terminal"), to use as an office for its consulting and engineering firm, under the terms and conditions set forth below;

WHEREAS, the proposed lease will be for a primary term of one (1) year, with a base annual rental of \$10,359.24 payable in equal monthly installments of \$863.27, with two (2) one-year options to renew, subject to a CPI adjustment of the annual rental rate at the commencement of the option terms; and, the lease will include the standard terms and conditions for leases in the Terminal and will also provide that the lessee will be responsible to pay an additional rent, consisting of a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which will be \$ 136.73 per month during the first year of the lease, and which additional rent for the pro-rata share of the insurance and utility charges will be recalculated each year on the anniversary date of the lease;

WHEREAS, the Airport Committee at its regularly scheduled meeting held on May 18, 2021 discussed the proposal to lease Suite 243 by ICE, and the Committee voted to recommend that the Management Authority approve the lease with ICE 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 with ICE under the terms and conditions set forth above.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority approves a lease of Suite 243 in the Terminal at the New Orleans Lakefront Airport with INFRASTRUCTURE CONSULTING & ENGINEERING, PLLC commencing on June 1, 2021, for a primary term of one (1) year, with a base annual rental of \$10,359.24 payable in equal monthly installments of \$ 863.27, with two (2) one-year options to renew, subject to a CPI adjustments of the annual rental rate at the commencement of the option terms; and, the lease shall include the standard terms and conditions for leases in the Terminal 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 \$136.73 per month, resulting in a total monthly rental of \$1000.00 during the first year of the term of the lease, and which additional rent for the pro-rata share of said insurance and utility charges will be recalculated each year on the anniversary date of the lease.

BE IT HEREBY FURTHER RESOLVED, that the Lakefront Management Authority Chairman or Executive Director be and is hereby authorized to sign a written lease with INFRASTRUCTURE CONSULTING & ENGINEERING, PLLC that includes the terms and conditions set forth above and any other documents necessary to carry out the above.

YEAS: Heaton, Francis, Fierke, Green, Hebert, Lapeyrolerie, Meadowcroft,
Rodgers, Romero, Richard, Watters

NAYS: None

ABSTAIN: None

ABSENT: Brien, Bruno, Carr, Cohn

RESOLUTION ADOPTED: YES

2) Motion to extend the contract with GOPARK, LLC for Harbor Management Services for a term of six (6) months commencing on July 1, 2021 and to direct and authorize staff to solicit cost proposals for a contract for Harbor Management Services for the Orleans and South Shore Harbor Marinas.

A motion was offered by Commissioner Watters and was seconded by Commissioner Fierke to discuss extension of the contract with GOPARK, LLC for Harbor Management Services for a term of six (6) months commencing on July 1, 2021 and to direct and authorize staff to solicit cost proposals for a contract for Harbor Management Services for the Orleans and South Shore Harbor Marinas.

Commissioner Lapeyrolerie explained that Mr. Metzger was absent from the Marina Committee meeting where the item was vetted, so he could not address her questions she had at that time regarding the renewal of GoPark's services.

Director Capo explained that GoPark's contract expired in June 2021, and upon staff's recommendation to renew the agreement, Commissioner Carr suggested that the services be advertised.

Mr. Metzger advised that the professional services do not require a formal process and could be solicited through obtaining quotes. He said it was not congruent with soliciting proposals for a public work.

Director Capo advised that the LMA compensates GoPark about \$3,200 per month for its services for both South Shore Harbor Marina and Orleans Marina.

Chair Heaton clarified that a RFQ was not issued by the former Executive Director, and two proposals had been solicited by the previous director after mismanagement led to uncollected dues and audit findings. She explained that there was difficulty in onboarding GoPark, especially because the LMA has about 700 slip leases, and onboarding a new firm would be disruptive to staff and tenants alike.

Commissioner Lapeyrolerie confirmed with Mr. Metzger that renewing GoPark's contract was legal. Mr. Metzger confirmed it was.

Chair Heaton suggested that the term be amended to a total of three (3) years. Commissioner Fierke made a motion to amend the term of six (6) month to three (3) years. The motion was seconded by Commissioner Watters, and was unanimously adopted to to extend the contract with GOPARK, LLC for Harbor Management Services for a term of three (3) years commencing on July 1, 2021, and to direct and authorize the Staff of the Management Authority to prepare and issue a Request for Proposals for a contract for harbor management services for the Orleans and South Shore Harbor Marinas.

MOTION: 03-052721
RESOLUTION: 04-052721
BY: COMMISSIONER FIERKE
SECONDED BY: COMMISSIONER WATTERS

3) Motion to extend the contract with GOPARK, LLC for Harbor Management Services for a term of three (3) years commencing on July 1, 2021, and to direct and authorize the Staff of the Management Authority to prepare and issue a Request for Proposals for a contract for harbor management services for the Orleans and South Shore Harbor Marinas.

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”), which includes the Orleans Marina and South Shore Harbor Marina (“Marinas”);

WHEREAS, the Management Authority in 2018 solicited cost proposals for harbor management services for the management of dockage leasing and rental collections at the Marinas (“harbor management services”);

WHEREAS, the Management Authority received proposals from Premium Parking Service, L.L.C. and GOPARK, LLC (“GOPARK”),

WHEREAS, the Management Authority’s staff recommended that the Management Authority select GOPARK because of its experience in harbor management and its robust reporting platform;

WHEREAS, the Marina Committee at its meeting held on March 15, 2018 reviewed the proposals submitted and voted unanimously to recommend that the Management Authority authorize a contract with GOPARK for harbor management services for a term of three (3) years at a rate of One and One-Half (1.5%) Percent of all revenue collected through the GOPARK Platform;

WHEREAS, the Management Authority at its regularly scheduled monthly meeting in May of 2018 adopted a resolution and approved a contract with GOPARK for harbor management services for a term of three (3) years at a rate of One and One-Half (1.5%) Percent of all revenue collected through the GOPARK Platform;

WHEREAS the contract with GOPARK expires on June 30,2021;

WHEREAS, the Marina Committee of the Management Authority at its regularly scheduled monthly meeting held on May 18, 2021 considered a recommendation by the Staff of the Management Authority that the Committee recommend to the Management Authority approval of a new contract with GOPARK, for a term of three (3) years to renew for harbor management services at the Marinas;

WHEREAS, after considering the recommendation of Staff, the Marina Committee voted to recommend that the Management Authority extend the contract with GOPARK for a term of six (6) months and that Staff prepare and issue a Request for Proposals for a contract for these contract services; and,

WHEREAS, the Management Authority after considering the recommendation of the Marina Committee, and after consideration of an amendment that was duly made, seconded and adopted, resolved that it was in the best interest of the District to approve a contract with GOPARK for a term of three (3) years for harbor management services at the Marinas;

THEREFORE, BE IT HEREBY RESOLVED that the Management Authority hereby approves a contract with GOPARK, LLC for a term of three (3) years for harbor management services at the Marinas at a rate of One and One-Half (1.5%) Percent of all revenue collected through the GOPARK Platform;

BE IT FURTHER HEREBY RESOLVED that the Management Authority Chairman or Executive Director is authorized to sign 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, Green, Hebert, Lapeyrolerie, Meadowcroft,
Rodgers, Romero, Richard, Watters
NAYS: None
ABSTAIN: None
ABSENT: Brien, Bruno, Carr, Cohn
RESOLUTION ADOPTED: YES

Announcement of next Regular Board Meeting:

- Thursday, June 24, 2021 – 5:30 P.M.

Adjournment:

A motion was offered by Commissioner Fierke, seconded by Commissioner Francis, and was unanimously approved to adjourn the meeting. The meeting was adjourned at 7:19 PM.