

**MINUTES OF THE
LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
THURSDAY, JUNE 23, 2022**

PRESENT:

Chair Anthony Richard
Commissioner Stanley Brien (Left at 5:48 pm)
Commissioner Sean Bruno
Commissioner Stanley Cohn
Commissioner Brian Egana
Secretary Thomas Fierke
Commissioner Monika Gerhart
Commissioner Wilma Heaton (5:47 pm)
Commissioner Renee Lapeyrolerie
Commissioner Pat Meadowcroft
Commissioner Howard Rodgers
Commissioner Bob Romero

ABSENT:

Vice-Chair Esmond Carr
Commissioner Dawn Hebert

STAFF:

Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director/Board Secretary
Bruce Martin – Airport Director
Adam Gulino– Director of Engineering and Operations
Bruce Cain – Harbormater
Eli Ivory – LMA IT

ALSO PRESENT:

Gerard G. Metzger – Legal Counsel to the LMA
David Jefferson “Jeff” Dye – Legal Counsel to the LMA
Al Pappalardo – Real Estate Consultant to the LMA
Ray Landeche – Optimum Solutions
Noah Lewis – NOE Resident
Rick Renfroe – Cobalt Builders
Karl Hudson - OMTA
Ben Chadwick – Linfield Hunter (Architect of Record)

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, June 23, 2022, 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.

I. **Call to Order**

Chair Richard called the meeting to order at 5:33 P.M.

II. **Pledge of Allegiance**

Commissioner Laperolerie led in the Pledge of Allegiance.

III. **Roll Call**

Executive Director Louis Capo called the roll, ten board members were present and a quorum was established.

IV. **Opening Comments – Chair Richard**

Chair Richard thanked everyone for being here tonight. He commends all who attended yesterday's Special Board Meeting. There was great representation from State Representative Hughes, to community representatives and the commissioners. Thank you all for making the Special Board meeting a success.

V. **Motion to Adopt the Agenda**

Chair Richard called to adopt the Agenda.

A motion was made by Commissioner Egana and second by Commissioner Lapeyrolerie.

Commissioner Fierke asked to adjust the agenda to address the special guests. Director Capo stated the special guest presentations will be under the director's report. Commissioner Egana asks if there are any action items to be addressed on today's agenda.

Director Capo clarified that the special guests will be presented with certificates acknowledging their hard work keeping the Lakefront Clean under my report.

Motion to Amend the Agenda:

Commissioner Fierke motioned to amend the agenda to move New Business items number six and seven up to the top of Old Business to accommodate the insurance agents. The motion was second by Commissioner Rodgers.

Chair Richard opened the floor for questions or comments. Hearing none he called for a vote. The motion passed unanimously.

Chair Richard called for a motion to adopt the agenda as amended.

The motion was made by Commissioner Bruno; second by Commissioner Egana.

Chair Richard opened the floor for questions or comments. Hearing none he called for a vote.

The motion to adopt the agenda as amended passed unanimously.

VI. Motion to Approve Minutes

a. SPECIAL Board Meeting Minutes – March 28, 2022

Motion to approve the minutes was made by Commissioner Cohn; second by Commissioner Meadowcroft

Chair Richard opened the floor for questions or comments. Hearing none he called for a vote.

The motion passed unanimously.

b. Regular Board Meeting Minutes May 26, 2022

Motion to approve the minutes was made by Commissioner Bruno; second by Commissioner Fierke

Chair Richard opened the floor for questions or comments. Hearing none he called for a vote.

Commissioner Lapeyrolerie and Commissioner Egana abstain.

The motion passed.

VII. Director's Report:

Louis Capo, Executive Director of Lakefront Management Authority, addressed the chairman and board members that every year at this time we recognize the group that has the difficult task of cleaning Lakeshore Drive every Monday, Easter, and Mother's Day. LMA would like to recognize them and present them with Certificates of Excellence for their continued hard work. He introduced Sandy Williamson, Acting ED of ARCNOLA who presented the awards to the workers.

Mrs. Williamson thanked LMA for the recognition, for inclusion, and acceptance in the community. She also recognized the amazing staff who works with the staff.

Commissioner Cohn let the ARCNOLA employees know that he sees them out there cleaning and adds that they are very friendly. He asked everyone to stand and give them an extra hand of applause for their hard work.

Chair Richard echos Commissioner Cohn and thanks the staff of ARC NOLA for their services.

Director Capo continued with his report to include that the Fire Marshal is here working with our engineer and Ben Chadwick of Linfield Hunter, who is our architect of record. The Fire Marshal is writing the report on the covered boat slips at the ShouthShore Harbor. They will come back to report to the board.

Starting next week, we will be going into the audit season. One of the items on tonight's agenda is the questionnaire which should be provided to the auditors by July 15th.

Director Capo called Bruce Martin for the Airport Report.

Bruce Martin, Airport Director reported that there is one item on tonight's agenda which is to accept the grant which will help us finish the design for the pump station at the airport.

Remembering the pictures after H. Ida came through. We are already on the path to resolving the drainage issue out here. We are on course to break ground in 2023.

He also reported that Fuel Ops are up for us again last month in May. We sold 93,000. June, July, and August are usually down time but I am intrigued to see those numbers in the coming months.

Director Capo introduced Mr. Eli Ivory who will serve as our dedicated IT person. It took some time with Civil service to get the details worked out. He also introduced Adam Gulino, the new professional engineer who has been with LMA for three weeks now.

VIII. Committee Reports

1. Airport – Chair Lapeyrolerie

Commissioner Lapeyrolerie reported that her report will be informational only.

Airport Committee had a meeting scheduled for Tuesday, June 14th where she was the only person present. We discussed the FAA grant to be discussed and approved at the full board meeting tonight.

Commissioner Egana apologized, as a member of the committee, for missing the previous Airport Committee meeting. He was not aware of the date change until the day before.

Chair Richard recommends making announcements at the meeting before the change takes place. Also, I would ask staff to send out an email to notify the board of any changes.

Director Capo clarified that we addressed the incorrect dates for June 2022 and September 2022 of the Proposed Meeting Schedule's annual calendar at the May Board meeting last month where the full board acknowledged and approved the date corrections.

Mr. Capo also added that we will do calendar invites going forward.

2. Finance – Chair Bruno

We discussed the need to approve the LA Questionnaire which is a standard document that every entity that is audited by the State of LA must have approved. It is a certification that management complies with the state's rules and regulations. The form will have to be signed by the chair, treasurer, and the secretary of the board.

3. Legal – Chair Cohn

There is no action for Legal Committee this month. The meeting was deferred for this month.

Commissioner Cohn introduced an item sent to the board from Ms. Ashley Haspel which Commissioner Cohn marked as Exhibit 1. He proceeded to read Exhibit 2 which is his response to Exhibit. Both exhibits were submitted to Secretary Fierke. His four points were

4. Commercial Real Estate – Chair Rodgers

The main topic for commercial real estate was addressed at yesterday's Special Board Meeting where a proposer was selected to develop Parcel-L. The other topic, which will be addressed on tonight's agenda is the recommendation for approval of the Blue Crab lease.

5. Marina – Chair Hebert

Director Capo spoke in the absence of Commissioner Hebert. She requested a briefing on all the Marina issues taking place. There was the tour and an update. Finally, we are still waiting for the Fire Marshal to complete his investigation for tonight's report. There were no actionable items.

6. Recreation/Subdivision – Chair Carr

Director Capo spoke in the absence of Commissioner Carr. There were two items on the agenda. The Krewe of Vaporwave was deferred to the next committee meeting. The other item was the EDS contract renewal which is an agenda item to be heard tonight.

IX. Public Comments

Chair Richard called for public comments.

1. Carl Hudson – Orleans Marina Tenant Association. Reported that he is here to bring up two safety items at the Orleans Marina which have continued to be an issue for quite a long time. The power on the peninsulas that went under water during H. Ida. I have documented to the Marina and met with you all several times. Bottom line, it it's months later and you now have a life-threatening safety issue that has not been fixed. Bottom line. The second issue is there are sink holes that are approximately 4 feet deep along the Orleans Marina Promenade where the dirt has washed out under the promenade probably due to holes in the bulkhead. It's a bad trip hazard. If you step off of the end of the Promenade and fall into the sink hole you may wind up falling 4 feet down. I

realize that you may not want to spend much money on this because hopefully in the future the Flood Authority will replace the bulkhead. We've talked about putting Quik Crete to fill the holes which would be a permanent solution or a couple of loads of dirt to fill the holes which may not last as long. Mr. Hudson asked that his comments be recorded verbatim.

Commissioner Romero stated that he remembers when they first complained about the electrical issue. On the issue of the hole, the washout is a Corp of Engineers problem. We've had that problem before.

Director Capo asked Bruce Cain to comment on the electrical issue. Mr. Cain reported that they had enough supplies to change the breakers and receptacle in about ten or twelve pedestals. These are special mounting requirements for the breakers. The former engineer ordered parts that came in wrong. The correct parts are currently back-ordered.

Commissioner Fierke asked if, on the second issue, the board had authorized a task order for this in March.

Director Capo confirmed that Batture is in the process of completing the design for the Orleans Marina. DEI is in the design process SouthShore Harbor. We asked for a breakdown of all the problems on all of the piers. We may not have the funding to complete all of the pier work on of the piers this year. When we go out for bid, we can do a primary with alternates to get the work done. The same thing will take place at South shore Harbor which may be more of a FEMA issue.

Mr. Hudson further added that he is a licensed electrical contractor with over fifty years of experience. The previous engineer asked Mr. Hudson to take a look at the problem. He stated that the breakers no longer exist on this planet. No one knows when they will be available. However, the problem is, that you have a life-threatening situation. If you cannot solve the problem with plan A then go to plan B and so on. But to allow it to go on for ten months is unacceptable. He is aware of the contracting work on the piers. I'm not talking about the piers; I'm talking about the Promenade. The sidewalk that runs on the top of the bulkhead along the length of the Marina. There are several spots where if you step down off the sidewalk heading to your car and fall into a hole at least 3 feet deep.

Commissioner Romero commented that the washout was connected to some drainage outside of the wall.

Mr. Hudson stated that was a different issue. You referencing an issue between piers one and two.

Rick Eikler – Is here to speak on item four on the agenda. He lives close to Bule Crab and is here to seek clarification on the proposed change to their lease. His concern is regarding parking and quality of life. He would like to reserve the right to ask questions when the agenda item is discussed.

X. NEW BUSINESS

1. Motion to recommend renewal of a contract with McGriff, Seibels & Williams, Inc. as Agent of Record to provide risk management services for a term of one (1) year for an amount not-to-exceed \$47,000.00.

Chair Richard called for a motion to approve.

A motion was made by Commissioner Fierke; second by Commissioner Cohn.

Chair Richard called for questions and comments.

Commissioner Fierke commented that this motion was recommended for approval by the Insurance Committee. It is the same people, same firm, and same price. This is good for us.

Chair Ricard called for questions and comments. Any objections, hearing none the motion passed unanimously.

2. Motion to recommend procurement of an Airport Owner/Operator Liability Insurance Policy, Public Official Insurance Policy, Workers Compensation Insurance Policy, Commercial Auto Liability Insurance Policy, General Liability Insurance, Excess General Liability Insurance, Marina Liability Insurance, and Pollution Liability Insurance

Chair Richard called for a motion to approve.

A motion was made by Commissioner Cohn; second by Commissioner Brien.

Chair Richard opened the floor for comments.

Commissioner Fierke reports that the total insurance bill will increase by sixteen percent. The biggest change is the general liability will increase by approximately \$20,000. The general liability insurance is currently holding \$140,000 in reserve based on three potential lawsuits. In the last few years, they have collected \$135,000. Worker's Compensation increased by \$8000 based on our current headcount. The last one he highlighted was the Excess Insurance that will also increase.

Chair Ricard called for questions and comments. Chair Richard called for any objections, hearing none, the motion passed unanimously.

3. Motion to adopt the Louisiana Compliance Questionnaire for the Lakefront Management Authority for the fiscal year ending June 30, 2022.

Chair Richard called for a motion to approve.

A motion was made by Commissioner Bruno; second by Commissioner Egana.

Commissioner Lapeyrolerie asked for clarification on why the questionnaire was not attached.

Chair Richard called for questions and comments. Any objection.

Commissioner Lapeyrolerie opposed.

Chair Richard called for a vote. The motion passed

4. Motion to approve contracts with Employment Development Services, Inc. for Trash and Debris Removal Services, for a term of one (1) year, commencing on July 1, 2022, and ending on June 30, 2023.

Chair Richard called for a motion to approve.

A motion was made by Commissioner Heaton; second by Commissioner Meadowcroft.

Chair Richard called for questions and comments.

Commissioner Lapeyrolerie called for an overview of the increase in the contract.

A representative was present to give the breakdown of the contract.

Commissioner Lapeyrolerie asked if we could recommend additional work to do other cleanups.

The representative stated that was possible given advance notice.

Chair Richard called for questions and comments. Any objections; hearing none the motion passed unanimously.

5. Motion to select The New Orleans Advocate as the Official Journal for publications for the Lakefront Management Authority for a one-year term commencing on July 1, 2022, as required under La. Rev. Stat. 43:171.

Chair Richard called for a motion to approve.

A motion was made by Commissioner Heaton; second by Commissioner Romero.

Chair Richard opened the floor for questions and comments. Any objections; Commissioner Fierke voted nay. He votes nay every year. The motion passed.

6. Motion to approve an amendment of the Lease with Lakeview Landings, L.L.C. d/b/a The Blue Crab to permit the use of the Day Store building and adjacent land located on the Leased Premises for restaurant-related purposes and amend the rental provisions of the Lease to increase the rental rate charged for the Day Store and adjacent land from the industrial rental rate of \$2.25 per square foot to the commercial rate of \$3.50 per square foot.

Chair Richard called for a motion to approve.

A motion was made by Commissioner Rodgers; second by Commissioner Fierke

Chair Richard opened the floor for questions and comments and asked for the person who had a question regarding this agenda item to step forward.

Mr. Eikler is concerned and wanted to know about the changes to the lease. We are concerned about noise control and parking.

Chair Richard asked Mr. Pappalardo to give the details of the increased rent lease.

Mr. Pappalardo reported that this is a rate adjustment lease. This lease permits the use of the day store building on the leased premises and adjacent lease area, totaling 12,000 square feet, as part of the restaurant. The amended rental payment amount will increase from \$2.50 per square foot to \$3.50 per square foot for the 12,000 square feet of lease the area used in connection with the day store building, effective October 1, 2021, subject to rental adjustments provided under the terms and conditions of the lease and with all other terms and conditions of the Lease to remain unchanged.

Ray Landeche spoke on behalf of the neighborhood and asked to table this lease to do a proper study of the parking. The neighbors are displeased with restaurant patrons parking and trashing the neighborhood due to not enough parking space closer to the restaurants. They are also not interested in LMA utilizing green space for parking. They feel it has significantly decreased their quality of life.

Nick Asprodites, owner of Blue Crab stated that he has complied with every City ordinance for parking. He has ample parking and LMA has never given him a break on parking.

Commissioner Cohn asked Ray Ladeche for clarification on what area of parking did this agency reclaim for parking.

Commissioner Fierke asked if this space increases the number of patrons at the restaurant.

Mr. Asprodites replied no. there is a misunderstanding about what this space is. This is just an open space where you could have a meeting. There is no kitchen and no food service. a

Commissioner Laperolerie requested someone to delineate who has jurisdiction and authority about parking.

Attorney Metzger states that we do not have jurisdiction over parking. That would be the City of New Orleans.

Commissioner Heaton suggests one way to help with parking would be to have OLD PD surveil and remove some of the large busses, some with no license plates, taking up multiple spaces; it hurts the business and the neighborhoods. That's one small thing we could do.

Chair Richard opened the floor for questions and comments. Any objections; Commissioner Fierke voted nay. He votes nay every year. The motion passed.

7. Motion to Accept the FAA AIP Grant #03-22-0038-038-2022 for the Project identified as the Lakefront Airport Airfield Drainage Improvements – Phase 1 Design (FAA 90% - LADOTD 10%).

Chair Richard called for a motion to approve.

A motion was made by Commissioner Fierke; second by Commissioner Heaton.

Chair Richard opened the floor for questions and comments. Any objections; Commissioner Fierke voted nay. He votes nay every year. The motion passed.

Director Capo reported that State Fire Marshal's Report on the South Shor Harbor's covered boat slips is in. Mr. Ben Chadwick and Adam Guilino are here to bring us up to speed on the findings.

Mr. Ben Chadwick of Lifield Hunter, who has the contract to design the sprinkler system at SSH, reported that in light of the rejected bids to repair the sprinkler system the Fire Marshal inspected the yellow tagging and nonfunctional sprinkler system at the covered boat slips.

Effective today at 6 pm, the Fire Marshal will issue a Cease and Desist Order, that shall be put in place for any sleeping inside of the covered boat slips on any unapproved structure or occupying the structures that are in the covered boat marina.

This Cease and Desist Order shall NOT be in force for the on boat occupancy. They may continue to live on board their boats in the covered slips.

If it is found to be in violation of the Cease and Desist Order, electrical meters can be removed per the utility power.

The inspection was conducted due to a complaint of an out-of-date sprinklers system at a 75,000-square-foot covered boat marina.

During the inspection, it was observed the sprinkler system was on a non-compliant sprinkler system that was originally designed for storage. The system is not weather protected with documented incidences where the sprinkler lines and heads were broken due to cold weather.

There are fourteen storage sheds and one 1500-square foot two-story residential structure was observed under the boat marina. There is no fire alarm in place at this time. None of the observed structures were submitted or approved by the State Fire Marshal. It was reported that there are residents that are believed to be sleeping in some of the observed structures.

There are multiple violations observed but not limited to the following. Fire alarm not present. Electrical issues. Propane and gas grills were observed under the covered slip marina. A bar build-out without proper submittal or approval. PPadlockson egress doors. No emergency lighting. Excessive storage.

The Fire Marshal has provided a copy of threportrt to me, Adam Gulino and, Mr. Capo.

Commissioner Heaton asked if this is the same location where the bid came in at \$1.9 million. Where do we g from here?

Mr. Chadwick replied yes. The remedy would be a new sprinkler system and fire alarm to bring the site back into compliance.

Currently, at the direction of Mr. Capo, we were authorized to contact Coastal Sprinkler to do a sprinkler system pressure test. The test showed that the pressure is very low putting out 29 PSI or 500 gallons per minute of flow. This is not enough to support a sprinkler system. Due to the test results, Linfield Hunted has engineered a sprinkler system that could perform and protect the structure and occupants of the building creating a 5000-gallon storage tank and providing a pump to supplement the flow from the city.

We are currently testing pressure on your side and the city side to determine where the drop in pressure is occurring. If the city is not providing pressure to the sprinkler system, then you will be required to put the tank and pump in place to supplement that. If it's a valve that is shut off or an undersized meter that reduces the flow, this is an easy fix. Then we can eliminate the tank and pump.

Mr. Capo advised the board that the apartment at the covered boat slips was approved by the Levee District back in early 2000.

Mr. Chadwick adds that for the storage units to remain, they would have to be drawn into a new plan with the construction types including the square footage and submitted to the Fire Marshal for review.

Commissioner Fierke inquired why we need a sprinkler system at all. The other boat houses do not have sprinkler systems.

Mr. Chadwick said it goes by occupancy, construction type, and sizes.

Chair Richard announced the next meeting to be held on Thursday, July 28, 2022 ,at 5:30 pm. And accepted amotiononn to ajourn.

A motion to adjourn ws offered by Commissioner Heaton, second by Commissioner Meadowcroft.

MOTION: XI 01-06262022

RESOLUTION: XI 01-06262022

BY: COMMISSIONER

SECONDED BY:COMMISSIONER

June 23, 2022

Motion to adopt the Louisiana Compliance Questionnaire for the Lakefront Management Authority for the fiscal year ending June 30, 2022.

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, political subdivisions and boards of the State of Louisiana are required to complete, adopt and submit the Louisiana Compliance

Questionnaire (For Audit Engagements of Government Agencies) (the “Questionnaire”) each year as part of the financial audit of Louisiana state and local governments and quasi-public agencies;

WHEREAS, the attached draft of the completed Questionnaire was prepared by the Staff of the Management Authority;

WHEREAS, the completed Questionnaire requires the signature of the officers of the Management Authority; and,

WHEREAS, after consideration of the draft responses to the Questionnaire prepared by Staff, the Management Authority resolved that it was in the best interest of the Management Authority and Orleans Levee District to adopt the responses prepared by Staff and authorize the Chairman, Secretary, and Vice Chairman of the Management Authority to sign the attached Louisiana Compliance Questionnaire as part of the audit for the fiscal year that ends on June 30, 2022.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby adopts the Louisiana Compliance Questionnaire (For Audit Engagements of Government Agencies), a copy of which is attached to this Resolution, authorizes the Chairman, Vice Chairman or Secretary of the Lakefront Management Authority to sign the attached Questionnaire and authorizes the Executive Director to submit the

Questionnaire, as part of the audit for the fiscal year that ends on June 30, 2022, and sign any and all other documents necessary to accomplish the above.

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

YEAS: RICHARD, FIERKE, BRUNO, COHN, GERHART, HEATON, MEADOWCROFT, RODGERS, ROMERO, EGANA

NAYS: NONE

ABSTAIN: LAPEYROLERIE

ABSENT: CARR, BRIEN, HEBERT

RESOLUTION ADOPTED:

This resolution was declared adopted this 23rd day of June 2022.

.....
I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke, Secretary

MOTION: XI 02-06232022

RESOLUTION: XI 02-06232022

BY: COMMISSIONER HEATON

SECONDED: COMMISSIONER MEADOWCROFT

June 23, 2022

Motion to approve contracts with Employment Development Services, Inc. for Trash and Debris Removal Services, for a term of one (1) year, commencing on July 1, 2022 and ending on June 30, 2023.

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 Lakeshore Drive, the New Basin Canal Park, the New Orleans Lakefront Airport, the Orleans and South Shore Harbor Marinas and Stars and Stripes Boulevard are non-flood protection assets of the District under the management and control of the Management Authority;

WHEREAS, the Management Authority has awarded annual contracts to Employment Development Services, Inc. (“EDS”), a Louisiana Non-Profit Corporation, for debris pick-up services at these properties and for special events at these properties for a number of years and the current annual contracts for these services with EDS expire on June 30, 2022;

WHEREAS, EDS submitted proposals , copies of which are attached to this Resolution, to provide these services in Fiscal Year 2023,

commencing on July 1, 2022 and expiring on June 30, 2023, for the monthly fees and days of service set forth in the proposals;

WHEREAS, the Recreation/Subdivision Committee of the Management Authority considered the proposals for contracts for these services submitted by EDS at its meetings held on June 14, 2022, and voted to recommend that the Management Authority approve contracts with EDS for these services, for a term of one year, under the terms and conditions set forth above; and,

WHEREAS, the Management Authority after considering the recommendation of the Recreation/Subdivision Committee and proposals submitted by EDS resolved that it was in the best interest of the District to approve the debris removal and trash pick-up contracts with EDS under the terms and conditions set forth in the attached proposals for these services submitted by EDS.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves contracts with Employment Development Services, Inc. for debris removal and trash pick-up services, for a term of one-year, commencing on July 1, 2022 and ending on June 30, 2023, for the monthly fees and days of service and under the terms and

conditions set forth in the attached proposals submitted by Employment Development Services, Inc.

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

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

YEAS: RICHARD, FIERKE, BRUNO, COHN, EGANA, GERHART, HEATON, LAPEYROLERIE, MEADOWCROFT, RODGERS, ROMERO

NAYS: NONE

ABSTAIN: NONE

ABSENT: BRIEN, CARR, HEBERT

RESOLUTION ADOPTED: UNANIMOUSLY

This resolution was declared adopted this 23rd day of June, 2022.

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke
Secretary

MOTION: XI 03-06232022

RESOLUTION: XI 03-06232022

BY: COMMISSIONER HEATON

SECONDED: COMMISSIONER ROMERO

June 23, 2022

3) Motion to select The New Orleans Advocate as the Official Journal for publications for the Lakefront Management Authority for a one-year term commencing on July 1, 2022, as required under La. Rev. Stat. 43:171.

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;

WHEREAS, Louisiana Revised Statutes Title 43, Section 171 provides that levee districts and other political subdivisions shall have the proceedings of their boards and the financial statements required by and furnished to the Louisiana Legislative Auditor published in a newspaper, which shall be selected at its meeting in June of each year for a term of one year (“La.Rev.Stat. 43:§171”);

WHEREAS, the Management Authority as a political subdivision is required to comply with the provisions of La.Rev.Stat. 43:§171;

WHEREAS, La.Rev.Stat. 43:§171 further provides that the newspaper shall meet certain criteria relative to location and publication;

WHEREAS, the New Orleans Advocate is a newspaper in the Parish of Orleans that meets the statutory criteria for publishing the proceedings of the Management Authority; and,

WHEREAS, the Management Authority resolved that it was in the best interest of the Management Authority and Orleans Levee District to select as its official journal The New Orleans Advocate.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby selects The New Orleans Advocate as the official journal for publications for the Lakefront Management Authority for a term of one (1) year, commencing July 1, 2022, as required under La.Rev.Stat. 43:§171.

BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Non-Flood Protection Asset Management Authority be and is hereby authorized to execute any documents necessary to carry out the above.

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

**YEAS: RICHARD, BRUNO, COHN, EGANA, GERHART,
LAPEYROLERIE, MEADOWCROFT, RODGERS, ROMERO**

NAYS: FIERKE

ABSTAIN: NONE

ABSENT: NONE

RESOLUTION ADOPTED: YES

This resolution was declared adopted this 23rd day of June 2022.
.....

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke, Secretary

MOTION: XI 04-07232022

RESOLUTION: XI 04-07232022

BY: COMMISSIONER RODGERS

SECONDED BY: COMMISSIONER FIERKE

June 23, 2022

) Motion to approve an amendment of the Lease with Lakeview Landings, L.L.C. d/b/a The Blue Crab to permit the use of the Day Store building and adjacent land located on the Leased Premises for restaurant related purposes and amend the rental provisions of the Lease to increase the rental rate charged for the Day Store and adjacent land from the industrial rental rate of \$2.25 per square foot to the commercial rate of \$3.50 per square foot.

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, Lot 2E situated in the City of New Orleans located on the east side of the New Basin Canal is one of the non-flood assets of the Orleans Levee District managed and controlled by the Management Authority (the “Leased Premises”);

WHEREAS, Lakeview Landings, L.L.C. (“Lessee”) entered into a Lease Agreement with the Management Authority for Lot 2E, totaling 58,588 square feet (1.345 acres), dated on September 30, 2011, for construction and development of a restaurant to do business under the name “The Blue Crab,” and a fuel dock and day store, as provided under the terms and conditions set forth in the Lease (the “Lease”);

WHEREAS, thereafter the Lease was amended to permit Lessee to obtain workers compensation insurance for its restaurant employees from the Louisiana Restaurant Association Self Insurer’s Fund, with a USL&H

endorsement or separate policy for USL&H coverage for restaurant employees;

WHEREAS, in view of delays caused by underground utilities on the Leased Premises, the Lessee was unable to complete construction of the fuel dock and day store by September 1, 2012, as required under the Lease, and the Management Authority by resolution duly adopted approved an amendment of the Lease to extend the completion date through March 31, 2014;

WHEREAS, subsequently, Lessee requested an additional extension of the completion date for the construction of the day store and fuel dock, and the Management Authority by resolution duly adopted approved an amendment of the Lease to extend the completion date through July 30, 2014;

WHEREAS, thereafter Lessee timely completed construction of all of the proposed improvements on the Leased Premises and opened and has operated the restaurant, day store and fuel dock, as required under the terms and conditions set forth in the Lease;

WHEREAS, Lessee requested an amendment of the Lease to use the day store building constructed on the Leased premise and adjacent lease

area totaling 12,000 square feet, as part of the restaurant and for restaurant related purposes, including but not limited to special events;

WHEREAS, Lessee offered in consideration of the requested amendment of the Lease to pay the per square foot rental rate of \$3.50 per square foot charged under the Lease for lease area used for and related to the restaurant operated on the Leased premises instead of the industrial use per square foot rental rate of \$2.25 per square foot charged under the Lease for the 12,000 square feet of lease area used for and in connection with the fuel dock and day store;

WHEREAS, approval of the proposed amendment would result in the total square footage for the restaurant on the Leased Premises to increase to 37,192.84 square feet from 25,192.84 square feet, resulting in an annual rent for the restaurant space of \$130,174.94 ($\$3.50 \times 37,192.84$ sf.), and the square footage for the fuel dock and related uses would be reduced to 21,695.16 square feet, resulting in an annual rent for this space of \$48,814.11 ($\$2.25 \times 21,695.16$ sf.), for a total annual rent for the Leased Premises of \$178,989.05;

WHEREAS, the changes in the rental rates for the Leased Premises, would take effect as of October 1, 2021, which was the date of the last

adjustment of the annual rent as provided under the terms and conditions of the Lease;

WHEREAS, Lessee's request was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on June 16, 2022, and the Committee voted to recommend approval of the requested lease amendment to the Management Authority; and,

WHEREAS, the Management Authority after considering the recommendation of the Commercial Real Estate Committee and terms of the proposed lease amendment resolved that it was in the best interest of the Orleans Levee District to approve the proposed lease amendment 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 Lakeview Landing L.L.C. to permit the use of the day store building constructed on the Leased Premises and adjacent lease area, totaling 12,000 square feet, as part of the restaurant and for restaurant related purposes, including but not limited to special events, conditioned on an amendment of the rental provisions of the Lease to provide for rental payments in the amount of \$3.50 per square foot for the 12,000 square feet of lease area used in connection with the day store building, effective October 1, 2021, subject to rental

adjustments as provided under the terms and conditions of the lease and with all other terms and conditions of the Lease to remain unchanged and in full force and effect.

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

YEAS: RICHARD, FIERKE, BRUNO, COHN, EGANA, GERHART, HEATON, LAPEYROLERIE, MEADOWCROFT, RODGERS, ROMERO

NAYS: NONE

ABSENT: CARR, HEBERT, BRIEN

RESOLUTION ADOPTED: UNANIMOUSLY

This resolution was declared adopted this 23rd day of June 2022.
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I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke, Secretar

MOTION: XI 05-06232022

RESOLUTION: XI 05-06232022

BY: Commissioner Fierke

SECONDED: Commissioner Heaton

June 23, 2022

Motion to Accept the FAA AIP Grant #03-22-0038-038-2022 for the Project identified as the Lakefront Airport Airfield Drainage Improvements – Phase 1 Design (FAA 90% - LADOTD 10%)

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 Orleans Levee District are the Public Sponsors of the Airport for Louisiana Department of Transportation and Development, Aviation Division (“LADOTD”) and U.S. Department of Transportation, Federal Aviation Administration (“FAA”) grant funding;

WHEREAS, the LADOTD and the FAA provide grant funding, either jointly or separately, for the purpose of effecting capital improvements to airports, and these grants are awarded in response to formal applications submitted by the public sponsors of airports;

WHEREAS, the Management Authority and the District submitted a Project Application to the FAA, for a grant of Federal funds for a project at the Airport identified as the “Lakefront Airport Airfield Drainage Improvements – Phase 1 Design” (the “Project”);

WHEREAS, the FAA will provide up to 90% of the necessary funding and the LADOTD will provide up to 10% of the necessary funding for this Project;

WHEREAS, the FAA has approved this Project for the Airport and issued a Grant Offer for the Project, identified as Airport Improvement Program (AIP) Project No. 03-22-0038-038-2022, (the “Grant Offer” and “Grant Agreement”);

WHEREAS, for the Grant to be valid and in order to properly enter into this Grant Agreement with the FAA, the Management Authority must adopt a resolution to accept the Grant Offer, and provide the Certificate of the

Sponsor's Attorney required to be signed under the conditions of the Grant Offer; and,

WHEREAS, the Management Authority resolved that it was in the best interest of the Airport to accept the Grant Offer for this Project in accordance with all of the terms and conditions in the Grant Offer.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority, on its behalf and on behalf of the Orleans Levee District, as the Public Sponsors of the Airport, accepts the Grant Offer for the Project, identified as Airport Improvement Program (AIP) Project No. 03-22-0038-038-2022, and ratifies and adopts all assurances, statements, representations, warranties, covenants, and agreements in the Project Application and incorporated in the Grant Offer and agrees to comply with all terms and conditions in the Grant Offer and Project Application.

BE IT FURTHER HEREBY RESOLVED that the Management Authority Chairman or Executive Director be and is hereby authorized to accept and sign the Grant Offer for the Project identified as Airport Improvement Program (AIP) Project No. 03-22-0038-038-2022 and any other documents necessary to carry out the above.

BE IT FURTHER RESOLVED that the Lakefront Management Authority's Legal Counsel be and is hereby authorized to sign the Certificate of Sponsor's Attorney required to be signed under the terms and conditions of the Grant Offer.

YEAS: RICHARD, RODGERS, FIERKE, BRUNO, LAPEYROLERIE, COHN, GERHART, MEADOWCROFT, ROMERO, EGANA, HEATON

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, HEATON, BRIEN

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 23rd day of June, 2022.
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I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Non-Flood Protection Asset Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke
Secretary

MOTION: VII 07-06232022

RESOLUTION: VII 07-06232022

BY: COMMISSIONER COHN

SECONDED BY: COMMISSIONER BRIEN

June 23, 2022

7) Motion to Authorize Procurement of an Airport Owner/Operator Liability Insurance Policy, Public Official Insurance Policy, Workers Compensation Insurance Policy, Commercial Auto Liability Insurance Policy, General Liability Insurance, Excess General Liability Insurance, Marina Liability Insurance, Pollution Liability Insurance, and Contents Insurance

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 following insurance coverages expire on or about July 1, 2022 and McGriff, Seibels & Williams, Inc. (“McGriff”) has shopped the market for these coverages and has obtained the following quotes not to exceed:

1. Airport Owner/Operator Liability Insurance:	\$30,974.00
2. Public Official Insurance	\$25,216.00
3. Workers Compensation Insurance	\$75,986.00
4. Commercial Auto Liability Insurance	\$55,228.00
5. General Liability Insurance	\$84,162.00
6. Excess General Liability Insurance	\$44,504.00
7. Marina Liability Insurance	\$35,500.00
8. Pollution Liability Insurance	\$10,517.00
9. Contents Insurance	\$9,914.00

WHEREAS, for Airport Owner/Operator Liability Insurance, McGriff has obtained a quote of \$30,974.00 from Ace Property and Casualty Insurance Co.;

WHEREAS, for Public Official & Employee Practices Insurance, McGriff has obtained a quote of \$25,216.00 from Indian Harbor Insurance Co.;

WHEREAS, for Workers Compensation Insurance, McGriff has obtained a quote of \$75,986.00 from Louisiana Workers' Compensation Corporation (LWCC);

WHEREAS, for Commercial Auto Liability Insurance, McGriff has obtained a quote of \$55,228.00 from Houston Specialty Ins. Co.;

WHEREAS, for General Liability Insurance, McGriff has obtained a quote of \$84,162.00 from Hallmark Specialty;

WHEREAS, for Excess Liability Insurance, McGriff has obtained a quote of \$44,504.00 from AIG;

WHEREAS, for Marina Liability Insurance, McGriff has obtained a quote of \$35,500.00 per marina from Liberty Mutual Insurance Co.;

WHEREAS, for Pollution Liability Insurance, McGriff has obtained a quote of \$10,517.00 from Crum and Forster Specialty Insurance Co.;

WHEREAS, the coverage on each policy will be reviewed and an endorsement will be issued to increase policy limits if needed at a later date;

WHEREAS, Business Interruption Insurance can only be procured as an add on to the Property Insurance. The Executive Director is authorized to have Southeast Louisiana Flood Protection Authority procure said insurance, provided the Insurance Committee Chair concurs with the premium amount;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Lakefront Management Authority authorizes the procurement of Airport Owner/Liability Insurance coverage from Ace Property And Casual Insurance Co., for an estimated total annual premium not to exceed \$30,974.00; Public Official Insurance coverage from Indian Harbor

Insurance Co., for an estimated total annual premium not to exceed \$25,216.00; Workers Compensation Insurance coverage from LWCC, for an estimated total annual premium not to exceed \$75,986.00; Business Auto Insurance from Houston Specialty Insurance Company, for an estimated total annual premium not to exceed \$55,288.00; General Liability Insurance coverage from Hallmark Specialty for an estimated total annual premium not to exceed \$84,162.00; Excess General Liability Insurance coverage from AIG for an estimated total premium not to exceed \$44,504.00; Marina Liability Insurance coverage from Liberty Mutual Insurance Co. for an estimated total annual premium not to exceed \$35,500.00 per marina; Pollution Liability Insurance coverage from Crum and Forster Specialty Insurance Company for an estimated total annual premium not to exceed \$10,517.00; Contents Insurance coverage for a total not to exceed \$9,914.00 from Lloyds of London;

BE IT FURTHER HEREBY RESOLVED that coverage on each policy will be reviewed and an endorsement will be issued to increase policy limits if needed at a later date.

BE IT FURTHER HEREBY RESOLVED that the Authority 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: BRUNO, COHN, EGANA, FIERKE, GERHART, HEATON, LAPEYEROLERIE, MEADOWCROFT, RODGERS, RICHARD

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, HEBERT, BRIEN

PASSED: UNANIMOUSLY

This resolution was declared adopted this 23th day of June 2022.

.....
I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on June 23, 2022, held in New Orleans, LA, at which a quorum was present.

Thomas G. Fierke, Secretary