

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR MEETING OF THE RECREATION COMMITTEE  
HELD ON TUESDAY, MARCH 14, 2023 - 4:30 PM**

PRESENT: Commissioner Sandra Thomas (Chair)  
Commissioner Stan Brien  
Commissioner Esmond Carr  
Commissioner Pat Meadowcroft

ABSENT:  
Commissioner Dawn Herbert

STAFF: Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Adam Gulino - Director of Operations

ALSO

PRESENT: Jeff Dye – LMA Attorney  
Ray Landeche – VP, PLOA  
Sonya Duhe – President, LPOA  
Dwight Williams – Ponchartrain Conservancy  
Michael Liebaert – On File

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The Recreation Committee of the Lakefront Management Authority met on Tuesday, March 14, 2023, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

**I. Call to Order**

**Chair Thomas called the meeting to order at 4:33 PM.**

**II. Pledge of Allegiance**

**The Pledge was led by Commissioner Meadowcroft.**

### **III. Roll Call**

**Mr. Capó** called the role and (4) members were present, and a quorum was present.

### **IV. Opening Comments – Chair Sandra Thomas – No comments**

### **V. Motion to Adopt Agenda**

**A Motion was offered by Commissioner Meadowcroft; seconded by Commissioner Carr.**

### **VI. Director’s Report**

**Director Louis Capó reported** that Easter and Mother’s Day are the two biggest weekends of the year. He and Adam Gulino have developed a plan to accommodate the influx of people on the lakefront.

- Placement of 200 temporary trash cans
- Purchased ‘no littering’ signs placed throughout Lakeshore Drive
- 6 portable solar cameras placed on Lakeshore Drive
- 4 mounted NOPD officers
- Coordinated with OLDPD Captain Mike Brenckle to also have Jefferson Parish Officers on patrol as well
- We will have street sweepers to clean after each event
- Working with New Orleans EMS to place ambulances on the East and West Sides of the lake

**Commissioner Meadowcroft** commended the LMA staff and EDS on their improved efforts to keep Lakeshore Drive clean.

### **VII. Public Comments – No public comments**

## **VIII. Old Business**

### **1. Discussion on the Seabrook Boat Launch restoration.**

**Adam Gulino, Director of Operations and Engineering** reported the DEI compiled the 2019 conceptual design at a cost of \$2.6 million. However, the state would only agree to \$2 million which included our match of \$600,000.

**Mr. Gulino** said he has been working with DEI on revisions to the original conceptual design to come up with ways to reduce the engineering and construction cost by removing one of the three original boat launches. Each allowed two boats to back out at a time This would reduce the cost by \$600,000.

**Chair Thomas** asked if this would be inclusive of removing the piers as well.

**Mr. Gulino** confirmed and added that it would slightly change the configuration and square footage used.

**Commissioner Meadowcroft** recommended that the new conceptual design should include in its plan, future expansion to add the third boat launch back at a later time.

**Mr. Gulino** agreed that he saw no problem with that.

**Chair Thomas** added that is a good point and it should be added to the design.

**Jeff Dye**, LMA Attorney, advised the committee that there is a pending suite against the LMA regarding the use of one of these boat launches which is being handled through an insurance claim.

**Mr. Gulino** stated that there will be another meeting with DEI to discuss the consideration of floating docks and move forward to comprise the design.

The proposed playground area will be removed from the design.

## **IX. New Business**

### **1. Discussion on the Fiscal Year 2024 Budget**

#### **Director Capo reported on the Operations Budget - Parks and Parkways, and Lakeshore Drive**

##### **- AD VALOREM TAXES**

- The main revenue source of Lakeshore Drive
  - The Flood Authority rolled forward in October 2022. We were collecting 0.46 in *Ad Valorem* taxes to now collecting the maximum that we can collect at 0.61 in *Ad Valorem* taxes. This will increase our collection amount by another \$150,000.
  - We are expecting to reach our mark of \$2.25 million which is the full amount of our taxes.
  - Last year we were short on *Ad Valorem* tax collections as was the Flood Authority which collects from the City and remits to us.
- Location Agreement - Fried Chicken Festival (FCF):**
- Mr. Capo is working with Mr. Spears on the new terms of the location agreement for the festival.

#### **The committee wants to see the following:**

- a repeat of last year; addressing the protection and security of the surrounding neighborhoods
- suggested a share in ticket sales
- increase in the cost of the location agreement with LMA

**Chair Thomas** felt that \$80,000 based on the high headcount numbers might be aggressive. Many of the tickets were gratis for the first year.

**Commissioner Carr** wants the location agreement to be reviewed by the committee and approved at the board level.

**Mr. Capo** asked for clarity on location agreements needing to go to the

board; adding that he could apprise the board of the location agreement negotiations.

**Commissioner Heaton** added for clarification, that the approval process of the location agreement for the FCF went before the board initially because it was the first one of its kind. It was approved under Chair Richard in 2019 but didn't happen due to COVID.

She added, although location agreements have never been brought to the board for approval, she chose to bring the FCF to the board because it was very impactful on Lake Oaks and the community. However, now that there is a successful blueprint, and as long as it checks all the boxes that were developed over two years, it does not have to come to the board for approval with the understanding that all of the same important items are checked off.

After further discussion, it was determined and stated by Mr. Capo that the location agreement will come back to the board.

The committee returned to the discussion on Ad Valorem taxes

**Mr. Capo** stated that we have collected \$74,000. as of March 2023. He has conferred with Flood Authority and they have not received any funds since November 2022. It is slow and lean on the LMA side

- **Shelter Rentals**

- We are working to get shelter #4 up and running
- Shelter #1 was closed for FPA drainage work to combat the constant flooding. Upon completion of the work, we will get it cleaned up and on the list of rentals.

**Mr. Capo** discussed the other costly expenditure items which are grass cutting, security, trash pick up, and insurance.

The Mardi Gras Fountain will incur additional costs with repairs to the pump, and electrical estimated at \$30,000.

**Jeff Dye** informed the committee about entering into long-term contracts on greenspace carbon sequestration. He felt that this might be a source of

revenue that relates to this committee.

**Commissioner Carr** asked if we would need a third party to look into whether this is a suitable venture for the LMA.


**Mr. Dye** stated as he appreciated it, there are brokerage firms that do the initial investigation for minimal cost if any cost at all because of the high profitability to secure a contract.

**Chair Thomas** asked for guidance on which companies to contact.

**Mr. Dye** said the Blue Source is one and he would be able to provide additional information at a later time.

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**Mr. Capo** continued his finance report by moving to the 11x17 handout to explain the project expenses where the funds have been set aside for the Lakefront:

- Lakeshore Drive Shelters

- subdivision Projects (across 4 subdivisions)
- Lakeshore Drive Parking Lot Signage
- Lakeshore and Lake Vista Bus shelters
- Tree Trimming (all subdivisions)
- Seabrook Boat Launch

**Commissioner Carr** asked where the budgeted funds were coming from.

**Mr. Capo** stated that these funds would be coming from the Lamp Account.

He added that the current balance in the Lamp account is \$4.3 million.

**Mr. Capo** stated that no consideration was ever given for a funding mechanism of this agency since its inception by separation from the Orleans Levee District in 2007.

When the board was created in 2010, there was no consideration for funding this agency beyond having the assets generate enough funding to meet the expenditures.

**Mr. Capo** felt that it would take \$15 or \$20 million per year to operate this agency successfully. This would allow us to bring in the staff needed to maintain the properties.

**Commissioner Meadowcroft** felt that it was really incumbent on each committee to think of a revenue stream to contribute to the organization. Each chair of the committee should meet with the director and staff to collaborate on what should take place. She felt it was most critical because we hold the staff accountable for the agency's success and you cannot do that unless we collaborate on what the objective is.

## **2. Discussion on irrigation of plants at entrances to the Lakefront neighborhoods.**

**Chair Thomas** stated that she was informed that there is a lakefront neighborhood that receives irrigation to the plants at the signs to its front entrance and that the water was paid for by LMA.

**Mr. Capo** asked Mrs. Cindy Grace to confirm if she receives water bills on

Lakeshore Drive.

**Mrs. Grace** stated that we do, for 5000 Lakeshore Drive which is shelter #2

**Chair Thomas** asked if the information received was correct.

**Commissioner Carr** stated that we previously went through this exercise with Lakeshore.

**After a detailed discussion with Mrs. Duhe and the committee, it was determined that the LMA does not pay for water at any entrance of any of the subdivisions. Water is currently not being metered.**

**Chair Thomas** stated that the sign lights are out at Elysian Fields and Lark Street.

She announced the next meeting and called for a motion to adjourn.

**X. Announcement of the next Recreation Committee Meeting:  
1. April 18, 2023, at 4:30 PM**

**XI. Adjourn  
A motion to adjourn was offered by Commissioner Meadowcroft;  
seconded by Commissioner Carr at 5:29 PM**

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