

**LAKEFRONT MANAGEMENT AUTHORITY
FINANCE COMMITTEE MEETING MINUTES
THURSDAY, JANUARY 19, 2023, AT 4:30 PM**

PRESENT: Commissioner Anthony Richard (Chair)
Commissioner Howard Rodgers
Commissioner Stan Brien

ABSENT: Commissioner Esmond Carr
Commissioner Sandra Thomas

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Cynthia Grace – LMA Finance Manager
Adam Gulino – Director of Operations and Engineering
Bruce Cain - Harbormaster

ALSO

PRESENT: Gerry Metzger, LMA Counsel
Ray Landeche

The Finance Committee of the Lakefront Management Authority met on Thursday, January 19, 2023, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

- I. **Call to Order at 4:44 PM**
- II. **Pledge of Allegiance was led by Commissioner Rodgers.**
- III. **Roll Call was taken by Mrs. McKee. (3) members were present for a quorum.**
- IV. **Opening Comments – Chair Richard**

Chair Richard welcomed everyone in attendance. He said it was important to have discussions on our fiscal position. He felt confident about conducting productive business decisions this year.

V. Motion to Adopt Agenda

A motion was offered by Commissioner Rodgers; seconded by Commissioner Brien.

With no further discussion, all were in favor. The motion passed.

VI. Director's Report

Mr. Capo discussed the following:

- Staff is working on a rent abatement plan for all SSHCBS tenants.
- Once the plan is complete, staff will present it to the Marina committee for recommendation to the full board.
- Staff is working on a new lease for the covered boat slip tenants

Jeff Dye discussed the live aboard versus non-live aboard tenants, terms, and timeframe of the rent abatement.

Commissioner Rodgers asked for an update on the sprinkler system at the covered boat slips.

Mr. Capo informed the committee that the bids would be in tomorrow. The Marina committee was moved from last Tuesday to next Thursday before the board meeting to allow them to review and make an award recommendation to the full board later the same day.

He discussed where the funds will come from to pay for the sprinkler system.

Mr. Capo also said that the staff is working on a new lease for the covered boat tenants

Chair Richard and staff discussed the proper notification of the draft lease to allow the tenants time to comment on the updated lease before it is recommended to the board.

Mr. Metzger and Mr. Dye adjourned the meeting ending their business for the evening.

VII. Public Comments – NONE

VIII. Old Business

1. Update on Lakefront Management Authority's financial position

Mr. Capo turned the meeting over to Cynthia Grace to report on LMA's fiscal position.

Mrs. Grace informed the committee that the finance department was working on next year's budget.

Chair Richard suggested that we discuss the financial summary for each account.

Mr. Capo and Chair Richard discussed the timeframe that LMA usually receives ad valorem tax funds. He added that Mrs. Grace is meticulous and keeps strict documentation on the LAMP account.

Mr. Grace went over the following:

- **General Fund**
 - Expenses are currently on target at the (6) month point
- **Revenues**
 - are expected in April or May
 - She noted that last year's ad valorem funds came in at \$1.7 million which was under budget
 - We estimate \$2.1 million to be received in ad valorem taxes this year

Mr. Capo informed the committee that the ad valorem tax rolled forward from 0.46% to 0.61%. He believed the \$2.1 million estimate would be accurate.

Mrs. Grace continued her financial report

- **New Basin Canal**
 - Up 53% in revenues
 - 42% on expenses

Commissioner Brien asked if there was any space undeveloped at NBC

Mr. Capo said only West Roadway and 404 S. Roadway remain undeveloped.

Mrs. Grace continued her financial report

- **SSH**
 - **Was budgeted with a loss of \$600,000 this year**
 - **Shows revenue of \$600,000**
 - **Shows losses of \$1.2 million**
 - **Revenues are lower than budgeted**
 - **Slip rental percentage is down to 41% or \$254,000**
 - **Last year's collections were \$282,000**
 - **(2) years prior rentals were \$350,000**
 - **No rent has been collected since July of last year**

Bruce Cain said that we received \$150,000 in debt recovery funds. He talked about other issues with GoPark rent collections which have been addressed. He also said we lost some tenants when the Municipal Marina opened.

Mr. Capo said that this was another reason he felt the Parcel - L would help increase rentals at SSH.

Chair Richard thanked Mrs. Grace for her report. He announced that he would leave the next board meeting up to the staff to determine at a later time if pertinent action items would occur.

IX. Announcement of the next Finance Committee Meeting

- 1) TBA.

X. Adjourn at 5:32 PM

A motion was offered by Commissioner Rodgers; seconded by Commissioner Brien