

**LAKEFRONT MANAGEMENT AUTHORITY  
FINANCE COMMITTEE MINUTES  
THURSDAY, AUGUST 17, 2023 – 4:30 P.M**

**6001 Stars and Stripes Blvd.  
New Orleans, LA 70126**

**PRESENT:** Commissioner Brian Egana – Chair  
Commissioner Howard /Rodgers, - Vice Chair  
Commissioner Stan Brien  
Commissioner Stanley Cohn

**ABSENT:** Commissioner Sandra Thoms

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Adam Gulino – Director of Operations and Engineering  
Margie Brown, LMA Finance  
Michael Sciavicco, Harbor Master

**ALSO**

**PRESENT:** No Public Present

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The Full Board Minutes of the Lakefront Management Authority on Thursday, August 17, 2023, at 4:30 PM at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

- I. **Called to Order at 4:33 P.M.**
- II. **Pledge of Allegiance led by Commissioner Cohn.**
- III. **Roll Called by Mr. Capo. (4) members were present for a quorum.**
- IV. **Opening Comments – Chair Egana** thanked everyone in attendance. He welcomed Commissioner Cohn back to the board and the Finance committee. He said he looked forward to working with him.
- V. **Motion to Adopt Agenda**  
**A motion was offered by Commissioner Rodgers and seconded by Commissioner Brien.** A vote was taken, and all were in favor. The motion passed.

## **VI. Motion to Approve Minutes**

### **1. Finance Minutes – March 16, 2023**

**A motion was offered by Commissioner Rodgers and seconded by Commissioner Brien.** A vote was taken, Commissioner Cohn abstained. The motion passed.

### **2. Finance Minutes – January 19, 2023**

**A motion was offered by Commissioner Rodgers and seconded by Commissioner Brien.** A vote was taken, and Commissioner Cohn abstained. The motion passed.

## **VII. Public Comments - Limited to (2) Minutes - NONE**

## **VIII. Finance Report**

### **Mr. Capo reported the following:**

- He went back to the Flood Board meeting to present the LMA's financials from 2006-2023 on each property we manage.
  - o Profit and Loss projections
  - o Forecasting future revenues for 2023 - 2028
- Airport Director Martin presented the financials and updated the Flood Board on the upcoming 2025 Superbowl expectations.

**Chair Egana** commended Mr. Capo and staff on their detailed information to Flood Protection and his efforts to foster ongoing dialogue

**Commissioner Brien** added that he attended the meeting and felt that the information was well received.

**Mr. Capo** talked about LMA's future plans for the improvements and amenities needed at SSH and the difficulties of maintaining all of our properties without the proper funding to do so.

**Adam Gulino** added that the Fire Marshal signed off on the installation fire suppression system today and will do the final walk through with the contractor tomorrow which should complete the process.

**Chair Egana** suggested that staff continue to run analysis, once we are in compliance, we should, from a business standpoint start looking into increasing rent to ensure that we are able to maintain our properties and provide better amenities.

The Commissioners and Mr. Capo all agreed with Chair Egana.

**Commissioner Brien** suggested comparing our marina to others in the region.

**Mike Sciavicco** informed the committee that he did this study earlier this year. He said that some information was hard to acquire because other marinas keep their information exclusive to guests and lessees. He said he was willing to share the details offline.

**Commissioner Cohn** discussed the idea of closing the SSH marina to stop the continuous loss of money until LMA could get it up and running properly.

**Commissioner Heaton** asked if LMA has looked into possibly hiring a management firm in the marina industry to manage and invest in our properties.

**Mr. Capo** added he thinks Marina's revenues will increase once Parcel-L is developed. They did well back during the time Lazy Jack's was there. They discussed other streams of income for SSH marina.

## **IX. New Business**

- 1. Motion to recommend approval of a contract with KDF Enterprises, LLC for Emergency Debris Removal and Site Management Services, on an "as needed" basis, for a one (1) year term with two (2) one-year renewal options, with an annual budget not-to-exceed \$300,000.00.**

**A motion was offered by Commissioner Cohn and seconded by Commissioner Brien.**

**Chair Egana** asked if this contract was procured.

**Mr. Gulino** informed the committee that his contract was procured. And is for emergency debris removal at all LMA facilities.

**Chair Egana** asked that staff advertise before hurricane season, maybe in March to ensure that emergency contracts are in place prior to the start of hurricane season.

**A vote was taken. All were in favor. The motion passed.**

**2. Motion to recommend approval of contracts for Disaster Recovery Services, on an “as needed” basis, for a one (1) year term, with two (2) one-year renewal options, with annual budgets not-to-exceed \$100,000.00, per contract, with**

- **Goodwin Mills Cawood, LLC**
- **Stuart Consulting Group, Inc.**
- **DeSol Consulting, Inc.**
- **ICF Incorporated, LLC**
- **Metric Consulting, LLC**

**A motion was offered by Commissioner Rodgers and seconded by Commissioner Cohn.**

**Mr. Gulino** informed the committee that this is a component of FEMA, to ensure that we have the proper documentation in place. We recommend all five of the responders who are all qualified.

**A vote was taken. All were in favor. The motion passed.**

**3. Motion to recommend approval As Needed Debris Monitoring Services on an “as needed” basis for one (1) year with two (2) one-year renewal options, with a total amount not-to-exceed \$100,000.00, per contract, with**

- **Richard C. Lambert Consultants, LLC**

- **Goodwin Mills Cawood, LLC**

**A motion was offered by Commissioner Rodgers and seconded by Commissioner Cohn.**

**Mr. Gulino** said that this is another component required for FEMA Reimbursement.

**A vote was taken; all were in favor. The motion passed.**

**Chair Egana** announced the next Finance meeting and called for adjournment.

**X. Announcement of the next Finance Committee Meeting**

- 1) Thursday, September 21, 2023, at 4:30 PM

**XI. Adjourn at 5:02 p.m.**

**A motion was offered by Commissioner Cohn and seconded by Commissioner Brien.**