

**LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, AUGUST 24, 2023 – 5:30 P.M
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Esmond Carr - Vice Chair
Commissioner Howard Rodgers - Secretary
Commissioner Stan Brien
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Wilma Heaton
Commissioner Dawn Hebert
Commissioner Jennifer Herbert
Commissioner Renee Lapeyrolerie
Commissioner Sandra Thomas (Arrived at 5:57 PM)

ABSENT: Commissioner Adonis Exposé
Commissioner Monika Gerhart
Commissioner Carlos Williams

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Adam Gulino – Director of Operations and Engineering
Cindy Grace, LMA Finance
Margie Brown, LMA Finance
Michael Sciavicco, Harbor Master
Helaine Millner, Harbor Manager

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Al Pappalardo – Real Estate Consultant
Darren Persick – Project Mgr. Kutchins & Groh
Bane Sheperd Gen. Mgr. – Signature FBO
Kristi Trail - ED, Ponchartrain Conservancy
Corey Miller, Comm. Engagement Dir., Ponchartrain Conservancy
Pierre Villere, principal Flightline
Krystal Hukmani, Principal – Jazz Aviation

Ankur Hukmani, Principal - Jazz Aviation
Raliegh Bourg - Boathouse Owner
Robert Claypool – Gulf Coast Aviation
Bane Shepherd – GM, Signature FBO
Joseph Nelson – Boathouse Owner
Pam Clower – Boathouse Owner

The Full Board Minutes of the Lakefront Management Authority on Thursday, August 24, 2023, at 5:30 PM at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

- I. **Called to Order at 5:32 PM.**
- II. **Pledge of Allegiance led by Commissioner Richard.**
- III. **Roll Called by Mr. Capo. (11) members were present for a quorum.**

- IV. **Opening Comments – Chair Richard thanked all in attendance. He hoped for a productive meeting. He also welcomed Commissioner Stanley Cohn back to the board.**

V. **Motion to Adopt Agenda**

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

With no questions or comments, All were in favor. The motion passed.

VI. **Motion to Approve Minutes**

1) **Marina Committee Minutes – April 18, 2023**

A motion was offered by **Commissioner J. Herbert** and seconded by **Commissioner Carr.**

With no questions or comments, Commissioner Cohn abstained. The motion passed.

2) Marina Committee Minutes – March 14, 2023

A motion was offered by Commissioner Rodgers and seconded by Commissioner Drouant.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

3) Marina Committee Minutes – January 26, 2023

A motion was offered by Commissioner J. Herbert and seconded by Commissioner Lapeyrolerie.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

4) Commercial Real Estate Minutes – March 16, 2023

A motion was offered by Commissioner J. Herbert and seconded by Commissioner Lapeyrolerie.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

5) Recreation Minutes – January 17, 2023

A motion was offered by Commissioner Brien and seconded by Commissioner D. Hebert.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

6) Recreation Minutes – October 18, 2022

A motion was offered by Commissioner Brien and seconded by Commissioner D. Hebert.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

7) Legal Minutes – October 20, 2022

A motion was offered by Commissioner Drouant and seconded by Commissioner J. Herbert.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

8) Marina Minutes – September 13, 2022

A motion was offered by Commissioner D. Herbert and seconded by Commissioner Lapeyrolierie.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

9) Special Marina Minutes - September 20, 2022

A motion was offered by Commissioner D. Hebert and seconded by Commissioner Lapeyrolierie.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

10) Legal Minutes - September 15, 2022

A motion was offered by Commissioner Drouant and seconded by Commissioner J. Herbert.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

11) Finance Minutes – September 15, 2022

A motion was offered by Commissioner Richard and seconded by Commissioner Carr.

With no questions or comments, Commissioner Cohn abstained. The motion passed.

VII. New Business

- 1) Motion to approve and authorize the issuance of a Task Order to Kutchins & Groh, LLC to update the New Orleans Lakefront Airport Minimum Standards Governing Activities on the Airport for a price and sum not to exceed \$37,500.00.**

A motion was offered by Commissioner Heaton and seconded by Commissioner Egana.

This motion was vetted through the Airport Committee.

With no questions or comments, All were in favor. The motion passed.

- 2) Motion to approve a lease of the McDermott Hangar at the New Orleans Lakefront Airport with Flightline Ground, Inc. for a term of one year with the annual rent for the lease of the leased premises based on an appraisal prepared by Airport and Aviation Appraisals, Inc,**

A motion was offered by Commissioner Heaton and seconded by Commissioner Egana.

This motion was vetted through the Airport Committee.

Commissioner Carr asked why the lease was only for (1) year.

Commissioner Egana explained that it would give the client stability while we wait for the appraisal numbers to come back to negotiate a lease with a longer term.

All were in favor. The motion passed.

- 3) **Motion to approve 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, and with annual budgets not-to-exceed \$300,000.00.**

A motion was offered by Commissioner Egana and seconded by Commissioner Rodgers.

Commissioner Egana stated that items 3, 4, and 5 were vetted and recommended by the Finance Committee.

With no further question or comment, a vote was taken. All were in favor. The motion passed.

- 4) **Motion to approve contracts with Goodwin Mills Cawood, LLC and Richard C. Lambert Consultants, LLC for Debris Monitoring Services, on an as-needed basis, for one (1) year terms, with two (2) one-year renewal options, and with annual budgets, per contract, not-to-exceed \$100,000.00.**

A motion was offered by Commissioner Egana and seconded by Commissioner Drouant.

Commissioner Egana stated items 3 and 4 both have (2) one-year renewal options due to hurricane season. He asked that staff, in the future, advertise before the start of hurricane season.

With no further question or comment, a vote was taken. All were in favor. The motion passed.

- 5) **Motion to approve contracts for Disaster Recovery Services, on an “as needed” basis, for one (1) year terms, with two (2) one-year renewal options, and with annual budgets, per contract, not to exceed \$100,000.00, with Goodwin Mills Cawood, LLC, Stuart Consulting Group, Inc., DeSol Consulting, Inc., ICF Incorporated, LLC, and Metric Consulting, LLC.**

A motion was offered by Commissioner Egana and seconded by Commissioner Rodgers.

With no further question or comment, a vote was taken. All were in favor. The motion passed.

VIII. Directors' Reports

Mr. Capo reported the following:

- **The Flood side invited him back to discuss LMA's finances at their board meeting. He and Bruce Martin reported on**
 - **Capital Projects Budget**
 - **Profit & Loss Statements**
 - **Airport Report. Their reports were well received.**
- **Advised the board of a potential weather event that may approach the gulf. Staff will be monitoring the news to begin timely preparations, especially since we are short-staffed.**
- **The sprinkler system is completely installed and we have received all the necessary clearances from the Fire Marshal.**

Adam Gulino added that we have received our permit. The Fire Marshal no longer issues green tags. All three systems that were put in have a maintenance contract.

Commissioner Hebert asked if all tenants had moved back into their respective covered boat slips.

Mr. Capo stated that the tenants who wanted to move back and were in good standing did move back in. We are also advertising the vacant slips at both marinas in an attempt to increase occupancy.

IX. Committee Reports

Airport – Chair Heaton reported:

- We have approved the items that were recommended by the Airport committee.
- Jazz Aviation has more due diligence on their proposal. They have presented a new proposal which will go before the next Airport Committee for review.
- Mr. Martin gave an Airport Update at the Flood Protection Authority (FPA) board meeting. It was well received. The FPA discussed seeking flood protection funding for the flood wall. Commissioner Heaton offered to brief any commissioner offline. She also said she had an interest in reaching out to our stakeholders to try to secure funding and welcomed any assistance.

Marina – Chair Hebert - No Quorum/Informational Commissioner Lapeyrolerie reported:

- Our only actionable items were approval of minutes which were approved tonight.
- We discussed going to bid on the Pat Harbor Master Building pending feedback from FEMA.
- We received a report on the SSH Marina occupancy and lease compliance requirements

Commissioner Cohn was concerned after hearing about the number of vacancies and asked what was the net income/loss based on your information.

Commissioner Lapeyrolerie thought that was a great question and suggested that maybe the Finance Committee could assist with the answer to his question.

Commissioner Cohn said he understood from the Finance Committee meeting that it was a million-dollar loss.

Commissioner Egana stated that we discussed South Shore Harbor's financial losses in the Finance meeting. As Chair of Finance, he said he wants to get a full financial picture of the organization's businesses to make better decisions on issues such as rate increases which could help us with sustainability.

Both Commissioner Egana and Commissioner Cohn agreed that it is a reality and the board's fiduciary responsibility to look at our options to run a better business

Recreation/Subdivision – Deferred

Legal – Chair Drouant – Deferred

Commercial Real Estate – Deferred

Finance – Chair Egana reported that there were several recommended items that were approved on tonight's agenda. He added that he had a productive meeting with Mr. Capo and staff and wants to continue to be proactive.

X. Public Comments – Limited to (2) Minutes

Kristi Trail, ED at Ponchartrain Conservancy spoke about a flyer she presented regarding their Hurricane Awareness event to raise awareness and pick up litter in advance of a weather event. She asked that we spread the word on the community event and participants could sign up on Ponchartrain Conservancy's website.

Commissioner Thomas arrived at 5:57 PM.

Raleigh Bourg, Boathouse Tenant, commented on the rise and fall of the cost and demand of the S. Roadway properties.

Joseph Nelson, a Boathouse #33 Tenant, commented on their continued struggles with negotiating leases for the boathouse tenants.

Pam Clower, a boathouse tenant, had questions regarding the required inspections.

Adam Gulino addressed Mrs. Clower's questions and talked about the two different inspections for the boathouses. The first inspection was done by LMA to address the 40% derelict or abandoned boathouses on S. Roadway. The second inspection will be performed at the boathouse owner's expense. A more in-depth discussion regarding the inspection requirements for the boathouse lease extensions will be at the next Commercial Real Estate Committee meeting

Mrs. McKee stated the next Commercial Real Estate Meeting will be on Thursday, September 21st at 3:30 PM.

Commissioner Carr asked what type of inspection was performed.

Mr. Gulino said it was an inspection of the land side and water side of the boathouses to determine what was derelict.

Commissioner Rodgers invited the boathouse owners to attend the next Commercial Real Estate meeting to discuss the details of the lease extension requirements.

Chair Richard announced the next board meeting and called for adjournment.

- XI. **Announcement of next Regular Board Meeting**
 - 1) **Thursday, September 28, 2023 – 5:30 P.M.**

- XII. **Adjourn at 6:14 PM.**

A motion to adjourn was offered by Commissioner J. Herbert and seconded by Commissioner Drouant.