

**LAKEFRONT MANAGEMENT AUTHORITY  
FULL BOARD MINUTES  
THURSDAY, JULY 27, 2023 – 5:30 P.M  
6001 Stars and Stripes Blvd.  
New Orleans, LA 70126**

**PRESENT:** Commissioner Anthony Richard – Chair  
Commissioner Stan Brien  
Commissioner Robert Drouant  
Commissioner Brian Egana  
Commissioner Adonis Exposé  
Commissioner Wilma Heaton  
Commissioner Monika Gerhart (Arrived at 5:34 PM)  
Commissioner Renee Lapeyrolerie  
Commissioner Sandra Thomas  
Commissioner Carlos Williams

**ABSENT:** Commissioner Esmond Carr - Vice Chair  
Commissioner Howard Rodgers - Secretary  
Commissioner Dawn Hebert  
Commissioner Jennifer Herbert

**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  
David Capo, Member – CAFBEW  
Bill D. Engineer-DEI  
John Karlin, VP-DEI  
John Holtgreve, Exec. VP-DEI  
Chaz McGee, Project Engineer  
William Dudley, Dir of Ops-CommTech  
Phillip Everett, Duty Mgr. – Signature FBO

Jordon Brimmer-Owner, Schubert's Marine  
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

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The Full Board Minutes of the Lakefront Management Authority on Thursday, July 27, 2023, at 5:32 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 Thomas** and seconded by **Commissioner Exposé.**

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

VI. **Motion to Approve Minutes**

1) **Full Board Meeting Minutes– June 22, 2023**

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

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

**2) Board Training Minutes – May 23, 2023**

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

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

**3) Marina Committee Minutes - April 18, 2023**

**Deferred to the next committee meeting.**

**4) Legal Committee Minutes – April 20, 2023**

**A motion was offered by Commissioner Thomas and seconded by Commissioner Exposé.**

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

**5) Insurance Committee Minutes – June 22, 2023**

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

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

**VII. New Business**

- 1) Motion to rescind Resolution No.VII-06-06222023 and to approve a contract for the Taxiway B Rehabilitation Program Phase 1 Project at the New Orleans Lakefront Airport with Boh Bros. Construction Co., LLC as the lowest responsive bidder subject to a deductive change order resulting in a not to exceed price of \$1,831,070.00 and conditioned upon the receipt of grant funding from the FAA and LADOTD for the cost of the Project.**

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

**Commissioner Heaton** added that this motion was recommended by the Airport Committee.

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

- 2) **Motion to accept the quote for coating Fuel Tank 101 at the New Orleans Lakefront Airport and approve a contract with HMT, LLC for the price and sum of \$50,345.00.**

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

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

- 3) **Motion to approve an extension of the term of the Cooperative Endeavor Agreement with the Commemorative Air Force for the use of the former Delgado Hangar on the New Orleans Lakefront Airport for one (1) year, commencing on April 1, 2023, and ending of March 31, 2024.**

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

**Commissioner Heaton** added that the Commemorative Air Force requested another 5-year CEA but the Airport Committee discussed its options and recommended 1 year pending receipt of the appraisals.

**Commissioner Lapeyrolerie** asked why was this a CEA and not a lease.

**Commissioner Heaton** explained that they invested in hangar improvements in lieu of rent.

**Commissioner Egana** added that the Airport committee discussed the options and offered a 1-year extension on the CEA pending receipt of the hangar's appraisal to negotiate a long-term lease.

**Commissioner Lapeyrolerie** said she would do more research and added that she has seen other airport leases across the state where the tenant pays market value rent, and they were also required to invest in hangar improvements every 10 years. She said she would bring more information on the subject to the committee.

**Mr. David Capo**, founding unit leader, explained that they took a hanger that was in terrible shape, and invested over \$400,000 in improvements with more work to be done. He talked about their program to expose children to airplanes, aviation, and STEM. He talked about the excitement from schools that have participated in their program. He welcomed assistance in reaching out to other schools that would be interested in participating.

Mr. David Capo said the CEA expired because he had an accident that resulted in a lengthy recovery period. He appeared before the board to request an extension in the CEA until the appraisals come back to renegotiate a lease on their hangar space.

**Chair Richard** shared his thoughts on extending the CEA for 1-year to vet a long-term lease.

**Commissioner Egana** added an example of his experiences with the challenges of using a CEA versus a lease on another board.

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

- 4) **Motion to approve a lease of Suite 6521 in the Lake Vista Community Center with Muscular Therapy, LLC, for a primary term of one year, with four (4) one-year options to renew, with a rental rate of \$18.00 per square foot during the primary term, for an annual rent of \$30,297.60, payable in monthly installments of \$2,524.80, and under the standard terms and conditions for leases in the Lake Vista Community Center, and to terminate the current lease with Muscular Therapy, LLC OF Suite 6509 in the Lake Vista Community Center.**

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

**Commissioner Heaton** added that this motion was recommended by the Commercial Real Estate Committee.

The board discussed the difference in the annual lease rent.

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

- 5) **Motion to approve a lease with Kemistry Beauty Lab L.L.C. for Suite 6504 in the Lake Vista Community Center, for a primary term of one year, commencing on August 1, 2023, with two (2)-1-year options to renew, for an annual rent during the primary term of \$16,110.00, payable in monthly installments of \$ 1,342.50, plus \$75.00 per month for water services, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center.**

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

**Commissioner Heaton** added that this motion was recommended by the Commercial Real Estate Committee.

**Commissioner Thomas** asked what the square foot rate was for this lease.

**Mr. Metzger** replied 895 square feet at \$18 per square foot.

Commissioner Williams asked how long had the space been vacant

**Mr. Capo** added this is the first time in several years that LVCC is fully leased out. That particular space has been vacant for 3 years.

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

- 6) **Motion to modify Resolution VII 05-10272022 to substitute the Arts Council of New Orleans as the permittee for the installation of the It was my pleasure sculpture by Anastasia Pelias in St. John Park and to add the City of New Orleans as the intervenor and guarantor for the performance of the terms and conditions in the permit.**

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

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

- 7) **Motion to approve a contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project for the price and sum not to exceed \$1,315,590.00.**

**A motion was offered by Commissioner Egana and seconded by Commissioner Lapeyrolerie.**

**Commissioner Heaton** added that this motion was recommended by the Commercial Real Estate Committee.

**Mr. Capo** stated that there was no quorum at the Marina Committee which was not able to recommend this motion.

**Adam Gulino** reported that the South Shore Harbor finger piers damages were sustained during Hurricane Ida. It is a FEMA project which is currently under review. This went out for bid and needs to be approved or rejected to move forward.

**Commissioner Egana** asked about bid responses and have we met the DBE goals.

**Adam Gulino** said they did not have DBE when they submitted their bid.

**Mr. Capo** added that the updated DBE Policy is due to be approved at tonight's meeting.

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

- 8) Motion to approve a contract with Roof Technologies, Inc. for the Fuel Farm Roof Replacement Project for a price and sum not to exceed \$105,250.00**

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

**Commissioner Heaton** said this was recommended by the Airport Committee and asked if Mr. Gulino could report for the benefit of the board.

**Adam Gulino** reported that this was another FEMA project. We solicited 5 companies and received three quotes, and this was the lowest qualified response.

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

- 9) Motion to approve a contract for the Seabrook Boat Launch Replacement Project with Design Engineering, Inc. for design, bidding, and construction administration services for a price, Not to Exceed, \$257,354.00, and for permitting and geotechnical services for a price, Not to Exceed, \$60,790.00.**

**A motion was offered by Commissioner Lapeyrolerie and seconded by Commissioner Exposé.**

**Commissioner Heaton** added that this motion was recommended by the Commercial Real Estate Committee.

**John Karlin and John Holtgrave**, DEI Consultants, appeared before the board to answer any questions.

**Adam Gulino** reported that the Seabrook Boat Launch is a Capital Outlay project. 2018 DEI was contracted to do a conceptual study. The project as put on hold for some time until the funds were received. Staff chose DEI to move forward with performing the work since they had the clearest understanding of the scope of work.



**John Karlin** stated that they recently met with some of the commissioners and were directed to update some sections of the original concept from 2018. They had another call with the Chairs of the Marina and Recreation Committees to finalize the concept to move into final design.

**Commissioner Heaton** thanked Senator Bouie and Senator Harris who pushed hard for this project.

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

**10) Motion to approve an updated Disadvantage Business Policy for the Lakefront Management Authority.**

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

**Commissioner Heaton** thanked Chair Exposé for his work on updating the DBE policy.

**Commissioner Gerhart** asked for clarification on how we arrived at the 24.13% participation goal and why our goal was so much lower than the city's goal which is 33%.

**Commissioner Exposé** explained the methodology he used to arrive at the participation percentage which is a starting point that can be adjusted upon review.

**Commissioner Egana** when did we submit a goal to FAA?

**Mr. Martin** explained that the FAA goal was brought before the board but is not an item to be voted on. The FAA has strict categories that our projects would fall into over the next few years. Our consultant looks at all the businesses in the area and what work will tie into our projects to determine our percentage rate.

The board had a more detailed discussion on setting the percentage rate, contract compliance, implementing the DBE policy, and soliciting bids to ensure fair competition which is the only way the goal would be applied.

**Commissioner Exposé** added that the updated policy implements a method to monitor statistics and compliance.

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

- 11) Motion to amend the contract with Del Sol Consulting, Inc. for Disaster Recovery Management Services in support of FEMA Projects for Hurricane Ida to extend the term of the contract for one year through November 16, 2023, and to increase the fee for services to an amount not-to-exceed \$350,000.00.**

**A motion was offered by Commissioner Egana and seconded by Commissioner Lapeyrolerie.**

**Commissioner Egana** stated that this was recommended by the Finance Committee.

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

- 12) Motion to approve an amendment of the contract with Commtech Managed IT Services for additional IT support and management services and to increase the annual fee for these services to \$60,060.00.**

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

**Commissioner Egana** stated that this was recommended by the Finance Committee as a mechanism to support services for the recently vacant IT position.

**Commissioner Lapeyrolerie** suggested that we have a safety mechanism in place to prevent vendors from walking away with the agency's critical information. She also asked who designed the new website and how long it was active.

**William Dudley**, Director of Operations for CommTech, stated that CommTech uses a tool called 'IT-Glue' which is used to document the agency's switches, hardware, and software. CommTech gives access to the company's designee who can at any time create an Excel or PDF spreadsheet with LAM's information.

**Mr. Capo** stated that Firefly created the new website, and it went live in February.

**Chair Richard** discussed his understanding of the motion was to increase the contract to cover the complex structure of LMA's IT network.

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

- 13) **Motion to approve a lease with Flightline Ground, Inc. for the former National Guard Hangar at the New Orleans Lakefront Airport.**

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

**Commissioner Heaton** stated that this was recommended by the Airport Committee.

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

- 14) **Motion to support the nomination of the Lake Vista Community Center for the Louisiana Landmark Society's N9 List**

**A motion was offered by Commissioner Heaton and seconded by Commissioner Exposé.**

**Commissioner Heaton** stated that this was recommended by the Commercial Real Estate Committee. She assured the board that this is not about historical landmarks but more about our LVCC property which has a cultural significance in the community. This motion positions us to be considered to be added to the list of endangered properties that need help with grant funding.

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

- 15) **Motion to authorize the initiation of legal action against the Orleans Parish Assessor and City of New Orleans as necessary to enjoin a tax sale and other collection actions against 126 South Roadway and other Orleans Levee District properties exempt from ad valorem taxation under La. Const. art. VII, 21(A)(1974).**

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

**Mr. Capo** explained that this motion did not go through the Legal Committee. Tax sales will be coming up before the next Legal Committee. LMA staff has gone down to the tax assessor's office several times to talk about Pat Levee District's property.

This particular property has been presented again with a tax bill to be auctioned off as a tax sale. This motion will prohibit the sale of this property.

**Mr. Metzger** discussed the process to rectify these recurring tax bills for both N-28 last year and Schubert's Marine.

**Mr. Dye** discussed his conversations with the tax assessor's office and the necessity to approve this motion to give the LMA attorneys the authority to proceed with legal action.

He discussed list of properties that they are aware of that are covered in this motion should they need to proceed with legal action.

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

**16) Motion to delegate authority to the Marina Committee to approve requested improvements by tenants in the Covered Boat Slip Building, South Shore Harbor Marina.**

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

**Mr. Capo** explained that this was discussed at a previous Marina meeting which had no quorum. A SSHCBS tenant asked about her application to add improvement items to her slip, a TV, rug, sofa, washer and dryer, and a small refrigerator. In the discussion, Chair Hebert and Commissioner Carr suggested that they would be willing to take on the approval responsibility at the Marina Committee.

**Commissioner Heaton** suggested that staff handle these approvals as this could become problematic per the Fire Marshal's guidelines.

**Chair Richard** discussed his appreciation of this motion. He said that he understood the Fire Marshal to be the authorizing agent of approved items for the deck. His concern was that this could jeopardize the agency's hard work with the OFSM to put us in compliance at the covered boat slips. He suggested that we, at the very least, obtain some guidelines for approved items for the deck.

**Commissioner Heaton** suggested that this should be more of a policy.

**The Board members unanimously voted the motion down. The motion failed.**

## **VIII. Directors' Reports**

**Mr. Capo** reported the following:

- The audit annual entrance conference was held last week with the auditors.

- The OFSM did a walkthrough two weeks ago and issued a temporary occupancy at SSHCBS. There are a few punch list items to clear up by August 17<sup>th</sup> before the permanent occupancy can be issued.
- Mr. Capo goes back to the FPA's board meeting to report on LMA's financials three years prior and five years future projections. The tenants have been notified in writing.
  - o Mr. Clay Cosey was elected as the President of FPA last week.
  - o We are looking for a funding source to help with Capital Projects needs

**Mr. Capo** suggested that Bohemia funds could help with some of our projects. He explained what Bohemia's funds were.

**Mr. Metzger** explained the legislation, the litigation, and the award back during Hurricane Katrina for the Bohemia funds.

**Commissioner Egana** supported the process and felt it was important to have proper discussions with stakeholders.

**Commissioner Heaton** expressed caution with the use of the word 'dedicated'.

**Mr. Capo** continued the Director's report as follows:

- VZW Cell tower at LVCC. Lake Vista is very receptive to the idea.
- The RFQ for Legal Services is out it was advertised in the Advocate this Tuesday, next Wednesday, and the following Thursday. He explained that the request for information would be used to create a listserv for future addendums.

**Commissioner Lapeyrolerie** requested an update on staff vacancies.

## **IX. Committee Reports**

**Airport – Chair Heaton** reported the following:

- Airport Committee recommended items that were approved on tonight's agenda.
- She thanked the Airport staff for their hard work.

- We continue to work on flood protection and plan to keep the board updated on the progress.

**Marina – Chair Hebert - No Quorum**

- No report

**Recreation/Subdivision – Chair Thomas – Deferred**

- No report

**DBE – Chair Exposé – Deferred**

- The updated DBE Policy was approved at tonight's meeting

**Legal – Chair Drouant** reported the following:

- The committee met and went into Executive Session where no action was taken.

**Commercial Real Estate – Chair Rodgers**

- The Commercial Real Estate Committee recommended (2) items that were approved on tonight's agenda.

**Finance – Chair Egana** reported the following:

- The committee met, had a quorum, and recommended items that were approved on tonight's agenda.

**X. Public Comments – Limited to (2) Minutes: NONE**

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

**XI. Announcement of next Regular Board Meeting  
1) Thursday, August 24, 2023 – 5:30 P.M.**

**XII. Adjourned at 7:12 PM**

**A motion was offered by Commissioner Heaton and seconded by Commissioner Drouant at 7:12 PM.**

**MOTION: VII-01-07272023**  
**RESOLUTION: VII-01-07272023**  
**BY: COMMISSIONER HEATON**  
**SECONDED BY: COMMISSIONER EGANA**

**July 27, 2023**

**1) Motion to rescind Resolution No.VII-06-06222023 and to approve a contract for the Taxiway B Rehabilitation Program Phase 1 Project at the New Orleans Lakefront Airport with Boh Bros. Construction Co., LLC as the lowest responsive bidder subject to a deductive change order resulting in a not to exceed price of \$1,831,070.00 and conditioned upon the receipt of grant funding from the FAA and LADOTD for the cost of the Project.**

**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, (the “Airport”);

**WHEREAS**, the Management Authority and District are co-public sponsors of the Airport for grant funding for Airport improvement Projects from the Federal Aviation Administration (“FAA”) and Louisiana Department of Transportation and Development, Aviation Division (“LADOTD”);

**WHEREAS**, the Staff of the Management Authority issued an Advertisement for Bids for work on the project identified as the “Taxiway B Rehabilitation Program Phase 1 Project,” (the “Project”), in accordance with the provisions of the Louisiana Public Bid Law (“LPBL”), La. R.S. 38:2211, et seq;

**WHEREAS**, the cost of the Project is eligible for full reimbursement through FAA Grant No. 3-22-0038-040-2022, which was approved and issued by the FAA and LADOTD, and accepted by the



Management Authority, on its behalf and on behalf of the District, as the co-public sponsors of the Airport;

**WHEREAS**, the LPBL requires that a contract for a Louisiana public works project be awarded to the responsible bidder that submitted the lowest responsive bid for work to be performed;

**WHEREAS**, at the Management Authority Board meeting held on June 22, 2023, the Management Authority adopted Resolution No. VII-06-06222023 and accepted the bid for the Project from Madden Gulf Coast, LLC, a Louisiana limited liability company, which Garver, LLC, the Engineer of Record for the Project (the "Engineer of Record"), had identified as the lowest responsive and responsible bidder;

**WHEREAS**, after the Management Authority's adoption of Resolution No. VII-06-06222023, the Staff of the Management Authority received a formal bid protest from Boh Bros. Construction Co., L.L.C. alleging that the bid submitted by Madden Gulf Coast, LLC was unresponsive because the unit price schedule for the bid alternates did not match the base bid unit prices as required in the Invitation for Bids for the Project;

**WHEREAS**, Staff and the Engineer of Record conducted additional review of the bid submitted by Madden Gulf Coast, L.L.C. and found merit with the bid protest filed by Boh Bros. Construction Co., L.L.C.;

**WHEREAS**, the Engineer of Record revised its recommendations to the Management Authority and advised that the bid submitted by Madden Gulf Coast, LLC should be rejected as it was unresponsive to the specifications in the Invitation to Bid and further advised that the contract for the Project should be awarded to Boh Bros. Construction Co. LLC as the lowest responsive and responsible bidder with a bid in the amount of \$1,966,070;

**WHEREAS**, in expectation that the total project costs would exceed the amount eligible for full reimbursement through FAA Grant No. 3-22-0038-040-2022, Staff, the Engineer of Record, and Boh Bros. Construction Co. LLC have negotiated a deductive change order resulting in a not to exceed price of \$1,831,070.00;

**WHEREAS**, the award of the contract to Boh Bros. Construction Co. LLC is conditioned upon the receipt of grant funding from the FAA and LADOTD for the cost of the Project;

**WHEREAS**, the award of the contract to Boh Bros. Construction Co., LLC is further conditioned upon the contemporaneous signing of the deductive change order as specified herein;

**WHEREAS**, the Airport Committee of the Management Authority at its meeting held on July 18, 2023 after considering the recommendations of the Engineer of Record and Staff of the Management Authority voted to recommend that Resolution No. VII-06-06222023 be rescinded and that the contract be awarded to Boh Bros. Construction Co. LLC, as the lowest responsive bidder for the Project conditioned upon the signing of the deductive change order and the receipt of grant funding from FAA and LADOTD as specified herein;

**WHEREAS**, the Management Authority after considering the bids submitted for the Project and the recommendation of the Staff of the Management Authority resolved that it was in the best interest of the Management Authority to rescind Resolution No. VII-06-06222023 and to award the contract for the Project to Boh Bros. Construction Co. LLC, as the lowest responsive and responsible bidder, conditioned upon the contemporaneous signing of a deductive change order that will result in a not to exceed price of \$1,831,070.00 and further conditioned upon the receipt grant funding from the FAA and LADOTD for cost of the Project.

**NOW, THEREFORE BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby rescinds Resolution No. VII-06-06222023 and awards the contract for the Taxiway B Rehabilitation Program Phase 1 Project to Boh Bros. Construction Co. LLC, as the lowest responsive and responsible bidder, conditioned upon the contemporaneous signing of a deductive change order that will result in a not to exceed price of \$1,831,070.00 and further conditioned upon the receipt grant funding from the FAA and LADOTD for cost of the Project.

**BE IT FURTHER HEREBY RESOLVED** that the Chair or Executive Director of the Lakefront management Authority 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:**           **RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS:**           **NONE**

**ABSTAIN:**       **NONE**

**ABSENT:**       **CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2023.**

**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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-02-07272023  
RESOLUTION: VII-02-07272023  
BY: COMMISSIONER EGANA  
SECONDED: COMMISSIONER HEATON**

**July 27, 2023**

**2) Motion to accept the quote for coating Fuel Tank 101 at the New Orleans Lakefront Airport and approve a contract with HMT, LLC for the price and sum of \$50,345.00.**

**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 Lakefront Airport is a non-flood protection asset of the District under the management and control of the Management Authority (“Airport”);

**WHEREAS**, there are three fuel tanks at the Airport that require periodic maintenance and repair;

**WHEREAS**, the Staff of the Management Authority issued a request for quotes for coating Fuel Tank 101 at the Airport (the “Project”);

**WHEREAS**, HMT,LLC (“HMT”) submitted the lowest responsive quote for the Project, in the amount of \$50,345.00, dated on July 11, 2023;

**WHEREAS**, the Airport Committee of the Management Authority considered the quote submitted by HMT at its monthly meeting held on July 18, 2023, and thereafter voted to recommend that the Management Authority accept the quote and approve a contract with HMT for the price set forth above;

**WHEREAS**, the Management Authority after considering the recommendation by the Airport Committee resolved that it was in the best interest of the District and Airport to accept the quote and approve a contract with HMT for the Project for the price set forth above.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby accepts the quote and approves a contract with HMT, LLC for the project to coat Fuel Tank 101 at the New Orleans Lakefront Airport, for the price and sum of \$50,345.00, and under the terms and conditions set forth in the quote dated on July 11, 2023.

**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, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2023.**

**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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-03-07272023**

**RESOLUTION: VII-03-07272023**

**BY: COMMISSIONER HEATON**

**SECONDED: COMMISSIONER EGANA**

**July 27, 2023**

**RESOLUTION**

**3) Motion to approve an extension of the term of the Cooperative Endeavor Agreement with the Commemorative Air Force for the use of the former Delgado Hangar on the New Orleans Lakefront Airport for one (1) year, commencing on April 1, 2023 and ending of March 31, 2024.**

**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 New Orleans Lakefront Airport is one of the non-flood protection assets of the District under the management and control of the Management Authority (“Airport”);

**WHEREAS**, the Commemorative Air Force is a Texas-based non-profit corporation dedicated to preserving and showing historical aircraft at air shows throughout primarily the United States and Canada (“CAF”);

**WHEREAS**, the CAF in conjunction with the National World War II Museum in New Orleans has held events at the Airport to honor veterans and commemorate the important role of military aviation in the Allied victory in World War II, which has included exhibits of iconic examples of World War II airplanes of the CAF;

**WHEREAS**, the Management Authority and CAF developed a close working relationship as a result of the events held at the Airport;

**WHEREAS**, the Management Authority at its meeting held in October, 2017 adopted a resolution approving a Cooperative Endeavor Agreement with CAF, pursuant to Article 7, Section 14(C) of the Louisiana Constitution of 1974, subject to the approval of the Airport Committee and Management Authority, for the use of a mutually suitable location at Lakefront Airport, for the CAF’s restoration and display of aircraft, for the promotion of the New Orleans Lakefront Airport through CAF events held at the selected facility, and to set forth certain other matters in connection therewith and under the terms and conditions of the adopted resolution (the “CEA”);

**WHEREAS**, the resolution adopted at the October, 2017 meeting provided that the term of the CEA would continue until terminated by either party upon thirty days written notice (the “term”);

**WHEREAS**, the Airport Committee also approved a motion to recommend that the Management Authority modify the term of the CEA to a period of one (1) year commencing on April 1, 2018 and expiring on March 31, 2019, with four (4) one (1) year options to renew, which was subsequently approved by the Management Authority;

**WHEREAS**, the term of the CEA expired on March 31, 2023 and the CFA requested an extension of the term of the CEA;

**WHEREAS**, the Airport Committee considered the request for an extension of the term of the CEA and voted to recommend that the Management Authority approve a one year extension of the term of the CEA commencing on April 1, 2023 and ending on March 31, 2024;

**WHEREAS**, the Management Authority after considering the recommendation of the Airport Committee to extend the term of the CEA with CAF resolved that it was in the best interest of the Airport to extend the term of the CEA with CAF to a term of one (1) year commencing on April 1, 2017 and ending on March 31, 2024.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves an extension of the term of the Cooperative Endeavor Agreement with the Commemorative Air Force for the use of the former Delgado Hangar on the New Orleans Lakefront Airport for a term of one (1) year, commencing on April 1, 2023 and ending of March 31, 2024.

**BE IT FURTHER HEREBY RESOLVED** that the Management 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: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, THOMAS, WILLIAMS**

**NAYS: NONE**

**ABSTAIN: LAPEYROLERIE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July, 2023.**

**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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION:** VII-04-07272023  
**RESOLUTION:** VII-04-07272023  
**BY:** COMMISSIONER HEATON  
**SECONDED BY:** COMMISSIONER BRIEN

August 27, 2023

4) Motion to approve a lease of Suite 6521 in the Lake Vista Community Center with Muscular Therapy, LLC, for a primary term of one year, with four (4) one-year options to renew, with a rental rate of \$18.00 per square foot during the primary term, for an annual rent of \$30,294.00, payable in monthly installments of \$2,524.50, and under the standard terms and conditions for leases in the Lake Vista Community Center, and to terminate the current lease with Muscular Therapy, LLC OF Suite 6509 in the Lake Vista Community Center.

### 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 Lake Vista Community Center located in the City of New Orleans on Spanish Fort Boulevard is one of the non-flood protection assets of the District managed by the Management Authority;

**WHEREAS**, Muscular Therapy, LLC, a Louisiana limited liability company, (“Lessee”), currently has a lease of Suite 6509 in the Lake Vista Community Center (“LVCC”), and offered to terminate the lease of Suite 6509 and lease Suite 6521 in the LVCC, for a primary term of one (1) year, with four (4) one-year options to renew, commencing of August 1, 2023, for a rental rate during the primary term of \$18.00 per square foot, totaling \$30,294.00 per annum, payable in monthly installments of \$2,524.50, with rent during the option terms equal to the rent charged for suites in the LVCC at the commencement of the option terms, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center;

**WHEREAS**, the proposal by Lessee to terminate its current lease of Suite 6509 and enter into a new lease for Suite 6521 in the LVCC will increase the square footage leased by Lessee and the annual rent paid by Lessee by approximately \$9,000.00 per annum;

**WHEREAS**, the proposed lease for the leased premises was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on July 20, 2023, and the Committee voted to recommend that the Management Authority approve the proposed termination of the lease of

Suite 6509 and the lease with of Suite 6521 in the LVCC under the terms and conditions set forth above;  
and,

**WHEREAS**, the Management Authority after considering the proposed lease and recommendation of Staff and the Commercial Real Estate Committee resolved that it was in the best interest of the District and Management Authority to approve the proposed termination of the lease of Suite 6509 and lease of Suite 6521 under the terms and conditions set forth above with Muscular Therapy, LLC.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves a lease of Suite 6521 in the Lake Vista Community Center with Muscular Therapy, LLC, for a term of one (1) year, with four (4) one-year options to renew, commencing of September 1, 2022, for a rental rate during the primary term of \$18.00 per square foot, totaling \$30,294.00 per annum, payable in monthly installments of \$2,524.50, with rent during the option terms equal to the rent charged for leases in the LVCC at the commencement of the option term, and the lease shall include the standard terms and conditions for leases of suites in the Lake Vista Community Center; and, approves the termination and cancellation of the lease of Suite 6509 in the Lake Vista Community Center with Muscular Therapy, LLC, conditioned on execution of the new lease for Suite 6521 in the Lake Vista Community Center with Muscular Therapy, LLC.

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

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

**YEAS: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2023.**

\*\*\*\*\***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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-05-07272023  
**RESOLUTION:** VII-05-07272023  
**BY:** COMMISSIONER BRIEN  
**SECONDED BY:** COMMISSIONER EGANA

July 27, 2023

**RESOLUTION**

**5) Motion to approve a lease with Kemistry Beauty Lab L.L.C. for Suite 6504 in the Lake Vista Community Center, for a primary term of one year, commencing on August 1, 2023, with two (2)- 1-year options to renew, for an annual rent during the primary term of \$16,110.00, payable in monthly installments of \$1,342.50, plus \$75.00 per month for water services, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center.**

**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 Lake Vista Community Center (“LVCC”) is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority;

**WHEREAS**, Kemistry Beauty Lab L.L.C., a domestic limited liability company, (“Lessee”) requested to lease the suite bearing Municipal Address 6504 Spanish Fort Boulevard, located in the LVCC, consisting of 895 square feet of office space, for operation of a beauty salon (the “Leased Premises”);

**WHEREAS**, the term of the Lease will be for one year, commencing on August 1, 2023 and ending on July 31, 2024 (the “Primary Term”), with two (2) 1-year options to renew (the “Option Terms”);

**WHEREAS**, the rent for the lease of the Leased Premises, during the Primary Term, will be \$18.00 per square foot, for an annual rent of 16,110.00, payable in twelve (12) monthly installments of \$1,342.50 in advance of the beginning of each month, and the annual rent payable during each of the option terms shall be the rent charged for suites in the LVCC at the commencement of each option term, plus \$75.00

per month for water service which will be subject to an adjustment each year on the anniversary date of the lease by the Lessor;

**WHEREAS**, the Commercial Real Estate Committee at its meeting held on July 20, 2023 considered the lease with Kemistry Beauty Lab L.L.C, and voted to recommend that the Management Authority approve the proposed lease with Kemistry Beauty Lab L.L.C.; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the Orleans Levee District to approve the proposed Lease with Kemistry Beauty Lab L.L.C in accordance with the terms and conditions set forth in this resolution.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves a lease with Kemistry Beauty Lab L.L.C of the suite bearing Municipal Address 6504 Spanish Fort Boulevard in the Lake Vista Community Center, consisting of 895 square feet, for a term of one year, commencing on August 1, 2023 and ending on July 31, 2024, with two (2) 1-year options to renew, for a rental rate of \$18.00 per square foot, totaling an annual rent of \$16,110.00, payable in twelve (12) monthly installments of \$1,342.50, in advance of the beginning of each month, and the rent payable during each of the option terms shall be the rent charged for suites in the LVCC at the commencement of each option term, plus \$75.00 per month for water service which will be subject to an adjustment each year on the anniversary date of the lease by the Management Authority, and the lease shall also include the standard terms and conditions for leases in the Lake Vista Community Center.

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

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

**YEAS: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, LAPEYROLERIE, THOMAS, WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

This resolution was declared adopted this 27th day of July 2023.

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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-06-07272023  
**RESOLUTION:** VII-06-07272023  
**BY:** COMMISSIONER EGANA  
**SECONDED BY:** COMMISSIONER LAPEYROLERIE

**JULY 27,2023**

**6) Motion to modify Resolution VII 05-10272022 to substitute the Arts Council of New Orleans as the permittee for the installation of the It was my pleasure sculpture by Anastasia Pelias in St. John Park and to add the City of New Orleans as the intervenor and guarantor for the performance of the terms and conditions in the permit.**

**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**, St. John Park is one of the non-flood protection assets of the District that is the responsibility of the Management Authority;

**WHEREAS**, the Management Authority on October 27, 2022 adopted Resolution VII 05-10272022 to authorize the Executive Director and outside counsel to negotiate and to prepare a permit with the City of New Orleans for the installation of the It was my pleasure sculpture by Anastasia Pelias in St. John Park and to authorize the Executive Director to sign the final permit on the behalf of the Lakefront Management Authority;

**WHEREAS**, after negotiations with the City of New Orleans and the Arts Council of New Orleans, with which the City of New Orleans has a Cooperative Endeavor Agreement, the City of New Orleans requested that the Management Authority’s permit be issued to Arts Council of New Orleans and that the Arts Council of New Orleans be the permittee instead of the City of New Orleans;

**WHEREAS**, the Arts Council of New Orleans has agreed to be the permittee and has committed to faithfully perform the obligations contained in the proposed permit;

**WHEREAS**, the City of New Orleans has agreed to intervene in the proposed permit and to guarantee the Arts Council of New Orleans' performance of the obligations contained in the proposed permit;

**WHEREAS**, the Management Authority resolved after considering the recommendation of the Executive Director and outside counsel that it was in the best interest of the Management Authority to substitute the Arts Council of New Orleans in place of the City of New Orleans as the permittee subject to the City of New Orleans' intervention and guarantee of the Arts Council of New Orleans performance of the obligations contained in the proposed permit and to modify Resolution VII 05-10272022 accordingly;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority modifies Resolution VII 05-10272022 to substitute the Arts Council of New Orleans as the permittee for the installation of the *It was my pleasure* sculpture by Anastasia Pelias in St. John Park and to add the City of New Orleans as the intervenor and guarantor for the performance of the terms and conditions in the permit.

**BE IT HEREBY FURTHER RESOLVED** that the 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:** RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS

**NAYS:** NONE

**ABSTAIN:** NONE

**ABSENT:** CARR, RODGERS, D. HEBERT, J. HERBERT

**RESOLUTION ADOPTED:** PASSED

This resolution was declared adopted this 27<sup>th</sup> day of July 2023.

.....  
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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-07-07272023  
**RESOLUTION:** VII-07-07272023  
**BY:** COMMISSIONER EGANA  
**SECONDED:** COMMISSIONER APEOLERIE

July 27, 2023

**7) Motion to approve a contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project for the price and sum not to exceed \$1,315,590.00.**

**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 South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority;

**WHEREAS**, Hurricane Ida struck the City of New Orleans on August 29, 2021 and caused extensive damage to property owned by the District, including damage to the finger piers in South Shore Harbor Marina;

**WHEREAS**, the Management Authority issued an Invitation for Bids for the South Shore Harbor Marina Finger Piers Repair Project, in accordance with the provisions of the Louisiana Public Bid Law, La. Rev. Stat. 38:2212, et seq., (the “Project”);

**WHEREAS**, the Louisiana Public Bid Law requires that the contract for this Project be awarded to the lowest responsible and responsive bidder, as provided under Section 2212 of the Louisiana Public Bid Law;

**WHEREAS**, the following two bids were submitted for the Base Bid and Alternates 1 and 2 for the Project: Cycle Construction Company, Inc. in the amount of \$1,956,905.00 and Anders Construction, Inc. in the amount of \$1,315,590.00;

**WHEREAS**, Anders Construction, Inc. (the “Anders Construction”) submitted the lowest responsive bid for the Project in the amount of \$1,315,590.00;

**WHEREAS**, the Marina Committee of the Management Authority reviewed this matter at its monthly meeting held on July 18, 2023, however, there was no quorum present and the Committee members present could not vote on a recommendation on this matter; and,

**WHEREAS**, the Management Authority after considering the recommendation of Staff resolved that it was in the best interest of the Orleans Levee District to approve a contract for the Project with Anders Construction for the price and sum set forth above.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves a contract for the South Shore Harbor Marina Finger Piers Repair Project with Anders Construction, Inc. for a price and sum not to exceed \$1,315,590.00.

**BE IT FURTHER HEREBY RESOLVED** that the Chairman or Executive Director of the Lakefront Management Authority 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:** RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS

**NAYS:** NONE

**ABSTAIN:** NONE

**ABSENT:** CARR, RODGERS, D. HEBERT, J. HERBERT

**RESOLUTION ADOPTED:** PASSED

This resolution was declared adopted this 27th day of July, 2023.

.....  
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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-08-07272023  
**RESOLUTION:** VII-08-07272023  
**BY:** COMMISSIONER HEATON  
**SECONDED:** COMMISSIONER EGANA

July 27, 2023

8) Motion to approve a contract with Roof Technologies, Inc. for the Fuel Farm Roof Replacement Project for a price and sum not to exceed \$105,250.00.

## **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 Lakefront Airport is a non-flood protection asset of the District under the management and control of the Management Authority (“Airport”);

**WHEREAS**, there is a Fuel Farm at the Airport and the roof of the office building at the Fuel Farm needs to be replaced ( the “Project”);

**WHEREAS**, the Staff of the Management Authority issued a request for quotes for this project;

**WHEREAS**, Roof Technologies, Inc. (“Roofing Technologies”) submitted the lowest responsive quote for the Project in the amount of \$105,250.00;

**WHEREAS**, the Airport Committee of the Management Authority considered the quote submitted by Roofing Technologies at its monthly meeting held on July 18, 2023 and voted to recommend that the Management Authority accept the quote and approve a contract with Roofing Technologies for the price set forth above;

**WHEREAS**, the Management Authority after considering the recommendation by the Airport Committee resolved that it was in the best interest of the District and Airport to accept the quote and approve a contract with Roofing Technologies for the Project for the price set forth above.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby accepts the quote and approves a contract with Roof Technologies, Inc. for the Fuel Farm Roof Replacement Project at the New Orleans Lakefront Airport, for the price and sum, not to exceed, of \$105,250.00 and under the terms and conditions set forth in the quote for the Project submitted by Roof Technologies, 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, BRIEN, DOUANT, EGANA, EXPOSE, GERHART, HEATON, LAPEYROLERIE, THOMAS, WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July, 2023.**

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 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: VII-09-07272023  
RESOLUTION: VII-09-07272023  
BY: COMMISSIONER LAPEYROLERIE  
SECONDED: COMMISSIONER EXPOSE**

**July 27, 2023**

**9) Motion to approve a contract for the Seabrook Boat Launch Replacement Project with Design Engineering, Inc. for design, bidding, and construction administration services for a price, Not to Exceed, \$257,354.00, and for permitting and geotechnical services for a price, Not to Exceed, \$60,790.00.**

**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 has projects that require funding from the Louisiana Capital Outlay Program (“COP”) and submits applications as the local sponsor in order to initiate design and construction phases of these projects;

**WHEREAS**, the Seabrook Boat Launch on Lake Pontchartrain is a non-flood protection asset owned by the District and managed by the Management Authority;

**WHEREAS**, the Seabrook Boat Launch needs repairs, renovations and replacement ( the “Project”) and the Management Authority applied for funding for this project in 2022 which was approved by the COP;

**WHEREAS**, the Management Authority needs design, bidding, and construction administration services for the Project, and the Staff of the Management Authority recommended that the Management



Authority contract Design Engineering, Inc. ("DEI") to provide these services for a price not to exceed \$257,354.00 and to provide permitting and geotechnical services for a price not to exceed \$60,790.00;

**WHEREAS**, DEI is an established engineering firm that has provided professional engineering services for the Management Authority for many years, including professional services for the renovation of the Seabrook Boat Launch;

**WHEREAS**, the Marina Committee of the Management Authority considered the recommendation of Staff at its monthly meeting held on July 18, 2023, however, there was no quorum present and the Committee members present could not vote on a recommendation on this matter; and,

**WHEREAS**, the Management Authority after considering the recommendation Staff resolved that it was in the best interest of the District to approve a contract with DEI for these professional services for the Project for the prices set forth above.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves a contract with Design Engineering, Inc. to provide design, bidding, and construction administration services for a price not to exceed \$257,354.00, and permitting and geotechnical services for a price not to exceed \$60,790.00 for the Seabrook Boat Launch Replacement Project.

**BE IT FURTHER RESOLVED** that the Management 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:** RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS

**NAYS:** NONE

**ABSTAIN:** NONE

**ABSENT:** CARR, RODGERS, D. HEBERT, J. HERBERT

**RESOLUTION ADOPTED:** PASSED

**This resolution was declared adopted this 27<sup>th</sup> day of July 2023.**  
.....

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 July 23 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-10-07272023  
**RESOLUTION:** VII-10-07272023  
**BY:** COMMISSIONER DROUANT  
**SECONDED BY:** COMMISSIONER EGANA

July 27, 2023

**10.) Motion to approve an updated Disadvantage Business Policy for the Lakefront Management Authority**

**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 (“OLD”);

**WHEREAS**, in accordance with Resolution Nos. 3-042485 and 9-081893, and U.S. Department of Transportation (DOT) regulations, the former Board of Commissioners of the Orleans Levee District established a Disadvantaged Business Enterprise (DBE) program in order to maximize opportunities for DBE participation on contracts financed, in whole or in part, with federal financial assistance and contracts funded by Board appropriation;

**WHEREAS**, in accordance with Resolution No. 5-031711, the Management Authority increased DBE participation in goods and services provided to the Management Authority and updated and revised the Management Authority’s contracts to reflect current laws and regulations regarding DBEs;

**WHEREAS**, the Louis Armstrong New Orleans International Airport, and the Regional Transit Authority are designated as the New Orleans Metropolitan Certifying Agencies (“NOMCA”) to operate as a certifying agency for DBE certification;

**WHEREAS**, the DBE Committee of the Management Authority at its meeting held on June 15, 2023, reviewed proposed revisions to the DBE Policy and the Committee voted to recommend that the

Management Authority accept and approve the revised DBE Policy, a copy of which is attached to this Resolution; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the District to approve the revised DBE Policy, a copy of which is attached to this Resolution.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Management Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

**YEAS: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted on the 27<sup>th</sup> day of July 2023.**

**I hereby certify that the above and the foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-11-07272023**

**RESOLUTION: VII-11-07272023**

**BY: COMMISSIONER EGANA**

**SECONDED BY: COMMISSIONER LAPEYROLERIE**

**July 27, 2023**

**11.) Motion to amend the contract with Del Sol Consulting, Inc. for Disaster Recovery Management Services in support of FEMA Projects for Hurricane Ida to extend the term of the contract for one year through November 16, 2023 and to increase the fee for services to an amount not-to-exceed \$350,000.00.**

**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**, the Management Authority manages two marinas, the New Orleans Lakefront Airport, a fifteen-unit office building, 5.2 miles of Lakeshore Drive, four recreational shelters, and approximately 430 acres of open space and public parks;

**WHEREAS**, the Management Authority had a need for professional project management services following Hurricane Ida in August 2021 to ensure all declared storm related damage projects are executed and performed in compliance with all FEMA regulations;

**WHEREAS**, in October of 2021 the Management Authority solicited a Request for Qualifications for Disaster Recovery Project Management Services in support of FEMA projects for Hurricane Ida (the “Project”) and adopted a resolution to select Del Sol Consulting, Inc. (“Del Sol Consulting”) for a contract for these services;

**WHEREAS**, the contract with Del Sol Consulting expired on November 16, 2022 and there still remain open FEMA recovery projects from damages caused by Hurricane Ida;

**WHEREAS**, the Staff of the Management Authority recommended that the contract be amended to extend the term of the agreement through November 16, 2023 and that the contract not to exceed fee be increased to \$350,000.00, which sum is eligible for reimbursement from FEMA;

**WHEREAS**, the Finance Committee of the Management Authority considered the Staff’s recommendation at its meeting held on July 20, 2023 and voted to recommend that the Management Authority approve an amendment of the contract under the terms and conditions set forth above; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the District to approve to approve an amendment of the contract with Del Sol Consulting, Inc. under the terms and conditions set forth above

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves an amendment of the contract with Del Sol Consulting, Inc. for disaster recovery management services, on an “as needed” basis, to extend the term of the contract for a one-year period, ending on

November 16, 2023, and to increase the amount not to exceed fee of the contract to \$350,000,00, and with all other terms and conditions of the contract to remain in full force and effect.

**BE IT FURTHER RESOLVED** that the Management Authority Chair or Executive Director is hereby authorized to sign all documents necessary to carry out the above.

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

**YEAS: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2021**

.....  
**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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-12-07272023**

**RESOLUTION: VII-12-07272023**

**BY: COMMISSIONER DROUANT**

**SECONDED BY: COMMISSIONER EGANA**

**July 27, 2023**

**12) Motion to approve an amendment of the contract with Commtech Managed IT Services for additional IT support and management services and to increase the annual fee for these services to \$60,060.00.**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“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 two Marinas, the New Orleans Lakefront Airport, the Lake Vista Community Center, 5.2 miles of Lakeshore Drive, including four recreational shelters on Lakeshore Drive, and approximately 430 acres of open space and public parks that are non-flood protection assets owned by the District;

**WHEREAS**, the Management Authority installed a computer network system to assist the Staff of the Management Authority with managing these non-flood protection assets and conducting the operations of the District;

**WHEREAS**, on occasions the Staff of the Management Authority needs professional intellectual technology (“IT”) services and support in order to operate and maintain the Management Authority’s computer network system;

**WHEREAS**, Commtech Managed IT Services (“Commtech”) submitted a proposal to provide these IT services for the Management Authority;

**WHEREAS**, CommTech has provided comprehensive IT operations and support management services to companies in the metropolitan New Orleans area for over 30 years and has the necessary experience, expertise, and personnel to provide these professional services to the Management Authority;

**WHEREAS**, Commtech offered to provide certain IT support and management services for the Management Authority, for a term of one (1) year, in consideration of an annual fee of \$ 28,800.00, payable in monthly installments of \$ 2,400.00 during the term of the contract;

**WHEREAS**, the Management Authority at its monthly meeting in March 2023 adopted a resolution to approve a contract with CommTech for these services under the terms and conditions set forth above (the “contract”);

**WHEREAS**, the Management Authority no longer has qualified IT personnel on its Staff and the Staff of the Management Authority requested a proposal for additional services from CommTech;

**WHEREAS**, Commtech offered to provide the requested additional IT support and management services for the Management Authority in consideration of increasing the annual fee to \$60,060.00;

**WHEREAS**, the Staff of the Management Authority presented this proposal by CommTech to the Finance Committee of the Management Authority at its meeting held on July 20, 2023, and the Finance Committee voted to recommend that the Management Authority approve an amendment of the contract

with CommTech for the additional requested IT services for the increase in the annual fee set forth above;  
and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the Management Authority and District to approve an amendment of the contract with CommTech under the terms and conditions set forth above.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves an amendment of the contract with Commtech Managed IT Services for additional IT support and management services, in consideration of an annual fee of \$60,060.00, with all other terms and conditions of the contract to remain the in full force and effect.

**BE IT FURTHER RESOLVED** that the Authority Chairman or Executive Director is hereby authorized to sign any documents necessary to carry out the above.

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

**YEAS: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2023.**

.....  
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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: VII-13-07272023  
RESOLUTION: VII-13-07272023  
BY: COMMISSIONER EGANA  
SECONDED: COMMISSIONER HEATON**

**July 27, 2023**

**13) Motion to approve a lease with Flightline Ground, Inc. of the former National Guard Hangar at the New Orleans Lakefront Airport**

## **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 New Orleans Lakefront Airport, located on the shores of Lake Pontchartrain in the City of New Orleans, Parish of Orleans, State of Louisiana, is a non-flood protection asset owned by the District and managed by the Management Authority (the “Airport”);

**WHEREAS**, Flightline Ground, Inc. ( “Flightline” or “Lessee”) has been a fixed base operator (“FBO”) at the New Orleans Lakefront Airport and has leased the Williams Hangar and other property at the Airport since 2007;

**WHEREAS**, Lessee offered to lease the former National Guard Hangar and certain land adjacent to the hangar commencing on August 1, 2023 and ending on July 31, 2027 (the “premises” or “leased premises”);

**WHEREAS**, the annual rent for the lease of the premises, which will be paid in equal monthly installments, will be based on an appraisal of the rental value of the premises prepared by Airport and Aviation Appraisals, Inc.;

**WHEREAS**, the proposed lease will also provide that the Lessee shall be responsible for all cost and expenses for the operation of the leased premises and include the standard terms and conditions for leases with FBOs at the Airport;

**WHEREAS**, the Airport Committee of the Management Authority considered the proposed lease at its meeting held on July 18, 2023 and voted to recommend that the Management Authority approve the lease with Flightline under the terms and conditions set forth above; and,

**WHEREAS**, the Management Authority after considering the recommendation by the Airport Committee resolved that it was in the best interest of the District and Airport to Authority approve the proposed lease with Flightline under the terms and conditions set forth above.



**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves a lease of the former National Guard Hangar and certain land adjacent to the hangar at the New Orleans Lakefront Airport with Flightline Ground, Inc., for a term of four years, commencing on August 1, 2023 and ending on July 31, 2027, with the annual rent for the lease of the premises, payable in equal monthly installments, based on an appraisal of the rental value of the leased premises prepared by Airport and Aviation Appraisals, Inc, and the lease shall provide that the Lessee shall be responsible for all cost and expenses for the operation of the leased premises and shall include the standard terms and conditions for leases with FBOs at the New Orleans Lakefront Airport.

**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, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: CARR, RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted this 27th day of July 2023.**

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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: VII-14-07272023**

**RESOLUTION: VII-14-07272023**

**BY: COMMISSIONER HEATON**

**SECONDED BY: COMMISSIONER EXPOSE**

**July 27, 2023**

14) **Motion to support the nomination of the Lake Vista Community Center for the Louisiana Landmark Society 's N9 List**

**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 Lake Vista Community Center located in the City of New Orleans on Spanish Fort Boulevard is one of the non-flood protection assets of the District managed by the Management Authority;

**WHEREAS**, the Lake Vista Community Center (LVCC) was one of only two buildings, which included the New Orleans Union Passenger Terminal, in the deco style built in the art modern period by the locally grown and nationally recognized collaborative team of Wogan and Bernard, Jules K. de la Vergne, and August Perez, Architects;

**WHEREAS**, the contract for construction of the LVCC was awarded by the Orleans Levee Board to Perrilliat-Rickey Construction Co., Inc., on August 8, 1946, and construction of the building was completed in 1948; and

**WHEREAS**, the experimental design of the Lake Vista Subdivision, the first of four subdivisions developed within the confines of the Orleans Levee District Lakefront Reclamation Project, broke with the traditional grid-iron street plan replacing it with a radial arrangement of cul-de-sac streets around a central-walk-to-community shopping area;

**WHEREAS**, the LVCC served as an anchor for building a community for the growing families of returning WWII military service members and included a collection of essential services such as a barbershop, a beauty parlor, a grocery store, a doctor’s office, a dentist’s office, and a sandwich shop while upstairs providing a community center where in the days before air conditioning offered a place for members of the community to meet and congregate high above the treetops and enjoy the cool summer breeze;

**WHEREAS**, 22,000 square foot building now consists of 14 separate commercial suites and a 3,600 square foot community center on the second floor;

**WHEREAS**, as our communities continue to prosper becoming more diverse, maintaining and preserving locales where we may blend with others and better understand their history and stories becomes more and more important, and these opportunities are best offered through community centers;

**WHEREAS**, the Lakefront Management Authority wishes to restore, preserve and maintain the historic authenticity, as well as the structural integrity, of this art deco structure, which plays a significant role in the history and expansion of the City of New Orleans;

**WHEREAS**, the Commercial Real Estate Committee met on July 20, 2023, and recommended the Management Authority apply to the Louisiana Landmark Society to be included on its N9 list; and,

**WHEREAS**, the Management Authority resolved that it was in the best interest of the District to apply to the Louisiana Landmark Society to have the Lake Vista Community Center included on its N9 list.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves the filing of an application with the Louisiana Landmark Society for inclusion of the Lake Vista Community Center on the N9 list.

**BE IT FURTHER RESOLVED** that the Management 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: RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS, WILLIAMS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RODGERS, D. HEBERT, J. HERBERT**

**RESOLUTION ADOPTED: PASSED**

**This resolution was declared adopted the 27th day of July 2023.**

**\*\*\*\*\*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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.**

**RESOLUTION:** VII-15-07272023  
**MOTION:** VII-15-07272023  
**BY:** COMMISSIONER DROUANT  
**SECONDED:** COMMISSIONER THOAMS

July 27, 2023

15) Motion to authorize the initiation of legal action against the Orleans Parish Assessor and City of New Orleans as necessary to enjoin a tax sale and other collection actions against 126 South Roadway and other Orleans Levee District properties exempt from ad valorem taxation under La. Const. art. VII, 21(A)(1974).

**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 District’s assets include public lands and other public property used for public purposes that the District contends are exempt from ad valorem taxation under Louisiana Constitution art. VII, Sec. 21(A);

**WHEREAS**, in 2013, the Management Authority, then known as the Non-Flood Protection Asset Management Authority, filed suit against the Assessor for the Parish of Orleans and the Director of Finance & Ex-Officio Tax Collector for the City of New Orleans concerning the assessment of ad valorem taxes against a District owned boathouse (N-28) in the Orleans Marina;

**WHEREAS**, the District and the defendants to the 2013 lawsuit (No. 2013-11754, Division “A”, Civil District Court for the Parish of Orleans) agreed upon a settlement of the District’s claims including that the District owned assets are not subject to ad valorem taxes;

**WHEREAS**, the ownership of the improvements located at 126 South Roadway reverted to the District upon the August 31, 2021 expiration of the lease to the Crescent City Marine Group, Inc. (d/b/a “Schubert’s”);

**WHEREAS**, the Orleans Parish Assessor assessed ad valorem taxes against the improvements at 126 South Roadway in the year 2022;

**WHEREAS**, Management Authority representatives including the Chair of the Real Estate Committee, the Executive Director, and Legal Counselors met with the Orleans Parish Assessor in May 2022 and had a series of subsequent communications to remove 126 South Roadway and other District owned properties from the ad valorem tax assessment process;

**WHEREAS**, on July 19, 2023, Management Authority staff received a Notice of Tax Sale for 126 South Roadway for delinquent ad valorem taxes despite the prior communications and understandings reached with the Orleans Parish Assessor concerning the exemption contained in Louisiana Constitution art. VII, Sec. 21(A);

**WHEREAS**, the Assessor has recently issued notices of ad valorem taxation on other District-owned assets including properties that have long-since been demolished or that are otherwise exempt from taxation;

**WHEREAS**, on July 24, 2023, a representative of the Assessor's office informed Legal Counsel for the Management Authority that many of the assessments were in error and were due to delays by Treasury in processing the Assessor's change orders;

**WHEREAS**, on July 24, 2023, the same representative from the Assessor's office stated to Legal Counsel that no change order had been processed for 126 South Roadway and that the Assessor and Treasury intended to collect the assessed tax despite prior understandings and agreements;

**WHEREAS**, Legal Counsel and the representative from the Assessor are continuing to communicate in an effort to resolve issues relating to the assessment of ad valorem taxes on 126 South Roadway and other District Properties;

**WHEREAS**, Legal Counsel has informed the Executive Director and the Chair of the Legal Committee that legal proceedings will likely be necessary to enjoin the Tax Sale of the improvements at 126 South Roadway that is scheduled to take place Tuesday, August 15, 2023;

**THEREFORE, BE IT HEREBY RESOLVED** that the Lakefront Management Authority hereby authorizes the Executive Director and legal counsel to institute legal proceedings against the Orleans Parish Assessor and the City of New Orleans as necessary to enjoin a tax sale and other collection actions against 126 South Roadway and other Orleans Levee District properties exempt from ad valorem taxation under La. Const. art. VII, 21(A)(1974).

**BE IT FURTHER RESOLVED** that the Chairman or Executive Director of the Management Authority be and is hereby authorized to take any action and to sign all documents necessary to accomplish the above.

**YEAS:** RICHARD, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, LAPEYROLERIE, THOMAS,  
WILLIAMS

**NAYS:** NONE

**ABSTAIN:** NONE

**ABSENT:** CARR, RODGERS, D. HEBERT, J. HERBERT

**RESOLUTION ADOPTED:** PASSED

This resolution was declared adopted this 27th day of July 2023.

.....  
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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION:** VII-16-07272023

**RESOLUTION:** VII-16-07272023

**BY:** COMMISSIONER LAPEYROLERIE

**SECONDED BY:** COMMISSIONER BRIEN

**April 27, 2023**

**16) Motion to delegate authority to the Marina Committee to approve requested improvements by tenants in the Covered Boat Slip Building, South Shore Harbor Marina.**

**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 Covered Boat Slip Building in the South Shore Harbor Marina in the City of New Orleans is a non-flood protection asset of the Orleans Levee District managed and controlled by the

Management Authority;

**WHEREAS**, the Management Authority at its April 27, 2023 meeting passed Resolution \_\_\_\_\_ thereby adopting a new lease form for the tenants in the Covered Boat Slip Building that rent on a year-to-year basis rather than on a pre-paid, long-term basis;

**WHEREAS**, the first paragraph of Article 8 in the new lease form adopted by the Board specifies a procedure by which a Lessee may request permission from the Management Authority to make improvements in their respective leased premises;

**WHEREAS**, the first paragraph of Article 8 of the new lease form adopted by the Board in Resolution \_\_\_\_\_ reads as follows

“LESSEE shall not make any additions, improvements of any kind or alterations whatsoever to the Leased Premises without prior written permission of the Board of the LMA by resolution duly adopted by the Board. LESSEE shall submit a written request for improvements to the Harbor Master who in turn shall present the proposed improvements to the LMA’s Marina Committee for consideration before presentation to the Board of the LMA for approval. Lessee may not rely on the approval of any employee of the LMA for approval to make any additions or improvements to the Leased Premises. All of LESSEE’s additions, improvements of any kind, and alterations shall be comprised of non-combustible materials as defined in the International Building Code. LESSEE shall not place upholstered furnishings, residential furnishings, cameras, or electrical appliances in or on the Leased Premises without the prior written permission of the Board of the LMA by resolution duly adopted by the Board. LESSEE shall not place any items, which are considered safety or trip hazards by LESSOR, on piers or catwalks.”

**WHEREAS**, under the terms of Article 8, a Lessee may only make improvements to the Leased Premises by a resolution duly adopted by the Management Authority;

**WHEREAS**, the By-Laws of the Management Authority in Article V, Section 4 permit the delegation of authority by resolution to a committee to act on matters on behalf of the Management Authority;

**WHEREAS**, the Management Authority’s Marina Committee resolved at its July 18, 2023 meeting that it was in the best interest of the Management Authority to delegate authority to the Marina Committee to act on Lessee requests by Lessee’s to make improvements to the Leased Premises in the Covered Boat Slip Building in accordance with Article 8 of the Lease adopted by the Board in Resolution \_\_\_\_\_.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby delegates to the Marina Committee the authority to act on Lessee requests by Lessee’s to make improvements to the Leased Premises in the Covered Boat Slip Building in accordance with Article 8 of the Lease adopted by the Board in Resolution \_\_\_\_\_.

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

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

**YEAS:            NONE**

**NAYS:            RICHARD, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, J. HERBERT, LAPEYROLERIE, THOMAS, WILLIAMS**

**ABSTAIN:        NONE**

**ABSENT:         CARR, RODGERS, D. HERBERT, J. HERBERT**

**RESOLUTION PASSED:        MOTION FAILED**

This resolution was declared adopted this 27<sup>th</sup> day of July, 2023.

.....  
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 July 27, 2023, held in New Orleans, LA, at which a quorum was present.