

**LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, January 25, 2024 – 5:30 P.M
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Carlos Williams – Vice Chair
Commissioner Howard Rodgers - Secretary
Commissioner Brad Brandt
Commissioner Esmond Carr (Arrived at @5:35 PM)
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Adonis Exposé (Arrived @ 5:40 PM)
Commissioner Wilma Heaton
Commissioner Jennifer Herbert
Commissioner Renee Lapeyrolerie

ABSENT: Commissioner Anthony Richard – Chair
Commissioner Stan Brien
Commissioner Monika Gerhart
Commissioner Dawn Hebert
Commissioner Sandra Thomas

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

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Al Pappalardo – Real Estate Consultant
Darren Persick – Project Mgr. Kutchins & Groh
Bane Sheperd Gen. Mgr. – Signature FBO
Wendy Bell – Flightline FBO

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, January 25, 2024, AT 5:30 PM at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars, and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

- I. **Call to Order by Vice Chair Carlos Williams at 5:30 PM.**
- II. **The Pledge of Allegiance was led by Commissioner Heaton**

Mr. Capo introduced Mr. Brad Brandt as a newly appointed commissioner to the board. Director of Aviation for DOTD.
- III. **Roll Call was called by Mr. Capo. (9) members were present or a quorum.**
- IV. **Opening Comments – Vice Chair Williams welcomed everyone and hoped for a productive meeting. He also wished Chair Richard a speedy recovery.**
- V. **Motion to Adopt Agenda**
A motion was offered by Commissioner Cohn and seconded by Commissioner Drouant.

With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

VI. **Motion to Approve Minutes**

1. **Board Minutes – September 28, 2023**

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

With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

2. Board Minutes – October 26, 2023

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

With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

3. Board Minutes – November 16, 2023

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

With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

4. Board Minutes – December 14, 2023

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

With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

VII. New Business

1. Motion to approve acceptance of DOTD Grant H.015895 in the sum of \$184,511.00 in support of construction of the airport's pump station project. (This is the match for FAA Grant 3-22-0038-039-2023)

❖ This motion was not recommended by the Airport Committee due to NO QUORUM

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

Commissioner Heaton stated that this motion and motions #2 and #3 came to the board unrecommended by the Airport Committee due to no quorum at the Airport's recent committee meeting.

The board previously approved the submission for the grant. It was awarded to us and the final step is for the board to accept the award. Bruce Martin is present to answer any questions.

With no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

- 2. Motion to approve acceptance of DOTD Grant H.015732 in the sum of \$1,196,056.00 in support of construction of the airports pump station project. (This is a match for FAA grant 3-22-0038-042-2023)**

❖ **This motion was not recommended by the Airport Committee due to NO QUORUM**

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

Hearing no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

Mrs. McKee acknowledged that Commissioner Carr arrived at 5:35 PM. 10 members are now present.

- 3. Motion to approve acceptance of DOTD Grant H.015894 in the sum of \$238,417.00 to purchase two pumps for the reservoir being built in support of the airport's pump station project. (This is the match for FAA Grant 3-22-0038-043-2023)**

❖ **This motion not recommended by the Airport Committee due to NO QUORUM**

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

Hearing no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

4. Motion to approve permitting tenants to procure property and flood insurance on the buildings and improvements located on leased premises owned by the Orleans Levee District and managed by the Lakefront Management Authority

❖ This motion not recommended by the Airport Committee due to NO QUORUM

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

Commissioner Heaton stated that this is not mandatory, it is permissive for the tenants. There has been much discussion about this, and our legal team and the staff have agreed to allow the tenants to shop the insurance market with safeguard inclusions listed in the resolution.

Commissioner Clinton asked if the proposed resolution was for airport tenants only.

Mr. Metzger said that this includes any tenant leasing property owned by the Levee District and managed by the Lakefront Management Authority.

Mr. Capo stated that the resolution includes all tenants. There are (2) tenants on the New Basin Canal whose leases expired. In the new lease, OLD acquires flood insurance and we pass on the premiums to them. This will give the tenants an option to acquire their own insurance

Commissioner Heaton informed the board that some of the Airport tenants may wish to comment on this topic.

Commissioner Clinton asked if the Lighthouse was included.

Mr. Capo said the Lighthouse would be included in this option. As of right now, they have acquired their insurance and provided the certificate to us.

Commissioner Carr asked why was this being considered.

Commissioner Heaton stated If a tenant wanted to shop their own insurance, their leases currently do not provide for lease amendments. It would require a policy change and that requires board approval. Staff cannot change policy.

Commissioner Carr asked if the tenant would have to come back for a lease change.

Mr. Metzger informed the board that the staff will have the authority to sign a lease amendment if necessary. The tenant would come forward with their policy, subject to approval by the staff and insurance

Mr. Capo discussed reasons for the way the current lease is written.

Mr. Metzger said this resolution allows the tenant to shop the market for a better premium with the same safeguards that are in the current lease.

Bane Sheppard, Signature-GM, commented on the reasons they felt this would work for them and their tenants. He appreciated the Airport Committee and the Board for any consideration.

Hearing no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

5. Motion to approve a Change Order #1 for the Contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project, in the amount of \$41,780.00, increasing the contract price to an amount not exceed the sum of \$ 1,356,370.00, and to extend the date to substantially complete the Project by nine (9) days through March 6, 2024.

❖ This motion was recommended by the Marina and Finance Committees

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

Adam Gulino stated that this change order addresses damaged shims that were discovered in the original build after the contractor began work.

Hearing no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

- 6. Motion to approve a contract for tree trimming in New Basin Canal Park with A Perfect Cut Tree, Inc. for a price and sum not to exceed \$38,645.00.**

❖ This motion was recommended by the Recreation Committee

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

Adam Gulino informed the board that this was to have the Westend trees Bound by Ponchartrain, West End, Filmore, and Veterans cut back for safety and beautification.

Mr. Capo added that this will also shave the trees back from the lights that were installed from a grant back in 2020. Also, Council member Giarrusso has inquired about this as it is his district.

Commissioner Exposé inquired about the bid process.

Mr. Gulino informed the board that he went out for these quotes and this was the lowest bidder.

Commissioner Egana asked about the DBE policy and how to enforce it.

Mr. Gulino said they send it out to as many contractors as possible and base it on cost in general.

Commissioner Egana discussed the time spent developing a DBE policy and the need to implement the policy. He asked if the 'A Perfect Tree' company was a DBE participant.

Mr. Gulino said they were not a participant but explained that he felt that they had DBE participation on many of the larger projects. Staff is doing their best to meet that goal.

The board discussed the goal set in the DBE policy.

Commissioner Exposé offered to work with Mr. Gulino on some of the DBE listings for different projects.

Hearing no further questions or comments, Vice-Chair Williams called for a vote. All were in favor. The motion passed.

7. Motion to recommend approval of a revised lease for Suite 6510 in the Lake Vista Community Center with Immaculate Touch Hair Studio, LLC

❖ This motion was recommended by the Commercial Real Estate Committee

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

Mr. Capo let the board know that the start date of the lease changed due to supply chain issues.

Hearing no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.

8. Motion to approve and authorize the Staff of the Lakefront Management Authority to negotiate and execute a consulting agreement with Edgewater Resources, LLC to assess the

existing marina facilities and propose recommendations for the improvement of the performance of South Shore Harbor and Orleans Marinas.

❖ **This motion was recommended by the Marina Committee**

Mr. Metzger stated that a substitute motion was necessary but a motion and a second were needed for the motion on the floor.

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

Mr. Metzger said a substitute motion compared to what was on the agenda that went out. It was needed due to the changes after a conference call.

A motion was offered by Commissioner Clinton and Seconded by Commissioner Carr.

Commissioner Carr asked where was the substitute motion.

Mrs. McKee stated that the amended document was in the packet.

Mr. Metzger added that Mrs. McKee sent it out to the board yesterday. The substitute motion is to approve the contract that came in after the phone conference instead of having the staff negotiate one.

Commissioner Carr asked what was the cap on the contract and if it included travel.

Mr. Metzger said the contract is capped at \$80 thousand and travel is another \$3500. They will use the Division of Administration's State Travel Guide. He also let the board know that there was a termination clause, and they could terminate the contract at any time after the market analysis.

Commissioner Carr asked for clarity if they were on the floor to amend the resolution or vote on the contract.

Mr. Metzger said they were on the floor to amend the contract.

Vice-Chair Williams called for a vote. All were in favor. The motion to amend the contract passed.

Mr. Metzger said that now the board needs a motion and a second to discuss the amended resolution.

Substitute Motion:

Motion to approve a consulting agreement with Edgewater Resources, LLC to assess the existing marina facilities and propose recommendations for the improvement of the performance of South Shore Harbor Marina and Orleans Marina.

A motion was made by Commissioner Rodgers and seconded by Commissioner Clinton.

Commissioner Carr asked for public comment from the marina tenants.

Rus Roucher, the SSH marina tenant, commented that it would be better to survey the tenants for suggestions on marina improvements.

Commissioner Clinton stated that the contract was inclusive of surveying the Marina tenants.

Commissioner Carr commented that the Marina Committee went an hour over their committee time discussing Edgewater Resources' proposal. He was not clear how the out-of-state consultant was selected and was uncomfortable with the amount of the contract. He asked for additional background from Commissioner Clinton.

Commissioner Clinton informed the board that SSH Marina could not continue to sustain with a \$1 million per year loss. We need to hire a national expert with a proven track record of rehabilitating municipal marinas. Edgewater Resources Consultants was recommended to him by an editor of a trade publication called the Marina Dock Age.

He said Mr. Weykamp came down and spent the day touring with Mr.

Capo, Mr. Sciavico, and him. We talked about our marina's conditions and where improvements can be made. We believe he is qualified to lead out of the deficit we are currently in.

Commissioner Heaton commented that we will need massive capital funding. Does Edgewater have suggestions for funding sources?

Commissioner Clinton stated that he is aware of some funding sources.

There was an additional conversation about the original CRE Plan from 2011. Commissioner Carr felt that the CRE was not utilized.

Commissioner Heaton commented on her historical knowledge that at that time they were focused on keeping the grass cut. However, it would be good now to readdress the 13-year-old CRE Plan to be able to go out and talk to our stakeholders, legislators, and funding sources to address the current issues.

Mr. Capo discussed other accomplished deliverables from the CRE 2011 such as:

- Removing the blue dolphins from the gangway
- Installed lighting
- Installed a pump-out facility
- Do something with the blue building. Coaxum Enterprises is addressing that by opening a bar and grill in late summer.

Commissioner Heaton suggested that Edgewater and Mr. Coaxum's group have a meeting about Parcel-L's development.

Commissioner Carr asked if this would become the adopted strategic plan for the marinas. He also commented that discussions about this came up for the first time this week in the marina committee and he had not had much time to vet the company or its proposal. He had many other questions regarding costs and checks and balances and wanted to know what were our off ramps.

Mr. Capo said that the checks and balances would be the staff's reports to the board regarding the milestones LMA has taken into consideration.

Mr. Metzger added that LMA has the right to terminate the contract at any time. Termination of the Contract would mandate that the contractor must appear before the board to terminate the contract.

Commissioner Drouant commented that the marina tenants would have a contact person with the organization to voice their concerns.

Mr. Capo replied that both the tenants and Mr. Coaxum would have access to a representative of Edgewater Resources.

Commissioner Clinton suggested that contact be limited due to the \$230 per hour cost.

Commissioner Carr asked if we had searched for any local talent who could provide this type of service.

Mr. Capo said they had not.

Commissioner Clinton said he did not think we would find a consultant of this caliber locally.

After hearing no further questions or comments Vice Chair Williams called for a vote.

With two abstentions by Commissioner Egana and Commissioner Carr, the motion passed.

VIII. Directors' Reports

Mr. Capo reported the following:

- We will be presenting the 2025 Budgets at the February meetings. The budget needs to be adopted in March for the 2024-2024 Fiscal Year beginning July 1st.
- The RFPs are due tomorrow at 2:00 pm for 406 S. Roadway.
- Lakeshore Drive planning has begun for Easter Weekend (March 29-31) and Mother's Day weekend (May 10-12).
 - We have contacted New Orleans EMS for (2)

ambulances. They have the right of first refusal. If they refuse, we will reach out to Acadiana.

- The (6) camera installation is also underway for crowd control.
 - Reached out to Officer Momus for (4) horseback police.
 - Contacted EDS for additional trash cans and dumpsters to make trash removal easier
- Cleveland Spears is looking to have a smaller **Bubbles and Boils Festival** on May 10-11 called. He plans to host a Teacher Appreciation Day on May 10th and then open to the general public on May 11th. There will be 1 music entertainment stage. He will also leave his assets (trash cans, lighting, etc.) for our use on Mother's Day.
 - This was reported to the Recreation Committee
There is a group that wants to have a second line on Lakeshore Drive. Due to the many uncertainties regarding crowd control, parking, and other issues, OLDPD is not in support of the event because they would not have enough officers to secure both the route and crowd control.
 - This was reported to the Recreation Committee
There is another group that wants to hold a Medical Informational 420 Festival. This was vetted through OLDPD who has declined this event as well.

Commissioner Egana asked what was the process for approving these kinds of requests. He suggested setting some standards to address the uptick in event requests.

Mr. Capo explained the vetting process with OPDPD rank and stated though he has the authority to approve he generally does not go against the OLDPD. That many uncertainties could create crowd control issues for OLDPD.

- We also have a few possible movie shoots looking to come out to surrounding Lakefront properties.

Mr. Capo turned the reports over to **Airport Director Bruce Martin** who reported the following:

- Taxiway Bravo project is approaching completion. They are coming back to do the final markings next week. They are looking to complete the next phase ahead of Super Bowl 2025 as it is our main taxiway for the airport.
- Completed reconstruction for the pump station project. We will begin to dig into the ground in late February for the next phase of the project
- Sugar Bowl was successful at the airport. We had over 400 planes and 1390 operations over the (4) day period. We had to find parking for 147 planes to stay overnight.
- In continued community outreach efforts, we held a field trip to host St. Leo the Great students. We will continue to reach out to area schools to invite them to participate in field trips. We gave them the full Airport Experience: badges/lanyards, stickers, booklets, and lunch with bread pudding. We talked about how young they could start learning to fly. Their favorite part was the water hose on the firetruck. Each student wrote a thank you letter telling their favorite part of the tour.
- He showed pictures of the Sugar Bowl and St. Leo's field trip.
- We finished 2023 with 3 million gallons of fuel moved for the second year in a row.

Mr. Martin showed pictures of the temporary markings at Taxiway Bravo. He also showed where the pump station will be housed.

- **UPCOMING EVENTS:**

- Commemorative Airforce is planning a Fly in May 1-5
 - Commemorative Airforce Arizona will have a

- stopover here,
- Also planes from Texas and Local
 - We will be reaching out to area schools to invite them to come out to tour the planes
- We are also working to host Women Rock Wings to do a fly-in July 5-7. We first heard about them as they came in for Essence weekend this year.
 - The Super Bowl is next on the horizon. There will be more details as they develop after this year's Super Bowl.

Mr. Capo asked Mr. Gulino to report next.

Mr. Gulino reported the following:

- Last week's freeze caused a couple of issues. We may be coming back to the board for an overhaul to repair Piers 5 and 6 for the tenants. As of now, they do not have running water. He is waiting to hear back from the contractor on the timeline and costs of repairs.
- There have been a couple of documented illegal trash dumping at SSH. We will be reaching out to the tenants.
- South Shore Finger Piers moving along. This is a FEMA project and is expected to be completed by March.
- Orleans Harbormaster Building repairs will kick off in February. This is another FEMA project due to be completed in 60 days.
- The Lake Vista bus shelter's roof replacements are underway.
- We received the quote and will be moving forward with trimming and spraying the vegetation on the easements at Lake Oaks.

Mr. Capo talked about the past freeze event. He stated that given the (3) staff we have, and the time it takes to do the work and with Monday being a holiday, we started to turn the water off and drain the lines on Sunday in preparation for the freeze on Monday night into Tuesday. It was a 56-degree beautiful day. He explained that it was his understanding that an individual who does not live here complained about the water being turned

off. The staff was told to turn the water back on. They came back out in dangerous conditions on Tuesday morning to shut the water off again. We perform our work based on our understanding of what a situation will be taking into consideration the use of manpower. The marina could very well have water today if we had been allowed to continue with the plan put in place.

Commissioner Rodgers asked why we accommodated an individual who does not live there to turn the water back on.

Commissioner Egana said he would like to know the answer.

Mr. Capo said he would leave that response to the commissioners who received the emails. He believed that Commissioner Carr had received text messages, and ultimately calls were made to have the water turned back on Sunday.

Commissioner Cohn added that hence fore we should never question what our professional staff recommends us to do. We are going to spend a lot of money to fix an issue that could have been circumvented.

Mr. Gulino added that it would be enough money to have to come back to the board for approval.

Commissioner Carr added that the Marina committee discussed contracting with some local suppliers such as CT Trainor or the like to assist in those emergencies.

He also said that the issue was more about staff not being available on a 'bank holiday' if you would (01/15 Martin Luther King Holiday). He felt that arming the staff to have additional resources to make that outage shorter seemed favorable.

Commissioner Egana commented as the Chair of Finance that he has met with staff to discuss expenses. He hoped that the board knows that when we encounter matters such as this, we leave it up to the staff.

Commissioner Carr asked if Mr. Capo received any calls from a commissioner to have the water turned back on.

Mr. Capo responded that was why the water was turned back on.

Commissioner Carr commented that the conversation had gotten heated but wanted to add no guarantee following the freeze plan would have prevented the legacy pipes from freezing.

Mr. Capo added that it was a lot more difficult to drain the lines in freezing temperatures Tuesday morning than it would have been in 56-degree weather on Sunday. It also put staff in hazardous driving conditions.

He said he was looking for support from the board for staff to follow the plan to do what is best for the tenants and the property in any weather event be it a freeze or hurricane. There are 14 piers between South Shore and Orleans Marina. The covered slips and the restrooms were not affected at SSH. We have (3) maintenance staff members, and they need time to secure the property.

Commissioner Carr stated that one of the suggestions was to revisit the freeze plan.

Commissioner Cohn added that we made a mistake this time and hoped that we have learned from it.

Commissioner Rodgers suggested that staff follow their plan regardless of whoever might call to counter your plan. He offered to put it in a resolution form here and now.

Commissioner Heaton called for a point of order to say that legally there must be unanimous consent to put a motion on the floor.

Mr. Metzger informed the board that Secretary Rodgers is a chief executive officer who has the authority to recommend exactly what he did.

After further discussion, the Vice Chair reiterated the fact that there might be another freeze coming before the next meetings and wanted to ensure that this issue does not present itself again.

Mr. Capo said that he would continue to meet with Director Martin and Director Gulino to determine how and when to implement the plan according to the event.

IX. Committee Reports

Airport Committee – Chair Heaton we did not have a quorum to recommend the first (3) items this evening. She thanked the board for their support tonight. She also thanked the tenants for the robust conversations regarding the insurance. Carlton Dufrechou, director of the Causeway, made a trip to the Airport committee to thank everyone for their hard work with the freeze at the t-hangars. She was especially appreciative that he went out of his way to come and say thank you.

Marina Committee – Chair Hebert

Commissioner Carr reported that the motion was thoroughly discussed regarding Edgewater Resources.

Commissioner Clinton thanked the full board for taking a huge step in the right direction.

Recreation Committee – Chair Thomas

Commissioner Carr reported that we discussed and recommended the tree-cutting motion that was approved earlier this evening.

Legal Committee – Chair Drouant: reported on the discussion of the restrictions and limitation policy for the residents. POA does not have the finances to enforce the restrictions; LMA is limited in enforcing restrictions. He called Representative Hilferty who said she would foster discussions for possible legislation to enforce restrictions. We cannot just say restriction enforcement is cost prohibitive and that be the end of it. Fostering legislation on the issue may be the way to go. He would keep the board abreast of new developments.

Commissioner Heaton suggested that we could put a resolution on February's agenda to support this action.

Commercial Real Estate Committee – Chair Rodgers reported that Commercial Real Estate recommended motion number 7 on tonight's

agenda which was approved. We also had a presentation from a representative of the Coaxum group. One issue he had was copper thieves which he has acquired security to eradicate.

Finance Committee – Chair Egana reported that the Finance Committee recommended motion number 5 on tonight's agenda which was approved.

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

XI. Announcement of next Regular Board Meeting

Mr. Capo announced that the next board meeting will be on Thursday, February 29, 2024, at 5:30 PM.

XII. Adjourn

A motion to adjourn was offered by Commissioner Heaton; and seconded by Commissioner Egana at 6:44 PM.