

**LAKEFRONT MANAGEMENT AUTHORITY  
FULL BOARD MEETING MINUTES  
THURSDAY, SEPTEMBER 26, 2024 – 5:30 P.M**

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

**PRESENT:** Commissioner Anthony Richard – Chair  
Commissioner Carlos Williams – Vice-Chair  
Commissioner Howard Rodgers - Secretary  
Commissioner Stan Brien  
Commissioner Esmond Carr  
Commissioner Philip Clinton  
Commissioner Stanley Cohn  
Commissioner Robert Drouant  
Commissioner Brian Egana  
Commissioner Wilma Heaton  
Commissioner Jennifer Herbert  
Commissioner Randolph Odinet  
Commissioner Terry Scott  
Commissioner Adonis Exposé (Arrived at 5:45 PM)

**ABSENT:** Commissioner Monika Gerhart  
Commissioner Sandra Thomas

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Airport Director  
Dr. Laith Alshamaileh – Director of Operations and Engineering  
Helaine Millner – Harbor Manager  
Cindy Grace – LMA Finance  
Kel Brownfield – LMA HR

**ALSO  
PRESENT:** Gerry Metzger – LMA Counsel  
Jeff Dye – LMA Counsel  
Corey Miller – Pontchartrain Conservancy  
Kristi Trail – Pontchartrain Conservancy – Executive Director  
Michael Gillen – SSH  
Larry Brook – SSH  
Marc Rea  
Thomas Long  
Rachel Walker – Citizen  
Tony Bertucci – Bertucci Property – Owner

Jordan Brimer – Schubert’s Marine  
Jerome Steib – JWay Homes – Owner  
Mark Schexnayder – Coastal Environments, Inc. - VP

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The regular monthly Regular Board meeting of the Lakefront Management Authority was held on Thursday, September 26, 2024, at 5:30 PM at the Lakefront Terminal Building, 2<sup>nd</sup> Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

- I. **Called to Order at 5:30 PM.**
- II. **Pledge of Allegiance led by Commissioner Richard.**
- III. **Roll Called by Mr. Capo. (13) members were present, a quorum established.**
- IV. **Opening Comments – Chair Richard thanked everyone at the meeting.**
- V. **Motion to Adopt Agenda  
A motion was offered by Commissioner Cohn and seconded by Commissioner Williams.**

**With no questions or comments, the chairman called for a vote. All were in favor. The motion was passed.**

**VI. Retirement Presentation**

**VII.**

**Mr. Capo** gave a recognition speech in honor of Vanessa Coleman’s retirement. She was congratulated for her 25 years of service to the LMA and awarded her with a plaque.

**Vanessa Coleman** thanked the board for her plaque. She said she was proud to have accomplished so many milestones over her 25 years of working at LMA.

## **VIII. Motion to Approve Minutes**

### **1. Insurance Committee Minutes – June 27, 2024**

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

**With no questions or comments, the chairman called for a vote. All were in favor. The motion was passed.**

## **IX. New Business**

### **1. Motion to approve of the 2025-2026 Capital Outlay Projects requests (Recommended by Commercial Real Estate Committee)**

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

**Mr. Capo went over each of the five projects on the Capital Outlay requests. This is a standard process that must be submitted to Baton Rouge by November 1<sup>st</sup> for consideration.**

**He discussed the five items for the Capital Outlay projects as follows:**

- 1. Planning, designing, and constructing public use pavilions inclusive of benches, tables and the 4 play spots along 5.2 miles of public parks and greenspace along New Orleans Lakeshore Drive - \$750,000**
- 2. Seabrook Public Boat Launch Rehabilitation - \$2,800,000**
- 3. Frank Davis Fishing Pier - \$1,300,000**
- 4. Planning, designing, and constructing public comfort and laundry facilities for South Shore Harbor Marina - \$2,875,000**
- 5. Dredging and removal of silt - \$1,000,000**
  - A. South Shore Harbor - \$500,000**
  - B. New Basin Canal - \$500,000**

**Commissioner Heaton** made several suggestions regarding the Capital Outlay application:

1. She suggested that the engineer includes the wording 'ADA Compliant' in the application for the Planning, designing, and constructing public comfort and laundry facilities for the laundry services
2. She said that more dredging would be needed and she also planned to look into Federal funding to assist with our dredging needs. She mentioned that with this resolution, Mrs. McKee would be reaching out to our legislators for letters of Support for the legal application and asked that she include each of their appointees in the correspondence.

**With no questions or comments, the chairman called for a vote. All were in favor. The motion was passed.**

## **X. Director's Report**

**Mr. Capo reported the following:**

- The Annual Fried Chicken Festival will be on October 5<sup>th</sup> and 6<sup>th</sup>. They will begin setting up this week. Street closures will begin on October 3<sup>rd</sup> to set up vending sections.

**Commissioner Carr** asked that the church have access to their grounds.

**Mr. Capo** said he would be sure to address allowing public access to religious row next to the police station. He said he would suggest giving them something to place in their car windows.

- The Auditors have completed the audit and submitted it to the state by the September 1st deadline. They are now completing the Single Audit acts which are necessary due to us receiving Federal Funds. The Auditors should be ready to present at the November meetings.
- Hurricane cleanup was minimal. There we had a lot of branches down in the parks. We have moved some of the debris removal

in-house due to Orleans Parish not being declared a federal disaster. Hand O will be removing the debris along Lakeshore drive.

- Maintenance crews are working hard in both Marinas
  - **Orleans Marina**
    - fixing the damaged finger piers
    - plumbing issues
    - getting small air conditioners in the restrooms
    - Making a deck area for the tenants to congregate near the Harbormaster building
  - **South Shore Harbor**
    - 10 derelict boats have been removed and crushed
    - Working with Edgewater on the recommendation for the marina. They should be ready to report at next month's meetings

**Mr. Capo** introduced Dr. Laith Alshamaileh to the full board as the new LMA Engineer.

Dr. Alshamaileh said he was happy to be here and was looking forward to working with everyone.

## **XI. Committee Reports**

**1. Airport Committee – Chair Heaton** called Bruce Martin to give an update on the Superbowl preparation

**Mr. Martin** updated the board reporting that the Dowman Rd project is moving forward. The contract has been signed with Boh Brothers and should be starting the work. He has been meeting with the FBO's regarding parking slots. They know how many slots they will have and the flow rates. The FBO's can start making reservations.

**2. Marina Committee – Chair Clinton** reported that he has had several meetings with the harbor master, the engineer and the Edgewater group to get the report wrapped up. WE will try to get

### **3. Recreation Committee – Chair Thomas**

**Mr. Capo** reported that the committee talked about the play spots . They have become a danger because they are out of regulation. All four play spots have been removed. We received a quote to replace one at a cost of \$60,000.

We also discussed cleanup issues in the Lake Oaks alleys. We are under contract with H&O for (2) clean ups and (2) sprays. H&O missed a clean up and got off track. There has also been an issue with the gates and locks which will be replaced, and the key will remain with the OLDPD.

**Commissioner Carr** asked about the cones blocking access to shelter #1.

**Mr. Capo** explained that the residents complained about music playing. They worked with OLDPD and NOPD to block it off. Mr. Capo was opposed to the action of blocking public use space.

### **4. Legal Committee – Chair Drouant: Deferred**

### **5. Commercial Real Estate Committee – reported that there was a very robust discussion regarding 406 S. Roadway and made recommendations. However, additional information came out that caused the Commercial Real Estate Committee to defer any action until further notice.**

**Chair Richard** said he supported the committee's decision to defer any action until the zoning issue is resolved.

**Commissioner Carr** commented on the email correspondence regarding this subject and that board members were asked not to comment or discuss the contents by email. He referenced a previous opinion from the Attorney General, and said he was concerned and wanted an opinion about the board's ability to discuss to make sound decisions.

**Mr. Dye** commented that board members could discuss it in public but not in groups by email. He offered to research or have someone else research the legal rules on the subject of 'corresponding to emails' where the full board is present in the emails.

**Chair Richard** agreed to follow up on researching this matter.

**Commissioner Cohn** commented that as a lawyer, he agreed with Mr. Dye's opinion on email correspondence advice.

**Mr. Dye** informed the board that this subject was brought up by former Commissioner Lapeyrolerie. The LMA lawyers researched the same subject the Mr. Carr is speaking about. It would be a violation of open meetings law to have discussions where there is a quorum present in the chain of an email.

**Chair Richard** assured the board that we will research the subject again for clarity.

6. **Finance Committee – Chair Egana** reported that the finance committee met, discussed and recommended the Capital Outlay Projects request for approval.

## **XII. Public Comments – Limited to (2) Minutes**

**Tony Bertucci, Bertucci Property Development,** commented that he has been working on the submittal for the last 12 months. He thanked the board for their recommendation. He wanted to provide assurance on the zoning that has recently come up. He fully intends to work through the permitting processes, shifting and making the plans work.

## **XIII. Announcement of the next Marina Committee Meeting**

1. **Thursday, October 24, 2024, at 5:30 PM**

## **XIV. Adjourn at 6:07 PM**

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

With no questions or comments, the chairman called for a vote. All were in favor. The motion was passed.