

**LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, JANUARY 30, 2025 – 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 Esmond Carr (Arrived at 5:30 PM)
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Adonis Exposé
Commissioner Wilma Heaton (Arrived at 5:41PM)
Commissioner Jennifer Herbert
Commissioner Terry Scott

ABSENT: Commissioner Stan Brien
Commissioner Jennifer Herbert
Commissioner Monika Gerhart
Commissioner Randolph Odinet
Commissioner Sandra Thomas

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Laith Alshamaileh – Director of Operations and Engineering
Cindy Grace, LMA Finance
Michael Sciavicco, Harbor Master
Helaine Millner, Harbor Manager
Kel Brumfield – HR Director

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Dawn Hebert – Former Commissioner
Mike Gillen – SSH Resident
Larry Brook – SSH Resident

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, January 30, 2025, 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. **Called to Order at 5:32 PM.**

II. **Pledge of Allegiance led by Commissioner Richard.**

III. **Roll Called by Mr. Capo. (10) members were present for a quorum.**

IV. **Opening Comments – Chair Richard** thanked everyone for coming to the meeting. He informed the board and public of his recent surgery and the recovery process. He also thanked the board for the vote of confidence in electing him as chair for another term. He said he had some ideas and looked forward to working with the board members in 2025.

V. **Motion to Adopt Agenda**

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

The chair called for a vote. With no questions or comments, all were in favor. The motion passed.

VI. **Motion to Approve Minutes**

1. **Nomination Committee Minutes – November 14, 2024**
(Deferred at last board meeting due to no committee quorum)

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

The chair called for a vote. With no questions or comments, all were in favor. The motion passed.

2. Full Board Meeting Minutes – December 19, 2024

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

With no questions or comments, the chair called for a vote. With one abstention from Commissioner Cohn who was not present, the motion passed.

VII. Public Comments – Limited to (2) Minutes

Dawn Hebert questioned the legal services motions No.2 and No.3.

Chair Richard asked if she could hold her questions regarding New Business items 2 and 3 until we get to them on the agenda.

Ms. Hebert also asked for an update on the Seabrook Boat Launch.

Commissioner Rodgers responded to Ms. Hebert's questions by saying that he, as a commissioner on the Finance committee, would have specific details that were well vetted regarding items 2 and 3 at the appropriate time.

Mr. Alshamaileh updated the board and Ms. Hebert on the progression of work at the Seabrook Boat Launch.

- There is a Cooperative Endeavor Agreement (CEA) with the state on the design phase. We sent the 60% specs and invoices. The State agreed to pay \$152,000 of the engineering invoices in the design phase
- He questioned DEI on remaining portion of the design phase. They responded that all that was left to complete was the parking lot drainage plus a few conduits for future lighting.

Commissioner Carr asked if Mr. Alshamaileh could send the 60% design package.

Commissioner Heaton arrived at 5:51PM.

- Mr. Alshamaileh added that the state was also open to contributing funds to the construction phase once the design phase is complete.

Mr. Capo added that we do not currently have funding for the construction phase. That would have to move through the upcoming legislative session.

VIII. New Business

- 1. Motion to approve rescheduling the January 23, 2025, Board meeting of the Lakefront Management Authority to January 30, 2025.**

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

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

- 2. Motion to approve the amendment of the Professional Legal Services Contract with David Jefferson Dye, L.L.C. to increase the budget for legal services and for the reimbursement of expenses to a sum not to exceed \$250,000.**

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

Secretary Rodgers informed the board and public that motions No.2 and No.3 were thoroughly vetted by both the Legal Committee and the Finance Committee. All three motions were discussed and recommended for approval by both committees. He continued to read onto the record the litany of ongoing transactional matters and cases that would substantiate the motions to increase the legal services budget as follows:



Client
**Lakefront Management
Authority**

Status Overview

Updated January 16, 2025

Legal Team

- David Jefferson Dye
- Al J. Robert, Jr.
- Jay A. Ginsberg

Transactional Matters

- 1) Lease Agreement for the Redevelopment of 406 South Roadway with Bertucci Property Development, L.L.C.
- 2) Amended and Restated Boat Slip Lease Agreement for the Orleans and South Shore Harbor Marinas.
- 3) Consultation on the Expired Lease with Air Cover, Inc.
- 4) Consultation on the Bastian Mitchell Hangar Roof.
- 5) PENDING – Consultation on Dredging South Shore Harbor Marina and New Basin Canal.
- 6) PENDING - Consultation on Additional Development in the South Shore Harbor Marina.
- 7) Miscellaneous items as called upon by the Executive Director and Staff

Open Court Cases

- 1) *Lakefront Management Authority v. J&J Partners, L.L.C.*, No. 2020-8075, Division "I-14", Civil District Court for the Parish of Orleans.
- 2) *Lakefront Management Authority v. AECOM, Inc. and URS Corporation*, No. 2023-12141, Division "F-14", Civil District Court for the Parish of Orleans.
- 3) *Lakefront Management Authority v. Errol G. Williams and Norman White*, Division "E", No. 2024-7548, Civil District Court for the Parish of Orleans.
- 4) *Thaddeus Hardy v. Lakefront Management Authority and Louis J. Capo*, No. 24-2932 M (5), U.S. District Court for the Eastern District of Louisiana.
- 5) *Iron Triangle Development, L.L.C. v. Non-Flood Protection Asset Management Authority*, No. 2018-12702, Civil District Court for the Parish of Orleans.
- 6) *Russ Rauscher v. Lakefront Management Authority*, No. 2024-08967, Div. "J-15", Civil District Court for the Parish of Orleans.
- 7) *Brook Webber and Rachel Webber v. Orleans Levee District and NFPAMA*, No. 2017-6540, Division "I", Civil District Court for the Parish of Orleans.

Commissioner Carr asked where the funds would come from to cover the increase.

Mr. Capo explained that the funds needed to cover the increase for Mr. Dye is \$120,000 and Gordon, Arrata's increase is \$60,000. The funds would come from decreasing the Capital Projects budget as follows:

- \$100,000 from the Stars and Stripes pavement markings project. CNO came in a few months back and did that work. We will not use the funds allocated for that work.
- \$35,000 stars and Stripes comprehensive sign replacement
- \$45,000 Lakeshore Drive Shelters

Commissioner Carr asked if there was a particular reason to continue to work with one individual, why not utilize the other lawyers in the approved pool

Mr. Capo talked about the current position of the main ongoing litigation with the J&J Partners case and responded that it would not be wise to change counsel during ongoing litigation.

Commissioner Carr asked if the funds had been spent already.

Mr. Capo responded no, this increase would carry us from February 2025 to the end of this fiscal year, June 30, 2025.

Mr. Jeff Dye thanked the board for their ongoing support. He added that the \$120,000 increase would cover the work of himself and two other lawyers.

Ms. Hebert suggested that the legal team make every effort to foster discussions to resolve legal matters rather than resort to litigation.

With no further questions or comments, the chair called for a vote. With one objection by Commissioner Carr, the motion passed.

- 3. Motion to approve the amendment of the Professional Legal Services contract with Gordon, Arata, Montgomery, Barnett, McCollam, Duplantis & Egan, L.L.C. to increase the budget for legal services and for the reimbursement of expenses to a sum not to exceed \$110,000.**

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

Commissioner Cohn commented that there a big case involving a roof and window leaks going back to 2013. Recent depositions have sparked dialogue on resolution vs. trial.

Commissioner Heaton suggested briefing the Airport committee on this particular case at the appropriate time.

Commissioner Drouant added that the legal committee heard an update to this rather dated litigation from a representative of the Gordon, Arrata firm. They let us know that discussions have resulted in talks of a resolution that would be in favor of the LMA.

Mr. Capo added that there are more depositions scheduled for the case But he will update the Airport committee at their next meeting.

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

- 4. Motion to approve an amendment to the Fiscal year 2024-2025 Legal Budget and to increase the Legal Budget from \$300,000 to \$480,000.**

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

With no questions or comments, the chair called for a vote. With one objection by Commissioner Carr, the motion passed.

IX. Directors' Reports

Mr. Capo reported the following:

- **Briefed board on winter snowstorm:**
 - water turned off on Saturday
 - water was turned back on Thursday
 - several water leaks at both marinas were repaired with the exception of the pedestals

- **Next month we will begin committee discussions on the proposed FY 2025-2026 budget. It must be passed by the March Board meeting to be sent up to Baton Rouge by the April 1st deadline.**

- **LAMP funds are low.**
 - \$1 million was spent on the sprinkler system
 - Williams Hangar Roof was \$1 million – settled w/insurance company for \$684,000
 - Lake Vista's roof replacement was over \$1 million

- **Bohemia Spillway is not bearing fruit at this time:**
 - Expected: \$250,000
 - Received: \$25,000

- **Ad Valorem taxes have not started coming in.** We should start receiving funds late February or early March.

- **Beacon Technology WIFI installation** at South shore Harbor and Orleans Marina and should be completed before the new leases go into effect on July 1st.

Commissioner Carr asked if we are exploring any revenue generating ideas.

Mr. Capo said the following:

- staff is still in lease negotiations with the 406 S. Roadway project.
- Mr. Coaxum is having a Superbowl watch party.
- There is potential Interest in opening the ship store and boat works at

South Shore Harbor. This should go to Marina committee next month.

- Mr. Pappalardo and Mr. Capo are scheduled to meet with Brian Hammett on restructuring South Roadway

Mr. Capo and Commissioner Carr discussed:

- the property near the Lighthouse Condos
- The parking lot near South Shore parking lot for future dry storage use

Commissioner Scott asked what caused the Williams roof settlement if we had insurance. Was there a full replacement policy.

Mr. Dye explained that there was a 10-year provision and formula in the policy that would not provide full replacement for roofs over 10 years old. At the beginning of discussions, we were a \$0 and negotiated to settle at \$684,000

Mr. Capo further explained the process of obtaining insurance on the properties. Mr. Capo said that he disagrees with the way that the insurance is currently being acquired and plans to continue discussions with The Flood Authority until it is resolved.

X. Committee Reports

Airport Committee – Chair Heaton:

Mr. Bruce Martin reported on the Superbowl LIX:

- Slots have all been issued
- Friday and Saturday will be an influx of arrivals
- Will have tow truck on sight, equipped with airbag capability to assist in the event of a plane becomes immobile
- Put together pamphlets to distribute to travelers
- Fuel farm's digital gauging is installed. We will also have a second rack to secure loading the fuel trucks

- Security cameras will be added

Commissioner Rodgers asked about the departure path on Sunday

Mr. Martin said there are several flight plans in place. He would be glad to show them offline.

Commissioner Heaton commended the company that did the cleaning of the buildings.

Commissioner Drouant commended Mr. Martin and his staff on the work they did at the airport for the storm.

Marina Committee – Chair Clinton

- Talked about the three phases of operations
- Washer/dryer going in slip #1 at South Shore Harbor
- President of Beacon Tech. came to talk about wifi placement

Recreation Committee – Chair Thomas: *Deferred*

Legal Committee – Chair Drouant:

- Legal committee met regarding legal contracts that were approved at this evening's meeting
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Commercial Real Estate Committee – *Deferred*

Finance Committee – Chair Egana:

- **Commissioner Rodgers** commented that Finance vetted and recommended all three motions on this evening's motions.

Chair Richard announced the next meeting and called for adjournment.

XI. **Announcement of the next Regular Board Meeting**
Thursday, February 20, 2025, at 5:30 pm

XII. **Adjourn**

A motion was offered by **Commissioner Cohn** and second by **Commissioner Exposé**

Chair Richard called for a vote. All were in favor the motion passed. The meeting adjourned at 6:26 PM