

**LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING
THURSDAY MAY 22, 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
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Adonis Exposé
Commissioner Wilma Heaton
Commissioner Jennifer Herbert (Arrived at 5:34 PM)
Commissioner Randolph Odinet
Commissioner Terry Scott (Departed at 6:30 PM)

ABSENT: Commissioner Stan Brien
Commissioner Brian Egana
Commissioner Monika Gerhart
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
Mike Sciavicco - Harbormaster
Cindy Grace – Finance Manager
Kel Brownfield – HR Director

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Al Pappalardo – LMA Real Estate Consultant

The regular monthly Full Board meeting of the Lakefront Management Authority was held on Thursday, April 24, 2025, at 5:30 PM at the Lakefront Terminal Building, 2nd 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. Meeting called to order at 5:30 pm.
- II. The pledge of allegiance was led by Commissioner Richard.
- III. The roll was called by Mr. Capo. (11) members were present for a quorum.
- IV. Chair Richard commented that the purpose of this meeting was to discuss ways to generate funds for the agency.
- V. Motion to adopt agenda was offered by Commissioner Cohn and seconded by Commissioner Clinton.
- VI. Public Comments: There were no public comments.

Commissioner Jennifer Herbert arrived at 5:34 pm.

- VII. New Business
 1. Discussion – Identifying additional LMA revenue sources.

Summary of comments from the board's discussion on identifying additional LMA revenue sources.

LMA Staff:**Bruce Martin, Director of Aviation:**

- Remodel Moffett hanger to house corporate jets
- Bring more work in-house such as grass cutting on the airfield (hiring more maintenance)
- Look at restructuring the Entergy and /SW&B water billing to shift more responsibility to the tenants

Mike Sciavicco, Harbormaster

- (2) Charter services (operating now)
- Looking into dinner cruises (great structure at PT slip)
- Host a 5K on the lakefront
- Dry storage (requested by tenants) we need to ID a location
- Boat Ttore @SSH (Luebstorf is interested in running it)

Louis Capo, Director said we are looking to establish more amenities at SSH to attract more tenants.

- New laundry facility with washer, dryer, chairs table and awning (ready)
- Ice Machines (requested by tenants)
- Evening cruises out of SSH
- Looking to establish an amenities space for them to congregate (adding tables, benches, BBQ grills and decorative lights)

Commissioner Carr (there have been previous conversations about the old Bally's parking lot)

- RV Park (ground lease)
- Boat storage
- Public boat launch with a hoist (Mr. Capo added that it could be possible near Luebstorf Boat Works)

Laith Alshamaileh, Director of Maintenance and Operations:

- Met with marketing company to advertise SSH with targeted ads on social media to attract more tenants

Commissioner Carr:

- Commercializing westside of Lakeshore Dr. to stage food trucks/snowball trucks
- Food truck grouping at SSH (need city permit/location agreement)

Commissioner Heaton:

- Quantify what is needed in dollars to operate successfully
- Identify what properties we have and what is available to put into commerce
Take inventory and advertise usable properties
- We need all hands-on deck for flood protection which will aid in the development of 40 acres of undeveloped space for hangars
- Work with Mr. Coaxum to determine how development on the east side of SSH would affect him with regards to parking space near his establishment

Mr. Capo and LMA news:

- I interviewed an in-house grants person. Found someone who has experience with GOSHEP, grant research and writing, FEMA experience and many other qualifications to help us find some money.
- We are not only looking to find revenues, we are also looking to see where we can cut expenditure by moving more services in-house.

Gerry Metzger, Legal Consultant:

- Asking FBO's to assume their own maintenance will alleviate a huge expense for the LMA
- Include legal fees in the transfer fees to reimburse the agency.

Commissioner Clinton:

- Put 406 S. Roadway and other properties back out for development

Jeff Dye, Legal Consultant:

- Obtain the correct certification to start taking commercial flights (part139)
- Anchor tenants at the airport such as fedex, ups, etc
- Bohemia
- Port of New Orleans opportunities
- The property as a whole with the footrail of air water and the railway
- Commercial docking (coastal restoration efforts)

Kel Brownfield, HR Director

- Host a farmers' market at SSH

Chair Richard informed the board that he would compile a work plan to work with the board and staff both individually and collectively on the suggestions from today's meeting.

VIII. Committee Reports

Airport Committee – Chair Heaton: Deferred

Marina Committee – Chair Clinton: Deferred

Legal Committee – Drouant: Deferred

Joint Recreation and Commercial Real Estate Committee -

Chair Thomas and Chair Rodgers: Commissioner Rodgers informed the board that there was a robust discussion on Felix's request for a music permit. There was also the approval of a transfer of boathouse N-5 with a transfer fee of 5% in the amount of \$10, 925.00.

Finance Committee – Chair Egana: Deferred

IX. Announcement of the next Board Meeting

1. Thursday June 26, 2025, at 5:30 pm
2. **Special Note:** The June 19th committee meetings (LEG/CRE/FIN) have been moved to Wednesday, June 18th at their regular times.

X. Adjourn

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

Chair Richard called for a vote. All were in favor. The meeting adjourned at 6:47 pm.