

**LAKEFRONT MANAGEMENT AUTHORITY
(Revised) LMA REGULAR BOARD AGENDA
THURSDAY, OCTOBER 24, 2024 – 5:30 P.M**

**New Orleans Lakefront Airport Terminal Conference Center
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Carlos Williams – Vice Chair
Commissioner Esmond Carr
Commissioner Philip Clinton
Commissioner Robert Drouant (Arrived at 5:35 PM)
Commissioner Brian Egana
Commissioner Monika Gerhart (Departed at 6:15PM)
Commissioner Wilma Heaton
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Howard Rodgers, III – Secretary
Commissioner Stan Brien
Commissioner Stanley Cohn
Commissioner Adonis Expose
Commissioner Jennifer Herbert
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
Kristin Clinard – LMA Finance
Cindy Taylor – LMA Finance
Michael Sciavicco – Harbor Master
Helaine Millner – Harbor Manager
Keljuane Brownfield – LMA HR

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Stanton Murray
Spencer Brooks – Luebstorff Marine Services, LLC – Lead Rigging Tech
George Seldon - Luebstorff Marine Services, LLC – Vice President
Zach Luebstorff - Luebstorff Marine Services, LLC - President

Bane Shepherd – Signature Aviation – Area General Manager
Darren Persick – Aviation- Kutchins & Gros – Project Manager

The regular monthly LMA Board meeting of the Lakefront Management Authority was held on Thursday, October 24, 2024, 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. Called to Order at 5:30 PM.

II. Pledge of Allegiance led by Commissioner Richard.

III. Roll Called by Mr. Capo. (9) members present quorum established

IV. Opening Comments – Chair Richard/ Commissioners

Chair Richard thanked everyone for attending the meeting. He said he was looking forward to a good meeting and reminded the board members of the upcoming nominations for officers of the board. Commissioner Cohn has agreed to chair the nomination committee. He said that commissioners could nominate themselves or another board member. Nominations will also be taken on the floor.

V. Motion to Adopt Agenda

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

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

VI. Motion to Approve Minutes

1. Full Board Minutes – September 26, 2024

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

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

VII. New Business

- 1. Motion to accept and approve the report issued by Edgewater Resources, LLC on recommendations for South Shore Harbor Marina and the Orleans Marina.**

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

Commissioner Carr asked for clarification on the motion and if it is to accept the report but not adopt it as a plan.

Commissioner Clinton responded that a lot of thought was put into this and the motion is mainly to approve the report. We will need to find funding, through grants and other sources, to do the work that cannot be done in house.

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

Commissioner Drouant arrived at 5:35pm.

- 2. Motion to select Bertucci Property Development, LLC for lease negotiations for the development of the property located at municipal address 406 South Roadway Street adjacent to the Orleans Marina and to authorize the Executive Director, Real Estate Consultant and Legal Counsel of the Lakefront Management Authority to negotiate the terms and conditions of a lease, which shall be subject to approval by the Lakefront Management Authority.**

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

Stanton Murray commented that he represented Friends of Westend, he said when the RFP went out, the respondent did not know that Councilman Giarrusso had changed the zoning

requirements to only allow boathouses and to disallow all other home types in the area.

Mr. Murray said that he represented Friends of Westend and they were not opposed to condos, boat yards or any other construction. However, they are opposed to making this selection and then having something go wrong and we end up back in this same situation in 5 years.

He felt that the builder's plans did not meet the criteria for the current zoning changes for the area. He said he would like to see a reset on 406 S. Roadway by putting it out for an RFP for a boathouse.

Commissioner Gerhart asked Mr. Murray if he, as a representative of Friends of Westend, had a position on the RFP selection.

Mr. Murray replied that they did not have a position on what is built there. However, they have a position on a project that is not built properly and could become problematic down the line.

Commissioner Egana asked if Mr. Murray was for or against the motion before us.

Mr. Murray replied that his concern is that the motion before you is to move forward with an RFP that seems to be disqualified on its face. He felt that it was not a casual change to go from a townhouse to a boathouse.

Commissioner Odinet asked if our legal team could address the commentor's concern particularly how the respondent plans to address this issue.

Mr. Dye explained that the motion before us is to authorize lease negotiations to take place. He also pointed out some key points in the RFP...

1. RFP does not allow for zoning variances
2. LMA has the discretion to accept or reject any proposal under the RFP

3. LMA also has the right to waive any requirements

Mr. Dye went into detail about the meeting that the LMA staff, legal team, the real estate consultant, a board member, and Mr. Bertucci had with Councilmember Giarrusso regarding recent zoning changes in the area. LMA sent Mr. Bertucci a letter to recap the meeting. Mr. Bertucci sent a responding letter, stating that he would build boathouses.

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

**3. Motion to approve the New Orleans Lakefront Airport Capital Improvement Plan for 2025-2029.
(Recommended by the Airport Committee)**

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

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

**4. Motion to approve a lease with State of Louisiana House District 99 Representative Candace Newell for Suite 149 in the Terminal at New Orleans Lakefront Airport for a term of one year, commencing on January 1, 2025, in accordance with the standard terms and conditions for leases with the State of Louisiana.
(Recommended by the Airport Committee).**

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

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

5. Motion to approve a rent abatement to Signature Flight

**Support, LLC d/b/a Signature Aviation on its lease of the Moffett Hangar at the New Orleans Lakefront Airport, in the sum of \$8,484.49 per month, because of damage to the roof of the Hangar caused by a weather event that occurred on 18 May 2024 that rendered the Hangar unusable by Signature Aviation, commencing with the rent owed after May 18, 2024 until the earlier of when necessary repairs are completed to the roof of the Hangar or May 18, 2026.
(Recommended by the Airport Committee)**

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

Commissioner Drouant asked if there was a timeline on completion.

Mr. Capo responded the there was a lot of damage. The insurance company is still working on it but they are moving quickly. He said that he was hopeful that this work would be done in 2 years.

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

- 6. Motion to authorize the filing of an Application with the Louisiana Department of Wildlife and Fisheries for assistance with the installation of pump out stations at the Orleans Marina and South Shore Harbor Marina.**

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

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

7. Motion to approve an amendment of the contract for the Seabrook Boat Launce Replacement Project with Design Engineering, Inc. to extend the term of the contract for one year and transfer \$41,000.00 of the contract sum for geotechnical and permitting services to the contract sum for design, bidding and construction administration services.

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

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

8. Motion to amend the 2024 LMA Meeting Schedule to change the November and December meeting dates.

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

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

9. Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site NO. N-14 located at municipal address 212 South Roadway Street, New Orleans, LA 70126, and sale of the improvements located on the leased premises, to Hugh Lambert, conditioned on payment to the Lakefront Management Authority of the transfer fee of Eight (8%) Percent, in the amount of \$4,640.00, and assumption of all obligations of the lessee under the terms and conditions of the Lease by Hugh Lambert.

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

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

VIII. Committee Reports

- **Airport Committee – Chair Heaton:** thanked the board members for supporting the motions tonight.
- **Marina Committee – Chair Clinton:** thanked the board for passing the Edgewater report. He said Mr. Weykemp was in the audience and thanked him for his work and the presentation.

Commissioner Heaton commended Commissioner Clinton for taking on the task of updating our marinas. She also thanked LMA and the marina staff for their valuable input.

- **Recreation Committee – Chair Thomas** *DEFERRED*
- **Legal Committee – Chair Drouant** *DEFERRED*
- **Commercial Real Estate Committee – Vice Chair Williams:**

Thanked the board for their support with the boathouse lease.

- **Finance Committee – Chair Egana:** *DEFERRED*

IX. Public Comments – Limited to (2) Minutes- No Comments

Chair Richard announced the next meeting and called for adjournment.

X. Announcement of next Regular Board Meeting

XI. Adjourn at PM

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

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

The meeting **adjourned at 6:47 PM.**