

**LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR BOARD MEETING MINUTES  
THURSDAY, APRIL 23, 2026 – 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  
Commissioner Stanley Cohn  
Commissioner Robert Drouant  
Commissioner Brian Egana  
Commissioner Adonis Expose  
Commissioner Wilma Heaton  
Commissioner Terry Scott  
Commissioner Sandra Thomas (Arrived at 5:43PM)

**ABSENT:** Commissioner Stan Brien  
Commissioner Esmond Carr  
Commissioner Philip Clinton  
Commissioner Monika Gerhart  
Commissioner Jennifer Herbert  
Commissioner Randolph Odinet

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Director of Aviation  
Laith Alshamaileh – Director of Operations and Engineering  
Richard Huddle – Harbormaster  
Helaine Millner – SSH Marina Manager  
Kristin Clinard – Finance Manager  
Kel Brownfield – HR Director

**ALSO  
PRESENT:** Gerry Metzger – LMA Counsel  
Al Pappalardo – Real Estate Consultant  
Freddie Yoda – Friends of Lakeview

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The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Thursday, April 23, 2026, at 5:31 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 5:31 PM.**
- II. **Pledge of Allegiance led by Chair Richard.**
- III. **Roll Called by Mr. Capo. (9) members present quorum established.**
- IV. **Opening Comments – Chair Richard thanked everyone in attendance**
- V. **Motion to Adopt Agenda**

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

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

- VI. **Public Comments - Limited to (2) Minutes:  
- NO PUBLIC COMMENTS**

**VII. New Business**

1. **Motion to approve an amendment of the Cooperative Endeavor Agreement with Tuskegee Airmen, Inc. for use of Suite 113 in the Terminal at the New Orleans Lakefront Airport to extend the term of the Cooperative Endeavor Agreement for three months commencing on May 1, 2026 and expiring on July 31, 2026.**

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

**Bruce Martin**: stated that the motion would be to extend the existing CEA with the Tuskegee Airmen to July. This will give them an opportunity to look for investors in the program that works with minority high school students who are interested in aviation. They have been phenomenal to have here and we would like to keep them.

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

- 2. Motion to approve a resolution by the Lakefront Management Authority, as Co- Sponsor with the Orleans Levee District of the New Orleans Lakefront Airport to authorize Louis J. Capo, Executive Director of the Lakefront Management Authority, to execute any and all agreements and documents with the Louisiana Department of Transportation and Development-Office of Multimodal Commerce pertaining to the New Orleans Lakefront Airport.**

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

**Bruce Martin** stated that the purpose of this resolution would be to give the executive director signing authority to expedite grants.

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

- 3. Motion to approve a Cooperative Endeavor Agreement with Friends of Lakeview, Inc. and the Lakeview Civic Improvement Association, Inc. for the funding, design and construction management services for the New Basin Canal Park Trail Extension Phase VI Project.**

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

**Mr Capo** recognized Mr. Freddie Yoda to come to the podium.

**Mr. Freddie Yoda** thanked the board and staff for working with the Friends of Lakeview for over 40 years. His nonprofit raises funds to help with improvement expenses along Harrison Ave, Lakeshore Dr., and the Lakeview area. Mr. Capo is always a pleasure to work with.

**Commissioner Sandra Thomas arrived at 5:44pm after the vote.**

**Chair Richard** stated that LMA Is honored to be in partnership with the Friends of Lakeview.

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

- 4. Motion to approve a lease with Rec Marine Logistics, LLC of land and water bottoms on the New Basin Canal, for a term of five years, commencing on May 1, 2026, with one (1) five-year option to renew, for an annual rent of \$67,690.68, with the annual rent subject to a Consumer Price Index adjustment during the option term, conditioned on the execution of a personal guaranty by Ronald E. Chaddock**

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

**Mr. Capo** stated that this lease is for the old Benson dock formerly owned by Mr. Sackett who defaulted on his lease and LMA took back possession. Mr. Chaddock is excited about this lease and is ready to start on improvements. We stand to collect \$68,000 per year on this lease.

Commissioner Rodgers added that this motion was recommended favorably in this month's Commercial Real Estate committee meeting.

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

### **VIII. Director's Report**

**Mr. Capo reported the following:**

- **Mrs. Karen Coaxum** has invited the board members to her birthday party this Sunday from 8pm to 11pm. Her party is by invitation only.
- **Two properties that are not currently in commerce on W. Roadway near Westend park. The negotiating team net with a potential developer this week. There are things that we and they need to do before we can lease the space. There are 10 spaces available that we are working with the City to confirm the width. We are proposing to lease 2 spaces at a time.**

The other area is 406. S Roadway, the old Meyers place. There is a lease sign up but we are not having any luck so far.

Commissioner Heaton asked if rezoning the area would be appropriate.

Mr. Capo said we are not looking to go before the City's zoning committee on this property.

- **Ad Valorem Taxes** we are doing well with the collection of Ad Valorem Taxes. We have received \$300,000 more in ad valorem taxes. \$2.7 million when we budgeted \$3.4 million. The Flood side is sending the funds over quickly.
- **Moffett hangar roof repairs.** We went out for bid and have a roofing company in place to do the work. We have received \$1.4 million. The insurance company asked for wiring instructions. This will leave a balance of \$236,000 of which Flood has agreed to cover \$100,000 of the deductible to leave us with an out-of-pocket cost of \$136,000.

**IX. Committee Reports**

**Airport Committee – Chair Heaton: *Canceled***

**Marina Committee – Chair Clinton: *Deferred***

**Recreation Committee – Chair Thomas: *Canceled***

**Legal Committee – Chair Drouant: *Deferred***

**Commercial Real Estate Committee – Chair Rodgers:** Commercial Real Estate committee met, discusses, and recommended motion NO. 4 which was approved during this evening's meeting.

**Finance Committee – Chair Egana: *Deferred***

Chair Richard announced the next meeting and called for adjournment.

**X. Announcement of the next Regular Board Meeting**

1. May 28, 2026, at 5:30pm

**XI. Adjourn**

**A motion was offered by Commissioner Exposé and seconded by Commissioner Thomas.**

**Hearing no comments or questions, Chair Richard called for a vote. All were in favor. The motion passed. **The meeting adjourned at 5:57pm.****