

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MINUTES
TUESDAY, FEBRUARY 24, 2026 – 3:30 P.M**

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

PRESENT: Commissioner Philip Clinton – Chair
Commissioner Stan Brien
Commissioner Wilma Heaton
Commissioner Tery Scott

ABSENT: Commissioner Stanley Cohn

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Laith Alshamaileh – Director of Operations and Engineering
Richard Huddle - Harbormaster
Elaina King – Finance
Kel Brownfield – HR Director

**ALSO
PRESENT:** Jeff Dye – LMA Legal
Stanton Murray

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, February 24, 2026, at 3:36 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 3:36 PM.**
- II. Pledge of Allegiance led by Commissioner Heaton.**
- III. Roll Called by Mr. Capo. (4) members present quorum established.**
- IV. Opening Comments – Chair Clinton thanked everyone in attendance.**

V. Motion to Adopt Agenda

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

Chair Clinton called for a vote. All were in favor. The motion passed.

VI. Public Comments - Limited to (2) Minutes – NO COMMENTS

VII. Director's Report

Harbormaster Rich Huddle reported the following:

- Thinking about how to add 2 slips with wider girth to bring in catamarans
- (3) potential tenants coming into Orleans Marina and South Shore Harbor next month
- Will be working with maintenance to find underground water leaks

Mr. Capo added that there was a movie company who filmed for (5) days at the Pennick dock for a total income of \$5000

Commissioner Brien asked where the leak was.

Mr. Alshamaileh said the leak was at pier three near the bulkhead. After a few attempts to rule out the leak, we decided to outsource a leak detection company to come out in avoidance of digging unnecessarily.

Mr. Capo added that the water is still running, which means we need to call Sewerage & Waterboard to let them know about the leak.

Commissioner Heaton suggested that Mr. Capo and Mr. Alshamaileh write a paper to present to the Flood side for assistance.

VIII. New Business

- 1. Motion to recommend approval of the Federal Sub-Award and Grant Agreement with the U.S. Fish and Wildlife Service, by and through the Louisiana Department of Wildlife and Fisheries, in the amount of \$22,500.00, for 75% of the costs of the South Shore Harbor Marina Pump Out System Project.**

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

Chair Clinton said that this is required for LMA to sign the agreement. He asked where we were with the pump out.

Mr. Alshamaileh said that the SSH pump out is in place and working done by our maintenance department. The OM pump out was replaced in 2021. The life of the pump out is usually 15 years. We will, however, replace the grinder and storage housing.

Chair Clinton called for a vote. All were in favor. The motion passed.

- 2. Motion to recommend approval of the Federal Sub-Award and Grant Agreement with the U.S. Fish and Wildlife Service, by and through the Louisiana Department of Wildlife and Fisheries, in the amount of \$22,500.00, for 75% of the costs of the Orleans Marina Pump Out System Project.**

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

Jeff Dye stated, for the record that there was no public audience present for comments.

Chair Clinton called for a vote. All were in favor. The motion passed.

IX. Discussion on the Proposed 2026-2027 Budget

Mr. Capo discussed the proposed budget for Orleans Marina to include rent rate increases by CPI adjustment. Occupancy is at 82% and we are hoping to increase to 86% next year.

- There will be a decrease in Marina salaries because we are now outsourcing the security component. This will be a huge savings for the agency.

A discussion regarding whether the guards were armed/unarmed and if they were able to engage or not.

Mr. Capo discussed the proposed budget for South Shore Harbor Marina

- LMA shows a \$500,000 loss agency wide. We must work on balancing the budget.
- Occupancy at 40% looking to go up to 55% at all 8 piers. We are still working on consolidating the piers and will soon shut the power and water off in a measure to close the piers.
- Entergy said that the pedestals for new assignments for people coming from 1-4 should be by the end of March

There was a discussion regarding reuse of items left behind such as replacing old wooden boxes with new fiberglass boxes pending approval of the Engineering department.

Commissioner Heaton asked if Mr. Coaxum's development will help the harbor.

Mr. Huddle said he has already had OM tenants ask if they could moor up to the dock to go to the SSH Grille.

Mr. Capo suggested advertising available slips. We need to get the gas pump checked and updated to sell fuel at SSH marina. Perhaps Luebster could take that on in their new leasehold.

Mr. Capo said that the land rent for Mr. Coaxum is \$60,000.

Chair Clinton asked if Mr. Coaxum has started paying the 1.15% of his gross revenue.

Mr. Capo said that Mr. Coaxum had not started paying 1.15% of gross revenue. He has been open for approximately one month, but he intends to meet with Mr. Coaxum regarding this.

The committee and staff discussed if Coaxum and Luebstorf were separately metered for water usage.

Mr. Alshamaileh discussed a \$3 million dredging grant awarded in March 2025, which requires a 10% match of \$300,000. He noted a letter from the Pontchartrain Conservancy about using the sediment to restore wetlands and supported placing it north of the Airport for an additional \$70,000 fee.

The committee and staff discussed the best way to approach funding issues and the most feasible options for beneficial use.

Commissioner Heat offered several suggestions of agencies to reach out to for assistance with funding the dredging project.

Mr. Dye offered research assistance based on his prior experience on this subject.

Stanton Murray commented that the Municipal Yacht Harbor increased their rent by 10% at the beginning of the year and it had been a number of years since their last increase. He also added that it has been

Commissioner Scott asked how many boat slips we had. And what is LMA actively doing to promote and advertise slip availability.

Mr. Capo LMA has approximately 850 slips. Approximately half of the slips are vacant. We are advertising on social media, Dockwa, on the Marina website.

Chair Clinton announced the next Marina committee meeting and called for adjournment.

X. Announcement of the next Marina Committee Meeting

1) Tuesday, March 17, 2026, at 3:30 PM

XI. Adjourned at: 4:41 pm.

A motion was offered by Commissioner Scott seconded by Commissioner Heaton.

Chair Clinton called for a vote. All were in favor. The motion passed.