LAKEFRONT MANAGEMENT AUTHORITY
JOINT RECREATION AND COMMERCIAL REAL ESTATE MINUTES
THURSDAY, JANUARY 22, 2026 – 5:30 P.M

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Anthony Richard - Chair
Commissioner Howard Rodgers
Commissioner Stan Brien
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Adonis Expose
Commissioner Wilma Heaton (Arrived at 5:50pm)
Commissioner Jennifer Herbert
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Esmond Carr
Commissioner Monika Gerhart

Commissioner Sandra Thomas
Commissioner Carlos Williams

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 – Harbor Master
Kel Brownfield – HR Director
Kristin Clinard – Finance Manager
Sandie McCarthy-Brown – Grants Administrator

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

Griffin Williams – ICE
Lisa Smith – ICE
Michele Brimmer – CCMG Schubert's Marine
Mickey Weiser – Schubert's Marine
Jordan Brimmer – Schubert's Marine

The Tegular Board meeting of the Lakefront Management Authority was held on Thursday, January 22, 2026, at 5:32 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. <u>Call to Order</u> at 5:32pm

II. <u>Pledge of Allegiance</u> by <u>Commissioner Expose</u>

III. <u>Roll Called by Mr. Capo:</u> (11) members present for a quorum.

IV. <u>Opening Comments</u> – Chair Richard: thanked all in attendance. He announced that he would be contacting the board members about the committee assignments for the upcoming year and would have the committee assignments out before next month's meetings.

<u>Chair Richard</u> called for any amendments.

<u>Commissioner Cohn</u> offered a motion to amend the agenda to change item number 10 on the agenda to change from 'the next Airport meeting' to the 'next Board meeting'. The motion was seconded by **<u>Commissioner Egana</u>**.

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

<u>Chair Richard</u> called for a motion to adopt the agenda as amended.

A motion was offered by <u>Commissioner Herbert</u> and seconded by <u>Commissioner Egana.</u>

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

V. Motion to Adopt Agenda

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

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

VI. Public Comments – NONE

VII. New Business

1. **1. Motion to approve Change Order No. 2 for the contract with**

   RNGD Infrastructure, LLC for the New Orleans Lakefront Airport Drainage Improvements Phase 1 Project to extend the completion date of the Project to September 16, 2025.

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

Mr. Capo announced that the ICE representatives are present for questions.

Commissioner Egana stated, in the absence id the Airport Chair, he was happy to report that this item was vetted and recommended favorably in the Airport committee.

Mr. Martin stated that this date has passed. However, we knew the project would run long and could not determine a completion date. It is done now and was completed under budget. We are asking to file the completion date as stated in the motion.

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

2. Motion to approve the sale by Michael L. Weiser of his shares of common stock in Crescent City Marine Group, Inc. d/b/a Schubert's Marine to Jordan Andrew Brimer, as required under the terms and conditions of the Lease by and between the Lakefront Management Authority and Crescent City Marine Group, Inc. d/b/a Schubert's Marine, conditioned on the execution by Jordan Andrew Brimer of a personal guaranty of the obligations of the Lessee under the Lease.

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

Mr. Capo gave the details of the motion. Mr. Weiser, who is the principal of the business, wishes to divest his interest of the business to his nephew, Mr. Brimer. I was vetted and recommended by Commercial Real Estate committee.

Commissioner Clinton asked if we would release Mr. Weiser from his personal guarantee.

Mr. Metzger explained that there is a hold-harmless in the sales document by Mr. Brimer in favor of Mr. Weiser should any suits occur. We secured Mr. Brimer's financial statements which are solid.

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

VIII. Director's Report

- The LMA staff meet tomorrow to discuss the upcoming freeze plan and decide when to execute. We may start water shut offs at the marinas and the airport. We will know more tomorrow. We may pull the trigger on Sunday as Monday is expected to be the coldest day. We will also check to be sure pipes are properly wrapped. We will notify the board members of the measures taken.

Commissioner Egana asked at what point do we decide to shut the airport down.

Mr. Capo said we will not shut the airport down, just the water. Mr. Martin will be in constant communication with the FAA to keep them abreast of the weather conditions during the freeze.

- Discussed "LMA - A Year 2025 In Review" from a slide developed by each department's head.
- The grant administrator is actively researching and working on the following grant opportunities:
  - Playground equipment for Lakeshore Dr.
  - Cameras for Lakeshore D. and the Airport
  - LADOTD and Lakeview Civic Assn. for lighting in several areas

Commissioner Egana asked if any of the neighborhoods were classified as nonprofits. He suggested maybe we could partner with the City of New Orleans through its non-profit grant program.

Mr. Capo said he would investigate that.

Commissioner Heaton suggested calling the Regional Planning Commission (RPC) to see if they could assist with funding.

- Maintenance department has replaced all of the benches along Lakeshore Dr. They also cut down some dead trees. We sent them to a chainsaw class to learn safety of the risk. They are doing an excellent job.

- West Roadway cleanup is currently taking place from boathouse #10 to the floodwall on Lake Marina Dr. the steel structure and fencing is down.

Commissioner Clinton asked if there was landscaping funds in the budget to beautify the cleaned area.

Mr. Capo said we will not let this area get overgrown again but there is money in the budget to beautify the area. However, most of the flooring under the overgrown grass is concrete. It would be best to get it back into commerce soon.

- The LVCC skylights are going up. The last portion of the roof is going in and the old air conditioner is removed. The elevator is the next big task at LVCC.

- Maintenance crew is replacing some of the finger piers at Orleans Marina

- Engineering is working with the drainage project on the Airport grounds.

- We initiated a contract to begin fuel farm upgrades

- Bastain Mitchell roof project was completed in 60 days.

- Replaced the pump out section at South Shore Harbor Marina.

- We put up ‘for lease’ signs and the property has been retained by Junius Ship Shape

- New Basin canal lighting has been replaced.

- We adjusted the chemical composition to reduce the growth of Alge in the fountain.

- New security cameras are up at Orleans Marina and South Shore Harbor Marina. We also installed Wi-Fi at both marinas.

- We updated and finalized the marina leases.

- We have moved most of the boats off piers 1-3 at SSH. We expect to have all boats removed from that area by March. Showed the repaired finger piers.

- We are now contracting with A-Lofton security services to provide security for the marinas.

- Airport hosted the Sugar Bowl and the Super Bowl this year with no reported issues
    - LMA is responsible for the lighting on the bridge
    - Runway 927 had some crack fill work done
    - Conducted 10 community engagements with grade school kids
    - Entered I not a CEA with the City for a new ARFF truck

- Chris Hyer completed the AAAE – AESOS training and certifications
- ARFF and Maintenance have completed the AAAE training with certifications

Chair Richard thanked the LMA staff for their diligence and hard work.

Commissioner Heaton suggested putting the 2025 Year in Review on the website.

Commissioner Egana agreed and said that it shows the community that the LMA is doing a great job with repairs and replacements.

IX. Committee Reports

Airport Committee – Chair Heaton: asked that the full board gets the FEMA report that the Airport committee received.

Mr. Capo added that he had a meeting with FEMA and will send the meeting recap with the FEMA report.

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

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

Commercial Real Estate Committee – ***Chair Rodgers*** reported that we recommended item #2 which was approved tonight.

Finance Committee – Chair Egana: D*eferred*

Chair Richard announced the next board meeting and called for adjournment. He also asked, by a show of hands, which board members would be attending Mr. Coaxum's invitation to the Marina Grille.

X. Announcement of the next Board Meeting

1) **THURSDAY, FEBRUARY 26, 2026, at 5:30pm**

XI. Adjourned at: 6:20 pm

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

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