

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
HELD ON THURSDAY, APRIL 27, 2023, AT 5:30 PM**

PRESENT: Commissioner Anthony Richard (CHAIR)
Commissioner Howard Rodgers (SECRETARY) (Departed at 6:30)
Commissioner Robert Drouant
Commissioner Brian Egana (Departed at 6:30)
Commissioner Adonis Exposé (Departed at 6:35)
Commissioner Monika Gerhart (Departed at 6:46)
Commissioner Wilma Heaton
Commissioner Dawn Hebert
Commissioner Jennifer Herbert (Departed at 6:50)
Commissioner Stan Brien (Arrived at 5:36)
Commissioner Carlos Williams (Arrived at 5:36)

ABSENT: Commissioner Esmond Carr (Vice-Chair)
Commissioner Renee Lapeyrolerie
Commissioner Pat Meadowcroft
Commissioner Sandra Thomas
Commissioner Michelle White

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Kristin Clinard - LMA Finance
Cindy Grace - LMA Finance
Adam Gulino – LMA Director of Engineering
Bruce Martin – Airport Director
Natalia Carter - LMA Orleans Marina staff
Helaine Millner - LMA SSH Staff
Mike Sciavicco - LMA SSH Staff

ALSO

PRESENT: Gerry Metzger – LMA Legal Counsel
Jeff Dye - LMA Legal Counsel
Al Pappalardo - PCI
Holly Radtke – SSH CBS Tenant
Sue Spilsbury – Lake Vista Resident
Joseph Nelson - Boathouse Tenant
Ramona Nelson – Boathouse Tenant
Bane Shepherd - Signature Flight Support
R. Bourg – Roadway Owners Association and Boathouse Tenant

The Full Board of the Lakefront Management Authority met on Thursday, April 27, 2023, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

I. Call to Order

The meeting was called to order by Chair Richard at 5:30 PM

II. Pledge of Allegiance

The pledge was led by Commissioner Heaton.

III. Roll Call

The roll was called by Mr. Capo. With (9) commissioners present, a quorum was established.

IV. Opening Comments – Chair Richard/Commissioners

Chair Richard thanked everyone for attending the meeting and called for a motion to adopt the agenda.

Commissioners Stan Brien and Carlos Williams arrived at 5:36 PM.

V. Motion to Adopt Agenda

A motion was offered by Commissioner Rodgers; seconded by Commissioner Heaton.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed**

Commissioner Rodgers made a motion to move the new business items up to follow the approval of minutes so as not to lose the quorum for votes. **Commissioner Heaton seconded the motion.**

Chair Richard called for a motion to adopt the agenda as amended.

Commissioner Egana moved to adopt the agenda as amended;

seconded by **Commissioner Rodgers**.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion to adopt the agenda as amended passed.**

VI. Motion to Approve Minutes

A. March 23, 2023 – Full Board Meeting

A motion was offered by Commissioner Expose; seconded by Commissioner Egana.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

B. January 26, 2023 – Full Board Meeting

A motion was offered by Commissioner J. Herbert; seconded by Commissioner Egana.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

Commissioner Egana noted that there was a date conflict between the minutes and the date on the agenda, for the record.

Chair Richard instructed the staff to correct the administrative error.

VII. Old Business (moved up on the agenda)

1. Motion to approve the updated Annual Boat Slip Lease Agreement for the tenants in the Covered Boat Slip Building in the South Shore Harbor Marina.

A motion was offered by Commissioner Rodgers; seconded by Commissioner J. Herbert.

Chair Richard called for questions or comments.

Commissioner Egana asked if this motion was recommended favorably by the committee.

Mr. Capo stated that it did.

Holly Radtke asked what board meeting date was the rent abatement voted on.

Mr. Capo and Commissioner Heaton stated that Mrs. Radtke spoke at the Special Marina Committee meeting on February 28th where the rent abatement was discussed and recommended to the Board meeting that followed that same day; which the tenants left before the Board meeting started.

Mrs. Radtke also asked for the board members to acknowledge, by a show of hands, who had read through the lease and understood the difference.

Mr. Joe Vail had questions regarding last year's budget.

Chair Richard asked that he reserve his budget questions for the public comment segment of the meeting. This question and comment period is reserved for the motion on the floor.

Commissioner Heaton asked, for the record, if the motion went through the Marina committee.

Commissioner D. Hebert stated that it did.

Chair Richard called for a vote. **All were in favor. The motion to adopt the agenda as amended passed.**

VIII. New Business

- 1. Motion to approve a contract with LATECH, LLC for the purchase and installation of security cameras at South Shore Harbor Marina for the price and sum of \$ 98,235.05.**

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

cost

Chair Hebert stated that the Marina committee discussed the cost and location of the cameras. She also asked if there were other effective camera suggestions. It was her understanding that the company chose the location of the cameras, not the harbormaster.

Adam Gulino stated that the harbormaster did choose the location of the cameras with assistance from LATCH.

Jeff Dye stated that this motion was discussed at The Marina committee and referred to the full board without recommendation.

Mr. Capo discussed a security report provided in the board packets that speak to multiple security issues, including trespassing, burglary at the Bally's site and last year, someone purposely ran into the gate causing damage at a cost of \$20,000 to repair and replace the gate.

be

The camera installation is a quality-of-life measure. It is one of the questions asked when potential tenants inquire about leasing. This may seem like a lot of coverage but it is a large area that needs to be covered.

Chair Richard asked if there were any other questions. Hearing, called for a vote. All were in favor. **The motion passed.**

- 2. Motion to approve a contract with H3 Electric, LLC, for the price and sum of \$ 89,435.00, for electrical work for the installation of security cameras at South Shore Harbor Marina.**

A motion was offered by Commissioner Egana; seconded by Commissioner D. Hebert.

Mr. Dye stated that this motion was also referred from the Marina Committee without recommendation.

Mr. Capo added that the electrical work that will be done would give us future expansion capacity. For example, in the event we want to provide internet services.

Commissioner Drouant added for clarity, that this electrical work would be beneficial to the camera installation and it will also be an overall upgrade the system that will assist in the future.

Mr. Capo replied in the affirmative and added that it was a better deal financially to perform the electrical work that would provide for future expansion ahead of the need.

Chair Richard asked if there were any other questions. Hearing, called for a vote. **All were in favor. The motion passed.**

3. **Motion to authorize the entry into a Memorandum of Understanding with the Sewerage & Water Board of New Orleans to settle four outstanding balances owed on four accounts.**

A motion was offered by Commissioner Rodgers; seconded by Commissioner J. Herbert

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

4. **Motion to approve a Lease of Orleans Marina Boathouse Site No. W-7, with EIV, L.L.C., for a term of five (5) years with two 5-year options to renew, with an initial rental rate of \$2.50 per square foot, totaling \$8,652.50, per annum, subject to CPI adjustments every five years, conditioned on the timely demolition of the existing improvements on the leased premises and the construction of a new bulkhead on the leased premises by the lessee, and subject to restricted use of the leased premises as only a covered slip for docking motor vessels.**

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

Commissioner Rodgers reported that this motion was discussed and recommended by the Commercial Real Estate committee favorably.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

5. **Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site No. W-8 and the sale of the improvements on the leased premises by Douglas Depp and Dixie H. Depp to EIV, L.L.C., conditioned on payment to the Lakefront Management Authority of the 8% lease transfer fee of \$4,400.00, the amendment of the Lease to add three, five (5) year options to renew in consideration of payment of \$12,000.00, and the payment of attorney fees and costs.**

Commissioner Rodgers reported that this motion was also discussed and recommended by the Commercial Real Estate committee favorably.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

6. **Motion to authorize the Executive Director to initiate legal proceedings as necessary to preserve insurance claims related to Hurricane Ida damages at facilities managed by the Lakefront Management Authority.**

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

Commissioner Drouant reported that the Legal Committee recommended this motion favorably after a discussion with counsel. on encountering difficulties with insurance companies. With the prescriptive time restrictions that are approaching, the legal committee thought it was appropriate that the executive director move forward with preserving our rights by filing the necessary litigation.

Commissioner D. Hebert asked which facilities have not been

repaired.

Mr. Capo stated LMA is in discussions with the insurance companies regarding the Williams Hangar and the Moffett Hangar. They have not been forthcoming to preserve our rights. We would have to file suit in mid-May.

Mr. Dye added that there are wind claims and flood claims. The statute of limitations will be expiring on flood claims in mid-May.

Commissioner Hebert asked about the status of the harbormaster building at Orleans Marina.

Adam Gulino stated we're still in discussion with FEMA regarding The harbormaster building at Orleans Marina.

Commissioner Heaton suggested that the signed resolution be expedited to the insurance company as a precautionary measure.

Mr. Metzger stated the LMA will have to file suit to interrupt the prescriptive period on the flood filing. We still have time on the wind filing.

Mr. Dye also added that he and Director Capo have a conference call with the adjuster and this resolution may be helpful.

Mr. Capo stated that the Flood Authority acquires the property and flood insurance on these buildings.

Chair Richard called for questions or comments. Hearing none, called for a vote. **All were in favor. The motion passed.**

IX. Public Comments – Limited to (2) Minutes

Joe Vail had questions regarding specific line items in the budget, water leaks, and also the Sewerage and Water Board bills.

While Mr. Capo addressed some of Mr. Vail's questions and concerns, he invited him to come into the office to discuss his questions in detail.

Raleigh Bourg passed out a handout of pictures for the board's review and thanked the staff and counsel for meeting with them to discuss their leases. He commented on his continued efforts to negotiate better lease terms for the boathouse tenants citing that they cannot meet the current terms and the cost of compliance is impossible. He implored the board to intervene to afford them the opportunity to present what they feel would be a better lease.

Chair Richard requested that the normal process be followed for staff to meet with the Roadway Owners Association again to try to reach an agreement and then bring it before the appropriate committee.

Jeff Dye stated that the board authorized the lease negotiation staff to meet with the boathouse tenants from Westend. to discuss their issues with the lease terms to come to an agreement. Mr. Dye stated that they spent numerous hours developing a document of parameters recommended for LMA to approve lease extensions due to the boathouses are scheduled to expire between 2037 and 2039. We recognize that the tenants need additional lease time to obtain financing to make major improvements to revitalize Westend. We presented the parameters to the working group but they have not responded. They have instead chosen to present their grievances to the board. We intended to meet again with the working group on May 15th for further discussion and negotiation.

Commissioner Heaton suggested that it might be advisable to meet with the Commercial Real Estate Committee for discussion to work on a resolution to the impasse.

Chair Richard agreed and said he recommended staff continue to work with the group and also bring it to the Commercial Real Estate Committee for discussion.

Commissioner Heaton added that it is out of protocol and unfair to the full board to discuss further at this time. However, there is a way

to reach a satisfactory end.

Commissioner Egana seconded the Chair's recommendation to continue working with the group to resolve the impasse. He further asked that staff bring it to the appropriate committee at the proper time.

Mr. Capo asked to address the misinformation on Mr. Bourg's document. He stated that we do not own the improvements. We lease land and water bottoms. The tenants own the improvements. We do not. The pictures shown are misleading because the improvements are the responsibility of the tenants.

Mr. Bourg stated that he hopes this board understands that the tenants are in a very tough spot which is why we brought it to you. However, he looks forward to continued meetings with staff.

Joseph Nelson NFPAMA's mission statement and expressed his grievances over the current lease terms, and impartial negotiations related to 12 pages of parameters recommended for lease renewal.

He requested that there be no motion be heard before the board at this time since there has only been one negotiation meeting thus far.

There is another scheduled meeting for May 16th for further discussion and negotiation. He urged the board to keep its own mission statement in mind for the benefit of stakeholders.

Chair Richard assured Mr. Nelson and the public in attendance that all of the action items on tonight's agenda requiring a vote have been addressed.

Mr. Capo explained that the tenants asked for a lease extension. The leases will expire between 2036 and 2038 at which time those properties revert to LMA. LMA staff met with them and tried to figure out the parameters by which to grant a lease extension. In Real Estate on the government side, you must allow for reversion rights.

Those properties, in 15 years, will be of value to us; we cannot extend the leases without receiving something of value in exchange. Going back to 2015, the tenants who wanted a 15-year lease; paid \$8,000 and for a 30-year lease, they paid \$16,000 which means they paid for the reversion and their rent also went up at that time.

To remain cognizant of the Attorney General and the Legislative Auditor's offices; we must get something of value in exchange for a lease extension. By the time these boathouse leases expire in 2068, they will be 80 years old.

To address the issues before us, staff, including Mr. Gulino, put forth requirements from a marine-grade document that details the required parameters where the tenants would have to attest that repairs were done by a licensed engineer. After which we would be able to provide lease extensions. The tenants object to the listed parameters. We will meet again for further discussion on May 16th.

Commissioner Heaton stated for the record, that this team and staff is there to protect the board. We must take their recommendations and do the best we can as a board to make informed decisions on behalf of the citizens. She noted other negotiations that were difficult but fair and she believed that there is a middle ground to be found here as well.

She suggested that we confer with the chairman of the Commercial Real Estate Committee to get it on the agenda.

She continued to express her concerns that a prolonged stalemate could cause the properties to deteriorate, the evaluation will continue to go down, we get less revenue, and the quality of life is bad. It behooves all of us to try to reach common ground.

Holly Radtke stated she was seething and continued to express her dissatisfaction with the board's recent decisions. She felt SSH didn't need cameras, it needs a bathroom and laundry facilities. She loves her marina but also feels it is deteriorating.

X. **Directors' Report**

Director Capo reported on the following items:

- He shared a video of the Mardi Gras Fountain which has been restored and is fully functional.
- Verizon has approached LMA regarding placing a tower at Lake Vista. Mr. Capo said he spoke with Paul Caboche who is on board with the idea and thought it could improve cell phone communication in the neighborhood. The placement of the tower will be on the back side of the building.

Commissioner Brien asked what is the height of the tower.

Mr. Capo stated 100ft. He also said that he has checked on the flood side which has a tower on their property and is receiving a good sum of money per month. The tower owners bought out the contract for approximately \$500,000.

There is money to be made for LMA. If this works out, M. Capo would like to reinvest the money back into Lake Vista.

- He will be meeting with The Flood Authority next week regarding the purchase of flood, wind, and fire insurance and to discuss what properties should be on that list. The premium cost will increase and will be passed on to the tenants who have that provision in their lease.
- The Chicken Fest will be coming up in October. Mr. Capo said that he has been in discussion with Mr. Spears who is interested in a three-year contract commitment. Mr. Capo is currently negotiating a fee schedule that will increase annually as follows:
 - 1st year: \$25,000
 - 2nd year \$30,000
 - 3rd year \$35,000
- He announced that we are looking to host board training similar to the training that the Flood Authority had with SSA Consultants.

Both Chair Richard and Commissioner Egana are in favor of the training. We will coordinate a selection of dates to hold the training. Attendance is highly encouraged but not mandatory.

Commissioner Gerhart asked what the training would be covering.

Mr. Capo stated that some topics would include open meetings law, public records, board duties; etc. Mrs. McKee will reach out to the commissioners regarding a good date.

- **Adam Gulino** reported on his funding research efforts related to the water infrastructure. He has found several potential sources of funding through the state and must go through the process of applying to determine eligibility based on meeting the qualifications.

We are currently scheduling a time frame to begin work with Ecologics to determine where the main leak is to reduce some costs.

Commissioner Gerhart asked Mr. Gulino if Ecologics had been contracted to do the work.

Mr. Gulino stated that he is currently working to determine their availability and coordinating where they would be able to set up on the airport grounds. Southshore Harbor should be easier to set up their equipment to listen.

Commissioner Gerhart also asked for a breakdown of the Sewerage and Waterboard payment plan.

Mr. Capo stated that the original bill was \$4.8 million. The mutual agreement that was agreed upon is one payment of \$800,000 and \$289,000 over a 24-month period which equates to a \$3.7 million reduction.

Commissioner Heaton added that this airport was dedicated in February 1934 and confirmed with Airport Director Bruce Martin that the infrastructure pipes are over 80 years old. We would need a massive infrastructure program to replace the aged existing pipes.

Mr. Capo added that the operational revenue we receive will never be enough to support the major infrastructure work that is needed.

Mr. Capo reported that the harbormaster Bruce Cain resigned last week. He reintroduced the employees who work at the Marinas in their new positions.

- Mike Sciavicco (one year of service) was promoted to Harbormaster (formally Asst. Harbormaster)
- Helaine Millner, (20 years of service at both marinas) has been detailed for one year to Asst. Harbormaster to gain qualifications to make her permanent.
- Natalia Carter – (one year of service) will remain in her position at Orleans Marina

Commissioner Hebert asked how long is the process for Ms. Millner.

Mr. Capo stated that Ms. Millner will be detailed to this position for (1) year to allow for her to gain qualifications through Civil Service.

Commissioner Heaton commended Mr. Capo for recognizing and promoting staff who know the job.

- **Mr. Capo** reported that Mr. Coaxum has hit the ground running. He has paid ahead on his rent for April – June. He and his team are moving forward.

XI. Committee Reports

A. Airport – Chair Meadowcroft – No report given.

B. Marina – Chair Hebert reported that three motions on tonight’s agenda were passed. There have been many conversations at the Marina committee focused on getting the SSH-CBS tenants back into their slips. She stated that she looks forward to completing the sprinkler system work by the end of June and the tenants’ return to their slips.

Commissioner Hebert stated that she received a letter from Mr. Renfroe who was not able to attend that evening. He requested that his letter be read into the minutes.

Chair Richard stated that Mrs. McKee also received the letter from Mrs. Renfroe with a request that it be read into the minutes. However, he wanted to allow our team time to discuss and address Mr. Renfroe’s letter first. After which it would go to the appropriate committee to be fully vetted.

C. Recreation/Subdivision – Chair S. Thomas no report given.

D. Legal – Chair Drouant reported that the legal committee discussed LMA ‘s litigation status. There was a motion on this evening’s agenda that passed.

E. Commercial Real Estate – Chair Rodgers

Chair Richard reported on behalf of Commissioner Rodgers that two action items were recommended favorably from the Commercial Real Estate committee meeting earlier this evening appeared on tonight’s agenda and passed.

F. Finance – Chair Richard reported that Finance had its regular update of our financial standing. The committee discussed taking aggressive measures to identify ways to gain stronger revenue sources to fund and address the budget, and the other numerous projects including the infrastructure.

Commissioner Heaton stated the staff makes it work and chronologized the history of how long property sat in blight at the Flood Authority from H. Katrina to 2007. Flood turned it over to The Division of Administration until it created this agency in 2010. By then, there was \$10 million plus in damage with no capital to remediate the blight. Having come a long way since then, we need to identify sufficient capital to address our current needs.

XII. Announcement of the next Regular Board Meeting

- **Thursday, May 25, 2023, at 5:30 PM**

XIII. Adjourn: There was no quorum. The meeting adjourned without a quorum at 7:03 pm

MOTION: XI-01-04272023

RESOLUTION: XI-01-04272023

BY: COMMISSIONER RODGERS

SECONDED BY: COMMISSIONER J. HERBERT

April 27, 2023

OB-1) Motion to approve the updated Annual Boat Slip Lease Agreement for the tenants in the Covered Boat Slip Building in the South Shore Harbor Marina.

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the Covered Boat Slip Building in the South Shore Harbor Marina in the City of New Orleans is a non-flood protection asset of the Orleans Levee District managed and controlled by the Management Authority;

WHEREAS, approximately twenty of the twenty-six tenants in the Covered Boat Slip Building are on annual leases (“Annual Lease”) that all terminate on June 30th of each year and auto-renew effective July 1st of each year;

WHEREAS, Article 2 of the Annual Lease specifies a ninety (90) day prior notice requirement for modifications to the Annual Lease and furthermore provides a tenant right to non-renewal also based upon a ninety (90) day prior notice requirement;

WHEREAS, the Management Authority issued a modified version of the Annual Lease on or about March 13, 2023;

WHEREAS, the Management Authority’s Marina Committee met on March 14, 2023 and heard public comments on the proposed modifications to the Annual Lease and voted to recommend to the Management Authority’s Board that it adopt a Resolution suspending the ninety (90) day time periods in Article 2 of the Annual Lease by thirty (30) days so as to permit a longer

comment and review period for the proposed modifications to the new Annual Lease;

WHEREAS, the Management Authority Board passed a Resolution at the March 2023 Board Meeting to suspend the ninety (90) day time periods in Article 2 of the Annual Lease by thirty (30) days so as to permit a longer comment and review period for the proposed modifications to the new Annual Lease subject to the submittal of written public comments on the proposed Annual Lease of Friday, March 31, 2023 and a deadline for the issuance of a response on or before Tuesday, April 11, 2023;

WHEREAS, comments were submitted before the Friday, March 31, 2023 deadline and a revised Lease was submitted on the Tuesday, April 11, 2023 with responses to the comments submitted by tenants on annual leases in the Covered Boat Slip Building;

WHEREAS, the Management Authority's Marina Committee resolved at its April 18, 2023 meeting that it was in the best interest of the Management Authority to adopt the Lease presented and distributed on Tuesday, April 11, 2023 subject to changing the curative period for Lessee defaults from ten (10) days to fifteen (15) days.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby adopts the new annual Lease for the covered

boat slip tenants presented and distributed on Tuesday, April 11, 2023 subject to changing the curative period for Lessee defaults from ten (10) days to fifteen (15) days.

BE IT FURTHER RESOLVED that the Management Authority Chairman or Executive Director be and is hereby authorized to sign any documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, D. HEBERT, J. HERBERT, WILLIAMS

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS, WHITE

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April, 2023.

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MOTION: XI-01-04272023

RESOLUTION: XI-01-04272023

BY: COMMISSIONER RODGERS

SECONDED: COMMISSIONER EXPOSE

April 27, 2023

1) Motion to approve a contract with LATECH, LLC for the purchase and installation of security cameras at South Shore Harbor Marina for the price and sum of \$ 98,235.05.

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority (“Marina”);

WHEREAS, the Staff of the Management Authority recommended the installation of security cameras at the Marina to improve security at the Marina for the slip tenants and general public that utilize and visit the Marina, identified as the CCTV Electrical Project, (the “Project”);

WHEREAS, LATECH,LLC has an approved vendor contract with the State of Louisiana for the sale and installation of security products, and upon request by the Staff, submitted a quote for the price and sum of \$ 98,235.05 for the Project;

WHEREAS, the Marina Committee of the Management Authority at its meeting held on April 18, 2023, after considering the quote submitted by

LATECH,LLC, voted to send the award of the contract to LATECH,LLC without recommendation to the Management Authority Board; and,

WHEREAS, the Management Authority, after considering the quote submitted by LATECH,LLC and recommendation of Staff, resolved that it was in the best interest of the District to approve the contract with LATECH,LLC for the Project.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a contract with LATECH,LLC, for the price and sum of \$98,235.05, for the purchase and installation of security cameras at the South Shore Harbor Marina

BE IT FURTHER HEREBY RESOLVED that the Management Authority Chairman or Executive Director be and is hereby authorized to execute any documents to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

**YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA,
 EXPOSE, GERHART, HEATON, HEBERT, HERBERT,
 WILLIAMS**

NAYS: NONE

ABSTAIN: NONE

**ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS,
 WHITE**

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April, 2023.
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MOTION: XI-02-04272023

RESOLUTION: XI-02-04272023

BY: COMMISSIONER BRIEN

SECONDED: COMMISSIONER D. HEBERT

April 27, 2023

2) Motion to award and approve a contract with H3 Electric, LLC, for the price and sum of \$ 89,435.00, for electrical work for the installation of security cameras at South Shore Harbor Marina.

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority (“Marina”);

WHEREAS, the Management Authority solicited quotes for electrical work required for the installation of security cameras at the Marina, identified as the CCTV Electrical Project (the “Project”);

WHEREAS, the only quote received was from H3 Electric, LLC in the amount of \$ 89,435.00 for the Project;

WHEREAS, the staff of the Management Authority recommended that the Management Authority accept the bid submitted by H3 Electric, LLC for the Project;

WHEREAS, the Marina Committee of the Management Authority reviewed the bid submitted by H3 Electric, LLC at its meeting held on April 18, 2023, and the Committee voted to send the award of the contract to H3 Electric, LLC for the Project without recommendation to the Management Authority Board; and,

WHEREAS, the Management Authority, after considering the recommendation of Staff and quote submitted by H3 Electric, LLC, resolved that it was in the best interest of the District to accept the quote submitted by and award the contract to H3 Electric, LLC for the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority approves a contract with H3 Electric, LLC, for the price and sum of \$ 89,435.00, for the scope of work required under the quote

submitted by H3 Electric, LLC, for the CCTV Electrical Project at South Shore Harbor Marina.

BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Lakefront Management Authority be and is hereby authorized to sign any and all documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, HEBERT, HERBERT, WILLIAMS

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS, WHITE

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April, 2023.

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MOTION: XI-03-04272023

RESOLUTION: XI-03-04272023

BY: COMMISSIONER RODGERS

SECONDED BY: COMMISSIONER J. HERBERT

April 27, 2023

3) **Motion to authorize the entry into a Memorandum of Understanding with the Sewerage & Water Board of New Orleans to settle four outstanding balances owed on four accounts.**

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the Sewage and Water Board of New Orleans (“SWBNO”) provides water and sewage services, in multiple accounts, to the Management Authority and thereby supports the non-flood protection assets of the District;

WHEREAS, pursuant to authority granted by the Management Authority Board Resolution adopted on March 23, 2023, the Executive Director, Management Authority Staff, and Legal Counsel met with representatives of the SWBNO in an effort to settle the following SWBNO accounts:

- Location ID 177470 “E. Roadway” – \$103,279.97 (4/11/2023 past due)
- Location ID 202943 “Downman Road” - \$1,862,108.92 (4/11/2023 past due)
- Location ID 185611 “Hayne Road” - \$1,518,693.44 (4/11/2023 past due)
- Location ID 183507 “Orleans Marina” - \$1,356,722.82 (4/11/2023 past due);

WHEREAS, the SWBNO on April 12, 2023 proposed a Memorandum

of Understanding (“MOU”) to settle the outstanding account balances consisting of a lump sum payment in the amount of EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) payable upon the approval of the MOU and twenty-four (24) interest-free, monthly payments in the amount of \$12,081.98 each for a total account settlement amount of \$1,089,967.43;

WHEREAS, the Management Authority’s Finance Committee at its April 20, 2023 meeting voted unanimously in favor of recommending that Management Authority enter into the MOU with the SWBNO and authorize the payment of the lump sum EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) from the LAMP Account and the twenty-four (24) monthly payments in the amount of \$12,081.98 from the Management Authority’s operating budget;

WHEREAS, the Management Authority resolved that it was in the best interest of the Management Authority to enter into the MOU with the SWBNO and authorize the payment of the lump sum EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) from the LAMP Account and the twenty-four (24) monthly payments in the amount of \$12,081.98 from the Management Authority’s operating budget;

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby authorizes the Executive Director to enter into

the MOU with the SWBNO and to process the lump sum payment of EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) from the LAMP Account and the twenty-four (24) monthly payments in the amount of \$12,081.98 from the Management Authority's operating budget.

BE IT FURTHER RESOLVED that the Management Authority Chairman or Executive Director be and is hereby authorized to sign any documents necessary to carry out the above.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, HEBERT, HERBERT, WILLIAMS

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS, WHITE

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April, 2023.
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MOTION: XI-04-

04272023 RESOLUTION: XI-

04-04272023

BY: COMMISSIONER RODGERS

SECONDED: COMMISSIONER EXPOSE

April 27, 2023

4) Motion to approve a Lease of Orleans Marina Boathouse Site No. W-7 to EIV, L.L.C., for a term of five (5) years with two 5-year options to renew, with an initial rental rate of \$2.50 per square foot, totaling \$8,652.50, per annum, subject to CPI adjustments every five years, conditioned on the timely demolition of the existing improvements on the leased premises and the construction of a new bulkhead on the leased premises by the lessee, and subject to restricted use of the leased premises as only a covered slip for docking motor vessels.

RESOLUTI
ON

WHEREAS, the Lakefront Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Orleans Marina located at West End in the City of New Orleans is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority;

WHEREAS, as owner of the Orleans Marina, the Orleans Levee

District is authorized to lease its water bottoms and land as moorings for boats and construction of boathouses for fair and equitable rental rates, as provided under La.Rev.Stat. 38:336(A) and (8)(4);

WHEREAS, the last lease of West Roadway Boathouse Site W-7, expired on June 30, 2006 and the ownership of the improvements thereon reverted to the District upon the lease expiration, in accordance with the terms and conditions of the lease, and the site has not been leased since the lease expired (the "Leased Premises");

WHEREAS, the improvements on West Roadway Site W-7, which are over 50 years old, are in poor condition and need to be demolished in order to lease the site;

WHEREAS, EIV, L.L.C., a Delaware Limited Liability Company, ("Lessee") has offered to lease West Roadway Site W-7 (the "Leased Premises" or "Premises") and to demolish the improvements thereon, subject to the terms and conditions outlined in this Resolution (the "Lease");

WHEREAS, the proposed lease would be for a term of (5) years with two five (5) year options to renew, commencing on the date the lease is signed by the parties

WHEREAS, the leased premises consists of 3,461 square feet of

land and water bottoms, and the proposed rental rate will be \$2.50 per square foot, totaling \$8,652.50, per annum, subject to a Consumer Price Index adjustment every five years during the term of the lease;

WHEREAS, upon the signing of the Lease contemplated in this Resolution, the Lessee has committed:

- 1) To address any potentially hazardous conditions on the Premises before June 1, 2023;
- 2) To commence the stabilization for the demolition of the improvements on the Premises before June 30, 2023;
- 3) To complete the demolition of the improvements by December 31, 2023;
- 4) To hold harmless, defend and indemnify the Management Authority and District against any claims and liabilities of any kind resulting from, caused by, relating to or arising from the demolition of the improvements on the Premises; and
- 5) To name as additional insureds the Management Authority and District on the comprehensive general liability insurance policy of the contractor that performs the demolition work;

WHEREAS, under the terms of the proposed lease, Lessee shall

receive a rent credit for the costs of the demolition work, which will be determined by the lowest of three bids solicited from licensed and insured contractors for the demolition project;

WHEREAS, Lessee shall be required to build at Lessee's expense a bulkhead on the Leased Premises under the terms of the proposed lease;

WHEREAS, Lessee shall be required to complete no less than \$200,000 in improvements on the Premises, including the cost of the new bulkhead, before the end of calendar year 2024;

WHEREAS, the proposed lease shall also provide that the Premises may only be used a covered boat slip for docking vessels, and that if the Lessee builds any living quarter improvements on the Leased Premises that the rental rate under the Lease will be adjusted upon the commencement of construction of such improvements to the rental rate charged for boathouse and covered boat slip shell leases in the Marna;

WHEREAS, the Lessee has also requested the assignment and the amendment the Lease on Orleans Marina Boathouse Site W-8 that is currently held by Douglas and Dixie Depp;

WHEREAS, the improvements on Orleans Marina Boathouse Sites W-7 and W-8 share a common wall and common pilings and substructures

but have separate roofs with the W-7 roof overlapping the W-8 roof;

WHEREAS, Lessee has committed to reconstructing Orleans Marina Boathouse Sites W-7 and W-8 such that the structures will meet current standards for piling and substructural integrity and will be under a common roof;

WHEREAS, upon the completion of the construction of the improvements on Boathouse Sites W-7 and W-8, the respective leases for Boathouse Sites W-7 and W-8 will be combined into a single lease;

WHEREAS, the Lease shall be personally guaranteed, in solido, by George Ackel 111;

WHEREAS, the Commercial Real Estate Committee at its April 27, 2023 meeting reviewed the proposed Lease of Boathouse Site W-7 and voted to recommend that the Board approve the Lease under the terms and condition set forth in this Resolution; and,

WHEREAS, the Management Authority after considering the proposed Lease resolved that it was in the best interest of the District and Marina to approve the Lease of Boathouse Site W-7 under the terms and condition set forth in this Resolution.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves the conveyance of the

improvements on Boathouse Site W-7 and a lease of Orleans Marina Boathouse Site No. W-7, bearing municipal address 7343 West Roadway, New Orleans, LA 70124, to and with EIV, L.L.C., for a term of five (5) years, with two, five (5) year options to renew, commencing on the date of execution of the written lease, for a rental rate of \$2.50 per square foot, totaling

\$8,652.50, per annum, subject every five (5) years to a Consumer Price Index adjustment, and the rent payable shall be subject to a rent credit for the costs for the demolition of the existing improvements on the Leased Premises, and the amount of the rent credit shall be the amount of the lowest bid received from licensed contractors for the work; the lease shall also provide that:

(1) Lessee shall address any potentially hazardous conditions on the Premises before June 1, 2023; that Lessee by no later than June 30, 2023 shall commence to stabilize to demolish existing improvements that are remaining on the Leased Premises; and Lessee shall complete the demolition work by December 31, 2023;

(2) Lessee shall hold harmless, defend and indemnify the Lakefront Management Authority and Orleans Levee District against and from any claims and liabilities of any kind resulting from, caused by, relating to or

arising from the demolition of the improvements on the Leased Premises, and provide that the Lakefront Management Authority and Orleans Levee District shall be named as additional insureds on the comprehensive general liability insurance policy of the contractor performing the demolition work;

(3) lessee, at its sole cost and expense, shall construct a bulkhead and other improvements on the Premises totaling no less than \$200,000 in improvements on the Premises, including the cost of the new bulkhead, before the end of calendar year 2024, and the costs paid for these improvements shall not be subject to a rent credit;

(4) the Leased Premises may only be used as a covered boat slip and in the event Lessee builds any living quarter improvements on the Leased Premises, the rental rate under the Lease will be adjusted commencing on

the construction of such improvements to the rental rate then charged for boat house and covered boat slip shells in the Marina;

(5) the Lease shall be personally guaranteed, in solido, by George Ackel III;

(6) the lease shall include the established standard terms and conditions for boat houses and covered boat slip shells in the Orleans

Marina; and,

(7) a single lease for Boathouse Sites W-7 and W-8 will be created and executed after the completion of the construction planned for Boathouse Sites W-7 and W-8.

BE IT FURTHER HEREBY RESOLVED that the Director of Operations and Engineering be and is hereby authorized to approve any contracts for the demolition of the existing improvements on the Leased Premises and for the construction of any improvements on the Leased Premises

BE IT FURTHER RESOLVED that the Chairman or Executive Director of the Management Authority be and is hereby authorized to sign all documents necessary to accomplish the above.

YAYES: RICHARD, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, HEBERT, HERBERT, WILLIAMS

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS, WHITE

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April, 2023.

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MOTION: XI-05-04272023

RESOLUTION: XI-05-04272023

BY: COMMISSIONER RODGERS

SECONDED: COMMISSIONER EXPOSE

April 27, 2023

5) Motion to approve the assignment of the Lease of Orleans Marina Boathouse Site No. W-8 and the sale of the improvements on the leased premises by Douglas Depp and Dixie H. Depp to EIV, L.L.C., conditioned on payment to the Lakefront Management Authority of the 8% lease transfer fee of \$4,000.00, the amendment of the Lease to add three, five (5) year options to renew in consideration of payment of \$12,000.00, and the payment of attorney fees and costs.

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the Orleans Marina located at West End in the City of New Orleans is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority;

WHEREAS, as owner of the Orleans Marina, the Orleans Levee District is authorized to lease its water bottoms and land as moorings for

boats and construction of boathouses for fair and equitable rental rates, as provided under La.Rev.Stat. 38:336(A) and (B)(4);

WHEREAS, West Roadway Boathouse Site W-8, bearing municipal address 7341 So. Roadway Street, New Orleans, LA 70124 (the “Leased Premises”) is leased by Douglas Depp and Dixie H. Depp (collectively the “Lessee”), pursuant to the terms of a written lease, effective as of July 1, 2013 for a term of five (5) years, with two 5-year options to renew (the “Lease”) thereby resulting in an anticipated Lease termination date of June 30, 2023;

WHEREAS, the Lessee in 2022 defaulted in its obligations under the Lease and the Management Authority instituted eviction proceedings captioned as Lakefront Management Authority versus Douglas Depp and Dixie H. Depp, No. 2022-04497, Division “N-8”, Civil District Court for the Parish of Orleans (the “Lawsuit”);

WHEREAS, the Management Authority and Lessee reached an agreement in the Lawsuit to permit Lessee the opportunity to sell Lessee’s improvements on Boathouse Site W-8 in lieu of eviction and the reversion of the improvements to the Orleans Levee District subject to the Lessee’s payment of the Management Authority’s attorney fees and costs;

WHEREAS, the Management Authority incurred attorney fees in the amount of \$3,570.75 and costs in the amount of \$455 in connection with the Lawsuit during calendar year 2022, which Douglas and Dixie Depp are solely responsible for paying to the Management Authority in connection to the transaction contemplated herein;

WHEREAS, EIV, L.L.C., a Delaware Limited Liability Company, (the “Assignee”) has committed to the purchase of the Lessee’s improvements on Boathouse Site W-8 in consideration of the price and sum of \$50,000.00 subject to the assignment and transfer the Lease in accordance with the Management Authority’s standard terms and conditions and the Management Authority’s agreement to amend the Lease to provide for three (3) additional five (5) year renewal options;

WHEREAS, under the terms of the proposed assignment of the Lease and sale of the improvements, the Assignee will assume all obligations of the Lessee under the Lease;

WHEREAS, under Article VII of the Lease, the Lessor’s consent is required for an assignment of the Lease and sale of the improvements of the Leased Premises owned by the Lessee, and this Article also provides for payment to the Lessor of an Eight (8%) Percent transfer fee of the total amount of any consideration received by the Lessee;

WHEREAS, the Management Authority adopted Resolution No. 03-042116 at its regularly scheduled meeting held on April 21, 2016, which provides that lease assignments shall be conditioned upon the presentment of a current structural evaluation that specifically includes all substructure and pilings by a company approved by the Management Authority, including but not limited to Anders Construction, H. J. Merrihue and Gill's Crane and Dozer, signed by a licensed Louisiana engineer, to ascertain that the current lessee has satisfied the obligations under the lease to maintain the improvements on the leased premises; and, also provides that prior to the assignment of any lease any required repairs or replacements to the structural support and pilings of a boathouse shall be made or that a bond or other security in the amount of 150% of the estimated cost of the required work be provided to and in a form acceptable to the Management Authority;

WHEREAS, a diver employed by Anders Construction completed an underwater condition assessment of the pilings supporting Boathouse W-8 on August 12, 2022, and Anders Construction issued an inspection report dated August 16, 2022 that indicates certain repairs are required to the pilings of the Boathouse W-8;

WHEREAS, the Assignee has agreed to complete the required repairs or replacements to the structural support and pilings of Boathouse Site W-8

prior to the assignment of Lease on or before June 30, 2023 or alternatively to provide in favor of the Management Authority a bond or other security in the amount of 150% of the estimated cost of the required work, as a condition of the assignment of the Lease;

WHEREAS, the Lease will expire on June 30 2023 and the Assignee requested Lease amendment adding three (3), five (5) year options to renew, which would extend the term of the Lease, if the three options are exercised, through June 30, 2038, and agreed to pay \$12,000.00, cash, as consideration for the three (3), five (5) year options to renew, with all other terms and conditions of the Lease to remain in full force and effect;

WHEREAS, the Assignee has also requested a lease and the conveyance of the improvements on the adjacent Orleans Marina Boathouse Site W-7, consisting of a boat shed;

WHEREAS, the improvements on Orleans Marina Boathouse Sites W-7 and W-8 share a common wall and common pilings and substructures but have separate roofs with the W-7 roof overlapping the W-8 roof;

WHEREAS, Assignee has committed to reconstructing Orleans Marina Boathouse Sites W-7 and W-8 such that the structures will meet current standards for piling and substructural integrity and will be under a common roof;

WHEREAS, upon the completion of the construction of the improvements on Boathouse Sites W-7 and W-8, the respective leases for Boathouse Sites W-7 and W-8 will be combined into a single lease;

WHEREAS, the Lease shall be personally guaranteed, in solido, by George Ackel III;

WHEREAS, if the proposed assignment and amendment to the Lease are approved by the Management Authority, the pending Lawsuit with the Lessee can be dismissed with prejudice;

WHEREAS, the Commercial Real Estate Committee at its April 27, 2023 meeting reviewed the proposed assignment and amendment of the Lease and voted to recommend that the Board approve the assignment and extension of the term of the Lease under the terms and condition set forth in this Resolution; and,

WHEREAS, the Management Authority after considering the proposed assignment and amendment of the Lease resolved that it was in the best interest of the District and Marina to approve the assignment and amendment of the Lease under the terms and conditions set forth in this Resolution.

THEREFORE, BE IT HEREBY RESOLVED that the Lakefront Management Authority hereby approves the assignment and amendment of

the Lease of Boathouse Site No. W-8, bearing municipal address 7341 West Roadway Street, New Orleans, LA 70124, and sale of the improvements on the Leased Premises, by Douglas Depp ad Dixie H. Depp to EIV, L.L.C., under the terms and conditions set forth in this Resolution and conditioned upon payment and presentment to the Lakefront Management Authority of the:

1. Transfer Fee of Eight (8%) Percent, in the amount of \$4,000.00, as provided under Article VII of the Lease;
2. Payment by Douglas and Dixie Depp in the amount of \$4,025.75 for attorney fees and costs incurred by the Management Authority in connection to the Lawsuit against Lessee;
3. Proof of the completion of the piling and substructural repairs to the building or presentment to the Lakefront Management Authority of a bond or other security in the amount of 150% of the estimated cost of the required work to the pilings and substructure of Boathouse Site W-8; and
4. Payment of the sum of \$12,000.00, cash, for the Lease amendment providing for three (3), five (5) year options to renew.

Subject to EIV, L.L.C.'s assumption of all obligations of the Lessee under the terms and conditions of the Lease and the personal guarantee, in solido, by George Ackel, III as well as the consolidation of the respective Boathouse Sites W-7 and W-8 leases upon the completion of the construction of the improvements on Boathouse Sites W-7 and W-8.

BE IT FURTHER RESOLVED that the Chairman or Executive Director of the Management Authority be and is hereby authorized to take any action and to sign all documents necessary to accomplish the above.

**YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA,
 EXPOSE, GERHART, HEATON, HEBERT, HERBERT,
 WILLIAMS**

NAYS: NONE

ABSTAIN: NONE

**ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS,
 WHITE**

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April 2023.

.....
I hereby certify that the above and foregoing is a true and correct copy of a

MOTION: XI-06-04272023

RESOLUTION: XI-06-04272023

BY: COMMISSIONER DROUANT

SECONDED: COMMISSIONER HEATON

April 27, 2023

6) Motion to authorize the Executive Director to initiate legal proceedings as necessary to preserve insurance claims related to Hurricane Ida damages at facilities managed by the Lakefront Management Authority.

RESOLUTION

WHEREAS, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the District secures insurance coverages, including but not limited to coverages for wind and flood events, on its properties that are under the management and control of the Management Authority;

WHEREAS, Hurricane Ida made landfall on August 29, 2021 and caused damages to multiple properties under the management and control of the Management Authority;

WHEREAS, Hurricane Ida related insurance claims remain open for

the Williams Hangar occupied by Flightline First and also for other properties insured through policies secured by the District and under the management and control of the Management Authority;

WHEREAS, the limitation periods for instituting legal action under the insurance policies are generally one (1) year from the date of claim denial for flood claims and two (2) years from the date of the event for wind claims;

WHEREAS, the Management Authority is continuing in its discussions with the insurance broker for the District and with the respective adjusters for flood and wind claims;

WHEREAS, legal action will be necessary before the running of the respective limitation periods to preserve any remaining insurance claims relating to Hurricane Ida damages;

WHEREAS, the Legal Committee at its April 20, 2023 meeting voted to recommend that the Board authorize the Executive Director and legal counsel to institute legal proceedings as necessary to preserve and to pursue insurance claims from Hurricane Ida related damages; and,

WHEREAS, the Management Authority after considering the matter resolved that it was in the best interest of the District, the Management Authority, and affected tenants to authorize the Executive Director and legal

counsel to institute legal proceedings as necessary to preserve and to pursue insurance claims from Hurricane Ida related damages;

THEREFORE, BE IT HEREBY RESOLVED that the Lakefront Management Authority hereby authorizes the Executive Director and legal counsel to institute legal proceedings as necessary to preserve and to pursue insurance claims from Hurricane Ida related damages.

BE IT FURTHER RESOLVED that the Chairman or Executive Director of the Management Authority be and is hereby authorized to take any action and to sign all documents necessary to accomplish the above.

YEAS: RICHARD, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE, GERHART, HEATON, HEBERT, HERBERT, WILLIAMS

NAYS: NONE

ABSTAIN: NONE

ABSENT: CARR, LAPEYROLERIE, MEADOWCROFT, THOMAS, WHITE

RESOLUTION PASSED: UNANIMOUSLY

This resolution was declared adopted this 27th day of April 2023.
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