

**MINUTES OF THE
LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
THURSDAY, AUGUST 25, 2022 at 5:33 PM**

PRESENT:

Chair Anthony Richard
Vice-Chair Esmond Carr
Secretary Howard Rodgers
Commissioner Stanley Brien
Commissioner Robert Drouant
Commissioner Monika Gerhart (Late Arrival 5:40 PM)
Commissioner Wilma Heaton
Commissioner Dawn Hebert
Commissioner Jennifer Herbert
Commissioner Renee Lapeyrolerie
Commissioner Robert Lupo
Commissioner Pat Meadowcroft
Commissioner Sandra Thomas
Commissioner Carlos Williams

ABSENT:

Commissioner Brian Egana
Commissioner Adonis Expose
Commissioner Michelle White

STAFF:

Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director/Board Secretary
Bruce Cain – Harbor Master
Bruce Martin – Airport Director
Winnie Christopher - Airport Manager
Adam Gulino– Director of Engineering and Operations

ALSO PRESENT:

Gerard G. Metzger – Legal Counsel to the LMA
David Jefferson “Jeff” Dye – Legal Counsel to the LMA
Al Pappalardo - PCI
Ray Landeche – Optimum Solutions
Ashley Haspel – on file
Karl Hudson – Orleans Marina
Ron Duplessis – President Light Harbor Condos
Phalon Cornist – president LOCA
Mike Gibson – Realtor
Aaron Jordan – President, GNOEA
Kristi Trail – Pontchartrain Conservancy

Mike Gillen – SSH
Sonya Duhe VP-LPOA
Ron Mays – CEO of City Jet
Karen Coaxum _Coaxum Ent.
Wendy Bell – Flightline
Michelle Reeves - LTPA

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, August 25, 2022, at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

I. **Call to Order**

Chair Richard called the meeting to order at 5:33 P.M.

II. **Pledge of Allegiance**

Secretary Rodgers led in the Pledge of Allegiance.

III. **Roll Call**

Executive Director Louis Capo called the roll, 13 board members were present and a quorum was established.

IV. **Opening Comments – Chair Richard**

Chair Richard welcomed the new commissioners to the board and asked them to introduce themselves.

Commissioner Robert Lupo introduced himself as a former commissioner of the Orleans Levee Board and Chair of the LMA board post Hurricane Katrina. He looks forward to the responsibility and honor that goes along with this appointment.

Commissioner Jennifer Herbert is an attorney at Taggart Morton. She is Representative Hilferty's appointee and also looks forward to working on this board.

Commissioner Carlos Williams looks forward to working with the board.

Commissioner Robert Drouant is chair of the Legal Committee and looks forward to working on the board.

Commissioner Sandra Thomas is City Councilman Eugene Greene's appointee and looks forward to working on the board.

Chair Anthony Richard introduced himself as the current chairman of the board.

Vice-Chair Esmond Carr, appointed by the Lake area neighborhoods.

Commissioner Dawn Hebert, appointed by Representative Candace Newell.

Commissioner Wilma Heaton is a new, old member appointed by Congressman Troy Carter.

Commissioner Renee Lapeyrolerie represents the Department of Transportation and Development where she is employed.

Commissioner Stan Brien, an original cast member first appointed by former City Council person Sandra Guidry and current Councilman Giarrusso.

Commissioner Pat Meadowcroft representative for Ponchartrain Conservancy and is a long-standing member.

Commissioner Howard RodgersIII, appointed by Senator Bouie and recently elected to the Secretary of the board.

V. **Motion to Adopt the Agenda**

A motion was made by Commissioner Lapeyrolerie _____; seconded by Commissioner _____

VI. **Motion to Approve Minutes**

1. SPECIAL Board Meeting Minutes July 26, 2022 - **Approved**
A motion was made by Commissioner Carr; seconded by Commissioner Rodgers

Abstain:

Commissioner Hebert – Not Present
Commissioner Lapeyrolerie – Not Present
Commissioner Herbert – Not Present
Commissioner Lupo – Not Present
Commissioner Drouant – Not Present
Commissioner Williams – Not Present

Motion passed.

2. Airport Committee Minutes July 19, 2022 - **Deferred**
A motion was made by Commissioner Lapeyrolerie; seconded by Commissioner

Motion to Defer back to the next Airport Committee due to lack of Airport Committee quorum present at the board meeting.

VII. **Directors' Reports**

Mr. Capo introduced himself. He is a certified fraud examiner and certified internal auditor. He has been with the Orleans Levee District and Lakefront Management Authority for twenty-six years. He started in 1996 as an internal auditor and in early 2006 he was appointed as the Director of Real Estate and Non-Flood Assets. He was employed during the split and was asked to stay on by the Division of Administration.

This entity was created in 2010. In 2014 he transitioned back to internal auditing SLFPA and came back to LMA in December 2018.

Chair Richard asked Mr. Capo to pause his report to allow staff to introduce themselves before he begins his report.

Mr. Gerry Metzger introduced himself. He has been an attorney for 42 years and here at LMA for 26 years. He has represented the Division of Administration. I have worked with this board from its inception under the direction of Commissioner Lupo and all of the preceding chairmen up to Chair Richard.

David Jefferson “Jeff” Dye introduced himself as legal counsel along with Mr. Metzger for LMA. His firm has been under contract with LMA since late 2018. He represents litigation matters and also transactional matters such as larger leases. Also under his firm is Mr. Jay Ginsburg(not present), who is the assigned Human Resources Attorney.

Al Pappalardo introduced himself as their Real Estate Consultant to the LMA Board. He has been with Orleans Levee District and Lakefront Management Authority for many years. It is his pleasure to help negotiate leases and to answer any questions of the staff and attorneys.

Adam Gulino, the new Director of Operations and Engineering. He has been an engineer for ten years.

Vanessa McKee Executive Assistant to the Executive Director and Board Secretary.

Commissioner Monika Gerhart introduced herself.

Mr. Capo recognized and introduced other staff present at the meeting.

Bruce Cain - Harbormaster

Bruce Martin - Director of Aviation

Winifred Christopher - Airport Manager

Cindy Grace - Finance Supervisor.

Mr. Capo presented a handout in the board packet from the Louisiana State University in New Orleans - Urban Studies Institute which details the development of the Lakefront from 1926-1971.

Commissioner Heaton added that she obtained the handout at the public library back when microfilm was a nickel per page in 2004 and that this handout is no longer available because the microfilm was destroyed in H. Katrina.

Mr. Capo continued his report with a PowerPoint presentation on the various properties that the LMA manages from the West Side at the Orleans Marina to the East Side at the South Shore Harbor.

We have four Subdivisions that we are responsible for

- Lake Shore East and West
- Lake Vista East and West
- Lake Oaks
- Lake Terrace

LMA maintains the parks and reviews building restrictions that were outlined in the late 1940s and 1950s. The building restrictions require that before anyone could build or renovate on their property, they must come to LMA for a Letter of No Objection.

The Orleans Marina was developed by the City of New Orleans in the early 1960s. The which time the administrative rights were transferred to the Orleans Levee District.

The City of New Orleans through Municipal Yacht Harbor maintains the green space park area and the outer harbor.

Our properties in the Orleans Marina will start at the New Basin Canal. The New Basin Canal properties are all ground leases.

On West. Roadway again we lease land and water bottom to the boathouse owners. We also have two boat yards; Sintes Boat Works and Schubert's Marine.

We also manage the grounds and maintain the grass and green space from Ponchartrain Point near the fall-out shelter to the beginning of Veteran's Blvd.

Lake Shore East – West includes

- Harlequin Park and Tourmaline Park
- Shelter #1
- Canal Blvd.
- Mardi Gras Fountain

Lake Vista East-West includes

- Marconi on the levee side is owned by City Park
- and the same at Bayou St. John
- The Lake Vista Community Center which is a 16-unit office space where most of the spaces are currently occupied. There is a motion to lease one space on this evening's agenda.

Lake Terrace includes

- The roundabout with the fountain

- The Flood Protection Authority recently completed restoration of the Lake Terrace Parkway.;

Ponchartrain Beach recently went out for RFP/Q. The board has selected the Ponchartrain Beach Foundation to work with staff to negotiate a lease to develop the beach.

- Traffic Circle at Elysian Fields
- The Police Station

Lake Oaks Subdivision, begins at Elysian Fields and continues east abuts the Orleans Levee District's headquarters and warehouse.

Seabrook Boat Launch: We are looking to finalize the Capital Outlay process so that funding can begin design and rebuilding of the boat launch.

North Peninsula South Shore Harbor includes

- The Old Ballys Site
- The Covered Boat Slips which will also be discussed in greater detail later this evening.

Bruce Martin, Director of Aviation, Retired from the Marine Corps in 2018 with 20 years of service where he managed airports for the Marine Corps as well as squadron operations for many different types of aircraft. Upon retirement, he applied for this position and is grateful to have been here for 4 years. He said he looks forward to a second retirement in another 16 years.

Mr. Martin continued his report with a PowerPoint presentation to give the Committee members a detailed layout of the Airport grounds and operations. This airport is a GAA (General Aviation Airport). We serve as a reliever to MSY, handling their overflow air traffic of charter and private planes.

- There are 132 based airplanes here at the airport
- The Tower is staffed from 7:00 am – 9:00 pm
- AARF is staffed and ready to go 24 hours, 7 days a week and 365 days a year. Flights still come in even though the tower closes at 9 pm the firemen are always onsite should the need arise.
- We have two FBOs (Fixed Based Operators) who act as airlines. They supply services such as fuel, lavatory services, and rentals.
 - Flightline First (locally owned company)
 - Williams Hangar (main hub most of the aircraft goes through) we
 - McDermott Hangar (the hangar deck and one office space and the storage cage in the back)
 - Signature (Largest FBO in the entire World)
 - Signature's Main Hangar Headquarters
 - Moffitt Hangar (entirely leased except for an office space for the LMA maintenance team)
 - Bastain Mitchell Hangar (entirely leased; also has an avionics shop there)
 - National Guard Hangar (leased by Signature has the entire first floor and hangar deck; the second floor is LMA property)
 - Widell Hangar (HeliCo Helicopter Operations) also leased in its entirety

- We have seven Full Sized Hangars on the property
 - Six T-Hangars
 - One Corporate Hanger (for larger planes)
- T-Hangars are ground leased to the T Hangar Association. We also have a Corporate Hangar, Air Cover One headed by Mr. Carlton Dufrecheau. There is a waiting list for the T Hangars.
- There are two flight schools located at the Airport. Within the last year, both are in contract with universities. New Orleans Tours located in the Moffitt Hangar and Travel has a contract with Perdue University and Gulfcoast Aviation has a contract with UNO in their aviation program.
- There are two helicopter tour companies on sight and several mechanics and shops on site as well.
- We have one VIP helicopter transport business located here inside the terminal.
- **Lifeline** flights operate from here twenty-four hours per day transporting donor organs to and from area hospitals.
- **Ochsner Flight Care** is headquartered here running 24-hour operations transporting patients. (Located in the National Gard Hangar)

Airport Operations - Mr. Martin showed a charted glimpse of the FAA's 2021 database of how busy we are compared to the other area airports. We are the second busiest airport in operations next to MSY. We may not have air carrier operations because we're not a 139 airport. However, our numbers are where they are because we have strong local traffic. Only MSY is busier than we are as far as flight operations go.

Airport Funding - As part of the assurances when we sign grants with the FAA and the state, all money made at the airport has to stay in the airport and will be invested right back into it. The FAA looks at an airport from the centerline of the runway outward. They invest all of their money in the runways and the main taxiways. Everything else decreases in importance as it gets further from that centerline. The state has been a great partner on help with security measures and fencing. We are currently working with the state on a grant to refurbish taxiway BRAVO.

- **Fuel flowage fees** are another way that we make money at the airport. Our fuel farm maintains our fuel tanks. Our assessment is twenty-five cents per gallon every time fuel goes to the FBOs. FBOs own the fuel. We own the tanks and it's a quarter for every gallon of fuel that is moved to the airport.
- **Hangar leases** are another way we make money for the airport. The FAA prefers long-term leases which are thirty years at a time.
- **Airport Ramp Parking Fees** are assessed during special events

- **Filming agreements** have also become a great revenue stream. We do what we can to get them where they need to be and Hollywood pays well.

Mr. Martin outlined some of the obstacles that the airport faces from having no protection when storms come:

- The flood walls close and we're outside of the levee system
- The city shuts the drainage valves outside of the re just out here to become a swimming pool for rising waters
- Lake water rises too high for any gravity drainage to work

He showed some impressive pictures from Hurricane Ida's flood event at the airport. He also explained that they have recently airport acquired some grant funding from the FAA and the state to begin to address the massive flooding issues. Groundbreaking for one of three new pump stations and new drainage infrastructure is set to begin in 2023. These steps should help us to become more self-sufficient and less reliant on the City.

Mr. Capo added that the LMA gets its revenue from two main sources:

- Land leases, ground leases, and water bottom leases on the rental property we manage which bring in \$6.4 million
- Ad Valorem Tax. We budget for \$2 million. This year we have not reached that goal.

Our annual budget is approximately \$8.4 million annually for operations. Our revenues match our expenses.

- The Lamp Account, which you often hear about, currently has \$4.7 million which is used for Capital Projects. We are proposing \$3.4 million in Capital Projects between now and June 30, 2023.

Mr. Capo closed by stating that Ms. McKee will be contacting the board members to schedule a tour of the Lakefront Management Authorities facilities.

Adam Gulino, Director of Operations and Engineering, reported that he came on board with LMA in June of this year. The first major issue that we are addressing is the South Shore Harbor - Covered Boat Slips. He pointed to a handout in the board's packet which detailed a timeline of the past, present, and our goal moving forward to address the Fires Marshal's Report of an insufficient fire suppression sprinkler system. LMA has started the design to rehabilitate the facility. We are actively searching for ways to mitigate the cost of the aging infrastructure. This will be an expensive fix although we do not currently have any cost estimates.

There has been ongoing work at the Mardi Gras Fountain. We are also working with Lake Vista regarding a complaint about the Entergy project.

Bruce Cain, Harbormaster at the Marinas, reported that his team is continuously working on issues at the Marinas to foster an increase in rent revenues.

Chair Richard added that in addition to the tour, there will be a new member orientation to be scheduled by Mr. Capo and his staff. He also commended the board for the quorum last week for the committee meeting. Finally, everyone should have a copy of the legislation and bylaws in their packet. If at any time you have a question regarding that information please reach out to staff, the vice chair, or me for discussion.

VIII. Committee Reports

Airport – Chair Renee Lapeyrolerie reported Airport Committee met on Tuesday, August 16th. We recommended two items for this evening’s agenda.

Finance – Chair Anthony Richard we met, had a quorum, updated on LMA finances and outlook and did not have any action items to be discussed.

Legal – Chair Robert Drouant reported that there was a quorum. Everyone on the committee is new to the board and the committee. We met with counsel for the board who told us their responsibilities and to discuss ongoing matters. There was nothing to present to the board at this time.

Commercial Real Estate – Chair Howard Rodgers reported that Commercial Realestate met and had a quorum last week. From our meeting, we have item #3 on the agenda for discussion before the board tonight.

Marina – Chair Dawn Hebert reported Marina Committee met on August 16th for an update on ongoing issues at the Marinas and also the fire suppression system which has been weighing heavily on the SSH CBS tenants.

Recreation/Subdivision – Chair Esmond Carr reported that the Recreation Committee reviewed Artwork to be placed at St. John Park. There wasn’t enough information to forward to the board for a recommendation at this time. It will come back to Recreation for further discussion upon completion of all prerequisite documentation.

Additionally, Commissioner Carr closed by stating that he requested that staff include the legislation that forms this body and the bylaws in the packets. It is extremely useful.

IX. Public Comments

Karl Hudson, President of the Orleans Marina Tenants Association, welcomed the new members of the board and extended a personal invitation to meet and walk around the Marina for much clearer understanding when discussions come up.

Ashley Haspel, President of the Lake Terrace Property Owners Association. Welcomed the new board members. Spoke as a citizen, and discussed her complaint filed on April 4th with the Attorney General’s Office against LMA regarding a violation of the “Open Meeting Law”.

She stated that LMA received the complaint and responded on April 12th citing a technological breakdown had occurred and going forward, the LMA was training three staff members and an IT person to monitor and ensure compliance. She further referenced LMA's bylaws regarding the duties of the executive director. Ms. Haspel closed by pointing out a discrepancy where the state's website and the agency's website had two different agendas posted for March 2022. She closed by stating that not one month of 2020 has the complete minutes from every single meeting.

Mike Gillen, South Shore Harbor resident, welcomed the new board members. Mr. Gillen expressed concern over some of the following:

- LMA's financials which he recited from the SLFPA-E 2021 annual report
- Funds he reported were borrowed from SSH and never returned
- The LAMP account
- Ongoing issues at South Shore Harbor
- No Grants assigned to SSH 2018-2021
- The disrepair of the Four Winds Fountain

Mr. Gillen closed by inviting the board members to come to South Shore Harbor for a personal tour to see the facility that is only 30 years old.

Louis Capo invited each commissioner to come to the office and personally go over the LMA financials with him or Cindy Grace who is a licensed CPA. He stated that the information from the previous speaker, who has never looked at our finances, was a misrepresentation of the agency's finances and denounced the speaker's false accusations since January.

Ray Landeche president of East and West Lake Shore, welcomed the new members and the reappointed members of the LMA Board. We are the largest of the six neighborhoods when combined. Just on the western edge, we generate over \$1.2 million in revenues.

The Lake Shore community puts up with a lot because of the commercial development in our area but we are here to work with you.

X. Old Business - NONE

XI. New Business

1. Motion to amend Resolution VIII-02-06222022 authorizing the Executive Director, Real Estate Consultant, and Legal Counsel for the Management Authority to negotiate and confect the terms and conditions of a lease for Parcel L in the South Shore Harbor Marina with Coaxum Enterprises, Inc. to require that the final negotiated lease be presented to the Commercial Real Estate Committee and Legal Committees for review and recommendations and to the Lakefront Management Authority Board for approval.

A motion was made by Commissioner Richard; seconded by Commissioner Rodgers.

Chair Richard opened the floor for questions and comments from the board.

Commissioner Lupo stated that he was apprised of the lease agreement at the Recreation Committee meeting last week. Being a new member of the board, he appreciated the hard work that has gone into this lease. It is an incredible opportunity. He also commended The Coaxum Family as an upstanding pillar of the community. However, he had to ask more questions regarding the negotiations. He stated that the Vice Chair came to his office to explain in greater detail how we arrived at this point.

Commissioner Lupo asked for additional information regarding whether LMA had the rental terms and conditions of the lease within the RFQ,

Gerry Metzger clarified that LMA requested it.

Jeff Dye explained that they are working with the terms and both groups suggested their base rent.

Commissioner Lupo stated after further discussion he had a better understanding of the negotiations of the lease. As a point of reference, he believes the LMA team is impeccable and trusts that they will make the best decision during negotiations. He also stated that time is of the essence. However, knowing the history of that site's previous lease, he believes that there should be milestones added to this agreement.

Commissioner Heaton attested to in the previous lease the lessee had to provide \$13 million of development over seven years. In his sixth year, he submitted what he had already spent, which was over \$6 million. However, the board never got to approve his financials and what he had spent to date. He also gave at least quarterly comprehensive reports on the status. She also agreed that milestones need to be set in place.

Vice-Chair Carr stated that this discourse is exactly the reason he asked for this to be on the agenda. Hearing the dates of submissions back and forth, he would like to know and especially the newer commissioners would like to know what's in the lease and being negotiated. What's really on the table is for the lease to go back to committee to allow the commissioners and community to participate.

Commissioner Gerhart did not understand why this item is on the agenda and asked for clarification.

Chair Richard explained that this item is on the agenda at the request of Vice Chair Carr who is seeking an amendment to a resolution that is currently in place to have the selected lessee and staff to negotiate and confect the lease for Parcel L.

Chair Richard expressed that he is concerned this negotiation has gone on for over a month. A lot of time and money has been spent on this process. A similar resolution came up at the last meeting and it failed. Legally this group has the right to finalize the lease.

In all fairness to this motion, it would be fine if this was the first time coming to the board. I will take comments and call for a vote.

Commissioner Heaton reminded the board that this was vetted in multiple committees and during the vote, she again brought it up to have the lease go back to committee and the the board voted against it.

Vice-Chair Carr commented that the previous board voted to have them negotiate on the Ponchartrain Beach that is coming back to committee. This amendment mirrors that resolution. Nothing is being undone. This just allows new commissionersto participate.

That is the vote that is on the table.

Commissioner Drouant asked, as a new commissioner and chair of the legal committee, when would we be able to see the lease?

Chair Richard stated that the Legal committee would see this lease if this motion passes.

Vice Chair Carr stated for clarity, a vote yes means it would go back to committee; a vote no means that you would not see this lease in committee.

Commissioner Lupu stated that if the RFQ were not already approved by the board to have the rental rates and length of term I would feel differently.

Vice Chair Carr asked if the terms were non-negotiable.

Gerry Metzger stated that the term is 99 years at 50 years with one option to renew for 49 Years. Mr. Coaxum's proposal is \$5000 per month. We are working off of that; trying to negotiate a percentage rental rate in addition to that \$5000 per month.

Commissioner Lupu, the minimal rental rate of \$5000 was submitted by the Coaxum team and you are working on getting more, not less. The fact is, 17 board members cannot negotiate a lease. I believe it would kill the deal.

Mr. Henry Coaxum appeared before the board to request that this motion to amend the resolution to negotiate and confect a lease agreement for the development of Parcel -L.

He gave numerous accounts of the time and money spent on meetings regarding Developing Parcel L. He is a long-time businessman, who lives in New Orleans East and wants to invest in his community. He admitted that LMA has the best team, who has been engaged and has the authority to negotiate on their behalf. In fact, they're so good he had to acquire two law firms to negotiate on his behalf.

He just wants to give this area something unique, nice, and classy that it doesn't have. This is a legacy project, something you'll be proud of. His request is for the board to deny this motion and give us the chance to do what e said we would do.

Tangi Wall, President of NOE Coalition. She was present for both excellent presentations. This project is something that the community wants and needs to see come to fruition. She mirrored Mr. Coaxum's request to vote this agenda item down because money has been spent and it would be unfair to continue to delay the completion of this project.

Karl Hudson witnessed both presentations. He urged that the board vote for this to go back to committee for final review.

Erin Jordan, Greater New Orleans East Business Alliance. They have been working to change the negative narrative of new Orleans East. He was moved by Mr. Coaxum's speech and hoped that this moves forward.

Chair Richard called for a vote.

1- Yea by Carr

1- Abstention by Drouant

10- Nays – Richard, Rodgers, Brien, Drouant, Gerhart, Heaton, Hebert, Herbert, Lapeyrolerie, Lupo, Meadowcroft, Thomas, Williams

The motion Failed.

- 2. Motion to approve a lease with City Jets, Inc. of Suite 113 in the Terminal at the New Orleans Lakefront Airport, for a primary term of one year, commencing on September 1, 2022, with two (2) one-year options to renew, for an annual rent during the primary term of the lease of \$29,326.00, plus a pro-rata pass-through charge for utilities and insurance, with the annual rent subject to a Consumer Price Index adjustment during each option term of the lease, and under the standard terms and conditions for leases of office space in the Terminal.**

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

Chair Richard opened the floor for discussion.

Commissioner Lapeyrolerie stated that this motion came through the Airport Committee and was recommended for approval.

Mr. Ron Mayes of City Jets was excited about being in New Orleans.

Chair Richard called for a vote. All were in favor, with 1 Abstention by Commissioner Drouant.

The motion passed.

- 3. Motion to approve a lease of Suite 6509 in the Lake Vista Community Center with Muscular Therapy, LLC, for a primary term of two years, with a two-year**

option to renew, with a rental rate of \$18.00 per square foot during the primary term, for an annual rent of \$21,024.00, payable in monthly installments of \$1,752.00, with rent during the option term equal to the rent charged for suites in the LVCC at the commencement of the option term, and under the standard terms and conditions for leases in the Lake Vista Community Center.

A motion was made by Commissioner Carr; seconded by Commissioner Richard.

Chair Richard opened the floor for discussion. Hearing none called for a vote. All were in favor.

The motion passed unanimously.

- 4. Motion to approve a contract for the Airfield Pavement Hot Spot Removal Project with Cycle Construction Company, LLC for the price and sum of \$ 1,191,880.00, conditioned on receiving grant funding from the FAA and LADOTD for the cost of the Project**

A motion was made by Commissioner Lapeyrolerie; seconded by Commissioner Heaton.

Chair Richard opened the floor for discussion. Hearing none, called for a vote. All were in favor.

The motion passed unanimously.

- 3. Announcement of the next Regular Board Meeting
Thursday, September 22, 2022, at 5:30 PM**

- 4. Adjourned at 7:10 PM.**

A motion was made by Commissioner Rodgers; seconded by Commissioner Meadowcroft.
All were in favor. Meeting adjourned at 7:10 PM.

MOTION: XI 01-08252022

RESOLUTION: XI 01-08252022

BY: COMMISSIONER RICHARD

SECONDED BY: COMMISSIONER RODGERS

August 25, 2022

1) Motion to Amend Resolution No. VIII-02-06222022 authorizing the Executive Director, Real Estate Consultant and Legal Counsel for the Lakefront Management Authority to negotiate and confect a lease of Parcel L in the South Shore Harbor Marina with Coxaum Enterprises, Inc. and

authorizing the Chairman or Executive Director to sign the lease to require that the lease be presented to the Commercial Real Estate Committee and Legal Committee for review and recommendation and to the Lakefront Management Authority for approval.

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, Parcel L consisting of 195,234 square feet or 4.505 acres located on the southeastern side of 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, the Management Authority by resolution duly adopted authorized the issuance of a Request for Proposals and Qualifications for the lease and development of Parcel L, which was advertised in the Times-Picayune/Advocate on January 12, 2022 with a response submittal date of April 29, 2022 at 2:00 PM (the “RFP/Q”);

WHEREAS, two proposals were timely submitted in response to the RFP/Q for the lease and development of Parcel L one from Henry L. Coaxum, Jr./Coaxum Enterprises, Inc. and the other from Lakefront Entertainment, LLC/VPG Holdings, LLC (the “proposers”);

WHEREAS, subsequent to the submittal of the written proposals, the Management Authority by letter dated on May 6, 2022 invited the proposers to the Commercial Real Estate Committee Meeting to be held on May 19, 2022 to present and discuss their proposals;

WHEREAS, the letter also requested that both proposers submit by 2:00 PM CST on Monday May 16th, detailed written responses to each of the Minimum Standard Requirements set forth in the RFP/Q, including specific amounts and adjustments of the rent offered to be paid under the proposals, and confirmation of each proposer’s intent to comply with each one of the Minimum Standards set forth in the RFP/Q;

WHEREAS, the proposers each timely submitted responses to the request by the Management Authority and at the Commercial Real Estate Committee of May 19th each proposer gave verbal and visual presentations of their proposals to the Committee, other Management Authority Commissioners in attendance, staff and members of the public in attendance at the meeting;

WHEREAS, the proposers individually met the following week with the Management Authority’s Executive Director, Legal Counsel and Real Estate Consultant to further discuss the details of their respective proposals to lease and develop Parcel L;

WHEREAS, the Commercial Real Estate Committee of the Management Authority considered the proposals at its meeting held on June 16, 2022 and voted to recommend both proposals to the Management Authority for a selection to be made by the Management Authority, that the Management Authority authorize the Executive Director, Real Estate Consultant and Legal Counsel for the Management Authority to negotiate and confect a lease with the selected proposer, in accordance with the proposal submitted by the selected proposer and the general terms and conditions for long term ground leases approved by the Management Authority, and to authorize the Chairman or Executive Director to sign the lease negotiated and confected by the Executive Director, Real Estate Consultant and Legal Counsel for the Management Authority, in accordance with and subject to the terms and conditions set forth above; and,

WHEREAS, the Management Authority at its meeting held on June 22, 2022 adopted Resolution No. VIII-02-06222022 selecting Coaxum Enterprises, Inc. for the lease and development of Parcel L, authorized the Executive Director, Real Estate Consultant and Legal Counsel for the Management Authority to negotiate and confect a lease with Coaxum Enterprises, Inc. and authorized the Chairman or Executive Director to sign the lease negotiated and confected with Coaxum Enterprises, Inc., in accordance with and subject to the terms and conditions set forth above.

WHEREAS, a Motion was made at the August 25, 2022 Management Authority monthly meeting to amend Resolution No. VIII-02-06222022 to require that the lease negotiated and confected by the Executive Director, Real Estate Consultant and Legal Counsel for the Management Authority be presented to the Commercial Real Estate Committee and Legal Committee for review and recommendation and to the Lakefront Management for approval before the lease is signed by the Executive Director or Chairman of the Management Authority (“Motion to Amend”); and,

WHEREAS, the Management Authority after considering the Motion to Amend resolved that it was in the best interest of the Management Authority and District to approve the Motion to Amend Resolution No. VIII-02-06222022.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves the Motion to Amend Resolution No. VIII-02-06222022 to require that the lease negotiated and confected by the Executive Director, Real Estate Consultant and Legal Counsel for the Management Authority for Parcel L in the South Shore Harbor Marina with Coxaum Enterprises, Inc. be presented to the Commercial Real Estate Committee and Legal Committee of the Lakefront Management Authority for review and recommendation and to the Lakefront Management Authority for approval before the lease is signed by the Executive Director or Chairman of the Management Authority.

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: Carr

NAYS: Richard, Rodgers, Brien, Hebert, Herbert, Lapeyrolerie, Lupo, Meadowcroft, Thomas, Heaton, Williams

ABSTAIN: Drouant

ABSENT: Egana, Expose, White

RESOLUTION PASSED: Motion Failed

This resolution was declared adopted this 25th day of August, 2022.

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on August 25, 2022, held in New Orleans, LA, at which a quorum was present.

MOTION: XI 02-08252022

RESOLUTION: XI 02-08252022

BY: COMMISSIONER Rodgers

SECONDED: COMMISSIONER MEADOWCROFT

August 25, 2022

2.) Motion to approve a lease with City Jets, Inc of Suite 113 in the Terminal at the New Orleans Lakefront Airport, for a primary term of one year, commencing on September 1, 2022, with two (2) one-year options to renew, for an annual rent during the primary term of the lease of \$29,326.00,

plus a pro-rata pass through charge for utilities and insurance, with the annual rent subject to a Consumer Price Index (CPI) adjustment during each option term of the lease.

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 Management Authority manages, operates and administers the New Orleans Lakefront Airport, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, which is a non-flood protection asset owned by the Orleans Levee District (“Airport”);

WHEREAS, City Jets, Inc. (“City Jets”) offered to lease Suite 113 in the Terminal at the Airport (“Terminal”), containing 946 square feet, to use for office space in connection with its charter service business, for the current rental rate charged for office space in the terminal of \$31.00 per square foot, totaling \$29,326.00 per annum, payable in monthly installments of \$2,443.83, plus a pro rata charge for utilities and insurance paid monthly, and under the other standard terms and condition for leases of office space in the Terminal;

WHEREAS, the proposed lease will be for a primary term of one (1) year, commencing on September 1, 2022 and expiring on August 31, 2023, for the annual rent set forth above payable during the primary term of the lease, with two (2) one-year options to renew, and the annual rent shall be subject to a consumer price index (CPI) adjustments at the commencement of each option term, and the pro-rata share for charges for utilities and insurance will be recalculated each year on the anniversary date of the lease;

WHEREAS, the Airport Committee at its regularly scheduled meeting held on August 16, 2022 reviewed the proposal for the lease, and the Committee voted to recommend that the Management Authority approve the lease under the terms and conditions set forth above; and;

WHEREAS, the Management Authority after considering the terms of the proposed lease resolved that it was in the best interest of the Airport and the Orleans Levee District to approve the proposed lease under the terms and conditions set forth above.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a lease with City Jets, Inc. of Suite 113 in the Terminal at the Airport, for a primary term of one (1) year, with a base annual rental during the primary term of the lease of \$29,326.00, payable in equal monthly installments of \$ 2,443.83, with two (2) one-year options to renew, with the annual rental subject to a CPI adjustment at the commencement of each option term; the lease shall also provide that the lessee shall be responsible to pay as additional rent a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which will be \$ 136.73 per month during the first year of the lease, which additional rent for the pro-rata share of the insurance and utility charges will be recalculated each year on the anniversary date of the lease; and, the lease shall also include the standard terms and conditions for leases of office space in the Terminal.

BE IT HEREBY FURTHER RESOLVED that the Lakefront Management Authority Chairman or Executive Director be and is hereby authorized to sign the agreement that includes the terms and conditions set forth above and any other documents necessary to carry out the above.

YEAS: Richard, Carr, Rodgers, Brien, Hebert, Herbert, Lapeyrolerie, Lupo, Meadowcroft, Thomas, Heaton, Williams

NAYS: None

ABSTAIN: Drouant

ABSENT: Egana, Exposé, White

RESOLUTION ADOPTED: Passed

This resolution was declared adopted this 25th day of August, 2022.

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on August 25, 2022, held in New Orleans, LA, at which a quorum was present.

MOTION: XI 03-08252022

RESOLUTION: XI 03-08252022

BY: COMMISSIONER Carr

SECONDED BY: COMMISSIONER Richard

August 25, 2022

3.) Motion to approve a lease of Suite 6509 in the Lake Vista Community Center with Muscular Therapy, LLC, for a primary term of two years, with a two-year option to renew, with a rental rate of \$18.00 per square foot during the primary term, for an annual rent of \$21,024.00, payable in monthly installments of \$1,752.00, with rent during the option term equal to the rent charged for suites in the LVCC at the commencement of the option term, and under the standard terms and conditions for leases in the Lake Vista Community Center.

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 Lake Vista Community Center located in the City of New Orleans on Spanish Fort Boulevard is one of the non-flood protection assets of the District managed by the Management Authority;

WHEREAS, Muscular Therapy, LLC, a Louisiana limited liability company, (“Lessee”), offered to lease Suite 6509 in the Lake Vista Community Center, for a primary term of two (2) years, with a two (2) year option to renew, commencing of September 1, 2022, for a rental rate during the primary term of \$18.00 per square foot, totaling \$21,024.00 per annum, payable in monthly installments of \$1,752.00, with rent during the option term equal to the rent charged for suites in the LVCC at the commencement of the option term, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center;

WHEREAS, the proposed lease for the leased premises was considered by the Commercial Real Estate Committee of the Management Authority at its meeting held on August 18, 2022, and the Committee voted to recommend that the Management Authority approve the proposed lease under the terms and conditions set forth above; and,

WHEREAS, the Management Authority after considering the proposed lease and recommendation of Staff and the Commercial Real Estate Committee resolved that it was in the best interest of the District and Management Authority to approve the proposed lease under the terms and conditions set forth above with Muscular Therapy, LLC.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a lease of Suite 6509 in the Lake Vista Community Center with Muscular Therapy, LLC, for a term of two (2) years, with a two (2) year option to renew, commencing of September 1, 2022, for a rental rate during the primary term of \$18.00 per square foot, totaling \$21,024.00 per annum, payable in monthly installments of \$1,752.00, with rent during the option term equal to the rent charged

for leases in the LVCC at the commencement of the option term, and the lease shall include the standard terms and conditions for leases of suites in the Lake Vista Community Center.

BE IT HEREBY FURTHER RESOLVED that the Lakefront 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, Carr, Rodgers, Brien, Drouant, Gerhart, Hebert, Lapeyrolerie, Lupo, Meadowcroft, Thomas, Heaton, Williams

NAYS: None

ABSTAIN: None

ABSENT: Egana, Exposé, White

RESOLUTION ADOPTED: Unanimously

This resolution was declared adopted this 25th day of August 2022.

II hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on August 25, 2022, held in New Orleans, LA, at which a quorum was present.

MOTION: XI 04-08252022

RESOLUTION: XI 04-08252022

BY: COMMISSIONER Lapeyrolerie

SECONDED BY: COMMISSIONER Heaton

August 25, 2022

4) Motion to approve a contract for the Airfield Pavement Hot Spot Removal Project with Cycle Construction Company, LLC for the price and sum of \$ 1,191,880.00, conditioned on receiving grant funding from the FAA and LADOTD for the cost of the Project.

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 Management Authority manages, operates and administers the New Orleans Lakefront Airport, which is a non-flood protection asset owned by the Orleans Levee District, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, (the “Airport”);

WHEREAS, the Management Authority and District are co-public sponsors of the Airport for grant funding for Airport improvement projects by the Federal Aviation Administration (“FAA”) and the Louisiana Department of Transportation and Development, Aviation Division (“LADOTD”);

WHEREAS, there are hazardous conditions on the airfield at the Airport referred to as Hot Spots that need to be removed or repaired to increase safety for aviation traffic at the Airport;
WHEREAS, the Staff of the Management Authority issued an Advertisement for Bids on June 29, 2022 for this work, identified as the “Airfield Pavement Hot Spot Removal Project,” (the “Project”), in accordance with the provisions of the Louisiana Public Bid Law (“LPBL”), La. Rev. Stat. 38:2211, et seq;
WHEREAS, the cost of the Project is eligible for full reimbursement through FAA Grant No. 3-22-0038-037-2022, which was approved and issued by the FAA and LADOTD, and the grant was accepted by the Management Authority, on its behalf and on behalf of the District, as the co-public sponsors of the Airport;

WHEREAS, the LPBL requires that the contract be awarded to a responsible bidder that submitted the lowest responsive bid for work to be performed on a Louisiana public works project;

WHEREAS, only one bid for the Project was received from the following contractor in the following amount: Cycle Construction Company, LLC (the “contractor”), \$1,413,763.00;

WHEREAS, the amount of the bid received from the contractor exceeded the estimated cost and available grant funding for the Project;

WHEREAS, after the contractor was advised that the bid exceeded the estimated cost and available grant funding for the project and negotiations between the Airport Staff and contractor, the contractor agreed to reduce the contract price to \$1,191,880.00, which was a price within the estimated cost and available grant funding for the Project;

WHEREAS, the Airport Committee at its regularly scheduled monthly meeting held on August 16, 2022 considered this matter and voted to recommend that the Management Authority approve a contract with the contractor for the Project for the price of \$1,191,880.00, conditioned on receiving grant funding from the FAA and LADOTD for the cost of the Project; and,

WHEREAS, the Management Authority after considering the bid submitted for the Project and the recommendation of the Airport committee and Staff of the Management Authority resolved that it was in the best interest of the Management Authority and the Airport to approve a contract with Cycle Construction Company, LLC for the price and sum of \$1,191,880.00 for the Project, conditioned on receiving grant funding from the FAA and LADOTD for cost of the Project.

NOW, THEREFORE BE IT HEREBY RESOLVED, that the Lakefront Management Authority approves a contract with Cycle Construction Company, LLC. for the price and sum of \$1,191,880.00 for the “Airfield Pavement Hot Spot Removal Project” at the New Orleans Lakefront Airport, conditioned on receiving grant funding from the FAA and LADOTD for the cost of the Project.

BE IT FURTHER HEREBY RESOLVED that the Chair or Executive Director 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, Carr, Rodgers, Brien, Drouant, Gerhart, Hebert, Herbert, Lapeyrolierie, Lupo, Meadowcroft, Thomas, Heaton, Williams

NAYS: None

ABSTAIN: None

ABSENT: Egana, Exposé, White

RESOLUTION ADOPTED: Unanimously

This resolution was declared adopted this 25th day of August 2022.

I hereby certify that the above and foregoing is a true and correct copy of a resolution duly adopted by the Lakefront Management Authority at its meeting on August 25, 2022, held in New Orleans, LA, at which a quorum was present.