

**LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, FEBRUARY 20, 2025 – 5:30 P.M
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Howard Rodgers - Secretary
Commissioner Stan Brien
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Wilma Heaton (Arrived at 5:57pm)
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Carlos Williams - Vice Chair
Commissioner Esmond Carr
Commissioner Adonis Exposé
Commissioner Jennifer Herbert
Commissioner Monika Gerhart
Commissioner Sandra Thomas

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Laith Alshamaileh – Director of Operations and Engineering
Cindy Grace, LMA Finance
Michael Sciavicco, Harbor Master
Helaine Millner, Harbor Manager
Kel Brumfield – HR Director

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Pat Tobler – LMA Terminal Tenant
Joe Vail – SSH Resident
Larry Brook – SSH Resident

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, February 20, 2025, at 5:30 PM 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. **Called to Order at 5:31 PM.**

II. **Pledge of Allegiance** led by Commissioner Richard.

III. **Roll Called by Mr. Capo.** (9) members were present for a quorum.

IV. **Opening Comments** – Chair Richard thanked everyone for coming to the meeting. He also thanked the board for the vote of confidence in electing him as chair for the 2025 year.

V. **Motion to Adopt Agenda**

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

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

VI. **Motion to Approve Minutes**

1. Full Board Meeting Minutes – January 30, 2025

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

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

VII. Public Comments – Limited to (2) Minutes

Larry Brook SSH Marina Tenant on pier #3, gave his background in boating and maritime experience. He commented that correction is needed on exhibit B part 17 which speaks to prohibiting tying off a boat.

Chair Richard asked if there was a regulation to reference.

Commissioner Clinton said he would look into the wording and make the necessary corrections.

Joe Vail SSH Marina tenant, commented that the waste water tank provision in the lease needs revision to include sewer treatment plant. He also said he was in support of the rent increase and higher live aboard fee.. He asked for clarification on the use of funds from the rent increase. He attended Mr. Coaxum's Superbowl watch party and was looking forward to Mr. Coaxum's place opening.

Commissioner Clinton discussed his education on marine sanitation systems. 2025 reference in the lease and said he would allow both. He felt that is was important to provide amenities for the marinas to include a new shower, laundry facility, a ship store and tenant comfort area. He concluded by saying that this will be a lengthy process due to lack of funding. However, he has been in contact with Senator Cassidy and Congressman Steve Scalise regarding grant opportunities.

VIII. New Business

- 1. Motion to approve a lease with The Tobler Company, L.L.C. for Suites 225A and 229 in the New Orleans Lakefront Airport Terminal, for an initial term of one year with one (1) one year option to renew, for an annual rental of \$20,739.00, and in accordance with the standard terms and conditions for office suite leases in the Terminal.**

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

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

2. Motion to approve the adoption of a Revised and Restated Marina Slip Lease Agreement for the Orleans and South Shore Harbor Marinas.

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

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

3. Motion to approve adoption of a Revised and Restated Covered Slip Lease Agreement for the South Shore Harbor Marina.

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

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

VIII.

Directors' Reports

Mr. Martin reported the following:

- Superbowl 2025 went very well**
 - 173 planes on the ground
 - The President's arrival affected some flight times but it caught up within an hour and finished flights out early.
 - TSA has a small issue with gateway screening
 - The Airport moved a month's worth of fuel in those (4) days.

Commissioner Cohn commended Mr. Martin and the airport staff for running a great operation by planning, anticipating and adjusting to any minor issues.

Commissioner Egana commended Mr. Martin and the airport staff for a job well done. He suggested that we become part of the marketing aspect on the front end instead of only during the city's major events.

Mr. Martin informed the board that GNOInk has recognized this airport as an asset and we continue to meet with them regarding future events.

Chair Richard asked if Mr. Martin could give a ballpark figure on the revenues made during the Superbowl.

Mr. Martin was reluctant to give a figure due to the reports were not in but said somewhere in the \$400,000 range for LMA only (excluding the FBO's).

Chair Richard said to Commissioner Egana's point we should prepare ourselves to take advantage of future event opportunities.

He made a special point to commend Director Martin for staying on site during the recent snow event and Superbowl week to ensure that he was immediately accessible if something should occur.

Mr. Martin appreciated the gesture and said that "he didn't mind staying because he loved his job, the airport and all that comes with it".

Mr. Capo reported the following:

- Spoke about the first draft budget for Fiscal Year 2025-2026 Budget projections ahead of its approval at the March Board meeting and submission to the state for final approval on April 1, 2025.
- This year we're budgeting expenditures at \$9,433,000
- This year's budget projected revenues are \$9.5 million
- The projected budget for Bohemia will be brought down to \$100,000
 - o The First (6) months of this year we received \$39,000 and the entire year of 2024 we received \$47,000
- This year we will budget \$50,000 for Interest Revenue
- The LAMP account currently sits at \$1,000,000

- **Two Properties that continuously lose money:**
 - o South Shore Harbor's (SSH) projected loss for Fiscal Year 2025-2026 is \$446,000
 - o The Airport's projected loss for Fiscal Year 2025-2026 is projected to be \$622,000

Mr. Capo talked about how SSH has consistently lost money in the past. He also discussed positive things in the works at SSH.

- LMA is negotiating with a boat works company to be housed at SSH
- Mr. Coaxum's business opening
- New lease with rent increase
- Adding amenities (shower/laundry facility/ tenant comfort area) opening the boat store to attract more tenants

He said that the harbormaster has identified a space at Orleans Marina to have a tenant comfort area as well.

There will be a very limited Capital Outlay project list to include:

- The Seabrook Boat Launch which is currently ending the design phase
- The funds we put aside for each of the (4) subdivisions

He contacted the Flood side to see if they had received any income on ad valorem taxes and they had not.

Commissioner Egana said that he believed that it was due to the city delaying the tax bills due to the roll forward.

Mr. Capo stated that staff intends to have the proposed budget completed and ready to go through the March Committees before final passage at the March Board meeting.

Committee Reports

Airport Committee – Chair Heaton: thanked staff and the board for support on Tobler lease. They had different needs, and staff was able to accommodate them. She also spoke about the fact that she remembered a time where the airport's loss was over \$1 million. They have made progress over the years by reducing the loss to now \$644,000.

Mr. Capo added that the FAA now recognizes the importance of the airport because they are pumping funds into it.

Marina Committee – Chair Clinton: commented that we are adding WIFI to the marinas. Mr. Alshamaileh identified ATT fiber connectivity. Mr. Alshamaileh is also working diligently to get some dredging done. He thanked the board for approving the new marina leases.

Recreation Committee – Chair Thomas: *Deferred*
Legal Committee – Chair Drouant: *Deferred*
Commercial Real Estate Committee – *Deferred*
Finance Committee – Chair Egana: *Deferred*

Chair Richard announced the next meeting and called for adjournment.

IX. Announcement of the next Regular Board Meeting
Thursday, March 27, 2025, at 5:30 pm

X. Adjourn

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

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

The meeting adjourned at 6:12pm