

**LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
THURSDAY, JULY 24, 2025 – 5:30 P.M**

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

PRESENT: Commissioner Anthony Richard
Commissioner Carlos Williams
Commissioner Howard Rodgers
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Adonis Exposé
Commissioner Monika Gerhart
Commissioner Wilma Heaton (Arrived at 5:44pm)
Commissioner Randolph Odinet
Commissioner Terry Scott
Commissioner Sandra Thomas (Arrived at 5:38pm)

ABSENT: Commissioner Stan Brien
Commissioner Esmond Carr
Commissioner Philip Clinton
Commissioner Stan Cohn
Commissioner Jennifer Hbert

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Laith Alshamaileh – Director of Operations and Engineering
Mike Sciavicco - Harbormaster
Kel Brownfield – HR Director

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye - LMA Counsel
Al Papalardo – LMA Real Estate Consultant
Chaz McGee - Garver Project Engineer
Corey Miller – Ponchartrain Conservancy
Mike Easley – Maddon Gulf Coast
Scott Quigley – Maddon Gulf Coast

The regular monthly Regular Board meeting of the Lakefront Management Authority was held on Thursday, July 24, 2025, at 5:31PM at the Lakefront Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

I. Called to Order at 5:31PM

II. Pledge of Allegiance was led by Chair Richard

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

IV. Opening Comments – Chair Richard thanked all in attendance and called for a motion to adopt the agenda.

V. Motion to Adopt Agenda

A motion was offered by Commissioner Exposé 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 Minutes – June 26, 2025

A motion was offered by Commissioner Rodgers 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

No public comments.

VIII. New Business

- 1. Motion to approve a contract with Madden Gulf Coast, LLC for the Phase Two Taxiway Bravo Remediation Project at the New Orleans Lakefront Airport, for the price and sum of \$1,698,471.00, conditioned on grant funding for the cost of the Project from the FAA and LADOTD.**

A motion was offered by Commissioner Williams and seconded by Commissioner Egana.

Chaz McGee, Garver Engineer stated that he has worked on this Airport's projects for close to 4 years. He was here to recommend Maddon Gulf Coast for the Phase Two Taxiway Bravo Remediation Project pending legal and board approval

Jeff Dye asked whose legal review Mr. McGee referred to.

Mr. McGee said he was unsure of who would review the Protest Letter that was received by the Airport.

Scott Quigley – Maddon Gulf Coast also stated that he was waiting on further direction regarding the Protest Letter.

Mike Easley – Project Management Maddon Gulf Coast stated that he was looking forward to working on the project and he stood behind their bid and would be glad to answer any questions.

Chair Richad asked Mr. Dye to explain the project to the board members

Jeff Dye explained that this project is a rehabilitation project for Taxiway Bravo Runway. It will be funded by a grant through LA -DOTD and FAA. The deadline for approving a contract for the grant funds is next Wednesday. The LMA must approve a contract on or before next Wednesday if not, the grant funds will go onto next fiscal year's grant cycle.

Mr. Dye further explained that this is a public bid law project in excess of \$250,000 where the formalities and public bid law applies. There were two bidders, Maddon Gulf Coast and Boh Bros. Boh Bros. Today at 1:00pm, Boh Bros. submitted a Bid Protest Letter siting that Maddon's bid was

unbalanced. Essentially, Maddon underbid on a line item that makes their bid irregular under our bid specifications. The LMA does not have the discretion to waive requirements in the bid process.

He recommended that the board defer this item to give both bidders' lawyers an opportunity to respond to the bid protest.

After research by Mr. Metzger and Mr. Dye, it is Garver's responsibility to provide a response to the protest letter as they are the Engineer of Record. LMA hires

Commissioner Thomas arrived at 5:38pm.

Commissioner Egana thanked Mr. Dye for the detailed information. He asked who the protest letter was addressed to. Also, understanding the sense of urgency, what happens to the grant if we cannot decide by the deadline do we lose the grant opportunity.

Mr. Martin stated that a portion would go back to a competitive cycle for everyone, but the majority would remain with us.

Commissioner Thomas asked what was the amount that would go back.

Mr. Martin said \$600,000.

Commissioner Heaton arrived at 5:44pm.

Commissioner Gerhart asked if we could ask LA DOTD for an extension. She also asked if LMA gets bid protests often

Mr. Dye stated that this does not happen to us often.

Mr. Martin said that Boh Bros. protested a bid decision less than 2 years ago for phase I of Taxiway Bravo.

Commissioner Egana asked what the outcome of that protest was.

Mr. Martin said that the bid was higher than the amount of the grant. We

negotiated the cost down and awarded it to Boh Bros.

Commissioner Odinet requested a written explanation for the Special Board meeting.

Mr. Dye recommended that any explanation be in writing for the next board meeting.

Mr. Metzger said we need a legal opinion that we could review before the next meeting.

Commissioner Williams made a motion to defer this item. Commissioner Heaton seconded the motion.

Hearing no questions or comments, Chair Richard called for a vote. All were in favor. This motion was deferred.

Chair Richard polled the board members for a Special Board meeting on Tuesday, July 29, 2025, at 5:30 PM.

He also requested that the new information on this subject be vetted in a Special Airport Committee on Tuesday, July 29, 2025, at 4:30 PM.

The majority of the members present agreed.

IX. Director's Report

Mr. Capo reported the following:

- The audit information was submitted. Testing to start next week
- He contracted with Jim Durbin to assist the finance team during this audit process.
- There will be (2) Mayoral Candidate Forums on
 - o August 15th
 - o August 25th by the Subdivisions. WYES will stream live.
- Maintenance has been working along Lakeshore drive replacing wood on the benches and picnic tables

Laith Al Shamaileh stated that the LVCC sky lights need two quotes to replace them. We have submitted to FEMA and will probably be reimbursed.

- We are still working with Verizon to place a tower at LVCC.

Commissioner Odinet asked if the LMA needed the approval from the Lake Vista subdivision

Mr. Capo said that it was a courtesy to the residents, but this does not require their approval.

X. Committee Reports

Airport Committee – Chair Heaton: Deferred

Marina Committee – Chair Clinton: Deferred

Recreation – Chair Thomas: Deferred

Legal Committee – Chair Drouant: Deferred

Commercial Real Estate Committees: Deferred

Finance Committee – Chair Egana: Deferred

Chair Richard announced the next board meeting and called for adjournment.

XI. Announcement of the next Board Meeting

1. Thursday, **August 28**, 2025, at 5:30 PM

XII. Adjourned at 5:52pm.

A motion was offered by Commissioner Exposé and seconded by Commissioner Williams.

Hearing no questions or comments, Chair Richard called for a vote. All were in favor. The motion passed and the meeting adjourned at 5:52pm.