LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
THURSDAY, MARCH 26, 2026 – 5:30 P.M

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Carlos Williams – Vice Chair (Arrived at 5:43PM)
Commissioner Stan Brien
Commissioner Philip Clinton
Commissioner Brian Egana
Commissioner Adonis Expose
Commissioner Monika Gerhart (Arrives at 5:31PM)
Commissioner Wilma Heaton
Commissioner Jennifer Herbert
Commissioner Randolph Odinet
Commissioner Terry Scott
Commissioner Sandra Thomas

ABSENT: Commissioner Howard Rodgers
Commissioner Esmond Carr
Commissioner Stanley Cohn
Commissioner Robert Drouant

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Laith Alshamaileh – Director of Operations and Engineering
Richard Huddle – Harbormaster
Helaine Millner – SSH Marina Manager
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director

ALSO PRESENT: Gerry Metzger – LMA Counsel
Al Pappalardo – Real Estate Consultant
Charles Marsala – Director West End Civic Assn.

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Thursday, March 26, 2026, at 5:30 PM at the Lakefront Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

I. Called to Order at 5:30 PM.

II. Pledge of Allegiance led by Chair Richard.

III. Roll Called by Mr. Capo. (10) members present quorum established.

IV. Opening Comments – Chair Richard thanked everyone in attendance.

V. Motion to Adopt Agenda
A motion was offered by Commissioner Herbert and seconded by Commissioner Scott.

Chair Richard called for a vote. All were in favor. The motion passed.

VI. Public Comments - Limited to (2) Minutes –

Charles Marcella with the Westend Civic Association commented that he would like to request a commercial development and a bike path to come into the park area near Desi Vega's.

Chair Richard encouraged talks with the staff at LMA

Commissioner Heaton mentioned that it might be good to also talk with RPC for funding.

VII. New Business

1. **Motion to approve the Proposed 2026-2027 Operating and Capital Projects Budget.**

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

<u>Mr. Capo</u> informed the board that the 2026-2027 operating budget and Capital Projects Budget went before several committees for discussion. The budget is balanced and now fit for approval.

- **Revenues vs. Expenditures:**
  - **Self-generated revenues - $7,043,146**
  - **Ad valorem taxes - $2.6 million**
  - **Other - $162,000**
  - **Total Revenues - $9,805,146**
  - **Total Operations Expenditures - $9,805,146.00**

- **Capital Projects – n**ot all proposed capital projects will be completed due to funding difficulties

- **Fishing Pier –** Mr. Alshamaileh is working with FEMA and Del Sol for $500,000 to complete the project

- **Seabrook Boat launch** is currently in Priority % with the state. We have the design and are waiting for funding to complete the project

- **Lake Vista Community Center**
  - Roof work completed
  - Next project will be the elevator restoration
  - Upgrades to the community center, fresh paint and flooring

- **Orleans Marina**
  - $150,000 for lights inspections and other repairs

- **South Shore Harbor $75,000**
  - Inspections and repairs

- **Other Projects in the works**
  - Capo/Brownfield/Alshamaileh met with Coaxum to discuss fiber optics
  - Fuel farm funds in place to continue upgrades
  - McDermott flat roof work due to go out for bid

<u>Commissioner Gerhart</u> added that there were funds for the Seabrook Boat launch project which is currently in Priority-1 $92,800 (HB2) and in Priority 5 there is $1.780.

Chair Richard called for a vote. All were in favor. The motion passed.

2. **Motion to approve a contract with Roof Technologies, Inc. for a price and sum not-to-exceed $2,709,681.00.00 for the Moffett Hangar Roof, Deck and Door Repair Project.**

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

Commissioner Heaton offered an amendment to add "upon availability of funds" to the motion and asked for a second to her motion to amend.
The motion was seconded by Commissioner Herbert.

Commissioner Heaton explained to the board that the motion had been deferred at the airport committee, but it would be prohibitive to the urgency of the project to wait to the next Airport committee meeting for a recommendation. She felt that by adding the additional wording it would give staff authority to move forward upon the availability of funds.

Commissioner Williams arrived at 5:43 pm.

Chair Richard called for a vote. All were in favor. The motion passed.

3. **Motion to approve an amendment of the Lease with New Orleans T-Hangars, Inc to extend the term of the lease for an additional ten (10) years in consideration of payment of $152,711.00 for the value of the reversionary interest in the improvements located on the leased premises and a Five (5%) Per Cent transfer fee on the sale of hangar units, conditioned on execution of the lease amendment and payment of the consideration for the reversionary interest on or before April 15, 2026.**

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

Commissioner Heaton said that this item was vetted at the Airport committee. She applauded staff, legal for work done.

Chair Richard called for a vote. All were in favor. The motion passed.

4. **Motion to approve a Three Per Cent (3%) increase of the annual rental rate charged for the Orleans Marina and South Shore Harbor Marina Open and Covered Slip Lease Agreements effective as of July 1, 2026.**

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

Commissioner Clinton said that he was following through with the Edgewater report's recommendation to increase the rent at least by inflation. Last year we increased the rent in 14 years.

Chair Richard called for a vote. All were in favor. The motion passed.

5. **Motion to approve certain revisions and amendments to the Orleans Marina and South Shore Marina Open Slip Lease Agreement.**

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

Commissioner Clinton informed the board that he worked with the harbor master and the marina manager on changes by Dockwa.

Commissioner Heaton asked if these changes had been circulated to the tenants.

Commissioner Clinton said no, but the changes are due in July 1, 2027.

Chair Richard called for a vote. All were in favor. The motion passed.

6. **Motion to approve certain revisions and amendments to the South Shore Harbor Marina Covered Boat Slip Lease Agreement.**

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

Chair Richard called for a vote. All were in favor. The motion passed.

7. **Motion to approve and authorize filing an application for a Land and Water Conservation Fund Grant for the repair and renovation of Shelter No. 4 and construction of an additional play spot with recreational facilities on Lakeshore Drive.**

A motion was offered by Commissioner Thomas and seconded by CommissionerHeaton.

The board discussed the history and how popular shelter #4 was prior to vandalism.

Chair Richard called for a vote. All were in favor. The motion passed.

8. **Motion to Amend Resolution No. VII-06-11202025 approving Lease Amendments with Lakeview Landings, L.L.C. (d/b/a The Blue Crab), by adding a Cancellation Clause, requiring Payment of an Additional Fifteen Percent (15%) in Rent Retroactive to December 1, 2025, and requiring Execution by April 1, 2026.**

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

Commissioner Heaton asked if either party was at the meeting and if they were aware that this item would be voted on today.

Mr. Capo replied that neither party was present and they were aware that we would be voting on this item today.

Chair Richard called for a vote. All were in favor. The motion passed.

9. **Motion to Amend Resolution No. VII-05-11202025 approving Lease Amendments with Felix's Lakefront, L.L.C. by adding a Cancellation Clause, requiring Payment of an Additional 15% in Rent Retroactive to December 1, 2025, and requiring Execution by April 1, 2026.**

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

<u>Chair Richard</u> called for a vote. All were in favor. The motion passed.

VIII. <u>Director's Report</u>

<u>Mr. Capo reported the following:</u>

- Thanked the board for passing the budget which is due to Baton Rouge by April 1, 2026
- Spoke with Flood who will bind $50 million for a named storm event
- Easter Plan will go into effect next weekend
    - Mounted police presence
    - Additional LMA staff to put out additional trash bins and pass out garbage bags
    - OLDPD declined ambulances this year. Will call if needed

IX. <u>Committee Reports</u>

Airport Committee – Chair Heaton: Thanked the board for passing the Airport items on the agenda. Commended Airport and LMA staff for their hard work.

Marina Committee – Chair Clinton: Thanked the board for passing the Marina item on the agenda.

Recreation Committee – Chair Thomas: Every Woman presented their plans for a race on Lakeshore drive in February 2027.

Legal Committee – Chair Drouant: *Deferred*

Commercial Real Estate Committee – *Chair Rodgers:* ***<u>Commissioner Expose</u>*** thanked the board for passing the Commercial real Estate items on the agenda.

Finance Committee – Chair Egana: The Finance committee met to discuss and recommend the FY2026-2027 Operating Budget and Capital Outlay plan. The finance department staff presented tools to aid in

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

X. Announcement of the next Regular Board Meeting

1. **APRIL 23, 2026, at 5:30pm**

XI. Adjourn

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

Chair Richard called for a vote after hearing no comments. All were in favor. The meeting adjourned at 6:52pm.