

LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, AUGUST 28, 2025 – 5:30 P.M.
6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Anthony Richard (Chair)
Commissioner Carlos Williams (Vice-Chair)
Commissioner Howard Rodgers (Secretary)
Commissioner Stan Brien
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Adonis Exposé
Commissioner Wilma Heaton (Arrived at 5:44pm)
Commissioner Terry Scott
Commissioner Sandra Thomas

ABSENT: Commissioner Esmond Carr
Commissioner Philip Clinton
Commissioner Brian Egana
Commissioner Jennifer Herbert
Commissioner Randolph Odinet

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
Matthew Barkley, Del sol

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Harold Bugler, Unit Leader – Big Easy Wing
Bane Shephard, GM – Signature
George Sellum, VP – Luebstorf Marine Services
Rob Amos, Operations- Flightline First

The regular monthly Full Board meeting of the Lakefront Management Authority was held on Thursday, August 28, 2025, 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 5:34 pm**
- II. **Pledge of Allegiance by Chair Richard**
- III. **Roll Called by Mr. Capo. (9) members present for a quorum.**
- IV. **Opening Comments – Chair Richard** thanked everyone in attendance. He talked about Mr. Settoon's passing and asked the board members if they could donate funds to send a floral arrangement for his services.

V. Motion to Adopt Agenda

A motion to adjourn was offered by Commissioner Cohn and seconded by Commissioner Rodgers.

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

VI. Public Comments - Limited to (2) Minutes
- No Public Comments

VII. New Business

- 1. **Motion to amend Resolution No. VIII-10-06262025 that approved a Lease with Flightline Ground, Inc. of the McDermott Hangar at the New Orleans Lakefront Airport to provide for the annual rent payable from the commencement date of the Lease until certain repairs are completed on the roof of the Hangar.**

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

Mr. Capo informed the board that this is a correction to a resolution passed in June. LMA will replace the flat roof on the McDermott hangar. Flight line will continue to pay the current rent of \$3600 per month while repairs are done. Once the repairs are complete, Flightline will take over the new lease for the entire hangar and the rent will increase to \$111,833. Flightline will do some additional work to the offices inside the hangar.

Commissioner Brien asked how long it would take to repair the roof.

Bruce Martin said they were completing the design.

Mr. Capo said it would take 60 to 90 days to complete the roof repairs.

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

2. Motion to approve a lease of the former Delgado Hangar on the New Orleans Lakefront Airport with the Commemorative Air Force

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

Mr. Capo informed the board that the Commemorative Air Force has been operating under a CEA where no rent was collected. They have agreed to enter into a new lease where they will be responsible for the Delgado hangar. The appraisal came back at \$3000 per month.

We proposed and they accepted a graduated rent structure:

- Year 1 \$1000.00 per month
- Year 2 \$2000.00 per month
- Year 3 \$3000.00 per month
- Year 4 CPI Adjustment
- Year 5 CPI Adjustment

Mr. Bugler, president of the Commemorative Air Force was present for questions.

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

3. Motion to amend the contract with Del Sol Consulting, Inc. for Disaster Recovery Management Services for FEMA Projects caused by Hurricanes Zita and Ida to increase the annual fee for services by \$60,000.00, thereby increasing the total annual fee for services to \$160,000.00, which fees are eligible for reimbursement by FEMA.

A motion to adjourn was offered by Commissioner Cohn and seconded by Commissioner Exposé.

Mr. Capo informed the board that this is a 1-year contract which started November 2024. The increase of \$60,000.00 will get us through August to November 2025 when the contract expires. We will have to come back to approve a new 1-year contract in October.

Matthew Barkley, program manager Del Sol, talked about the 31 projects they have developed since their inception, including Zeta and Ida. Of the 31 projects they have obligated 24 projects with payments to the state of \$4.3 million. \$3.1 million of the \$4.3 million has been reimbursed to the LMA through the state.

There are several large ongoing projects including the silt and sand project at the South Shore Harbor Marina.

Commissioner Wilma Heaton arrived at 5:44 pm

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

4. **Motion to accept Grant H.016467 in the amount of \$10,306.58 for the 2025 GA Maintenance Reimbursement Program from the Louisiana DOTD Department of Aviation.**

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

Mr. Capo stated that this item did not go before the Airport Committee due to timing.

Mr. Martin stated that this grant is awarded to us from DOTD funds reserved for maintenance fees from last year.

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

5. Motion to accept Grant H.016408 in the amount of \$864,266.00 for the Airport Pump Station Improvements Project from the Louisiana DOTD Department of Aviation, which represents the State matching grant for FAA Grant 3-22-0038-044-2024.

A motion to adjourn was offered by Commissioner Cohn and seconded by Commissioner Rodgers.

Mr. Martin stated that this is the 10% match on Phase III of the pump station project.

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

6. Motion to establish a policy to require the reimbursement of costs and expenses for legal services incurred by the Lakefront Management Authority in connection with requests for assistance from the Lakefront Management Authority with contracts and other legal matters.

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

Commissioner Drouant stated this motion went before the Legal committee and was unanimously recommended by the committee.

The board discussed that this motion would apply when a tenant or lessee would incur legal fees.

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

7. Motion to approve the 2026-2027 Capital Outlay Projects Request

A motion to adjourn was offered by Commissioner Cohn and seconded by Commissioner Rodgers.

Mr. Capo mentioned that Senator Bouie contacted us to say that he would be leaving the Senate in October and if we wanted his letter of support we would need to do so before then.

Mr. Capo discussed the capital outlay projects stating that the Seabrook Boat Launch was the most important project.

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

VIII. Director's Report

Mr. Bruce Martin gave a presentation on the Airport's grant process and talked about how taxes are collected.

- From inception Aviation funds Aviation through Aviation Excised Taxes which are collected from ticket taxes, fuel taxes, cargo taxes, and international flight taxes; etc. The taxes generated from flight sales are used to repair the airports.
- State DOTD grants are funded by the Aviation Trust Fund which comes from taxes on fuel sales from all of the airports around the state.
- The 90/10 split is typically what you'll see. The FAA will pay 90% of the grant and we pay the 10%. This year the match is 95/5.
- Capital Improvement Plan (CIP) is the way we ask for funds from the feds and the state. These plans will ask for funds from the feds and the state to repair the airfield. The only concern of FAA is that you have a safe airport from centerline of the runway. DOTD is more open to funding the other projects.
- FAA and state will look at the CIP to come back with feedback to help us to be more competitive with the other airports in Louisiana and our region which include Oklahoma, Texas, Arkansas.

- He talked about the different grading categories and criteria of the DOTD and NFA and used the example of the funding process for the repairs on Taxiway Bravo.
- Capital Improvement Plan (CIP) is due every November 1st. We will be asking for approval from the board next month ahead of submission to the state.

Commissioner Exposé asked what grading scores we have received.

Mr. Martin explained that it depends on the project. For example, we received a 91 on the Taxiway Bravo project. Next year we are hoping to get funding for the fuel farm.

IX. Committee Reports

Airport Committee – Chair Heaton: No Quorum

Commissioner Heaton thanked the board for supporting the Airport's agenda items.

Marina Committee – Chair Clinton: *Deferred*

Mr. Capo mentioned that we are getting the grant for the pumpstations.

Mike Sciavicco, harbormaster for both marinas, stated that one pump station was delivered to South Shore harbor on Monday. We are waiting for delivery to Orleans Marina.

Joint Recreation and Commercial Real Estate Committee

- **(REC) Chair Thomas** stated that they attempted to resolve Felix's music issues to make the proper adjustments to the lease. There were several residents who could not agree about what they wanted to see. We decided to do more investigation to explore acoustic versus amplified music and also to explore what the actual decibel level should be within city law.

- **(CRE) Chair Rodgers** added that we suggested that our staff go back to consult with the city on the decibel levels so that we have the proper information to draft the new leases for Felix and The Blue Crab.

Commissioner Scott added that The Lake House was also mentioned in the discussion.

Commissioner Thomas stated that The Lake House has a different kind of lease from Felix and Blue Crab.

Mrs. McKee mentioned that there was also an assignment of lease for Boathouse #33.

Mr. Metzger added that the assignment of lease generated \$9,500.00.

Mr. Capo mentioned that a teams meeting has been set up with our group and representatives from Felix and Blue Crab to work out a resolution.

Legal Committee – Chair Drouant:

Commissioner Drouant stated that the Legal meeting was held earlier today. The committee recommended the motion on attorney fees that was approved at tonight's board meeting.

Finance Committee – Chair Egana:

Commissioner Rodgers reported that he chaired the finance meeting in Commissioner Egana's absence. The Finance meeting was held earlier today; we recommended the Del Sol increase and The Capital Outlay projects for 2026-2027 and were approved at this evening's meeting.

Mr. Capo mentioned that the Mayoral Candidate forum on Monday, August 25th was very well attended. There was standing room only in the atrium.

Commissioner Heaton added that it will be streamed on WYES.

Mr. Capo mentioned that our engineer, Laith Al Shamaileh, was recognized by the Association of Civil Engineers as Educator of the Year. This is a very high honor, and we are very happy for him.

Also, the grants person that we hired 2 months ago Laetoya Black resigned. We are in the process of hiring a new person.

Mr. Brownfield, our HR Director, mentioned that we are looking to bring her on at the end of the month.

Mr. Capo mentioned that Mr. Settoon's services will be Friday, September 12th at 11am.

He also mentioned that we will be replacing the audio equipment and replace one screen with a 98" screen.

Chair Richard reminded the board that Mr. McKee will take collections to send flowers.

Chair Richard announced the next meeting and called for a motion to adjourn.

X. Announcement of the next Airport Committee Meeting

1. Thursday, **September 25, 2025**, at 5:30 PM

XI. Adjourn

A motion to adjourn was offered by **Commissioner Heaton** and seconded by **Commissioner Thomas**. The meeting adjourned at 6:10pm.