

**LAKEFRONT MANAGEMENT AUTHORITY  
FULL BOARD MINUTES  
THURSDAY, January 25, 2024 – 5:30 P.M  
6001 Stars and Stripes Blvd.  
New Orleans, LA 70126**

**PRESENT:** Commissioner Carlos Williams – Vice Chair  
Commissioner Howard Rodgers - Secretary  
Commissioner Brad Brandt  
Commissioner Esmond Carr (Arrived at @5:35 PM)  
Commissioner Philip Clinton  
Commissioner Stanley Cohn  
Commissioner Robert Drouant  
Commissioner Brian Egana  
Commissioner Adonis Exposé (Arrived @ 5:40 PM)  
Commissioner Wilma Heaton  
Commissioner Jennifer Herbert  
Commissioner Renee Lapeyrolerie

**ABSENT:** Commissioner Anthony Richard – Chair  
Commissioner Stan Brien  
Commissioner Monika Gerhart  
Commissioner Dawn Hebert  
Commissioner Sandra Thomas

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Director of Aviation  
Adam Gulino – Director of Operations and Engineering  
Margie Brown, LMA Finance  
Keljuane Brownfield – Human Resources  
Cindy Grace, LMA Finance  
Kristin Klinard - Finance  
Michael Sciavicco, Harbor Master  
Helaine Millner, Harbor Manager

**ALSO  
PRESENT:** Gerry Metzger – LMA Counsel  
Al Pappalardo – Real Estate Consultant  
Darren Persick – Project Mgr. Kutchins & Groh  
Bane Sheperd Gen. Mgr. – Signature FBO  
Wendy Bell – Flightline FBO  
Stephen Peychaud – Charbonnet & Associates  
Rus Roucher – SSH Tenant

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The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, January 25, 2024, 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. Call to Order by Vice Chair Carlos Williams at 5:30 PM.**
- II. The Pledge of Allegiance was led by Commissioner Heaton**

**Mr. Capo** introduced Mr. Brad Brandt as a newly appointed commissioner to the board—Director of Aviation for DOTD.

III. **Roll Call by Mr. Capo. (9) members were present or a quorum.**

IV. **Opening Comments – Vice Chair Williams welcomed everyone and hoped for a productive meeting. He also wished Chair Richard a speedy recovery.**

V. **Motion to Adopt Agenda**

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

**With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.**

VI. **Motion to Approve Minutes**

1. **Board Minutes – September 28, 2023**

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

**With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.**

2. **Board Minutes – October 26, 2023**

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

**With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.**

3. **Board Minutes – November 16, 2023**

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

**With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.**

4. **Board Minutes – December 14, 2023**

**A motion was offered by Commissioner Cohn and seconded by Commissioner J. Herbert.**

**With no questions or comments, Vice Chair Williams called for a vote. All were in favor. The motion passed.**

VII. **New Business**

1. Motion to approve acceptance of DOTD Grant H.015895 in the sum of \$184,511.00 in support of construction of the airport's pump station project. (This is the match for FAA Grant 3-22-0038-039-2023)

❖ This motion was not recommended by the Airport Committee due to NO QUORUM

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

Commissioner Heaton stated that this motion and motions #2 and #3 came to the board unrecommended by the Airport Committee due to no quorum at the Airport's recent committee meeting.

The board previously approved the submission for the grant. It was awarded to us and the final step is for the board to accept the award. Bruce Martin is present to answer any questions.

With no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

2. Motion to approve acceptance of DOTD Grant H.015732 in the sum of \$1,196,056.00 in support of construction of the airports pump station project. (This is a match for FAA grant 3-22-0038-042-2023)

❖ This motion was not recommended by the Airport Committee due to NO QUORUM

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

Hearing no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

Mrs. McKee acknowledged that Commissioner Carr arrived at 5:35 PM. 10 members are now present.

3. Motion to approve acceptance of DOTD Grant H.015894 in the sum of \$238,417.00 to purchase two pumps for the reservoir being built in support of the airport's pump station project. (This is the match for FAA Grant 3-22-0038-043-2023)

❖ This motion not recommended by the Airport Committee due to NO QUORUM

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

Hearing no questions or comments, Vice Chair Williams called for a vote. With (1) abstention from Commissioner Brandt, the motion passed.

**4. Motion to approve permitting tenants to procure property and flood insurance on the buildings and improvements located on leased premises owned by the Orleans Levee District and managed by the Lakefront Management Authority**

❖ **This motion not recommended by the Airport Committee due to NO QUORUM**

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

**Commissioner Heaton** stated that this is not mandatory, it is permissive for the tenants. There has been much discussion about this, and our legal team and the staff have agreed to allow the tenants to shop the insurance market with safeguard inclusions listed in the resolution.

**Commissioner Clinton** asked if the proposed resolution was for airport tenants only.

**Mr. Metzger** said that this includes any tenant leasing property owned by the Levee District and managed by the Lakefront Management Authority.

**Mr. Capo** stated that the resolution includes all tenants. There are (2) tenants on the New Basin Canal whose leases expired. In the new lease, OLD acquires flood insurance and we pass on the premiums to them. This will give the tenants an option to acquire their own insurance

**Commissioner Heaton** informed the board that some of the Airport tenants may wish to comment on this topic.

**Commissioner Clinton** asked if the Lighthouse was included.

**Mr. Capo** said the Lighthouse would be included in this option. As of right now, they have acquired their insurance and provided the certificate to us.

**Commissioner Carr** asked why was this being considered.

**Commissioner Heaton** stated If a tenant wanted to shop their own insurance, their leases currently do not provide for lease amendments. It would require a policy change and that requires board approval. Staff cannot change policy.

**Commissioner Carr** asked if the tenant would have to come back for a lease change.

**Mr. Metzger** informed the board that the staff will have the authority to sign a lease amendment if necessary. The tenant would come forward with their policy, subject to approval by the staff and insurance

**Mr. Capo** discussed reasons for the way the current lease is written.

**Mr. Metzger** said this resolution allows the tenant to shop the market for a better premium with the same safeguards that are in the current lease.

**Bane Sheppard**, Signature-GM, commented on the reasons they felt this would work for them and their tenants. He appreciated the Airport Committee and the Board for any consideration.

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

5. Motion to approve a Change Order #1 for the Contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project, in the amount of \$41,780.00, increasing the contract price to an amount not exceed the sum of \$ 1,356,370.00, and to extend the date to substantially complete the Project by nine (9) days through March 6, 2024.

❖ This motion was recommended by the Marina and Finance Committees

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

**Adam Gulino** stated that this change order addresses damaged shims that were discovered in the original build after the contractor began work.

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

6. Motion to approve a contract for tree trimming in New Basin Canal Park with A Perfect Cut Tree, Inc. for a price and sum not to exceed \$38,645.00.

❖ This motion was recommended by the Recreation Committee

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

**Adam Gulino** informed the board that this was to have the Westend trees Bound by Ponchartrain, West End, Filmore, and Veterans cut back for safety and beautification.

**Mr. Capo** added that this will also shave the trees back from the lights that were installed from a grant back in 2020. Also, Council member Giarrusso has inquired about this as it is his district.

**Commissioner Exposé** inquired about the bid process.

**Mr. Gulino** informed the board that he went out for these quotes and this was the lowest bidder.

**Commissioner Egana** asked about the DBE policy and how to enforce it.

**Mr. Gulino** said they send it out to as many contractors as possible and base it on cost in general.

**Commissioner Egana** discussed the time spent developing a DBE policy and the need to implement the policy. He asked if the 'A Perfect Tree' company was a DBE participant.

**Mr. Gulino** said they were not a participant but explained that he felt that they had DBE participation on many of the larger projects. Staff is doing their best to meet that goal.

The board discussed the goal set in the DBE policy.

**Commissioner Exposé** offered to work with Mr. Gulino on some of the DBE listings for different projects.

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

**7. Motion to recommend approval of a revised lease for Suite 6510 in the Lake Vista Community Center with Immaculate Touch Hair Studio, LLC**

**❖ This motion was recommended by the Commercial Real Estate Committee**

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

**Mr. Capo** let the board know that the start date of the lease changed due to supply chain issues.

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

**8. Motion to approve and authorize the Staff of the Lakefront Management Authority to negotiate and execute a consulting agreement with Edgewater Resources, LLC to assess the existing marina facilities and propose recommendations for the improvement of the performance of South Shore Harbor and Orleans Marinas.**

**❖ This motion was recommended by the Marina Committee**

**Mr. Metzger** stated that a substitute motion was necessary but a motion and a second were needed for the motion on the floor.

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

**Mr. Metzger** said a substitute motion compared to what was on the agenda that went out. It was needed due to the changes after a conference call.

**A motion was offered by Commissioner Clinton and Seconded by Commissioner Carr.**

**Commissioner Carr** asked where was the substitute motion.

**Mrs. McKee** stated that the amended document was in the packet.

**Mr. Metzger** added that Mrs. McKee sent it out to the board yesterday. The substitute motion is to approve the contract that came in after the phone conference instead of having the staff negotiate one.

**Commissioner Carr** asked what was the cap on the contract and if it included travel.

**Mr. Metzger** said the contract is capped at \$80 thousand and travel is another \$3500. They will use the Division of Administration's State Travel Guide. He also let the board know that there was a termination clause, and they could terminate the contract at any time after the market analysis.

**Commissioner Carr** asked for clarity if they were on the floor to amend the resolution or vote on the contract.

**Mr. Metzger** said they were on the floor to amend the contract.

**Vice-Chair Williams** called for a vote. All were in favor. The motion to amend the contract passed.

**Mr. Metzger** said that now the board needs a motion and a second to discuss the amended resolution.

**Substitute Motion:**

**Motion to approve a consulting agreement with Edgewater Resources, LLC to assess the existing marina facilities and propose recommendations for the improvement of the performance of South Shore Harbor Marina and Orleans Marina.**

**A motion was made by Commissioner Rodgers and seconded by Commissioner Clinton.**

**Commissioner Carr** asked for public comment from the marina tenants.

**Rus Roucher**, the SSH marina tenant, commented that it would be better to survey the tenants for suggestions on marina improvements.

**Commissioner Clinton** stated that the contract was inclusive of surveying the Marina tenants.

**Commissioner Carr** commented that the Marina Committee went an hour over their committee time discussing Edgewater Resources' proposal. He was not clear how the out-of-state consultant was selected and was uncomfortable with the amount of the contract. He asked for additional background from Commissioner Clinton.

**Commissioner Clinton** informed the board that SSH Marina could not continue to sustain with a \$1 million per year loss. We need to hire a national expert with a proven track record of rehabilitating municipal marinas. Edgewater Resources Consultants was recommended to him by an editor of a trade publication called the Marina Dock Age.

He said Mr. Weykamp came down and spent the day touring with Mr. Capo, Mr. Sciavicco, and him. We talked about our marina's conditions and where improvements can be made. We believe he is qualified to lead out of the deficit we are currently in.

**Commissioner Heaton** commented that we will need massive capital funding. Does Edgewater have suggestions for funding sources?

**Commissioner Clinton** stated that he is aware of some funding sources.

There was an additional conversation about the original CRE Plan from 2011. Commissioner Carr felt that the CRE was not utilized.

**Commissioner Heaton** commented on her historical knowledge that at that time they were focused on keeping the grass cut. However, it would be good now to readdress the 13-year-old CRE Plan to be able to go out and talk to our stakeholders, legislators, and funding sources to address the current issues.

**Mr. Capo** discussed other accomplished deliverables from the CRE 2011 such as:

- Removing the blue dolphins from the gangway
- Installed lighting
- Installed a pump-out facility
- Do something with the blue building. Coaxum Enterprises is addressing that by opening a bar and grill in late summer.

**Commissioner Heaton** suggested that Edgewater and Mr. Coaxum's group have a meeting about Parcel-L's development.

**Commissioner Carr** asked if this would become the adopted strategic plan for the marinas. He also commented that discussions about this came up for the first time this week in the marina committee and he had not had much time to vet the company or its proposal. He had many other questions regarding costs and checks and balances and wanted to know what were our off ramps.

**Mr. Capo** said that the checks and balances would be the staff's reports to the board regarding the milestones LMA has taken into consideration.

**Mr. Metzger** added that LMA has the right to terminate the contract at any time. Termination of the Contract would mandate that the contractor must appear before the board to terminate the contract.

**Commissioner Drouant** commented that the marina tenants would have a contact person with the organization to voice their concerns.



**Mr. Capo** replied that both the tenants and Mr. Coaxum would have access to a representative of Edgewater Resources.

**Commissioner Clinton** suggested that contact be limited due to the \$230 per hour cost.

**Commissioner Carr** asked if we had searched for any local talent who could provide this type of service.

**Mr. Capo** said they had not.

**Commissioner Clinton** said he did not think we would find a consultant of this caliber locally.

**After hearing no further questions or comments Vice Chair Williams called for a vote.**

**With two abstentions by Commissioner Egana and Commissioner Carr, the motion passed.**

### **VIII. Directors' Reports**

**Mr. Capo reported the following:**

- We will be presenting the 2025 Budgets at the February meetings. The budget needs to be adopted in March for the 2024-2024 Fiscal Year beginning July 1<sup>st</sup>.
- The RFPs are due tomorrow at 2:00 pm for 406 S. Roadway.
- Lakeshore Drive planning has begun for Easter Weekend (March 29-31) and Mother's Day weekend (May 10-12).
  - We have contacted New Orleans EMS for (2) ambulances. They have the right of first refusal. If they refuse, we will reach out to Acadiana.
  - The (6) camera installation is also underway for crowd control.
  - Reached out to Officer Momus for (4) horseback police.
  - Contacted EDS for additional trash cans and dumpsters to make trash removal easier
- Cleveland Spears is looking to have a smaller **Bubbles and Boils Festival** on May 10-11 called. He plans to host a Teacher Appreciation Day on May 10<sup>th</sup> and then open to the general public on May 11<sup>th</sup>. There will be 1 music entertainment stage. He will also leave his assets (trash cans, lighting, etc.) for our use on Mother's Day.
- This was reported to the Recreation Committee  
There is a group that wants to have a second line on Lakeshore Drive. Due to the many uncertainties regarding crowd control, parking, and other issues, OLDPD is not in support of the event because they would not have enough officers to secure both the route and crowd control.

- This was reported to the Recreation Committee  
There is another group that wants to hold a Medical Informational 420 Festival. This was vetted through OLDPD who has declined this event as well.

**Commissioner Egana** asked what was the process for approving these kinds of requests. He suggested setting some standards to address the uptick in event requests.

**Mr. Capo** explained the vetting process with OPDPD rank and stated though he has the authority to approve he generally does not go against the OLDPD. That many uncertainties could create crowd control issues for OLDPD.

- We also have a few possible movie shoots looking to come out to surrounding Lakefront properties.

**Mr. Capo** turned the reports over to **Airport Director Bruce Martin** who reported the following:

- Taxiway Bravo project is approaching completion. They are coming back to do the final markings next week. They are looking to complete the next phase ahead of Super Bowl 2025 as it is our main taxiway for the airport.
- Completed reconstruction for the pump station project. We will begin to dig into the ground in late February for the next phase of the project
- Sugar Bowl was successful at the airport. We had over 400 planes and 1390 operations over the (4) day period. We had to find parking for 147 planes to stay overnight.
- In continued community outreach efforts, we held a field trip to host St. Leo the Great students. We will continue to reach out to area schools to invite them to participate in field trips. We gave them the full Airport Experience: badges/lanyards, stickers, booklets, and lunch with bread pudding. We talked about how young they could start learning to fly. Their favorite part was the water hose on the firetruck. Each student wrote a thank you letter telling their favorite part of the tour.
- He showed pictures of the Sugar Bowl and St. Leo's field trip.
- We finished 2023 with 3 million gallons of fuel moved for the second year in a row.

**Mr. Martin** showed pictures of the temporary markings at Taxiway Bravo. He also showed where the pump station will be housed.

- **UPCOMING EVENTS:**
  - Commemorative Airforce is planning a Fly in May 1-5
    - Commemorative Airforce Arizona will have a stopover

here,

- Also planes from Texas and Local
  - We will be reaching out to area schools to invite them to come out to tour the planes
- We are also working to host Women Rock Wings to do a fly-in July 5-7. We first heard about them as they came in for Essence weekend this year.
  - The Super Bowl is next on the horizon. There will be more details as they develop after this year's Super Bowl.

**Mr. Capo** asked Mr. Gulino to report next.

**Mr. Gulino** reported the following:

- Last week's freeze caused a couple of issues. We may be coming back to the board for an overhaul to repair Piers 5 and 6 for the tenants. As of now, they do not have running water. He is waiting to hear back from the contractor on the timeline and costs of repairs.
- There have been a couple of documented illegal trash dumping at SSH. We will be reaching out to the tenants.
- South Shore Finger Piers moving along. This is a FEMA project and is expected to be completed by March.
- Orleans Harbormaster Building repairs will kick off in February. This is another FEMA project due to be completed in 60 days.
- The Lake Vista bus shelter's roof replacements are underway.
- We received the quote and will be moving forward with trimming and spraying the vegetation on the easements at Lake Oaks.

**Mr. Capo** talked about the past freeze event. He stated that given the (3) staff we have, and the time it takes to do the work and with Monday being a holiday, we started to turn the water off and drain the lines on Sunday in preparation for the freeze on Monday night into Tuesday. It was a 56-degree beautiful day. He explained that it was his understanding that an individual who does not live here complained about the water being turned off. The staff was told to turn the water back on. They came back out in dangerous conditions on Tuesday morning to shut the water off again. We perform our work based on our understanding of what a situation will be taking into consideration the use of manpower. The marina could very well have water today if we had been allowed to continue with the plan put in place.

**Commissioner Rodgers** asked why we accommodated an individual who does not live there to turn the water back on.

**Commissioner Egana** said he would like to know the answer.

**Mr. Capo** said he would leave that response to the commissioners who received the emails. He believed that Commissioner Carr had received text messages, and ultimately calls were made to have the water turned back on

Sunday.

**Commissioner Cohn** added that hence fore we should never question what our professional staff recommends us to do. We are going to spend a lot of money to fix an issue that could have been circumvented.

**Mr. Gulino** added that it would be enough money to have to come back to the board for approval.

**Commissioner Carr** added that the Marina committee discussed contracting with some local suppliers such as CT Trainor or the like to assist in those emergencies.

He also said that the issue was more about staff not being available on a 'bank holiday' if you would (01/15 Martin Luther King Holiday). He felt that arming the staff to have additional resources to make that outage shorter seemed favorable.

**Commissioner Egana** commented as the Chair of Finance that he has met with staff to discuss expenses. He hoped that the board knows that when we encounter matters such as this, we leave it up to the staff.

**Commissioner Carr** asked if Mr. Capo received any calls from a commissioner to have the water turned back on.

**Mr. Capo** responded that was why the water was turned back on.

**Commissioner Carr** commented that the conversation had gotten heated but wanted to add no guarantee following the freeze plan would have prevented the legacy pipes from freezing.

**Mr. Capo** added that it was a lot more difficult to drain the lines in freezing temperatures Tuesday morning than it would have been in 56-degree weather on Sunday. It also put staff in hazardous driving conditions.

He said he was looking for support from the board for staff to follow the plan to do what is best for the tenants and the property in any weather event be it a freeze or hurricane. There are 14 piers between South Shore and Orleans Marina. The covered slips and the restrooms were not affected at SSH. We have (3) maintenance staff members, and they need time to secure the property.

**Commissioner Carr** stated that one of the suggestions was to revisit the freeze plan.

**Commissioner Cohn** added that we made a mistake this time and hoped that we have learned from it.

**Commissioner Rodgers** suggested that staff follow their plan regardless of whoever might call to counter your plan. He offered to put it in a resolution form here and now.

**Commissioner Heaton** called for a point of order to say that legally there

must be unanimous consent to put a motion on the floor.

**Mr. Metzger** informed the board that Secretary Rodgers is a chief executive officer who has the authority to recommend exactly what he did.

After further discussion, the Vice Chair reiterated the fact that there might be another freeze coming before the next meetings and wanted to ensure that this issue does not present itself again.

**Mr. Capo** said that he would continue to meet with Director Martin and Director Gulino to determine how and when to implement the plan according to the event.

## **IX. Committee Reports**

**Airport Committee – Chair Heaton** we did not have a quorum to recommend the first (3) items this evening. She thanked the board for their support tonight. She also thanked the tenants for the robust conversations regarding the insurance. Carlton Dufrechou, director of the Causeway, made a trip to the Airport committee to thank everyone for their hard work with the freeze at the t-hangars. She was especially appreciative that he went out of his way to come and say thank you.

### **Marina Committee – Chair Hebert**

**Commissioner Carr** reported that the motion was thoroughly discussed regarding Edgewater Resources.

**Commissioner Clinton** thanked the full board for taking a huge step in the right direction.

### **Recreation Committee – Chair Thomas**

**Commissioner Carr** reported that we discussed and recommended the tree-cutting motion that was approved earlier this evening.

**Legal Committee – Chair Drouant:** reported on the discussion of the restrictions and limitation policy for the residents. POA does not have the finances to enforce the restrictions; LMA is limited in enforcing restrictions. He called Representative Hilferty who said she would foster discussions for possible legislation to enforce restrictions. We cannot just say restriction enforcement is cost prohibitive and that be the end of it. Fostering legislation on the issue may be the way to go. He would keep the board abreast of new developments.

**Commissioner Heaton** suggested that we could put a resolution on February's agenda to support this action.

**Commercial Real Estate Committee – Chair Rodgers** reported that Commercial Real Estate recommended motion number 7 on tonight's agenda which was approved. We also had a presentation from a representative of the Coaxum group. One issue he had was copper thieves which he has acquired security to eradicate.

**Finance Committee – Chair Egana** reported that the Finance Committee recommended motion number 5 on tonight’s agenda which was approved.

X. **Public Comments – Limited to (2) Minutes - NONE**

XI. **Announcement of next Regular Board Meeting**

**Mr. Capo** announced that the next board meeting will be on Thursday, February 29, 2024, at 5:30 PM.

XII. **Adjourn**

A motion to adjourn was offered by **Commissioner Heaton**; and seconded by **Commissioner Egana** at 6:44 PM.

# RESOLUTIONS

## LAKEFRONT MANAGEMENT AUTHORITY

RESOLUTION NUMBER: V11-01-0125 2024  
Date: January 25, 2024

The Lakefront Management Authority of the Parish of Orleans met in regular session on this date. The following resolution was offered by CONN and seconded by HERATON.

### R E S O L U T I O N

A resolution authorizing the Executive Director to execute an Agreement with the Louisiana Department of Transportation and Development (LA DOTD) for improvements at the New Orleans Lakefront Airport.

WHEREAS, Act 451 of the 1989 Regular Session of the Louisiana Legislature authorized the financing of certain airport improvements from funds appropriated from the Transportation Trust Fund; and

WHEREAS, the Lakefront Management Authority has requested funding assistance from the LA DOTD to/ Storm Water Masterplan Drainage Rehabilitation Phase III (Construction); and

WHEREAS, the stated project has been approved by the Louisiana Legislature and the LA DOTD is agreeable to the implementation of this project and desires to cooperate with the Lakefront Management Authority according to the terms and conditions identified in the attached Agreement; and

WHEREAS, the LA DOTD will provide the necessary funding for the Storm Water Reservoir Construction and reimburse the sponsor up to \$184,511.00 of project cost.

NOW THEREFORE, BE IT RESOLVED by the Lakefront Management Authority that it does hereby authorize the Executive Director to execute an Agreement for the project identified as AIP No. 3-22-0038-039-2023 and SPN H.015895, more fully identified in the Agreement attached hereto, and to execute any subsequent related documents, including, but not limited to, amendments to said agreement.

This resolution shall be in full force and effect from and after its adoption.

The aforesaid resolution, having been submitted to a vote, the vote thereon was as follows:

YEAS: WILLIAMS, RODGERS, CLINTON, CONN., DEWANT ESPINA, HERATON, HERBERT      NAYS: NONE      ABSTAIN: BENNET      ABSENT: RICHARD BRIEN, GALL, GERHART, HERBERT, THOMAS

WHEREUPON, the resolution was declared adopted on the 25 day of January, 2024.

LAKEFRONT MANAGEMENT AUTHORITY

BY: Howard Rodgers, III

(Signature)

Howard Rodgers, III

Printed Name)

(Typed or

TITLE: Lakefront Management Authority Board Secretary

ATTEST: [Signature]

(Signature)

TITLE: Director of Aviation

LAKEFRONT MANAGEMENT AUTHORITY

RESOLUTION NUMBER: V11-02-01252024  
Date: January 25, 2024

The Lakefront Management Authority of the Parish of Orleans met in regular session on this date. The following resolution was offered by Heaton and seconded by Rodgers.

R E S O L U T I O N

A resolution authorizing the Executive Director to execute an Agreement with the Louisiana Department of Transportation and Development (LA DOTD) for improvements at the New Orleans Lakefront Airport.

WHEREAS, Act 451 of the 1989 Regular Session of the Louisiana Legislature authorized the financing of certain airport improvements from funds appropriated from the Transportation Trust Fund; and

WHEREAS, the Lakefront Management Authority has requested funding assistance from the LA DOTD to/ Storm Water Masterplan Drainage Rehabilitation Phase III (Construction); and

WHEREAS, the stated project has been approved by the Louisiana Legislature and the LA DOTD is agreeable to the implementation of this project and desires to cooperate with the Lakefront Management Authority according to the terms and conditions identified in the attached Agreement; and

WHEREAS, the LA DOTD will provide the necessary funding for the Storm Water Masterplan Drainage Rehabilitation Phase III (Construction) and reimburse the sponsor up to \$1,196,056.00 of project cost.

NOW THEREFORE, BE IT RESOLVED by the Lakefront Management Authority that it does hereby authorize the Executive Director to execute an Agreement for the project identified as AIP No. 3-22-0038-042-2023 and SPN H.015732, more fully identified in the Agreement attached hereto, and to execute any subsequent related documents, including, but not limited to, amendments to said agreement.

This resolution shall be in full force and effect from and after its adoption.

The aforesaid resolution, having been submitted to a vote, the vote thereon was as follows:

YEAS: WILLIAMS, RODGERS, CLAYTON, COHN, TROBANT, EGAN, HEATON, HERBERT NAYS: NONE ABSTAIN: BEARDT ABSENT:

RICHARD BIER, CAER, SCHWART, HERBERT, THOMAS

WHEREUPON, the resolution was declared adopted on the 25<sup>th</sup> day of January, 2024.

LAKEFRONT MANAGEMENT AUTHORITY

BY: [Signature]

(Signature)

Howard Rodgers, III (Typed or

Printed Name)

TITLE: Lakefront Management Board Secretary

ATTEST: [Signature]

(Signature)

TITLE: Director of Aviation



**LAKEFRONT MANAGEMENT AUTHORITY**

RESOLUTION NUMBER: VII-02-01252024  
Date: January 25, 2024

The Lakefront Management Authority of the Parish of Orleans met in regular session on this date. The following resolution was offered by Hexton and seconded by Rodgers.

**R E S O L U T I O N**

A resolution authorizing the Executive Director to execute an Agreement with the Louisiana Department of Transportation and Development (LA DOTD) for improvements at the New Orleans Lakefront Airport.

WHEREAS, Act 451 of the 1989 Regular Session of the Louisiana Legislature authorized the financing of certain airport improvements from funds appropriated from the Transportation Trust Fund; and

WHEREAS, the Lakefront Management Authority has requested funding assistance from the LA DOTD to/ Storm Water Masterplan Drainage Rehabilitation Phase III (Construction); and

WHEREAS, the stated project has been approved by the Louisiana Legislature and the LA DOTD is agreeable to the implementation of this project and desires to cooperate with the Lakefront Management Authority according to the terms and conditions identified in the attached Agreement; and

WHEREAS, the LA DOTD will provide the necessary funding for the Storm Water Masterplan Drainage Rehabilitation Phase III (Construction) and reimburse the sponsor up to \$1,196,056.00 of project cost.

NOW THEREFORE, BE IT RESOLVED by the Lakefront Management Authority that it does hereby authorize the Executive Director to execute an Agreement for the project identified as AIP No. 3-22-0038-042-2023 and SPN H.015732, more fully identified in the Agreement attached hereto, and to execute any subsequent related documents, including, but not limited to, amendments to said agreement.

This resolution shall be in full force and effect from and after its adoption.

The aforesaid resolution, having been submitted to a vote, the vote thereon was as follows:

YEAS: WILLIAMS, RODGERS, CLAYTON, COHN, DEBOUNT, EGANA, HEXTON, HERBERT NAYS: NONE ABSTAIN: BRANDT ABSENT:

RICHARD BRIEN, CAER, SCHEMPT, HERBERT, THOMAS

WHEREUPON, the resolution was declared adopted on the 25<sup>th</sup> day of January, 2024.

LAKEFRONT MANAGEMENT AUTHORITY

BY: *[Signature]*

(Signature)

Howard Rodgers, III (Typed or

Printed Name)

TITLE: LAKEFRONT MANAGEMENT BOARD SECRETARY

ATTEST: *[Signature]*

(Signature)

TITLE: DIRECTOR OF AVIATION

LEASE AGREEMENT  
FOR  
LEGISLATIVE OFFICE SPACE

This is a lease agreement between the Lakefront Management Authority and Candace Newell, State Representative, District# 99 for lease of office space located at 6001 Stars and Stripes Blvd Ste 149, New Orleans, LA. The leased space consists of 475 square feet, at a rate of \$1000.00 per month, as identified in the floor plan, a copy of which is attached hereto and is located on the floor. In addition to the space utilized for the legislative offices, the Lessor shall also provide utilities, maintenance, fax machine access, visitor parking, janitorial services, access to restrooms, use of waiting areas, and use (pre-scheduled) of conference areas.

The term of the lease shall begin on January 1, 2024, and shall terminate on December 31, 2024. The rent shall be payable on the last day of each month and shall be remitted to Lakefront Management Authority at the following address 6001 Stars and Stripes Blvd Suite 219 New Orleans LA 70126.

The Lessee may terminate lease upon thirty (30) days written notice in the event that Lessee no longer holds the office of Representative for House District #99, or in the event that funding for the legislative district office is reduced or eliminated.

The Lessor acknowledges that the Lessee may designate the Louisiana House of Representatives as Lessee's agent whose mandate is limited to paying the rent on the leased premises.

Lessor shall be responsible for all repairs and maintenance to the leased premises.

This lease is for providing office space for the member named in this instrument; no title, allowances, premiums, or anything of value shall inure to the benefit of the member at any time because of this agreement. The member named in this lease is not related by marriage or through blood relations in the first degree to anyone who has a financial interest either directly or indirectly in the property leased by the member.

All of the covenants, provisions, terms, agreements, stipulations and conditions of this lease shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto. However the lease shall not be binding upon the heirs or successors of the Lessee;

Lessee:   
(Signature)

Candace Newell  
Representative Name  
State Representative District 99

Lessor:   
(Signature)

Louis Capo  
Lessor Name  
Title: Executive Director

Address: 6001 Stars and Stripes Blvd.,  
Ste.#219  
New Orleans, LA 70126

**MOTION: VII-05-01252024**  
**RESOLUTION: VI1-05-01252024**  
**BY: COMMISSIONER COHN**  
**SECONDED: COMMISSIONER DROUANT**

January 25, 2024

**5) Motion to approve Change Order #1 for the Contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project, in the amount of \$41,780.00, increasing the contract price to an amount not exceed the sum of\$ 1,356,370.00, and to extend the date to substantially complete the Project by nine (9) days through March 6, 2024.**

**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 South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority ("Marina");**

**WHEREAS, Hurricane Ida struck the City of New Orleans on August 29, 2021 and caused extensive damage to property owned by the District, including damage to the finger piers in South Shore Harbor Marina;**

**WHEREAS, the Management Authority issued an Invitation for Bids for the South Shore Harbor Marina Finger Piers Repair Project, in accordance with the provisions of the Louisiana Public Bid Law, La. Rev. Stat. 38:2212, et seq., (the "Project");**

**WHEREAS, the Louisiana Public Bid Law requires that the contract for this Project be awarded to the lowest responsible and responsive bidder, as provided under Section 2212 of the Louisiana Public Bid Law;**

**WHEREAS, Anders Construction, Inc. (the "Contractor") submitted the lowest responsive bid for the Project in the amount of \$1,315,590.00 and was awarded the contract for the Project by Resolution adopted on July 27, 2023;**

**WHEREAS, the Contractor proposed a Change Order to re-lift the finger piers to install Neoprene and Stainless-Steel Shim Plates to achieve uniform bearing of the substructure of the finger piers and requested an extension of nine (9) days to complete this work and achieve substantial completion on the Project ("Change Order No. 1");**

**WHEREAS, the requested Change Order is within the scope of work for the Project and authorized under Section 2212 (M) of the Louisiana Public Bid Law, La. Rev. Stat. 38:2212 (M);**

**WHEREAS, the Engineer of Record on the Project, Design Engineering, Inc., and Staff of the Management Authority reviewed the request for Change Order No.1 and recommended that the Management Authority approve the request for Change Order No. 1;**

**WHEREAS, the Finance Committee of the Management Authority reviewed the request for Change Order No. 1 during the Committee's meeting held on January 18, 2024 and voted to recommend that the Management Authority approve the request for Change Order No. 1 for the Project; and,**

**WHEREAS, the Management Authority after considering the recommendation of the Finance Committee for approval of Change Order No. 1 resolved that it was in the best interest of the District to approve the request for Change Order No. 1 for the Project.**

**NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves the request for Change Order No. 1 for**

**the South Shore Harbor Marina Finger Piers Repair Project, for the price and sum of\$ 41,780.00, increasing the contract sum for the Project to a price and sum not to exceed \$1,356,370.00, and approves an extension of nine (9) days to achieve the substantial completion of the Project through March 6, 2024.**

**BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Lakefront Management Authority 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: WILLIAMS, RODGERS, BRANDT, CARR, CLINTON, COHN,  
DROUANT, EGANA, EXPOSE, HEATON, J.HERBERT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, BRIEN, GERHART, D. HEBERT, THOMAS**

**RESOLUTION ADOPTED: YES**

**The resolution was declared adopted this 25th day of January 2024.**

**\*\*\*\*\***

**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 January 25, 2024, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-06-10252024**  
**RESOLUTION: VII-06-10252024**  
**BY: COMMISSIONER RODGERS**  
**SECONDED: COMMISSIONER CARR**

**January 25, 2024**

**6) Motion to approve a contract for tree trimming in New Basin Canal Park with A Perfect Cut Tree, Inc. for a price and sum not to exceed \$38,645.00.**

**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**, one of the non-flood protection assets owned by the District is the former location of the New Basin Canal, which is now part of the neutral ground between Pontchartrain Boulevard and West End Boulevard in the City of New Orleans, and known as the New Basin Canal Park, (the "Park");

**WHEREAS**, the Park is a passive nature park with foliage, trees and walkways and also includes the Hibernian Memorial dedicated to the Irish immigrants who built the New Basin Canal in the early part of the 19<sup>th</sup> Century;

**WHEREAS**, there are many trees in the Park and a number of the trees need to be trimmed (the "Project");

**WHEREAS**, the Staff of the LMA obtained bids for this Project;

**WHEREAS**, the Staff reviewed the bids for the Project and recommended that the LMA accept the bid submitted by A Perfect Cut Tree, Inc. for a price and sum not to exceed \$38,645.00;

**WHEREAS, the Recreation/Subdivision Committee of the Management Authority at its monthly Meeting held on January 23, 2024 considered the recommendation of the Staff and voted to recommend that the LMA accept the bid submitted by and approve a contract for the Project with A Perfect Cut Tree, Inc.; and,**

**WHEREAS, the Management Authority after considering the recommendation of the Recreation/Subdivision Committee voted to recommend that the LMA accept the bid submitted by and approve a contract for the Project with A Perfect Cut Tree, Inc.**

**NOW THEREFORE BE IT HEREBY RESOLVED that the Lakefront Management Authority hereby accepts the bid submitted by and approves a contract with A Perfect Cut Tree, Inc., for a price and sum not to exceed \$38,645.00, for the tree trimming Project in the New Abasin Canal Park.**

**BE IT HEREBY FURTHER RESOLVED that the Lakefront Management Authority Chairman or Executive Director be and is hereby authorized to sign all documents necessary to carry out the foregoing.**

**The foregoing was submitted to a vote, the vote thereon was as follows:**

**YEAS: WILLIAMS, RODGERS, BRANDT, CARR, CLINTON, COHN, DROUANT, EGANA, EXPOSE, HEATON, J. HERBERT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, BRIEN, GERHART, D. HEBERT, THOMAS**

**RESOLUTION ADOPTED: YES**

**This resolution was declared adopted this 25th day of January 2024.**

**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 January 25, 2024, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-07-1252024**

**RESOLUTION: VI1-07-1252024**

**BY: COMMISSIONER ODGERS**

**SECONDED BY: COMMISSIONER HEATON**

**January 25, 2024**

**RESOLUTION**

**7) Motion to approve the request of The Immaculate Touch Hair Studio, L.L.C. to change the commencement date of the approved lease for Suite 6510 in the Lake Vista Community Center from November 1, 2023 to February 1, 2024, with all other terms and conditions of the approved lease to remain the same.(Recommended by the Commercial Real Estate Committee).**

**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 ("LVCC") is one of the non-flood protection assets of the Orleans Levee District under the management and control of the Management Authority;**

**WHEREAS, The Immaculate Touch Hair Studio, L.L.C., a domestic limited liability company, ("Lessee"), requested to lease the suite bearing Municipal Address 6510 Spanish Fort Boulevard, located in the Lake Vista Community Center, consisting of 1,120 square feet of rental space, for**



**operation of a hair and beauty services salon (the "Leased Premises");**

**WHEREAS, the term of the proposed Lease was for one year, commencing on November 1, 2023 and ending on October 31, 2024, with two (2) 1-year options to renew, commencing on November 1, 2024 and ending on October 31, 2026, if both options to renew are exercised by lessee, and with a rental rate and other terms and conditions in accordance with the standard terms and conditions for leases of suites in the LVCC;**

**WHEREAS, the Commercial Real Estate Committee at its meeting held on October 19, 2023 considered the proposed Lease, and the Committee voted to recommend approval of the proposed Lease;**

**WHEREAS, the Management Authority at its regularly scheduled Board meeting held on October 26, 2023 approved the proposed Lease under the terms and conditions set forth above;**

**WHEREAS, Lessee intended to make improvements to the Leased premises, including installation of light and plumbing fixture, cabinets, and other fixtures and equipment, and expected delivery of these fixtures and equipment in November of 2023;**

**WHEREAS, for reasons beyond the control of Lessee, many of the fixtures and equipment for the improvements were not timely delivered and the lessee was not able to commence business in November 2023;**

**WHEREAS, the fixtures and equipment for the improvements were not delivered until early January of 2024;**

**WHEREAS, as a result of the delay in the delivery of the fixtures and equipment for the intended improvements to the Leased premises, Lessee requested that the commencement date for the Lease be changed to**

**February 1, 2024, with all other terms and conditions of the approved Lease to remain the same;**

**WHEREAS, the Commercial Real Estate Committee at its meeting held on January 18, 2024 considered the request to change the commencement date of the proposed Lease, and the Committee voted to recommend approval of the request; and,**

**WHEREAS, the Management Authority resolved that it was in the best interest of the Orleans Levee District to approve the request to change the commencement date of the Lease, in accordance with the terms and conditions set forth in this resolution.**

**THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves changing the commencement date of the Lease with The Immaculate Touch Hair Studio, L.L.C, for the suite bearing Municipal Address 6510 Spanish Fort Boulevard in the Lake Vista Community Center, from November 1, 2023 to February 1, 2024, with all other terms and conditions of the Lease approved by the Lakefront Management Authority at its regularly scheduled Board meeting held on October 26, 2023 for Suite 6510 with The Immaculate Touch Hair Studio, L.L.C to remain the same.**

**BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Management Authority be and is hereby authorized to sign all documents to carry out the above.**

**The foregoing was submitted to a vote, the vote thereon was as follows:**

**YEAS: WILLIAMS, RODGERS, BRANDT, CARR, CLINTON, COHN, DROUANT, EGANA, EXPOSE, HEATON, J. HERBERT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, BRIEN, GERHART, D. HEBERT, THOMAS**

**RESOLUTION ADOPTED: YES**

**This resolution was declared adopted this 26th day of October 2023.**  
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**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 October 26, 2023, held in New Orleans, LA, at which a quorum was present.**

**MOTION: VII-08-252024**

**RESOLUTION: VII-08-01252024**

**BY: COMMISSIONER WILLIAMS**

**SECONDED: COMMISSIONER EGANA**

**January 25, 2024**

**8) Motion to approve a consulting agreement with Edgewater Resources, LLC to assess the existing marina facilities and propose recommendations for the improvement of the performance of South Shore Harbor Marina and Orleans Marina.**

**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 Orleans Marina and South Shore Harbor Marina are two of the non-flood protection assets of the District under the management and control of the Management Authority ( the "Marinas");**

**WHEREAS, the Marina Committee of the Management Authority recently discussed at its meetings options to improve the performance and**

**occupancy and thereby increase revenues generated at the Marinas to make capital improvements and improve the facilities at the Marinas;**

**WHEREAS, Edgewater Resources, LLC, headquartered in St. Joseph, Michigan, is a consulting firm that has been engaged by marinas and waterfront developments around the United States to assist with the development, improvement, planning and financing of marina and waterfront development projects (the "Consultant");**

**WHEREAS, at the request of the Marina Committee, the Consultant inspected the Marinas and submitted a proposal for a consulting contract to, among other things, perform a site inspection of the existing facilities at the Marina, prepare a financial market analysis and prepare a master plan with recommendations to improve the performance of the Marina and the Consultant would perform these services on a time and materials basis for a not to exceed price;**

**WHEREAS, the proposal also provided that the Management Authority could terminate the consulting contract with or without cause and if terminated the Management Authority would only be responsible for services performed, plus expenses incurred, through the effective date of termination;**

**WHEREAS, the Marina Committee of the Management Authority at its meeting held on January 23, 2023 reviewed the Proposal submitted by the Consultant and concluded that some of the terms and conditions of the Proposal needed to be changed and/or revised and voted to recommend that the Management Authority authorize the Staff of the Lakefront Management Authority to negotiate and execute a consulting agreement with the**

**Consultant.**

**WHEREAS, members of the Staff, two of the members of the Marina Committee and legal counsel for the Management Authority spoke with the principals of the Consultant after the Marina Committee meeting and all requested revisions were agreed upon and made to the Proposal, a copy of which is attached to this Resolution (the "Proposal")**

**WHEREAS, the Management Authority after considering the recommendation of the Marina Committee and Staff resolved that it was in the best interest of the District and Management Authority to approve a consulting agreement with the Consultant under the terms and conditions set forth in the attached Proposal.**

**NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a consulting agreement with Edgewater Resources, LLC to perform a site inspection of the existing facilities at Orleans Marina and South Shore Harbor Marina, prepare a financial market analysis, prepare a master plan with recommendations to improve the performance of the Marinas, and provide the other services described in the Proposal , a copy of which is attached to this Resolution, on a time and materials basis, with costs for fees for services rendered not to exceed the sum of \$80,000.00, plus reimbursement of expenses, including travel, hotel and meals, in accordance with the travel and expense schedule of the Division of Administration of the State of Louisiana, and under the other terms and conditions set forth in the attached Proposal.**

**BE IT FURTHER HEREBY RESOLVED that the Chairman or Executive Director of the Lakefront Management Authority 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 votethereon was as follows:**

**YEAS: WILLIAMS, RODGERS, BRANDT, CARR, CLINTON, COHN,  
DROUANT, EGANA, EXPOSE, HEATON, J. HERBERT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, BRIEN, GERHART, D. HEBERT, THOMAS RESOLUTION ADOPTED:  
YES**

The resolution was declared adopted this 25th day of January 2024.

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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 January 25, 2024, held in New Orleans, LA, at which a quorum was present.