

**LAKEFRONT MANAGEMENT AUTHORITY
LMA BOARD MINUTES
THURSDAY MAY 23, 2024 – 5:30 P.M
6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Carlos Williams – Vice Chair
Commissioner Philip Clinton
Commissioner Robert Drouant
Commissioner Monika Gerhart (Left at 5:53 pm)
Commissioner Wilma Heaton
Commissioner Jennifer Herbert (Left at 5:53 pm)
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Howard Rodgers, III – Secretary
Commissioner Stan Brien
Commissioner Esmond Carr
Commissioner Stanley Cohn
Commissioner Brian Egana
Commissioner Adonis Expose
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
Kristin Clinard – LMA Finance
Margie Brown – LMA Finance
Michael Sciavicco – Harbor Master
Helaine Millner – Harbor Manager
Keljuane Brownfield – LMA HR

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Al Pappalardo – Real Estate Consultant
Ed Shanklin – Hackett
Toni Hackett – Hackett Group
Ross Chapman – Rizondo
Phillip Everett - Signature

The regular monthly LMA Board meeting of the Lakefront Management Authority was held on Thursday, May 23, 2024, 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 5:44 PM.**
- II. **Pledge of Allegiance led by Commissioner Richard.**
- III. **Roll Called by Mr. Capo. (9) members present quorum established.**
- IV. **Opening Comments** – Chair Richard welcomed everyone to the meeting. He also welcomed new Commissioner Terry Scott to the meeting.

Commissioner Scott said he was glad to be appointed to the board and apologized for not understanding that he did not have to wait to be confirmed to attend meetings.

- V. **Motion to Adopt Agenda**
A motion was offered by **Commissioner Clinton** and seconded by **Commissioner Drouant.**
With 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 – April 25, 2024**
A motion was offered by **Commissioner Gerhart** and seconded by **Commissioner Drouant.**
With no questions or comments, Chair Richard called for a vote. All were in favor. The motion passed.
 2. **Legal Minutes – April 18, 2024**
A motion was offered by **Commissioner Herbert** and seconded by **Commissioner Drouant.**
With no questions or comments, Chair Richard called for a vote. All were in favor. The motion passed.

VII. New Business

- 1. Motion to approve Change Order #3 for the Contract with Roof Tech, LLC for the Williams Hangar Roof Replacement Project at the New Orleans Lakefront Airport, in the amount of \$5,137.00, increasing the contract price to an amount not to exceed the sum of \$1,018,915.00.
(Recommended by the Airport Committee).**

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

Commissioner Heaton asked if Mr. Dimitrios sent the one-page explanation to the board. She said the change order was vetted in the Airport committee and is necessary.

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

**MOTION: VII-01-05232024
RESOLUTION: VII-01-05232024
BY: COMMISSIONER HEATON
SECONDED: COMMISSIONER HERBERT**

May 23, 2024

- 1) Motion to approve Change Order #3 for the Contract with Roof Tech, LLC for the Williams Hangar Roof Replacement Project at the New Orleans Lakefront Airport, in the amount of \$5,137.00, increasing the contract price to an amount not to exceed the sum of \$1,018,915.00.**

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, the New Orleans Lakefront Airport is one of the non-flood protection assets of the District under the management and control of the Management Authority (“Airport”);
WHEREAS, the Management Authority issued an Invitation for Bids for the replacement of the roof on the Williams Hangar which is owned by the

District and located on the Airport, 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, Roof Tech, LLC (the “Contractor”) submitted the lowest responsive bid for the Project in the amount of \$997,826.00 and was awarded the contract for the Project by Resolution adopted by the Management Authority;

WHEREAS, the Contractor proposed Change Order No. 3 to install a new Metal Angle to receive the edge of the replacement metal decking and to install a new Bilco Roof Hatch, for the price and sum of \$ 5,137.00 (“Change Order No. 3”);

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 request for Change Order No. 3 and recommendation of the Engineer of Record was reviewed by the Airport Committee of the Management Authority at its meeting held on May 14, 2024 and the Committee voted to recommend that the Management Authority approve Change Order No. 3; and,

WHEREAS, the Management Authority after considering the recommendation of the Airport Committee for approval of Change Order No. 3 resolved that it was in the best interest of the Management Authority and District to approve the request for Change Order No. 3 for the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves the request for Change Order No. 3 for the Williams Hangar Roof Replacement Project, for the price and sum of \$ 5,137.00, increasing the contract sum for the Project to a price and sum not to exceed \$ 1,018,915.00.

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: RICHARD, WILIAMS, CLINTON, DOUANT, GERHART, HEATON, HERBERT, ODINET, SCOTT

NAYS: NONE

ABSTAIN: NONE

ABSENT: RODGERS, BRIEN, CARR, COHN, EGANA, EXPOSE, THOMAS

RESOLUTION: YES

The resolution was declared adopted this 23rd day of May 2024.

2. Motion to approve a contract with The Hackett Group LLC to Prepare an Impact Analysis of Flood Protection at the New Orleans Lakefront Airport, for a contract price not to exceed \$65,000.00.

(Recommended by the Airport Committee)

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

Commissioner Heaton said this was long overdue. They put together a dream team of professionals. It came highly recommended with the president's support.

Ms. Toni Hackett said they appreciated this and look forward to working with staff.

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

MOTION: VII-02-05232024

RESOLUTION: VII-02-05232024

BY: COMMISSIONER HEATON

SECONDED: COMMISSIONER DROUANT

May 23, 2024

2) Motion to approve a contract with The Hackett Group LLC to prepare an Impact Analysis of Flood Protection at the New Orleans Lakefront Airport, for a contract price not to exceed \$65,000.00.

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, the New Orleans Lakefront Airport, located on the shores of Lake Pontchartrain in the City of New Orleans, Parish of Orleans, State of Louisiana, is a non-flood protection asset owned by the District and managed by the Management Authority (the “Airport”);

WHEREAS, the Airport was constructed in the 1930s on an artificial peninsula of reclaimed land that protrudes into Lake Pontchartrain;

WHEREAS, in view of the location of the Airport, the Airport is susceptible to flooding during tropical storms and hurricanes and flood events over the years have caused serious and substantial damage to the hangars, buildings and facilities located on the Airport;

WHEREAS, the Management Authority desires an impact analysis for flood protection at the Airport to prevent and reduce the risk of flooding during tropical events at the Airport;

WHEREAS, is a Louisiana limited liability company with the expertise to prepare an impact analysis to reduce the risk of flooding during tropical events at the Airport;

WHEREAS, The Hackett Group, LLC has submitted a proposal with a scope of services for an impact analysis for flood protection at the Airport to prevent and reduce the risk of flooding during tropical events at the Airport for a contract price not to exceed the sum of \$65,000.00;

WHEREAS, the Airport Committee of the Management Authority considered the proposed lease at its meeting held on May 14, 2024 and voted to recommend that the Management Authority approve a contract with The Hackett Group LLC under the terms and conditions set forth above; and,

WHEREAS, the Management Authority after considering the recommendation by the Airport Committee resolved that it was in the best interest of the District and Airport to approve approves a contract with The Hackett Group LLC under the terms and conditions set forth above.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a contract with The Hackett Group

LLC to prepare an impact analysis for flood protection at the New Orleans Lakefront Airport for a contract price not to exceed the sum of \$65,000.00.

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

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

**YEAS: RICHARD, WILIAMS, CLINTON, DROUANT, GERHART,
HEATON, HERBERT, ODINET, SCOTT**

NAYS: NONE

ABSTAIN: NONE

**ABSENT: RODGERS, BRIEN, CARR, COHN, EGANA, EXPOSE,
THOMAS**

RESOLUTION: YES

This resolution was declared adopted this 23rd day of May, 2024.

- 3. Motion to approve an amendment to the Indefinite Delivery/
Indefinite Quantity Contract with Richard C. Lambert
Consultants, LLC to increase the annual budget of the
contract by \$15,000.00 to an amount not to exceed
\$115,000.00.
(May 16th Storm Related)**

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

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

**MOTION: VII-03-05232024
RESOLUTION: VII-03-05232024
BY: COMMISSIONER HEATON
SECONDED BY: COMMISSIONER CLINTON**

May 23, 2024

3) Motion to approve an amendment to the Indefinite Delivery/Indefinite Quantity Contract with Richard C. Lambert Consultants, LLC, to increase the annual budget of the contract by \$15,000.00 to an amount not to exceed \$115,000.00.

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, the Management Authority manages two marinas, the New Orleans Lakefront Airport, the Lake Vista Community Center, 5.2 miles of Lakeshore Drive, including four recreational shelters on Lakeshore Drive, and approximately 430 acres of open space and public parks, which are non-flood protection assets owned by the District;

WHEREAS, the Management Authority needs professional engineering and architectural services for projects on these properties and has only one professional engineer on Staff;

WHEREAS, the Management Authority at its regularly scheduled monthly meeting held on June 22, 2023 approved Indefinite Delivery/Indefinite Quantity (“ID/IQ”) contracts for professional engineering and architectural services with three firms, including Richard C. Lambert Consultants, LLC (“RCLC”) , for a term of one (1) year, commencing on July 1, 2023, with annual budgets per contract not-to-exceed \$100,000.00

WHEREAS, on the evening of May 16, 2024, thunderstorms struck southeast Louisiana, including the Greater New Orleans Metropolitan area, causing significant damage, including severe damage to the roof of the Moffett Hangar located on the New Orleans Lakefront Airport, which is owned by the District and leased to Signature FBO;

WHEREAS, the Management Authority will need professional engineering and architectural services to process its property insurance claims and for the repair of the roof of the Moffett Hangar and other property owned by the District that sustained damages as a result of the thunderstorms;

WHEREAS, RCLC was engaged by the Management Authority to administer and manage the project to replace the roof of the Williams Hangar at the Airport, which was constructed at the same time as and is the same kind of hangar as the Moffett Hangar;

WHEREAS, the \$100,000.00 annual budget of the ID/IQ contract with RCLC is almost exhausted and the Staff recommended that the annual budget be increased to a sum not to exceed \$115,000.00 for services provided by

RCLC in connection with the insurance damage claims and repairs to the roof of the Moffett Hangar and other property damaged by the thunderstorms owned by the District;

WHEREAS, the Management Authority at its regularly scheduled meeting held on May 23, 2024 resolved for the reasons set forth above that it was in the best interest of the Management Authority and District to approve an amendment of the ID/IQ contract with RCLC to increase the annual budget of the contract to a sum not to exceed \$115,000.00.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves an amendment of the ID/IQ Contract with Richard C. Lambert Consultants, LLC, to increase the annual budget of the Contract to a sum not to exceed \$115,000.00, with all other terms and conditions of the Contract to remain the same and in full force and effect.

BE IT FURTHER RESOLVED that the Management Authority Chairman or Executive Director is hereby authorized to sign any documents necessary to carry out the above.

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

**YEAS: RICHARD, WILIAMS, CLINTON, DROUANT,
 GERHART, HEATON, HERBERT, ODINET, SCOTT**
NAYS: NONE
ABSTAIN: NONE
**ABSENT: RODGERS, BRIEN, CARR, COHN, EGANA, EXPOSE,
 THOMAS**
RESOLUTION: YES

This resolution was declared adopted this 23rd day of May 2024.

4. Motion to approve a contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project, for a contract price not to exceed \$40,850.00. (Recommended by the Marina Committee)

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

Commissioner Heaton thanked the chair of the Marina committee for his leadership on this project.

Adam Gulino said this motion is to address the final (6) finger piers that were not a part of the FEMA project. It is much cheaper to complete the project this way.

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

MOTION: VII-04-0532024
RESOLUTION: VII-04-0532024
BY: COMMISSIONER CLINTON
SECONDED: COMMISSIONER HERBERT

May 23, 2024

4) Motion to approve a contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project for a contract price not to exceed \$40,850.00.

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, 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;

WHEREAS, several of the finger piers in South Shore Harbor Marina need repairs (the “Project”);

WHEREAS, the Management Authority contracted with Anders Construction, Inc. to repair finger piers in the Marina that were damaged by Hurricane Ida that struck southeast Louisiana in august of 2021;

WHEREAS, Anders Construction, Inc. (the “Anders Construction”) has not completed the repairs that it was contracted to make after Hurricane Ida and still has the required equipment and personnel on site to complete the Project;

WHEREAS, Anders Construction submitted a bid for the Project in the amount of \$40,850.00;

WHEREAS, the Marina Committee of the Management Authority reviewed this matter and the recommendation of Staff at its monthly meeting held on May 14, 2024, and voted to recommend that the Management Authority approve a contract with Anders Construction for the Project for the price set forth above;

WHEREAS, the Management Authority after considering the recommendation of Staff and the Marina Committee resolved that it was in the best interest of the Orleans Levee District to approve a contract for the Project with Anders Construction for the price set forth above.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a contract for the South Shore Harbor Marina Finger Piers Repair Project with Anders Construction, Inc., for a price and sum not to exceed \$40,850.00.

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: RICHARD, WILIAMS, CLINTON, DOUANT, GERHART, HEATON, HERBERT, ODINET, SCOTT

NAYS: NONE

ABSTAIN: NONE

ABSENT: RODGERS, BRIEN, CARR, COHN, EGANA, EXPOSE, THOMAS

RESOLUTION: YES

This resolution was declared adopted this 23rd day of May, 2024.

- 5. Motion to approve a contract with Roof Tech, LLC in an amount not to exceed \$55,000.00 for the removal of roofing material and debris as a result of the Thursday May 16th storms that caused major damage to the hangar doors and roof of the Moffett Hangar at the New Orleans Lakefront Airport. (May 16th Storm Related)**

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

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

**MOTION: VII-05-05232024
RESOLUTION: VII-05-05232024
BY: COMMISSIONER HERBERT
SECONDED BY: COMMISSIONER CLINTON**

May 23, 2024

5) Motion to approve a contract with Roof Tech, LLC in an amount not-to-exceed \$55,000.00 for the removal of roofing material and debris as a result of the Thursday May 16th storms that caused major damage to the hangar doors and roof of the Moffett Hangar at the New Orleans Lakefront Airport.

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 Management Authority manages the New Orleans Lakefront Airport located on the south shore of Lake Pontchartrain in the City of new Orleans which is a non-flood protection assets owned by the District;

WHEREAS, on the evening of May 16, 2024, thunderstorms struck southeast Louisiana, including the Greater New Orleans Metropolitan area, causing significant damage, including major damage to the hangar doors and roof of the Moffett Hangar located on the Airport;

WHEREAS, as a result of these thunderstorms, there is debris and roofing material that poses a threat to public safety and needs to be removed as soon as possible from the Moffett Hangar

WHEREAS, Staff recommend that the Management Authority enter into a contract with Roof Tech, LLC (“Roof Tech”), which was contracted to replace the roof on the Williams Hangar at the Airport and has personnel and equipment on site, to remove the debris and roofing material from the Moffett Hangar (the “Project”);

WHEREAS, Roof Tech submitted a bid for the Project for the price and sum not-to-exceed of \$55,000.00; and,

WHEREAS, the Management Authority at its regularly scheduled meeting held on May 23, 2024 after considering the recommendation of Staff resolved that it was in the best interest of the Airport and District to approve a contract with Roof Tech for the Project for the not-to-exceed price set forth above.

THEREFORE, BE IT HEREBY RESOLVED, that the Lakefront Management Authority hereby approves a contract with Roof Tec, LLC for the removal of roofing material and debris from the Moffett Hangar at the New Orleans Lakefront Airport for the price and sum not-to-exceed of \$55,000.00.

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

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

YEAS: RICHARD, WILIAMS, CLINTON, DROUANT, GERHART, HEATON, HERBERT, ODINET, SCOTT

NAYS: NONE

ABSTAIN: NONE

ABSENT: RODGERS, BRIEN, CARR, COHN, EGANA, EXPOSE, THOMAS

RESOLUTION: YES

This resolution was declared adopted this 23rd day of May 2024.

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Chair Richard thanked Commissioner Herbert and Commissioner Gerhart for staying to help retain the quorum for the action items.

Commissioner Herbert and Commissioner Gerhart left the meeting at 5:53 pm. The quorum was lost.

VIII. Director's Reports

Mr. Capo reported the following:

- There will be a pre-proposal conference for the 406 S. Roadway property in this room at 10:00 am tomorrow for anyone who wants to come to ask. It is not a mandatory pre-bid. Proposals are due July 9th. Please direct all interested parties to the LMA website to enter their information to be able to download the information on the property.
- Mr. Capo showed pictures and described the storm damage to the Signature Hangar roof, hangar doors, and steel I-beams. The building is insured by the FPA for approximately \$4.7 million with a 5% deductible of \$236,000. The FPA will pay half of the deductible as written in the MOU. We have a Loss of Income policy which is subject to a \$10,000 deductible. RCL will be the architect of record. We also have an adjuster who has reached out to start the claims process.

Commissioner Odinet asked if there was an amount of damage that would make this too expensive to repair.

Mr. Gulino said that the roof repair has been accessed at \$1 million. It might be less expensive due to the contractor's familiarity with having previously done the roof work. The hangar doors cannot be repaired and will incur additional costs.

Commissioner Heaton informed the board of the hangar's historical importance.

Mr. Capo said this would be a public works contract when we go to repair it.

- We are converting to QuickBooks Migration. Dockwa is one of the reasons that we are moving very fast with the conversion.
- Mother's Day on Lakeshore Drive was a success. NOPD mounted division had no issues, There were (2) ambulances; one on each

side. We also had (6) mounted cameras .Mr. Capo said he spoke with Captain Brenkel who reported that there were no reported issues and they did not have to shut down Lakeshore Drive.

- The Brews Bubbles and Boils Event was on the Saturday before Mother's Day. There were many discussions related to possible parking issues for this event due to UNO's graduation ceremonies and US Representative Pelosi's arrival for her grandson's graduation. However, all went well due to the smaller footprint and attendance of this event. Mr. Capo said that after this event, he has decided not to have any events in the month of May due to graduation activities.
- Mr. Juan LaFonta will have his annual Juneteenth Celebration on June 19th at shelter #3, the surrounding green space, and the parking lot.
- We will have a Special Marina Committee meeting on May 30th at 5:30 pm in the Conference Room. Mr. Greg Weykamp from Edgewater Resources will be coming to present his preliminary report on the Orleans and South Shore Harbor(s).
- The DBE Outreach Event was very successful. It was well attended. Mr. Peychaud was very gracious to put together a database of the attendees.

IX. Committee Reports

- **Airport Committee – Chair Heaton** reported that the Airport Committee's motions were approved earlier this evening. She deferred to Mr. Martin if he had anything to report.
- **Marina Committee – Chair Clinton** reiterated that the Special Marina Committee would be on Thursday, May 30th at 5:30 pm in this room. He encouraged his fellow commissioners to come out to hear the presentation.
- **Recreation Committee – Chair Thomas *CANCELED***
- **Legal Committee – Chair Drouant *DEFERRED***
- **Commercial Real Estate Committee – Chair Rodgers: *DEFERRED***
- **Finance Committee – Chair Egana: *DEFERRED***
- **Bylaws Committee –Commissioner Clinton** stated that after much hard work on the Bylaws, the draft of the new Amended and Restated Bylaws

will be submitted to the Board members on or before June 7th and we expect it to be taken up at the June 27th Board meeting.

X. Public Comments – Limited to (2) Minutes- No Comments

Chair Richard announced the next board meeting and the meeting adjourned at 6:10 pm without a quorum.

XI. Announcement of next Regular Board Meeting

- **Thursday, June 27, 2024, at 5:30 PM.**

XII. Adjourn at 6:10 PM