

LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MINUTES
TUESDAY, OCTOBER 23, 2025 – 5:30 P.M.
6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Carlos Williams– Chair
Commissioner Esmond Carr
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Monika Gerhart
Commissioner Wilma Heaton (Arrived at 5:37 PM)
Commissioner Randolph Odinet
Commissioner Terry Scott

ABSENT: Commissioner Anthony Richard
Commissioner Stan Brien
Commissioner Howard Rodgers
Commissioner Adonis Exposé
Commissioner Jennifer Herbert
Commissioner Sandra Thomas

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

ALSO
PRESENT: Gerry Metzger – LMA Counsel
Kristy Trail – ED of Ponchartrain Conservancy
Corey Miller - Community Engagement Dir. of Ponchartrain Conservancy

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, October 23, 2025, at 5:35 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 5:35PM

II. **Pledge of Allegiance** by Commissioner Carr

III. **Roll Called**, (9) members present at 5:35pm for a quorum.

IV. **Opening Comments** – Vice Chair Carlos Williams – Asked for prayer for Chair Richard's healthy recovery.

V. **Motion to Adopt Agenda**

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

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

VI. **Motion to Approve Minutes**

1. **Full Board Minutes – September 25, 2025**

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

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

2. **Airport Committee Minutes – September 16, 2025**

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

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

3. Finance Committee Minutes – August 28, 2025

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

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

VII. Public Comments - Limited to (2) Minutes

Corey Miller, Community Engagement Director for Ponchartrain Conservancy informed the board that The Ponchartrain Conservancy would be hosting a NORD 'Movies in the Park' at the foot of the light house. The featured movie will be Jaws in celebration of its 50th Anniversary. Gates open at 6pm and the movie starts at 7:30pm. Concessions will be available.

VIII. New Business

1. Motion to approve a lease with Belle Chasse Marine, LLC of land and water bottoms on the New Basin Canal to moor a vessel, for a term of five years, commencing on November 1, 2025, with one (1) five-year option to renew, for an annual rent of \$50,382.56, with the annual rent subject to a Consumer Price Index adjustment during the option term, conditioned on the execution of a personal guaranty by Gordon Konrad.

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

Commissioner Heaton informed the board that this item was vetted in Commercial Real Estate committee who recommended it to the board.

Mr. Capo explained the history and terms of the old lease.

Commissioner Clinton asked Mr. Capo to show the exact location and how explain how the rate was populated. He also asked who did the appraisal and questioned why the Marina Committee wasn't involved.

Mr. Capo showed him the location and said Mr. Pappalardo would be the expert on the rates. This is a higher rate than the previous lease. It is right at \$4 per square foot or \$50,000 per year to moor a boat. Jeff Lutz did the appraisal. Water bottoms and land have always gone through Commercial Real Estate committee.

Commissioner Heaton added it is all around commercial property.

Commissioner Carr said it could also have been a development.

Commissioner Egana agreed with Commissioner Clinton's point and said that if a commissioner has expertise in a particular area they should be included in the discussions.

Commissioner Clinton felt it would be beneficial to include the Marina committee in scenarios like this one He said that he and Mr. Dye worked hard on the new Marina lease and asked if anyone looked at the lease.

Mr. Metzger said he drafted the lease based on the leases we've had with certain adjustments. He is taking it as is. It's a triple net lease where the lease will be responsible for all renovations.

Commissioner Odinet asked if the \$4 rate account for the values of the commercial property that will not be used to park a boat.

Mr. Capo said that \$4 is the highest rate that we are getting on that canal.

Commissioner Carr asked if we would limit the ease to 'mooring a vessel only' only.

Mr. Metzger responded 'yes'. It is exclusive.

Mr. Capo added that it cannot be listed as residential or commercial property. He talked more about the current and past rates.

There was much more discussion about the rate to moor the boat and the suggestion to include Marina to this type of transaction in the future.

Vice-Chair Williams asked the board to be mindful of the over talking and asked them to wait to be recognized.

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

2. Motion to approve the auction of surplus movable property owned by the Lakefront Management Authority as authorized under Louisiana law.

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

Mr. Metzger explained the surplus auction process. Commissioners are prohibited by Ethics from bidding on auction property.

Mr. Capo informed the board that he and staff went to look at trucks and equipment that LMA could use and found several usable trucks in much better condition than ours.

He also stated he met with their attorney to see if the equipment could be donated to us through a CEA. The attorney will bring LMA's request to their president to for consideration and approval.

Commissioner Egana suggested that we draw up the proper documentation and send it to them to help expedite the process.

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

3. Motion to approve a contract with Smith Construction Co. for the Bastian Mitchell Hangar Interior Repairs Project for the price and sum not-to-exceed of \$77,311.00.

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

Commissioner Heaton explained to the board that this item was not available to discuss at the Airport Committee meeting. Mr. Martin is available for any questions.

Mr. Martin explained to the board that this contract will repair the interior leak at the Bastain Mitchell hangar. It was put out for an informal bid with an add alternate that came in for \$61,000. We felt our maintenance could do some of the work as a cost savings measure to the Airport and the agency.

Vice-Chair Williams asked if we had pictures of the damage.

Mr. Martin said that we do have pictures of the damage.

Mr. Metzger This was done in accordance with a public advertised bidding in accordance with the public bid law.

Commissioner Carr asked how many bids came in

Mr. Al Shamaileh said that there were two bids that came in.

Commissioner Cohn asked if insurance covered the damage.

Mr. Capo explained that we have tried, for years, to get the damage fixed through the insurance's warranty to no avail.

Mr. Martin said that the company has come out several times to fix the damage added that we be looking into litigation on the warranty.

Mr. Al Shamaileh said the adjuster came out and sent a letter denying coverage.

Commissioner Heaton adds the there is a tenant who has been very patient

Vice-Chair Williams asked Commissioner Heaton if she would get the reports on the progression of the project.

Commissioner Heaton responded that she would receive progress reports from Mr. Martin.

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

IX. Director's Report

Mr. Capo reported the following:

- The audit should be in its final stages and ready to report in November or December at the latest.
- We signed an agreement with Zinsel Glass to have windows replaced at LVCC for \$38,000. We will request reimbursement through FEMA.
- There will be a joint Recreation and Commercial Real Estate public meeting on Wednesday, November 19, 2025, at 4:30 pm to discuss expanding the permitted uses of the leased premises to include the secondary uses of live entertainment for Felix and Blue Crab restaurants.
- Next Thursday will be Harbormaster Sciavicco' s last day at LMA. He's moving to Shreveport with a baby on the way.
- Mr. Rich huddle will assume the duties of harbormaster.
- Last Thursday, the Flood Protection Authority rolled the milage forward. We will receive an increase in ad valorem tax between \$350k to \$500k, which is a welcome increase for LMA.

Commissioner Clinton asked how does this all work and do we not have our own taxing authority?

Commissioner Heaton said that this authority does have taxing authority subject to voter approval.

- He introduced Sandie McCarty -Brown as the new grants administrator who has been here for three weeks.

There was a discussion on our playgrounds being removed due to disrepair. We are working on replacements.

- SSH parking lot will be rented out by UPS to park trucks from November 10, 2025, to February 10, 2025.

Commissioner Egana left at 6:10pm.

Mr. Al Shamaileh reported on the maintenance department's projects and showed pictures:

- Maintenance replaced and restored the benches.
- Lake Vista roof is completed with a 20 year warranty on the membrane and a one year workmanship warranty.
- Orleans Marina pier 1 and pier 5 maintenance replaced boards throughout the marina.

Commissioner Carr asked if someone could sponsor benches.

Mr. Al Shamaileh said that the work was submitted to FEMA under H. IDA for reimbursement.

Vice-Chair Williams suggested that LMA look into the idea.

Commissioner Heaton added that maybe Recreation committee could look into it.

Commissioner Drouant commented about Director Capo and thanked him because it was a very productive month.

X. Committee Reports

Airport Committee – Chair Heaton – Deferred

Marina Committee – Chair Clinton - Deferred

Recreation – Chair Thomas - Deferred

Legal Committee – Chair Drouant - Deferred

Commercial Real Estate Committee: Commissioner Heaton reported that Commercial Real Estate met and recommended an item that was approved tonight.

Finance Committee – Chair Egana: Deferred

Vice-Chair Williams announced the next meetings and called for adjournment.

XI. Announcement of the next Airport Committee Meeting

1. **Thursday, November 20, 2025, at 5:30 PM**

Special Notice Due to the Veteran's Day and Thanksgiving Holidays

- Tuesday Committee meetings will be held on November 18, 2025
- Thursday Committee meetings will be held on November 20, 2025

Mr. Capo informed the board that there will be a Nomination Committee on Tuesday, November 18, 2025, at 4:30 PM

Mrs. McKee announced that the board members must complete the Ethics course on or by December 31, 2025.

Commissioner Cohn announced that he, as chair of the nomination committee will be in touch with the board members regarding the nominations in the coming days.

XII. Adjourn at 3:05 PM

Motion was offered by Commissioner Clinton and seconded by Commissioner Herbert.

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