LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING MINUTES
THURSDAY, JUNE 25, 2026 – 5:30 P.M

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Anthony Richard – Chair (Arrived at 5:50 pm)
Commissioner Carlos Williams – Vice Chair (Chaired Meeting)
Commissioner Howard Rodgers - Secretary
Commissioner Esmond Carr
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Robert Drouant
Commissioner Brian Egana
Commissioner Adonis Exposé
Commissioner Wilma Heaton (Arrived at 5:39 pm)
Commissioner Monika Gerhart (Arrived at 5:16 pm)
Commissioner Terry Scott

ABSENT: Commissioner Stan Brien
Commissioner Jennifer Herbert
Commissioner Randolph Odinet
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
Rich Huddle - Harbormaster
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director

ALSO PRESENT: Gerry Metzger – LMA Counsel
Ancar Hukmani - OPS Manager, Skyborne
Mr. Silverstein – Attorney
George Messina – Owner, Messina's Restaurant
Wendy Bell - General Manager, Flightline First
Rob Amos – Manager, Flightline First
Jeffery Lingsfelt – Av. Manager, Metro Aviation
Sherri Wells – DO Acadian Air Med

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Thursday, June 25, 2026, at 5:37 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 5:37 PM.

II. Pledge of Allegiance led by Commissioner Rodgers.

III. Roll Called by Mr. Capo. (9) members present, quorum established.

IV. Opening Comments – Vice Chair Williams thanked everyone in attendance and announced that he would be presiding over the meeting until Chair Richard arrived. He also stated that Chair Richard wanted the board members to see the PBS story about the Historic Lakefront Airport. He also wanted to move the director's report, and new business items to after public comments, as he would like to be here for the EDS awards presentation.

V. Motion to Adopt Agenda

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

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

VI. Public Comments – Held over until new business item.

VII. Director's Report

Mr. Capo showed the PBS story about Lakefront Airport, featuring Louis Capo and Bruce Martin.

VIII. New Business

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

1. Motion to approve a contract with Employment Development Services, Inc. for Trash and Debris removal services five days per week at New Orleans Lakefront Airport for the Fiscal Year 2027.

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

2. Motion to approve a contract with Employment Development Services, Inc. for trash pick-up services six days per week on Lakeshore Drive for Fiscal Year 2027.

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

3. Motion to approve a contract with Employment Development Services, Inc. to empty trash receptacles and pick up trash in areas immediately around the trash receptacles in the New Basin Canal Park for Fiscal Year 2027.

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

4. **Motion to approve a contract with Employment Development Services, Inc. for debris and trash pick-up services for LMA Special Events on Lakeshore Drive for Fiscal Year 2027.**

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

5. **Motion to approve a contract with Employment Development Services, Inc. for trash and debris removal services two days a week at the Orleans Marina and South Shore Harbor Marina for Fiscal Year 2027.**

Commissioner Brian Eganna offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

6. **Motion to approve a contract with the lowest responsive and responsible bidder for the McDermott Hangar Flat Roof Replacement Project.**

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

Commissioner Heaton said that this was recommended favorably at the Airport meeting.

Mr. Alshamaileh discussed the bid tabulation process and selection of the lowest responsive bidder. Referencing the Bid Tabulation Sheet, the lowest bidder, Zach the Builder, LLC; at $244,099.00 was rescinded. The second lowest responsive bidder, was awarded to Roof Technologies, at $343,869.00.

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

7. **Motion to approve an amendment of the lease with Messina Lakefront Airport, L.L.C. to modify the minimum days of operation of Messina's Runway Cafe in the Terminal at the New Orleans Lakefront Airport from six days to five days between Wednesday and Sunday, for a minimum of six and one-half hours per day between 9:00 a.m. and 3:30 p.m.**

Commissioner Heaton made a substitute motion to defer this item to next month, and Commissioner Clinton seconded the motion.

Commissioner Heaton also stated that this item was deferred to next month in the Airport committee meeting and **moved for a Motion to Defer** which was seconded by **Commissioner Clinton.**

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

8. **Motion to approve of an amendment of the Lease with Skyborne, LLC at the New Orleans Lakefront Airport to extend the Lease deadlines to file the required permits and complete construction of a hangar on the leased premises as required under the terms and conditions of the Lease with Skyborne, LLC.**

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

Commissioner Heaton stated that the Airport committee discussed the matter at length and decided to recommend a substitute motion for (90) days instead of the (6) month time frame requested by the tenant.

Commissioner Heaton offered the substitute motion and asked Mr. Metzger to read it onto the record.

Mr. Metzger read the substitute motion for the record:

"A motion to extend the deadline for a period of (90) days to file the required permits and obtain financing to complete the construction of a hangar on the leased premises and to extend the deadline in the Lease for a period of (18) months to achieve substantial completion of construction of the hangar commencing on the date of the adoption of this resolution, with all other terms and conditions of the Lease to remain in full force and effect".

Commissioner Gerhart: commented that she was unclear as to why we were hearing this information for the first time with the expectation of making a decision today. She suggested deferring this item to have time to make a better-informed decision.

Commissioner Egana explained that further information was gathered in the airport meeting and with the end date of June 30th coming up, the committee felt this item needed more time. He went on to say that the committee also heard from Director Martin who was in favor of an granting an extension. Vice Chair Williams to suggest a (3) month extension to give more time for us to work with the tenant to execute their deliverables.

Vice Chair Williams added that he felt that time was vastly approaching with a June 30th deadline and allowing them (3) month to execute their plan was a fair decision for all parties. Additionally, they will be reporting their progress to the Airport committee.

Jeffery Lingsfelt – Av. Manager, Metro Aviation commented that his medical transport service struggled with take-off and landing due to the close proximity of the (2) buildings and then once they start construction it will leave approximately 75 feet between both buildings and currently with how the rotor blades are it will leave 1-1/2 feet of safe distance to operate per our safety guidelines.

There needs to be a solution to allow us more space for the helicopter to safely land and take off.

Commissioner Cohn asked how often the helicopter service was used.

Mr. Lingsfelt stated the medical helicopter service is used every day.

Commissioner Drouant asked if the patients are transported to that facility.

Mr. Lingsfelt: responded that they fly out from the pad located onsite to transport patients from Ochsner, Children's and other medical facilities

Commissioner Scott asked, for clarity on why we are granting a second extension. Why weren't the deliverables met during the first extension.

Commissioner Egana said that the FBO had met several obstacles when the federal Government shut down. This extension along with monthly reports to the Airport committee would ensure that the deliverables ate met.

Vice-Chair Williams announced that Chair Richard arrived to the meeting.

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

Vice Chair Williams asked for a motion to accept the motion as amended.

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

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

9. **Motion to approve Change Order No. 001 for the Contract with Roof Technologies, LLC Inc., for the Moffet Hangar Roof Deck and Door Repairs Project, to install new three (3) inch deck panels, for the price and sum of $23,521.00, increasing the contract price to an amount not to exceed the sum of $ 2,733,202.00.**

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

Mr. Alshamaileh explained the need for the change order.

Commissioner Heaton said this was vetted and recommended by the Airport committee

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

10. **Motion to approve a Broker Services Agreement with McGriff, Seibels & Williams, Inc., as Agent of Record, for Fiscal Year 2027 for an annual consulting fee of $47,000.00.**

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

Mr. Capo stated that this item was vetted in the Insurance Committee.

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

11. **Motion to approve authority to procure an Airport Owner/Operator Liability Insurance Policy, Public Official Insurance Policy, Workers Compensation Insurance Policy, Commercial Auto Liability Insurance Policy, General Liability Insurance, Excess General Liability Insurance, Marina Liability Insurance, Pollution Liability Insurance, Contents Insurance.**

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

Commissioner Cohn asked if we had terrorist coverage.

Mr. Capo stated that we do not have terrorist coverage and went through the breakdown of coverage line by line.

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

12. Motion to approve a lease with Kemistry Beauty Lab L.L.C. for Suite 6504 in the Lake Vista Community Center, for a primary term of one year, commencing on July 1, 2026, with two (2) one-year options to renew, for an annual rent during the primary term of $16,110.00, payable in monthly installments of $1,342.50, and under the standard terms and conditions for leases in the Lake Vista Community Center, conditioned on the execution of a personal guaranty of Keosha Verrett.

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

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

13. Motion to adopt the Louisiana Compliance Questionnaire For Audit Engagements of Government Agencies for the Lakefront Management Authority for the fiscal year ending June 30, 2026

Commissioner Brian Cohn offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

14. Motion to select and approve a contract with a contractor for landscaping and maintenance mowing services for the Lakeshore Drive parkways and recreational parks, the New Basin Canal Park, the Orleans and Southshore Harbor Marinas.

Commissioner Brian Cohn offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Drouant seconded the motion.

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

15. Motion to reschedule July 2026, Board Meeting of the Lakefront Management Authority from July 23, 2026 to July 30, 2026

Commissioner Brian Heaton offered a substitute motion to vote on new business items 1-5 In Globo. Commissioner Clinton seconded the motion.

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

Chair Richard apologized to the board and public for his late arrival. He appreciated Vice Chair Williams' stepping in to run the meeting in his absence. He also acknowledged the EDS crew's patience and asked to start their presentation.

IX. EDS Presentation of Employee Awards

Mr. Kevin Gray thanked the board for renewing the EDS contracts and called for Mr. Romeo to begin the award presentation.

Commissioner Heaton commended the EDS workers and the tremendous job they do every day to keep the Lakefront beautiful and clean.

Chair Richard also thanked the EDS workers for their hard work.

X. Committee Reports

Airport Committee – Chair Heaton: thanked the staff for participating in the WYES documentary. She also said she appreciated the board's support on the Airport committee's agenda items.

Marina Committee – Chair Clinton: Nothing to report.

Recreation Committee – Chair Thomas: *Deferred*
Legal Committee – Chair Drouant: *Deferred*

Commercial Real Estate Committee – *Chair Rodgers:* we had item 12 on today's agenda, and we also had (2) boat transfers at the committee meeting.

Insurance Committee – *Chair Brien:* Chair Richard announced that Commissioner Brien couldn't be here this evening, but he had the insurance committee that recommended the (2) insurance items on this evening's meeting

Finance Committee – Chair Egana: we had a good meeting and recommended several items that were approved this evening.

Chair Richard announced that the next Board meeting has been moved to July 30, 2026, at 5:30 pm and called for adjournment.

XI. Announcement of the next Regular Board Meeting

1. **JULY 30, 2026, at 5:30 pm (per resolution #15 that was approved at this meeting)**

XII. Adjourned at 6:10 pm.

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

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