

LAKEFRONT MANAGEMENT AUTHORITY
FULL BOARD MINUTES
THURSDAY, SEPTEMBER 25, 2025 – 5:30 P.M.
6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Anthony Richard – Chair
Commissioner Carlos Williams - Vice Chair
Commissioner Stan Brien
Commissioner Philip Clinton
Commissioner Stanley Cohn
Commissioner Adonis Exposé
Commissioner Monika Gerhart
Commissioner Wilma Heaton
Commissioner Terry Scott

ABSENT: Commissioner Howard Rodgers - Secretary
Commissioner Esmond Carr
Commissioner Robert Drouant
Commissioner Jennifer Herbert
Commissioner Brian Egana
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
Kristin Clinard, LMA Finance
Breal Hillery, LMA Finance
Michael Sciavicco, Harbor Master
Richard Huddle, Harbor Master
Helaine Millner, Harbor Manager
Kel Brumfield – HR Director

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Pat Tobler – LMA Terminal Tenant
Joe Vail – SSH Resident
Larry Brook – SSH Resident

The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, September 25, 2025, 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. **Called to Order at 5:34 PM.**
- II. **Pledge of Allegiance** led by Commissioner Richard.
- III. **Roll Called by Mr. Capo.** (9) members were present for a quorum.
- IV. **Opening Comments** – Chair Richard thanked everyone for coming to the meeting and called for a motion to adopt the agenda

- V. **Motion to Adopt Agenda**

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

Hearing 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 Meeting Minutes – August 28, 2025**

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

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

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

VIII. New Business

- 1. Motion to approve a lease with AMR Global Holdings, LLC for Suite 244 in the Terminal, for a primary term of one year, commencing on October 1, 2025, with three (3) one-year options to renew, for an annual rent during the primary term of the lease of \$20,460.00, plus a pro-rata pass through charge for utilities and insurance, and with the annual rent subject to a Consumer Price Index adjustment and the pass-through charge subject to adjustment during the option terms of the lease, conditioned on the execution of a personal guaranty by Alexander M. Reid**

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

Commissioner Heaton stated that this lease will be at the standard rate and it was vetted and recommended by the Airport committee.

Mr. Alexander Reid introduced himself as the founder and CEO of AMR Global Holdings, LLC. AMR is a veteran owned aviation and logistics company. Its focus is government contracts, ISR Ops, and Advanced Aviation Training.

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

- 2. Motion to approve the New Orleans Lakefront Airport Capital Improvement Plan for 2026-2030.**

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

Commissioner Heaton said that this item was vetted and recommended in the Airport Committee

Mr. Martin said that the main focus of the 5-year Capital Improvement Plan remains on drainage by building the pump station, field signs and lights.

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

3. Motion to approve amendments to the Lakefront Management Authority Employee Handbook.

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

Kel Brumfield, Director of Human Resources, explained the changes in the employee handbook from a PowerPoint presentation.

- Changes from the Performance Evaluation System (PES) to the Continuous Performance Management system (CPO).
- Changes to clarify the FLSA Requirements for Fireman pay
- Changes to the new parental leave policy
- Codifying the premium contribution for Medical Benefits for active employees and retired employees

Commissioner Heaton stated that this makes it onerous on the employer, however, she felt it best to defer to staff's recommendation since it its such a small staff.

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

4. Motion to approve an amendment of Resolution No. VII-05-09282023, approving an offer to extend the terms of the Boathouse and Covered Boat Slip Leases in the Orleans Marina, to extend the deadline to accept the offer to extend the leases for an additional two (2) years through September 28, 2027.

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

Mr. Capo stated LMA approved a lease extension in 2023 to give boathouse owners two years to request an extension on their lease. The two-year time frame expires in September 2025. The LMA is requesting an additional two years to request a lease extension to give boathouse owners more time to apply.

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

5. Motion to approve a lease with Junius Ship Shape, Inc., for a term of five years, commencing on October 1, 2025, with one (1) five-year option to renew, for an annual rent of \$26,542.60 during the primary term of the lease, and with the annual rent subject to a Consumer Price Index adjustment during the option term, conditioned on the execution of a personal guaranty by Cletus A. Junius

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

Mr. Capo stated that we put the for lease sign up and received a few calls. Mr. Cletus Junius, who leases a small space on the property, decided to lease the entire space.

Commissioner Heaton commended the staff for working through the details of this parcel of land. She also said that it would solve questions from the community regarding the use of the property.

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

6. Motion to approve a lease of Suite 6510 in the Lake Vista Community Center with Immaculate Touch Hair Studio L.L.C for a term of one year, commencing October 1, 2025, with an annual rent of \$20,160.00, plus \$75.00 per month for water services, and in accordance with the standard terms and conditions for leases of suites in the Lake Vista Community Center, conditioned on the execution of a personal guaranty by Chazonia Lewis.

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

Mr. Capo stated that Ms. Lewis did not exercise her option to renew. She wants to stay in her space, and it was best to renew her lease as the previous one expired.

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

IX. Director's Report

Mr. Capo reported the following:

- We went to court today on the Iron Triangle case. They felt the LMA breached the contract and sued us for work done at Orleans Marina in 2018. The judge ruled in our favor, granted us our summary judgement, awarded us reasonable attorney fees, and dismissed the case with prejudice.
- FCF is this weekend on Saturday, October 4th and Sunday, October 5th. This year they are setting up early. Their 3-year lease agreement is up this year. He is looking forward to meeting with Mr. Spears to renew his contract. This year they've added a 5k race hosted by Mr. Bill Burke and they will also have a Ferris wheel.
- He is looking forward to meeting with the Bayou Boogaloo group to host their festival on the lakefront.
- Phalon Cornist's Steak Night for Police Departments in Lake Oaks Park

X. Committee Reports

Airport Committee – Chair Heaton: thanked the board for supporting the airport's recommendations. She asked Mr. Martin to give his report.

Bruce Martin, Director of Aviation, reported the following using a PowerPoint presentation and pictures:

- Spoke about the ongoing Drainage Project

- **Phase I** showed pictures of the different stages of the pumpstation reservoir and talked about its construction.
- **Phase II** He and Mr. Al Shamaileh went to Florida where the pump was fabricated to watch a live pump test. The test went well. We will have a total of three pumps, two in operation and one will be a backup. The first pump should arrive mid-October and the second pump should arrive early November.
- **Phase III** M.R. Pitman will build the shelter and outfall. They have moved their equipment to prepare for the pump installation.

- Current Open Grants (from a PowerPoint)

- **PH-I** has 2 grants
- **PH-II** has 1 grant
- **Ph-III** has 1 grant
- **Bravo PH-II** just received a 2.7-million-dollar grant
- **Hot Spot 3** trouble area on the Airport working on a resolution
- **PH-IV Design and Construction**
- Overall, we have 24.8 million dollars in grant funding for drainage

- **Fuel Farm Needs upgrades**

- Showed that prior to Katrina the fuel sales were at 3.1 million gallons. As a result of Katrina, the Airport took a massive hit where the fuel sales dropped significantly. In 2005-2006 we went down to 1.9 million gallons. It has taken up to this year to get back in line with the pre-Katrina numbers.

Marina Committee – Chair Clinton: reported that there were no actionable items in Marina Committee. After much discussion they decided not to pursue the grant for the Pennick dock repairs because it was cost prohibitive and limit the use of the Pennick dock to only transient docking.

He also introduced the new Harbormaster, Mr. Rich Humble. They announced that Mr. Sciaovicco would be leaving the agency on good terms and in good hands.

They discussed problems with an owl. Mr. Humble had been speaking to some professionals who may have a solution within the law.

Recreation – Chair Thomas: Deferred

Legal Committee – Chair Drouant: Commissioner Cohn reported that the Legal committee vetted and recommended the HR policy changes which were approved at this meeting.

Commercial Real Estate Committees: Commissioner Heaton reported that the actionable items in the Commercial Real Estate committee were vetted and recommended to the board who approved them earlier this evening

Finance Committee – Chair Egana: Deferred

Chair Richard announced the next meeting and called for adjournment.

XI. Announcement of the next Board Meeting

- 1) Thursday, October 23, 2025, at 5:30 PM

Chair Richard announced that he has activated the Nomination Committee to be chaired by Commissioner Cohn. Commissioner will begin the process to nominate and elect the 2026 officers of the board.

XII. Adjourn at 6:18pm.

A motion was offered by Commissioner Heaton and seconded by Commissioner Exposé. The meeting adjourned at 6:18 pm.