

**MINUTES OF THE  
LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR BOARD MEETING MINUTES  
THURSDAY, MARCH 23, 2023 at 5:30 PM**

**PRESENT:**

Chair Anthony Richard (Left at 5:37 PM)  
Vice-Chair Esmond Carr (Arrived at 5:34 PM)  
Secretary Howard Rodgers (left at 6:32 PM)  
Commissioner Stanley Brien  
Commissioner Robert Drouant  
Commissioner Brian Egana  
Commissioner Adonis Expose  
Commissioner Monika Gerhart  
Commissioner Dawn Hebert  
Commissioner Wilma Heaton  
Commissioner Jennifer Herbert  
Commissioner Renee Lapeyrolerie  
Commissioner Pat Meadowcroft

**ABSENT:**

Commissioner Sandra Thomas  
Commissioner Michelle White  
Commissioner Carlos Williams

**STAFF:**

Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director/Board Secretary  
Bruce Martin – Airport Director  
Adam Gulino– Director of Engineering and Operations

**ALSO PRESENT:**

David Jefferson “Jeff” Dye – Legal Counsel to the LMA  
Al Pappalardo - PCI  
Helaine Millner – LMA  
Sonya Duhé – LPOA President  
Doug Vernotzy – Commtech  
Larry Brook – SSH  
Joe Vail – SSH

Tiffany Lucas Heli Co.  
Mark Pernosky – COO, Heli Co.  
Raleigh Boug – Boathouse Tenant  
Ray Blancher – CBS#8

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The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, March 23, 2023, 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**

**Chair Richard** called the meeting to order at 5:32 PM.

**II. Pledge of Allegiance**

The Pledge of Allegiance was led by Chair Richard.

**III. Roll Call**

**Mr. Capo** called the roll. With 12 members present a quorum was established to conduct business.

**IV. Opening Comments – Chair Richard/Commissioners**

**Chair Richard** welcomed everyone to the meeting. He asked that everyone keep Attorney Metzger in thought and prayer during his illness. He apologized for having to leave early for another engagement at 6 PM and asked Secretary Rodgers to chair the meeting in the absence of the vice chair.

**Vice Chair Carr** arrived at 5:34 PM. Chair Richard asked him to chair the meeting and departed at 5:37 PM

**V. Motion to Adopt Agenda**

**Vice Chair Carr** called for a motion to adopt the meeting.

**A motion was made by Commissioner Egana; seconded by Commissioner Rodgers to adopt the agenda.**

**Vice-Chair Carr** called for discussions, hearing none called for a vote. All were in favor and **the motion passed unanimously.**

## **VI. Public Comments**

**Ray Blancher; previously SSH CBS#20, currently #8:** expressed upset that the CBS tenants do not have contact information to send their responses to the covered boat slip lease by the March 31<sup>st</sup> deadline.

**Commissioner Hebert** responded to Mr. Blancher's comments that the commissioners have listened to the tenants and hope that their responses will be heard.

**Mr. Capo** added that his understanding from the last Marina meeting was that the tenants were to respond in writing to Attorney Dye, Commissioner Hebert, himself, and Mrs. McKee by March 31<sup>st</sup>. Staff will respond to their comments by April 11<sup>th</sup> before the next Marina Committee meeting.

**Commissioner Hebert** asked Mr. Blancher if the tenants had met yet.

**Mr. Blancher** replied that the tenants have met and asked staff for the email addresses of whom they would send their comments. We have not received the email addresses.

**Commissioner Hebert** asked how should they provide their comments.

**Mr. Dye** stated that tenants should comment by article number. He had no preference if they replied individually or as a group.

**Vice Chair Carr** stated that staff would be sure to get the submission emails to the tenants. He believed that Rick Renfroe was the point of contact.

**Mr. Blancher** stated that the tenants who would be working together on the lease response would be Rick Renfroe, Hollie Radtke, Anil Raj, and himself.

**Attorney Dye** informed the board that there will be additional information shared during the discussion on the resolution regarding the covered boat slip leases later this evening.

**Raleigh Bourg** thanked the Commercial Real Estate committee who voiced support in working together with the boathouse tenants on their lease terms. He said that they are

ready to meet, discuss, and negotiate a successful lease renewal. Photos of the area he talked about were submitted for the record.

**Mr. Eric Hernandez** addressed the board as the realtor for most of the boathouse properties. He spoke about the tenant's issues with the current lease terms related to extensions, transfer fees, monthly fees, and years on the lease. He submitted a letter to the board for the record and offered to assist the board with negotiating better lease terms for the tenants.

**Commissioner Heaton** suggested that Commissioner Rodgers add Mr. Hernandez's topic as a discussion item for the next Commercial Real Estate agenda.

**Commissioner Rodgers** requested Mr. Hernandez's contact information and supporting documents for his review and consideration.

## **VII. Directors' Reports**

**Mr. Capo** reported the following:

- He sent the signed Parcel-L lease with Coaxum Enterprises to the full board for review. He stated that he would yield on going into greater detail as Commissioner Rodgers will do so in his committee report.
- Easter Weekend prep has begun. Arc of NOLA will go into special event mode to handle the influx of people expected.
- Additional 200 trash cans will be set out for public use
- 'No Littering' signs to be placed near picnic tables and shelters
- 4 large garbage dumpsters will be placed on LakeShore Drive to aid in cleanup
- 20 port-o-lets will be placed on the lakefront for public use
- OLD PD bringing in additional staff
- Contracted with NOPD for 4 horseback officers on Lakeshore Dr. from 2-7 PM
- (2) Acadian Ambulance units staged one on the east and west sides of the lake 2-8 PM

- (6) cameras OLD PD has real-time visuals to assist in traffic and crowd control

**Commissioner Heaton** asked if the staff was aware that the bridge near the London Canal was barricaded on Lake Shore Drive.

**Mr. Capo** was not aware of the barricade. He mentioned that Captain Brinkle was good about informing us of traffic blocks.

**Vice Chair Carr** informed that it was blocked due to trucks performing electrical work.

## **VIII. Committee Reports**

### **Airport – Chair Meadowcroft**

- Reported that she and Vice-Chair Herbert met with the Airport staff to discuss past, future, and immediate goals. It was a great conversation about what the commissioners could do to assist.

**Vice Chair Carr** commended Commissioner Meadowcroft for her detailed outline of the goals that were established. He asked if she would be willing to share with the entire board.

### **Marina – Chair Hebert**

- Very interesting committee meeting regarding the covered boat slip lease. We are working with the tenants to come up with the best lease options for all.
- The electrical and camera contract was deferred pending additional cost research.
- Discussion on possibly issuing an RFQ for ship store fuel site operations. Mr. Capo informed the board that the fuel tank is currently not operational. Mr. Gulino has begun his assessment to determine if it will need repair or replacement.
- We are still waiting for the Fire Marshal to green-light the Sprinkler System plans for work to begin.

Mr. Gulino updated the board that we are still working with a verbal commitment from the Fire Marshal. The contractor is ready and waiting for the receipt of written approval from them. Once received, they will begin with demolition and installation simultaneously.

### **Recreation/Subdivision – Chair Sandra Thomas**

**Commissioner Stan Brien** reported in Commissioner Thomas' absence. He reported that there were no actionable items. However, the following items were discussed:

- The boat launch design is currently cost-prohibitive and we would need to look at scaling back on some items of this project until we could secure more funding to complete all.
- Questions regarding flower bed irrigation systems at the front of some of the subdivisions have determined that some are not on LMA property, thus we are not responsible for the water supply.
- FY 2024 Operating and Capital Projects Budget was recommended favorably to the full board.

### **Legal – Chair Drouant: No Quorum**

**Chair Drouant** reported that there was no quorum. Commissioner Exposé was present. There were some brief discussions but no items on tonight's agenda from Legal Committee.

### **Commercial Real Estate – Chair Rodgers**

**Commissioner Rodgers** reported the following:

- Motion number (3) for Metro Studios lease renewal was recommended by Commercial Real Estate.
- Discussed and recommended that we gather and compile all pertinent information from the consultants regarding the next steps with the boathouse leases. We plan to sit with the boathouse tenants to share information and come up with a suitable lease for all.
- The Parcel-L lease was signed with Coaxum Enterprises. We look forward to seeing development at Parcel-L in the near future.

**Finance – Chair Richard**

**Commissioner Rodgers** reported that the FY-2024 Operating and Capital Projects Budgets were discussed and recommended favorably to the full board.

**Commissioner Egana** asked to comment to the Board. He stated that he received a call complimenting him on how clean the Lakefront is. He stated that it is the board's job to hold Mr. Capo accountable but it is also equally as important to support him the and staff as well.

**IX. New Business**

- 1. Motion to approve approval of a lease with Lake Superior Helicopters, LLC., D/B/A Heli Co. New Orleans, of Suite 148 in the Terminal at the New Orleans Lakefront Airport, for a primary term of one year, commencing on April 1, 2023, with two (2) one-year options to renew, for an annual rent during the primary term of the lease of \$6,262.00, plus a pro-rata pass-through charge for utilities and insurance, with the annual rent subject to a Consumer Price Index (CPI) adjustment during each option term of the lease.**

**Commissioner Egana** asked if the motions could be voted synchronously since each resolution had been recommended by the committees.

**Mr. Dye** stated that several items will require a discussion.

**A motion was made by Commissioner Egana; seconded by Commissioner Heaton.**

**Vice-Chair Carr** called for discussion. Hearing none, he called for a vote. All were in favor. **The motion passed unanimously.**

**Commissioner Laperolerie** asked if we were taking public comment on each item.

**Mr. Dye** thought that was a great question.

**Commissioner Egana** added that public comment is supposed to occur on every action item.

**Commissioner Lapeyrolierie** asked if there were any cards to speak on a particular item.

**Mr. Dye** stated that we do have any such comment cards at this time. However, there have been occasions where a public speaker would ask to hold their comments for a specific agenda item.

- 2. Motion to approve the Lakefront Management Authority to enter into a Cooperative Endeavor Agreement with the City of New Orleans for an Emergency Medical Responder Program.**

A motion was made by Commissioner Rodgers; seconded by Commissioner Egana.

**Vice-Chair Carr** called for discussion. Hearing none, he called for a vote. All were in favor. **The motion passed unanimously.**

- 3. Motion to approve a lease with Metro Studio, L.L.C. for Suites 6501 and 6511 in the Lake Vista Community Center, for a term of three years, commencing on March 1, 2023, for an annual rent of \$45,612.00, payable in monthly installments of \$3801.00, and under the standard terms and conditions for leases of suites in the Lake Vista Community Center.**

A motion was made by Commissioner Rodgers; seconded by Commissioner Heaton.

**Vice-Chair Carr** called for discussion. Hearing none, he called for a vote. All were in favor. **The motion passed unanimously.**

- 4. Motion to approve the General Operating Budget and Capital Projects Budget for the Lakefront Management Authority for the Fiscal Year ending on June 30, 2024.**

A motion was made by Commissioner J. Herbert; seconded by Commissioner Exposé.

**Commissioner Egana** asked if the budget was recommended by all of the committees.



**Mr. Capó** replied “yes” and reported that each committee had its review of its respective budget with the Finance Committee reviewing all budget categories of the 2024 Operating and Capital Projects Budget and highlighted the following points:

- The budget is 5.42% higher than last year.
- The revenues that we are receiving do not cover our expenditures. We are currently operating with a budget of \$9 million. However, to adequately operate this agency, we should be operating with a budget of approximately \$15 million to cover all expenditures and staffing. The majority of our infrastructure expenses will not be covered by the operating budget.
- He spoke with Chair Richard regarding seeking grant funding to address our struggling infrastructure issues. He and Chair Richard plan to seek out a grant writer to discuss moving forward.
- State Civil Service is, raising the starting salary by 42% for an entry-level position in the trades group. This adjustment is an attempt to address issues with hiring and retaining staff across state government entities.
- There has been much discussion regarding rate reductions. South Shore Harbor has not had a rate increase in over 10 years. As an example, he stated that a person with a 30ft boat pays less than \$4/day inclusive of water. We will have to address rate increases, maybe next year, to provide the amenities they have asked for.

**Mr. Capó** mentioned that the New Basin Canal rates have increased due to CPI adjustments. Also, the Lake Vista Community Center market rate has increased to \$18/sq ft for their office space.

**Commissioner Egana** asked how was this entity created.

**Mr. Capó** replied that this entity was created by the legislature in 2007.

**Commissioner Egana** stated that this past legislative session Representative Hilferty passed a bill to further change the composition of the agency. He mentioned that several legislators are having community meetings. He suggested that we host a legislative breakfast to tell our story. The same people filing bills are the same people we should

engage with. The legislative session starts on April 10<sup>th</sup>. We could host a breakfast on a Friday to discuss our needs.

**Secretary Rodgers** agreed with Commissioner Egana and stated that he hosted a legislative breakfast to discuss issues the elderly are faced with.

**Commissioner Meadowcroft** stated that this is one of the four goals established for the airport.

**Commissioner Heaton** also agreed that this is a good idea and stated that she believes in the following protocol. She would normally speak with the area Representative first before engaging with the Senators.

**Commissioner Gerhart** asked if we work with the Flood Protection Authority to combine applications for funding through programs such as The Bipartisan Infrastructure Law or the Inflation Reduction Act.

**Mr. Capo** replied No we do not. We do not have a working relationship with the Flood side.

**Commissioner Heaton** stated that there are a number of things that could be done together. She strongly recommended that this board pass resolutions to communicate with the Flood side.

**Commissioner Gerhart** stated that seemingly the best way to gain favorable attention for funding would be to combine application efforts with other like-minded entities who have shared interests.

**Commissioner Heaton** shared historical information regarding a previous attempt to combine efforts for federal funding that did not come to fruition due to lack of support. She offered to share more detailed information with Commissioner Gerhart after the board meeting.

**Mr. Dye** mentioned that a Memorandum Of Understanding (MOU) controls the relationship between Flood and Non-Flood.

**Commissioner Heaton** added that the MOU is a long-term understanding which is due to be renegotiated but does not address Commissioner Gerhart's immediate concerns.

**Commissioner Gerhart** added that entities that have no formal relationship are entering applications together.

**Mr. Capo** mentioned that the infrastructure is a big issue here. Our engineer, Mr. Gulino is currently working with an engineering firm to survey the damage and provide a cost evaluation to let us know exactly how much funding to ask for.

**Vice Chair Carr** asked if there were any additional questions or discussions. Hearing none, he called for a vote. All were in Favor. **The motion passed unanimously.**

**5. Motion to approve execution of an Intergovernmental Agreement for the Purchase of three vehicles from the Southeast Louisiana Flood Protection Authority-East.**

A motion was made by Commissioner Egana; seconded by Commissioner Rodgers.

**Vice Chair Carr** called for discussion and asked if this motion passed through the committee.

**Mr. Capo** stated that this motion was recommended favorably by Finance Committee. The Flood Authority also passed a resolution to sell the (3) work trucks to us last Thursday.

**Commissioner Lapeyrolerie** asked if the trucks would be used by the maintenance department.

**Vice Chair Carr** asked if there were any additional questions or discussions. Hearing none, he called for a vote. All were in Favor. **The motion passed unanimously.**

**6. Motion to approve an IT services contract with Commtech Managed IT Services for a term of (1) year for an annual amount of \$28,800.00, payable in monthly installments of \$2,400.00.**

A motion was made by Commissioner Exposé; seconded by Commissioner Heaton.

**Vice Chair Carr** called for discussion and asked if this motion passed through the committee. He also asked if this was the same company that previously provided services.

**Mr. Capo** stated that this motion also was recommended favorably by the Finance Committee.

He provided background that our server previously belonged to Flood Protection who allowed us to also use their server when they had offices here. They initially wanted to sell the server to us for \$40,000 but ultimately did not charge us for it.

The Server is much older, outdated, and cannot handle newer software. This company will help us to update the infrastructure by moving the server to the cloud to increase storage, and security and handle upgrades better. It will also be more compatible with the software we currently use.

He stated that Eli Ivory, the IT Specialist, was in favor of the contract to aid in improving our digital infrastructure.

**Vice Chair Carr** asked if there were any additional questions or discussions. Hearing none, he called for a vote. All were in Favor. **The motion passed unanimously.**

**7. Motion to suspend the enforcement of the ninety (90) day time periods in Article 2 of the Annual Boat Slip Lease Agreement for the tenants in the Covered Boat Slip Building in the South Shore Harbor Marina.**

**A motion was made by Commissioner Egana; seconded by Commissioner Hebert.**

**Mr. Ray Blancher** asked what is the meaning of this motion.

**Vice Chair Carr** explained that this motion allows us to give an additional month to review the lease.

**Jeff Dye** explained that the existing lease has an automatic renewal clause of 90 days which has been suspended to 60 days to allow for the tenants to have time to review the terms of the proposed lease.

**Vice Chair Carr** asked that the public comments be brief as this motion is to address time allotment and will not address the contents of the lease.

**Mr. Blancher** commented the CBS tenants appreciate the extension of time and his belief that the LMA created the problems at the covered boat slips.

**Commissioner Heaton** asked for public clarification on the intent of this resolution would be to keep the July lease renewal deadline however, it would add a 30-day window to provide additional time for the tenants to voice changes.

She also stated that she understood that the covered boat tenants would comprise a working group to work with our engineer to provide feedback on provisions in the lease by the next Marina meeting we would have information to work with.

**Mr. Dye** stated the path forward, if this is adopted, March 31<sup>st</sup> would be the deadline to receive the comments from the tenants. April 11<sup>th</sup> will be the deadline for the assembled report of all comments will be submitted to Marina Committee for discussion and consideration of passage.

**Vice Chair Carr** asked if there were any additional questions or discussions. Hearing none, he called for a vote. All were in Favor. **The motion passed unanimously.**

## **8. Motion to authorize the negotiation and preparation of a payment plan for sums purportedly due to the Sewage and Water Board of New Orleans**

A motion was made by Commissioner Egana; seconded by Commissioner Meadowcroft.

**Commissioner Gerhart** asked when would the board receive the update on the conversations between Sewerage and Water Board and the staff.

**Vice-Chair Carr** stated that he participated in a call where it was respectively decided that we would be updated on ongoing communication with Sewerage and Water Board. Some time has passed and we are here today to authorize staff to begin to negotiate.

**Vice Chair Carr** asked if we had not begun negotiations.

**Mr. Capo** replied that he cannot make a counterproposal unless he is authorized by the

board to do so.

**Commissioner Gerhart** stated that her particular question was that there are leaks that are at least partially responsible for the astronomical costs which are to be identified. We are going to begin a process on the state and federal level.

We agreed, during that phone call, that moving forward, we would receive updates every month in the director's report on this particular subject; not to negotiate payment but rather to discuss how to alleviate the leaks.

**Mr. Capo** added that two of the four lines in question have been stabilized.  
0 Downman and 101 E. Roadway are now stabilized.  
0 Haynes and 201 Lake Marina Drive are still in question.

**Vice Chair Carr** asked why does the board have to authorize you to resolve this administration matter. This is something that we owe.

**Mr. Dye** stated that the dollar amount that will be negotiated far exceeds Director Capo's delegation of authority. Board authorization will be required to proceed to a resolution. There is a sum of money that we owe. The amounts in the resolution are the baseline to be negotiated from.

**Commissioner Gerhart** stated during their call they identified some potential opportunities to assist and highlighted DEQ. Have we reached out to them yet?

**Mr. Capo** replied we have not.

**Commissioner Heaton** asked for an update every month.

**Mr. Gulino** commented that he is working with Fairway Consulting to address the leaks.

**Commissioner Gerhart** said that DEQ has an open call right now and suggested that we call tomorrow to have a conversation with them to gain information if we qualify to participate.

**Vice-Chair Carr** asked if the motion is necessary.

**Mr. Dye** said yes it is.

**Commissioner Gerhart** ask if it was possible to amend the resolution to include a monthly update

**Commissioner Egana** asked to appoint someone to call DEQ and give us an update on it.

**Commissioner Lapeyrolerie** asked who will take the lead on calling DEQ and the Legislative Breakfast.

It was established that Adam Gulino and Kristin Clinard will call DEQ and Vanessa McKee will take the lead on the Legislative breakfast.

**Vice Chair Carr** called for a vote on the motion to amend the resolution to provide for a monthly update by the director at each monthly board meeting.

**A motion was made by Commissioner Gerhart; seconded by Commissioner Heaton.**

**Vice Chair Carr** called motion on the resolution as amended.

**A motion was made by Commissioner Egana; seconded by Commissioner Drouant.**

**Vice Chair Carr** called for a vote on the motion as amended. All were in favor. **The motion passed unanimously.**

**X. Announcement of the next Regular Board Meeting**

- **Thursday, April 27, 2023, at 5:30 PM**

**XI. Adjourn**

**A motion was made by Commissioner Carr; seconded by Commissioner Drouant.  
The meeting adjourned at 7:02 PM.**

**MOTION: IX-01-03232023**

**RESOLUTION: IX-01-03232023**

**BY: COMMISSIONER EGANA**

**SECONDED: COMMISSIONER HEATON**

**March 23, 2023**

- 1) Motion to approve a lease with Lake Superior Helicopters, LLC. (Heli Co. New Orleans) of Suite 148 in the Terminal at the New Orleans Lakefront Airport, for a primary term of one year, commencing on April 1, 2023, with two (2) one-year options to renew, for an annual rent during the primary term of the lease of \$6,262.00, plus a pro-rata pass-through charge for utilities and insurance, with the annual rent subject to a Consumer Price Index (CPI) adjustment during each option term of the lease.

**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, operates and administers the New Orleans Lakefront Airport, located on the south shore of Lake Pontchartrain in the Parish of Orleans, State of Louisiana, which is a non-flood protection asset owned by the Orleans Levee District (“Airport”);

**WHEREAS**, Lake Superior Helicopters, LLC (Heli Co, New Orleans offered to lease Suite 148 in the Terminal at the Airport (“Terminal”), containing 202



square feet, to use for office space in connection with its helicopter aerial tour company business, for the current rental rate charged for office space in the terminal of \$31.00 per square foot, totaling \$6,262.00 per annum, payable in monthly installments of \$522.00, plus a pro rata charge for utilities and insurance paid monthly, and under the other standard terms and condition for leases of office space in the Terminal;

**WHEREAS**, the proposed lease will be for a primary term of one (1) year, commencing on April 1, 2023 and expiring on March 31, 2024, for the annual rent set forth above payable during the primary term of the lease, with two (2) one-year options to renew, and the annual rent shall be subject to a consumer price index (CPI) adjustments at the commencement of each option term, and the pro-rata share for charges for utilities and insurance will be recalculated each year on the anniversary date of the lease;

**WHEREAS**, the Airport Committee at its regularly scheduled meeting held on March 14, 2023 reviewed the proposal for the lease, and the Committee voted to recommend that the Management Authority approve the lease under the terms and conditions set forth above; and;

**WHEREAS**, the Management Authority after considering the terms of the proposed lease resolved that it was in the best interest of the Airport and the

Orleans Levee District to approve the proposed lease under the terms and conditions set forth above.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves a lease with Lake Superior Helicopters, LLC (Heli Co. New Orleans) of Suite 148 in the Terminal at the Airport, for a primary term of one (1) year, with a base annual rental during the primary term of the lease of \$6,262.00, payable in equal monthly installments of \$522.00, with two (2) one-year options to renew, with the annual rental subject to a CPI adjustment at the commencement of each option term; the lease shall also provide that the lessee shall be responsible to pay as additional rent a pro-rata share of the insurance premiums, electricity and gas charges at the Terminal, which will be \$ 156.05 per month during the first year of the lease, which additional rent for the pro-rata share of the insurance and utility charges will be recalculated each year on the anniversary date of the lease; and, the lease shall also include the standard terms and conditions for leases of office space in the Terminal.

**BE IT HEREBY FURTHER RESOLVED** that the Lakefront Management Authority Chairman or Executive Director be and is hereby authorized to sign the agreement that includes the terms and conditions set forth above and any other documents necessary to carry out the above.

**YEAS: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE,  
GERHART, HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE,  
MEADOWCROFT,**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23th of March, 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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: IX – 02 003232023**

**RESOLUTION: IX-02 03232023**

**BY: COMMISSIONER RODGERS**

**SECONDED BY: COMMISSIONER EGANA**

**MARCH 23, 2023**

**RESOLUTION**

**2) Motion to approve a Cooperative Endeavor Agreement with the City of New Orleans for an Emergency Medical Responder Program at the New Orleans Lakefront Airport.**

**WHEREAS,** the Lakefront 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 (the "Management Authority");

**WHEREAS**, the New Orleans Lakefront Airport is one of the assets of the District under the management and control of the Management Authority (the "Airport");

**WHEREAS**, Article 7, Section 14(C) of the Louisiana Constitution of 1974 provides that the State and political subdivisions of the State may enter into cooperative endeavor agreements with each other or with any public or private corporation or individual for public purposes;

**WHEREAS**, pursuant to section 9-314 of the Home Rule Charter of the City of New Orleans (the "City"), the City may enter into cooperative endeavor agreements with any public or private association, corporation or individual for activities in support of economic growth and other public purposes;

**WHEREAS**, in October of 2017 the Management Authority entered into a Cooperative Endeavor Agreement with the City to establish an Emergency Medical Responder Program to ensure that the Airport was able to provide its customers and employees with fire and emergency medical services;

**WHEREAS**, the Cooperative Endeavor Agreement was for a term of five years and also provided that the City had the right to extend the term of the agreement for four (4) additional one year terms;

**WHEREAS**, the City notified the Management Authority that for administrative reasons it would not exercise the options to extend the term of the agreement, but would enter into a new Cooperative Endeavor Agreement with the Management Authority for the Emergency Medical Responder Program at the Airport (the "CEA");

**WHEREAS**, the Management Authority desires to maintain a sustainable Emergency Medical Responder Program to ensure that the Airport is able to provide its customers and employees with fire and emergency medical services;

**WHEREAS**, the Management Authority needs access to the City's Emergency Medical Responder Program to maintain a sustainable Emergency Medical Responder Program at the Airport;

**WHEREAS**, the Airport Committee of the Management Authority considered this matter at its meeting held on March 14, 2023 and voted to recommend that the Management Authority approve entering into a CEA with the City to establish a sustainable Emergency Medical Responder Program for the Airport; and,

**WHEREAS**, the Management Authority after considering this matter resolved that it was in the best interest of the Orleans Levee District and the Airport to approve entering into a CEA with the City to establish a sustainable Emergency Medical Responder Program at the Airport.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves entering into a Cooperative Endeavor Agreement with the City of New Orleans for the establishment of an Emergency Medical Responder Program at the New Orleans Lakefront Airport.

**BE IT HEREBY FURTHER RESOLVED** that the Management Authority Chairman or Executive Director 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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE,  
GERHART, HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE,  
MEADOWCROFT,**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23<sup>rd</sup> day of March 2023.

.....  
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 March 23, 2023, held in  
New Orleans, LA, at which a quorum was present.

**MOTION: IX-03 03232023**

**RESOLUTION: IX-0303232023**

**BY: COMMISSIONER RODGERS**

**SECONDED BY: COMMISSIONER HEATON**

**March 23, 2023**

**RESOLUTION**

**3) Motion to approve a lease with Metro Studio, L.L.C. for Suites 6501 and 6511 in the Lake Vista Community Center, for a term of three years commencing on March 1, 2023, for an annual rent of \$45,612.00, payable in monthly installments of \$3,801.00, and under the standard terms and conditions for leases of office suites in the Lake Vista Community Center.**

**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 Management Authority has leased the office suites bearing Municipal Addresses 6501 and 6511 Spanish Fort Boulevard in the Lake Vista Community Center, consisting of 2,534 square feet of office space, (the “Leased Premises”), to Metro Studio, L.L.C., (“Metro Studio” or “Lessee”), for use as office space for its architectural practice for a number of years;

**WHEREAS**, Metro Studio requested a new lease for the Leased Premises under the terms and conditions set forth below (the “Lease”);

**WHEREAS**, the term of the Lease will be for three years, commencing on March 1, 2023 and ending on February 28, 2026;

**WHEREAS**, the rent during the three year term of the Lease will be \$18.00 per square foot, for an annual rent of \$45,612.00, payable in monthly installments of \$3,801.00 in advance of the beginning of each month;

**WHEREAS**, the Lease also will include the standard terms and conditions for leases of office suites in the LVCC established by the Management Authority;

**WHEREAS**, the Commercial Real Estate Committee at its meeting held on March 16, 2023 considered the proposed Lease with Metro Studio and voted to recommend that the Management Authority approve the Lease under the terms and conditions set forth above; and,

**WHEREAS**, the Management Authority after consideration of the Lease resolved that it was in the best interest of the Orleans Levee District to approve the proposed Lease with Metro Studio in accordance with the terms and conditions set forth in this Resolution.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves a lease with Metro Studio, L.L.C. for the office suites bearing Municipal Addresses 6501 and 6511 Spanish Fort Boulevard, in the Lake Vista Community Center, for a term of three years, commencing on March 1, 2023 and ending on February 28, 2026, for a rental rate of \$18.00 per square foot during the three year term of the lease, totaling an annual rent of \$45,612.00, payable in monthly installments of \$3,801.00 during the three year term of the lease, and the lease shall include the standard terms and conditions of leases for office suites in the Lake Vista Community Center.

**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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE, GERHART,  
HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE,  
MEADOWCROFT,**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23rd day of March 2023.

.....  
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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: IX-04 03232023**

**RESOLUTION: IX-04 03232023**

**BY: COMMISSIONER J. HERBERT**

**SECOND BY: COMMISSIONER EXPOSE**

**March 23, 2023**

4) Motion to approve the General Operating Budget and Capital Projects Budget for the Lakefront Management Authority for the Fiscal Year Ending on June 30, 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**, during the Standing Committees for March 2023 the Proposed Operational and Capital Project Budgets were presented and discussed.

**WHEREAS**; the Finance Committee of the Management Authority reviewed the financial projections for the Fiscal Year Ending June 30, 2024 at the Finance Committee Meeting held on March 16, 2023 and voted unanimously to recommend to the Full Board the adoption of the 2023-2024 Proposed Operating and Capital Projects Budget;

**WHEREAS**, the estimated funding amounts and expenditures, as detailed by the line item budgets for the Fiscal Year Ending June 30, 2024, were as follows:

**FISCAL YEAR 2023-2024 GENERAL OPERATING BUDGET**

REVENUES	
Recurring	\$6,620,727.00
Ad valorem taxes	\$2,250,000.00
Other Revenue	\$ 129,000.00
<b>TOTAL REVENUES</b>	<b>\$8,999,727.00</b>
EXPENDITURES	
Operations	\$8,999,727.00
<b>TOTAL EXPENDITURES</b>	<b>\$8,999,727.00</b>

**FISCAL YEAR 2023-2024 CAPITAL IMPROVEMENT PLAN BUDGET**

REVENUES	
FEMA, Grants and Other funding	\$5,050,000.00
<u>LMA Unrestricted Reserves</u>	<u>\$3,010,000.00</u>

**TOTAL REVENUES ALL SOURCES**                      **\$8,060,000.00**

EXPENDITURES

Capital MM&CI    \$8,060,000.00

**TOTAL EXPENDITURES**                                      **\$8,060,000.00**

**WHEREAS**, the Management Authority is mandated by Louisiana law to submit an approved budget by April 1<sup>st</sup> of each year to the Joint Legislative Committee on the Budget and other oversight authorities;

**WHEREAS**, the Management Authority resolved that it was in the best interest of the Management Authority to approve the 2023-2024 General Operating and Capital Improvement Plan Budgets.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority approves and adopts the Fiscal Year Ending June 30, 2024 General Operating Budget and Capital Projects Budget set forth above.

**BE IT HEREBY FURTHER RESOLVED** that the Chairman or Executive Director 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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE, GERHART, HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE, MEADOWCROFT,**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23<sup>th</sup> day of March 2023.

.....  
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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: IX-05 03232023**

**RESOLUTION: IX-05 03232023**

**BY: COMMISSIONER EGANA**

**SECONDED: COMMISSIONER RODGERS**

**MARCH 23, 2023**

**5) Motion to approve execution of an Intergovernmental Agreement for the Purchase of three vehicles from the Southeast Louisiana Flood Protection Authority-East.**

**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 Southeast Louisiana Flood Protection Authority-East (“SLFPA-East”) is a political subdivision of the State of Louisiana and the governing authority of the flood protection assets of the District;

**WHEREAS**, the SLFPA-East has determined that it no longer needs the following vehicles owned by the District (the “vehicles”) :

2000 Ford F150 Truck (VIN 1FTZX1724YNB88228) – TK3055

2003 Ford F150 Truck (VIN 1FTRX17W33NB25469) –TK3085

2004 Ford F150 Truck (VIN 2FTRX17W24CA21773) –TK3007

**WHEREAS, La. Rev.Stat. 33:1321, et. seq.** authorizes political

subdivisions of the State of Louisiana to sell movable property to other political subdivisions or state agencies without the necessity of holding public auctions to sell such properties;

**WHEREAS,** the LMA has a need and interest in purchasing the vehicles;

**WHEREAS,** the vehicles have average fair market values as follows (the “prices”):

2000 Ford F150 Truck (VIN 1FTZX1724YNB88228)	\$1,864
2003 Ford F150 (VIN 1FTRX17W33NB25469)	\$3,991
2004 Ford F150 Truck (VIN 2FTRX17W24CA21773)	\$3,250;

**WHEREAS,** SLFPA-East at its regularly scheduled monthly meeting held on March 16, 2023 adopted a resolution approving the sale of the vehicles for the prices set forth above to the LMA;

**WHEREAS,** the Finance Committee of the Management Authority considered the proposal to purchase the vehicles at its meetings held on March 16, 2023, and the Finance Committee voted to recommend that the Management Authority approve the purchase of the vehicles for the prices set forth above; and,

**WHEREAS,** the Management Authority after considering the recommendation of the Finance Committee resolved that it was in the best interest of the District to approve the purchase of the vehicles for the prices set forth above.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves execution of an Intergovernmental Agreement with the Southeast Louisiana Flood Protection Authority-East to purchase the following described vehicles for the prices set forth below:

2000 Ford F150 Truck (VIN 1FTZX1724YNB88228)	\$1,864
2003 Ford F150 (VIN 1FTRX17W33NB25469)	\$3,991
2004 Ford F150 Truck (VIN 2FTRX17W24CA21773)	\$3,250

**BE IT FURTHER HEREBY RESOLVED** that the Lakefront 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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE, GERHART, HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE, MEADOWCROFT,**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23rd day of March 23, 2023.

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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: IX-06 03232023**

**RESOLUTION: IX-06 03232023**

**BY: COMMISSIONER EXPOSE**

**SECONDED BY: COMMISSIONER HEATON**

**March 23, 2023**

**6) Motion to approve a contract with Commtech Managed IT Services for a term of one (1) year, for and annual fee of \$28,800.00, payable in monthly installments of \$2,400.00 during the term of the contract.**

**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 in the City of New Orleans, and approximately 430 acres of open space and public parks, which are non-flood protection assets owned by the District;

**WHEREAS**, the Management Authority installed a computer network system to assist the Staff of the Management Authority with managing these non-flood protection assets and conducting the operations of the District;

**WHEREAS**, on occasions the Staff of the Management Authority needs professional intellectual technology (“IT”) services and support in order to operate and maintain the Management Authority’s computer network system, which is

needed to properly and efficiently manage the non-flood protection assets and conduct the operations of the District;

**WHEREAS**, Commtech Managed IT Services (“ Commtech”) is an established company that provides professional IT support and management services and has the necessary experience and expertise to provide the IT services and support needed by the Management Authority;

**WHEREAS**, Commtech offered to provide the IT support and management services needed by the Management Authority, for a term of one year, commencing on April 1, 2023, in consideration of an annual fee of \$28,800.00, payable in monthly installments of \$2,400.00 during the term of the contract;

**WHEREAS**, at the Finance Committee Meeting held on March 16, 2023, the Finance Committee of the Management Authority voted to recommend that the Management Authority enter into a contract for these services with Commtech under the terms and conditions set forth above;

**WHEREAS**, the Management Authority after considering the recommendation of the Finance Committee resolved that it was in the best interest of the Management Authority and District to approve a professional service contract with Commtech for these IT services under the terms and conditions set forth above.



**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves a contract with Commtech Managed IT Services for IT support and management services, for a term of one year, commencing on April 1, 2023, in consideration of an annual fee of \$28,800.00, payable in monthly installments of \$2,400.00 during the term of the contract.

**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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXOSE, GERHART, HEATON, D. HEBERT, J. HERBERT, LAPEYOLERIE, MEADOWCROFT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICHARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION ADOPTED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23rd day of March 2023.

.....  
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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.

**MOTION: IX-07 03232023**  
**RESOLUTION: IX-07 03232023**  
**BY: COMMISSIONER EGANA**  
**SECONDED BY: COMMISSIONER MEADOWCROFT**

**MARCH 23, 2023**

7) Motion to authorize the negotiation and preparation of a payment plan for sums purportedly due to the Sewage and Water Board of New Orleans.

**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 Sewage and Water Board of New Orleans ("SWBNO") provides water and sewage services, in multiple accounts, to the Management Authority and thereby supports the non-flood protection assets of the District;

**WHEREAS**, on November 9, 2022, the SWBNO issued a statement that purports that the Management Authority owes an outstanding balance in the amount of \$4,762,927.06;

**WHEREAS**, the SWBNO on November 9, 2022 proposed a special payment arrangement consisting of a penalty waiver by SWBNO, a down payment in the amount of \$458,484.72 by the Management Authority; twelve (12) monthly payments in the amount of \$199,559.93, and twenty-four (24) monthly payments in the amount of \$192,167.81;

**WHEREAS**, the Management Authority requested and received a the SWBNO's account histories for the four outstanding accounts;

**WHEREAS**, the Management Authority's Staff has completed a thorough review of the SWBNO's account histories and discovered significant discrepancies in the rates, consumption, and billed amounts in the four accounts and has reason to question the validity of the amounts SWBNO claims are owed by the Management Authority;

**WHEREAS**, the respective staff of the Management Authority and the SWBNO have worked in good faith with one another to reconcile charges where possible;

**WHEREAS**, the Management Authority's Finance Committee, after a unanimous vote to add the motion to the agenda and the opportunity for public comment, adopted a motion to recommend that the Executive Director, with the assistance of Legal Counsel for the Management Authority and other professionals as needed, be authorized to negotiate and to prepare a special payment plan with the SWBNO;

**WHEREAS**, the Executive Director has agreed to provide monthly updates in his Director's report on the status of repairs and possible replacement of the existing piping and related water supply infrastructure;

**WHEREAS**, the Management Authority resolved that it was in the best interest of the Management Authority to authorize the Executive Director, with the assistance of Legal Counsel for the Management Authority and other professionals as needed, to negotiate and to prepare a special payment plan with the SWBNO subject to the review and approval by the Management Authority Board of Commissioners before signing;

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby authorizes the Executive Director, with the assistance of Legal Counsel for the Management Authority and other professionals as needed, to negotiate and to prepare a special payment plan with the SWBNO subject to the review and approval by the Management Authority Board of Commissioners before signing.

**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: CARR, RODGERS, BRIEN, DROUANT, EGANA, EXPOSE,  
GERHART, HEATON, D. HEBERT, J. HERBERT,  
LAPEYROLERIE, MEADOWCROFT**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: RICARD, THOMAS, WHITE, WILLIAMS**

**RESOLUTION PASSED: PASSED UNANIMOUSLY**

This resolution was declared adopted this 23<sup>rd</sup> day of March, 2023.

.....

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 March 23, 2023, held in New Orleans, LA, at which a quorum was present.