

**MINUTES OF THE  
LAKEFRONT MANAGEMENT AUTHORITY  
BOARD MEETING  
THURSDAY, DECEMBER 16, 2021**

**PRESENT:**

Chair Wilma Heaton  
Commissioner Stanley Brien  
Commissioner Esmond Carr  
Commissioner Stanley Cohn  
Commissioner Eugene Green, Jr.  
Commissioner Dawn Hebert  
Commissioner Renee Lapeyrolerie  
Commissioner Pat Meadowcroft  
Commissioner Anthony Richard  
Commissioner Bob Romero  
Commissioner Howard Rodgers

**ABSENT:**

Commissioner Sean Bruno  
Secretary Thomas Fierke  
Commissioner Monika Gerhart

**STAFF:**

Louis Capo – Executive Director  
Madison Bonaventure – Assistant to the Executive Director/Board Secretary  
David Martin– Director of Engineering and Operations  
Bruce Martin – Airport Director

**ALSO PRESENT:**

Gerard G. Metzger – Legal Counsel to the LMA  
David Jefferson “Jeff” Dye – Legal Counsel to the LMA  
Al Pappalardo – Real Estate Consultant to the LMA  
Chad Aubert – Self  
Larry Brook – South Shore Harbor Tenant  
Phalon Cornist – Lake Oaks Civic Association  
Rebecca Conwell – University of New Orleans Research and Technology Foundation  
Robert Drouant – Lake Terrace Crime Prevention District  
Jason Guy – Del Sol Consulting  
Ashley Haspel – Lake Terrace Property Owners Association  
Karl Hudson – Orleans Marina Tenant Association  
Tom Long – Orleans Marina Tenant/Lake Vista Resident  
Ray Landeche – Lakeshore Resident  
Rick Mickler – Lakeshore Property Owners Association  
Shanda Quintal – South Shore Harbor Tenant  
Susan Welch – Lake Terrace Property Owners Association  
Guy Williams –Lake Pontchartrain Beach Foundation, Inc. and Gulf Coast Bank

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The regular monthly Board Meeting of the Lakefront Management Authority was held on Thursday, November 18, 2021, 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.

Chair Heaton called the meeting to order at 5:35 P.M., and Commissioner Rodgers led in the pledge of allegiance. Executive Director Louis Capo called the roll, and a quorum was present.

**OPENING COMMENTS:**

Chair thanked everyone for attending the meeting and looked forward to the future. She announced that the Board would hear a presentation from an organization who wanted to talk to the Board about revitalizing Pontchartrain Beach for public access.

She explained that a grant, paid by the Economic Development Administration (EDA), was identified and was compatible with the Airport's goal of constructing an aeronautics school: the Bessie Coleman Academy of Aviation. She noted Ms. Coleman's significance was established by the fact that she was the first African American woman to become a licensed pilot (1926). She explained that if the Airport was deemed eligible and awarded the grant, then the agency would need to match a 20 percent cost share if the Board decided to proceed (80 percent to be covered by the grant). She reminded the Commissioners that the Board had passed a resolution a few years ago to support the University of New Orleans' development of a Bachelor of Science program for a professional pilot's license. The Board of Regents approved the program. The building could also provide space for an airplane mechanics school. The grant application would include both schools in the same building.

She further explained that the 20 percent cost share was an estimated \$600,000 which could be raised through private funds and/or corporate sponsorships if necessary, and the Authority was still working towards efforts for flood protection at the Airport.

She shared a list of approximately \$12 million in deferred maintenance projects with the Board. She said while there have been many challenges, she reflected on how staff has been built up over a period of four years. Four years ago, they did not have a CPA on staff, an engineer on staff, etc. She believed that the LMA still had only 1/3 of the staff it needed. She appreciated the Board being supportive of staff.

Director Capo made a presentation: he explained that each year the LMA recognizes an individual for their contributions and dedication to the Authority. He explained that this year's recipient had been with the Authority about two years and had learned as much as they could in working with the Authority. This individual had excellent verbal and written communication skills and was on the front line of communicating with the Board and with the public. This individual worked well with the Board and is a model employee. He honored Ms. Madison Bonaventure with a plaque.

Chair Heaton thanked Ms. Bonaventure for her dedication and efforts.

A motion was offered by Commissioner Cohn, seconded by Commissioner Brien, and was unanimously adopted to recognize Ms. Madison Bonaventure as the Lakefront Management Authority's Employee of the Year for 2021.

**MOTION TO ADOPT AGENDA:**

A motion was offered by Commissioner Brien, seconded by Commissioner Cohn, and was unanimously approved to adopt the agenda.

**ADOPTION OF THE MINUTES:**

A motion was offered by Commissioner Bruno and was seconded by Commissioner Meadowcroft to adopt the Board Meeting minutes of November 18, 2021.

The adoption of the Airport Committee Meeting minutes of October 19, 2021 was deferred because while there was a quorum of the Committee present at the meeting, not all members present had attended the meeting of October 19, 2021.

A motion was offered by Commissioner Carr, was seconded by Commissioner Lapeyrolerie, and was unanimously approved to adopt the minutes of the Marina Committee Meeting of October 19, 2021.

**PUBLIC COMMENTS:**

Phalon Cornist, President of the Lake Oaks Civic Association, stated that he thought the person elected to a leadership position should be a resident of the lake area subdivisions. He and other neighborhood leaders supported Commissioner Esmond Carr as Vice Chair.

Ashley Haspel, President of the Lake Terrace Property Owners' Association, stated that people from the neighborhoods and the marinas thought the leadership roles should be filled by people who live in the subdivisions. She said that the LMA was like a landlord to the subdivisions. She stated that there were broken signs, clogged servitudes, and the neighborhoods were not asking for much. She asked that minutes be posted on the website in addition to the Boards and Commissions page.

Ray Landeche said he supported Commissioner Richard as Chair, Commissioner Carr as Vice Chair and Commissioner Fierke as Secretary. He asked that there not be any surprise nominations from the floor because he thought it was unfair to the community. He thanked Chair Heaton for her 11 years of service on the Board so far as a charter member.

**Directors' Reports:**

David Martin, Director of Engineering and Operations, gave a brief update on various projects. He also introduced Jason Guy, of Del Sol Consulting, who the Board had approved to assist the LMA for FEMA reimbursements and FEMA-related project management for recovery efforts related to Hurricane Ida.

Mr. David Martin explained that the debris clean up contract, originally bid at around \$600,000, was concluded at an estimated \$430,000 (approximately 4,000 cubic yards of vegetative debris). The LMA, due to its compliance and swift action, would only be paying \$17,802 for debris cleanup, and FEMA would be covering the rest through reimbursement payments to the Authority.

He reported that the sewer line work at the Airport was advancing, and a sunken boat from South Shore Harbor Marina would be raised the next day.

He explained that the Southeast Louisiana Flood Protection Authority – East (FPA) had been working with the LMA to address the bulkhead at Orleans Marina. The project should begin after the first of the year.

He advised that navigational aids for South Shore Harbor Marina had been fabricated and would be installed the following week.

Mr. Guy addressed the Board. He informed the Board that the costs associated with paying Del Sol were reimbursable by FEMA as a direct administrative cost (DAC). He advised that an exploratory call was scheduled with FEMA representatives, and Mr. David Martin had produced a high-quality damage inventory. Mr. Guy complimented staff's efforts and believed the Authority was in a good position to capture reimbursements. Mr. Guy asked if the Board had any questions.

Chair Heaton thanked Mr. Guy for his firm's efforts and understood that his firm was selected through a highly competitive process, and their work was paying off.

Bruce Martin, Airport Director, gave an update on the Airport:

- He reported that Ochsner's Medivac unit was moved back into their leased area following repairs to the National Guard Hangar (Hurricane Zeta damage).
- He advised that Hurricane Ida damaged additional elements to the McDermott Hangar. Contractors were already engaged to repair the roof from Hurricane Zeta damages. He said that staff may propose a change order, if costs appeared to be reasonable, for the Board's consideration since the contractor was already mobilized and working on the roof.
- He expected an uptick in flight operations due to special events in the city including the Sugar Bowl and Final Four.

Commissioner Lapeyrolerie asked for a moment of silence for the pilot who crashed in a helicopter onto I-10 when traveling to the New Orleans Lakefront Airport from Ascension Parish. The room observed a moment of silence for the deceased.

#### **Committee Reports:**

**Airport Committee:** The report was sufficiently provided in Mr. Bruce Martin's report.

#### **Finance Committee:**

##### **Update by Ericksen Krentel regarding the LMA's Annual Audit:**

Josh Faubert, of Ericksen Krentel, introduced himself to the Board. He stated that his firm provided an unmodified opinion in accordance with US GAAP standards. The Authority had no audit findings.

He described the LMA's financial summary and idiosyncrasies due to the assets belonging to the Orleans Levee District and certain costs associated with state benefits for employees.

Mr. Faubert pointed out the Executive Director, two full time accountants, and one temp accountant currently perform the finance functions and worked diligently with his firm to carry out the audit successfully.

**Legal Committee:** Chair Cohn reported that no Legal Committee meeting took place because there were no actionable items.

**Commercial Real Estate:** Chair Heaton explained that the last action item on the Board agenda (New Business Item No. 5) was taken up at the last Commercial Real Estate Committee Meeting to formally support the issuance of RFQ/P for Parcel L, also known as the former Bally's site. The Committee voted to recommend that staff issue the RFQ/P proposed by staff and consultants. She added that it was her understanding that it would be advertised for at least 90 days, per staff and consultant recommendation.

**Marina:** Director Capo remarked that parking lot lighting and promenade lighting at South Shore Harbor Marina had been repaired and replaced. The area was well lit. He commended the maintenance staff for their efforts. Chair Brien looked forward to the bulkhead repair at Orleans Marina (FPA project).

**Recreation/Subdivision:** Chair Green said that the Committee did not meet because there was no action. He commented that the debris cleanup was going well as was clean up of alleyways in Lake Oaks. He explained that he felt it was important to have the Pontchartrain Beach Foundation, Inc. to speak to the full Board about their vision for Pontchartrain Beach.

**Nominating – Report and Election of Officers:**

- Motion to elect the Officers of the Lakefront Management Authority to serve one-year terms on January 1, 2022 and expiring on December 31, 2022.

Chair Cohn reported that the Nominating Committee met three times. Commissioner Esmond Carr and Anthony Richard were interviewed for Chair. He had also received communications from Commissioner Fierke about serving as Secretary again. Commissioner Fierke shared his curriculum vitae with him, and he read excerpts of it aloud to the Committee and the public at their meeting earlier that day.

Chair Cohn understood that there were other Commissioners who commented that they may be interested in serving including Commissioners Lapeyrolerie, Bruno, and Rodgers. The Committee discussed a slate to recommend to the full Board: Commissioner Anthony Richard for Chair, no recommendation for the role of Vice Chair, and Commissioner Thomas Fierke for Secretary.

Chair Cohn explained that the Committee discussed criteria for recommendation including professional experience, personal character/integrity, ability to get along with others in the private and public sector, ability to commit the necessary time to serve, etc. He commented that this was the way he has conducted nominating committees in the past with other boards or commissions he had served on.

Chair Cohn said that the Committee interviewed Commissioner Anthony Richard who had an exemplary background with a degree in business and a master's in social work. Commissioner Richard had been the executive director of a non-profit for several years and was currently running his own accounting business. He commented that Commissioner Richard had experience with managing a team of employees and with multiple years of service on the LMA board he had

institutional knowledge of the LMA’s history and assets. He explained that after careful consideration the Nominating Committee voted to recommend him as Chair of the Board.

Chair Heaton explained that the Board would vote on each officer position separately and call for any nominations from the floor.

A motion was offered by Commissioner Green and was seconded by Commissioner Meadowcroft to elect Commissioner Anthony Richard as Chair. A call was made for nominations from the floor. None were made. It was unanimously adopted to elect Commissioner Anthony Richard as Chair.

Commissioner Richard addressed the Board. He said it was an honor to be elected to serve as Chair. He recalled running along the lakefront in his youth and never imagined that he would be working with the organization whose operations maintain the lakefront for public recreation. He expressed his deep appreciation for the LMA and asked that the Board work together to achieve its goals. He noted that he had once been the executive director of a neighborhood organization and understood the concerns of the residents in the lake area subdivisions. He said that there was a process for them to be heard and welcomed them to participate.

Chair Cohn explained that there was no recommendation for the position of Vice Chair. He noted that Commissioner Fierke had served as Secretary well for multiple years and had the qualifications for the role.

Commissioner Rodgers made a motion to elect Commissioner Esmond Carr for Vice Chair. The motion was seconded by Lapeyrolerie. A call was made for nominations from the floor. No nominations were made. It was unanimously adopted to elect Commissioner Esmond Carr as Vice Chair by acclamation.

Commissioner Carr thanked the Board for the opportunity to serve. Commissioner Hebert said she attended one of the Nominating Committee meetings and felt like Commissioner Carr was qualified to serve. Commissioner Lapeyrolerie stated that all Board members were professionals with good reputations, and the LMA Board of Commissioners was a governing board not to be involved in day-to-day operations. She encouraged the public to show up and express concerns.

A motion was offered by Commissioner Carr to elect Commissioner Thomas Fierke for Secretary. The motion was seconded by Commissioner Brien. A call for nominations was made. No nominations were made. All were in favor to elect Commissioner Thomas Fierke as Secretary by acclamation.

**MOTION: XI. 01-121621**  
**RESOLUTION: XI. 01-121621**  
**BY: COMMISSIONER GREEN**  
**SECONDED BY: COMMISSIONER MEADOWCROFT**

**December 16, 2021**

**1) Motion to elect the Chair of the Lakefront Management Authority to serve a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.**

**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;

**WHEREAS**, Article IV, Section 2 of the By-Laws of the Management Authority provides that officers are to be elected each year at the regularly scheduled December Management Authority Meeting;

**WHEREAS**, in accordance with the By-Laws, the Nominating Committee met on November 15, 2021, at which time all seated Commissioners were deemed nominees for elected office; the Nominating Committee set forth the criteria for which a Commissioner would be considered for an officer position and appealed to Commissioners who so desired to make a presentation to the Nominating Committee at its subsequent meetings;

**WHEREAS**, the Nominating Committee convened on December 6<sup>th</sup> at 5:30 PM to conduct interviews of Commissioners Esmond Carr and Anthony Richard for the position of Chair;

**WHEREAS**, the Nominating Committee convened on December 16<sup>th</sup> at 5:30 PM and relayed that they had received notice of Thomas G. Fierke’s interest to serve as Secretary and his curriculum vitae stating his qualifications;

**WHEREAS**, the Nominating Committee of the Management Authority at a meeting held on December 16, 2021, at which a quorum was present, voted to recommend Commissioner Anthony Richard as Chair, to make no recommendation for the position Vice Chair, and to recommend Commissioner Thomas G. Fierke as Secretary; and,

**WHEREAS**, after motion made and duly seconded for discussion, the members of the Management Authority elected Anthony Richard as Chair by acclamation.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that Anthony Richard be and is hereby elected to serve as Vice Chair of the Lakefront Management Authority for a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.

**BE IT HEREBY FURTHER RESOLVED** that the Management Authority Chair 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: HEATON, BRIEN, CARR, COHN, GREEN, HEBERT, LAPEYROLERIE, MEADOWCROFT, RICHARD, RODGERS, ROMERO**

**NAYS: -**

**ABSTAIN: -**

**ABSENT: BRUNO, FIERKE, GERHART**

**RESOLUTION ADOPTED: YES**

**MOTION: XI. 01A-121621**

**RESOLUTION: XI. 01A-121621**

**BY: COMMISSIONER RODGERS**

**SECONDED BY: COMMISSIONER LAPEYROLERIE**

**December 16, 2021**

**1) Motion to elect the Vice Chair of the Lakefront Management Authority to serve a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.**

## 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;

**WHEREAS**, Article IV, Section 2 of the By-Laws of the Management Authority provides that officers are to be elected each year at the regularly scheduled December Management Authority Meeting;

**WHEREAS**, in accordance with the By-Laws, the Nominating Committee met on November 15, 2021, at which time all seated Commissioners were deemed nominees for elected office; the Nominating Committee set forth the criteria for which a Commissioner would be considered for an officer position and appealed to Commissioners who so desired to make a presentation to the Nominating Committee at its subsequent meetings;

**WHEREAS**, the Nominating Committee convened on December 6<sup>th</sup> at 5:30 PM to conduct interviews of Commissioners Esmond Carr and Anthony Richard for the position of Chair;

**WHEREAS**, the Nominating Committee convened on December 16<sup>th</sup> at 5:30 PM and relayed that they had received notice of Thomas G. Fierke’s interest to serve as Secretary and his curriculum vitae stating his qualifications;

**WHEREAS**, the Nominating Committee of the Management Authority at a meeting held on December 16, 2021, at which a quorum was present, voted to recommend Commissioner Anthony Richard as Chair, to make no recommendation for the position Vice Chair, and to recommend Commissioner Thomas G. Fierke as Secretary; and,

**WHEREAS**, after motion made and duly seconded for discussion, the members of the Management Authority elected Esmond Carr as Vice Chair by acclamation.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that Esmond Carr be and is hereby elected to serve as Vice Chair of the Lakefront Management Authority for a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.

**BE IT HEREBY FURTHER RESOLVED** that the Management Authority Chair 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:** HEATON, BRIEN, CARR, COHN, GREEN, HEBERT, LAPEYROLERIE,  
MEADOWCROFT, RICHARD, RODGERS, ROMERO

**NAYS:** -

**ABSTAIN:** -

**ABSENT:** BRUNO, FIERKE, GERHART

**RESOLUTION ADOPTED:** YES



**MOTION: IX. 01B-121621**  
**RESOLUTION: IX. 01B-121621**  
**BY: COMMISSIONER CARR**  
**SECONDED BY: COMMISSIONER BRIEN**

**December 16, 2021**

**1) Motion to elect the Secretary of the Lakefront Management Authority to serve a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.**

**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;

**WHEREAS**, Article IV, Section 2 of the By-Laws of the Management Authority provides that officers are to be elected each year at the regularly scheduled December Management Authority Meeting;

**WHEREAS**, in accordance with the By-Laws, the Nominating Committee met on November 15, 2021, at which time all seated Commissioners were deemed nominees for elected office; the Nominating Committee set forth the criteria for which a Commissioner would be considered for an officer position and appealed to Commissioners who so desired to make a presentation to the Nominating Committee at its subsequent meetings;

**WHEREAS**, the Nominating Committee convened on December 6<sup>th</sup> at 5:30 PM to conduct interviews of Commissioners Esmond Carr and Anthony Richard for the position of Chair;

**WHEREAS**, the Nominating Committee convened on December 16<sup>th</sup> at 5:30 PM and relayed that they had received notice of Thomas G. Fierke’s interest to serve as Secretary and his curriculum vitae stating his qualifications;

**WHEREAS**, the Nominating Committee of the Management Authority at a meeting held on December 16, 2021, at which a quorum was present, voted to recommend Commissioner Anthony Richard as Chair, to make no recommendation for the position Vice Chair, and to recommend Commissioner Thomas G. Fierke as Secretary; and,

**WHEREAS**, after motion made and duly seconded for discussion, the members of the Management Authority elected Thomas G. Fierke as Secretary by acclamation.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that Thomas G. Fierke be and is hereby elected to serve as Secretary of the Lakefront Management Authority for a one-year term commencing on January 1, 2022 and expiring on December 31, 2022.

**BE IT HEREBY FURTHER RESOLVED** that the Management Authority Chair 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: HEATON, BRIEN, CARR, COHN, GREEN, HEBERT, LAPEYROLERIE, MEADOWCROFT, RICHARD, RODGERS, ROMERO**

**NAYS: -**

**ABSTAIN: -**

**ABSENT: BRUNO, FIERKE, GERHART**

**RESOLUTION ADOPTED: YES**

**NEW BUSINESS:**

**1) Discussion of Master Plan for public access for “Parcel – 3” (formerly known as Pontchartrain Beach) by Pontchartrain Beach Foundation, a 501(c)(3) organization.**

Mr. Guy Williams introduced himself to the Board as a member of the Pontchartrain Beach Foundation, Inc. Mr. Williams said it was a great loss when Pontchartrain Beach was no longer accessible to the public. He felt the citizens of New Orleans needed a free beach to have access to for recreation because it was an affordable activity for families. It was his organization’s mission to raise money for this cause for the benefit of public good.

He said that their organization was not asking for money from the Authority but rather were asking for the authority, space, and opportunity to spend money on rehabilitating the beach. He said that they contacted someone who had the skillset to design the beach’s improvements: Ms. Dana Brown. Ms. Brown holds a BLA degree from Louisiana State University and MLA degree from the Harvard Graduate School of Design and is a professional landscape architect, licensed in several states. Ms. Brown has also worked in multiple countries.

Ms. Brown thanked the Board for their time. She explained that her presentation was an idea of what the beach could be and was not a finalized rendering. Ideally, the foundation would work with the LMA’s Recreation/Subdivision Committee and Board to receive feedback on how the design could be optimized.

Ms. Brown showed renderings of the vision of the beach which included areas for games and public amusement.

Chair Heaton explained that the discussion was preliminary, and the foundation would need a term sheet and lease found acceptable by the Board before they could proceed with plans.

Kelli Chandler, Regional Director of the Southeast Louisiana Flood Protection Authority (FPA), said that the design would need to consider emergency access for the Orleans Levee District Police Department (OLDPD).

Chair Heaton explained that Ann Duffy, a resident of Lake Oaks and community activist, had concerns in the past about police coverage if the beach reopened. In response to her concerns and to fulfill the need of a new police station for its police force, the FPA constructed a new police station (located at 6799 Elysian Fields Avenue) in the vicinity of the area in question.

Ms. Brown thought that the easy access to the beach from the new station would be helpful in responding to emergencies. The plan her firm designed for the foundation included breakwaters to protect swimmers and sand on the beach.

Commissioner Lapeyrolerie asked what funds would be used to maintain the beach. Ms. Brown said private funds would be used. She understood that there were many community members and benefactors who wanted to see the beach come to fruition and some funding had already been committed.

Ms. Brown explained that the Board would need to give the foundation permission to develop

the beach. Commissioner Meadowcroft suggested that they could lease the land from the Authority.

Commissioner Meadowcroft recalled reviewing a presentation made by a neighboring parish about its development on the lakefront of Lake Pontchartrain. She wanted to see something happen in Orleans Parish for its residents and visitors. She felt that without the lakefront being fully utilized it was being devalued as a public asset. She supported the development of the beach.

Mr. Williams said that the restoration of the beach would not be possible if the water quality was not improved through Pontchartrain Conservancy's (formerly the Lake Pontchartrain Basin Foundation) efforts. Commissioner Meadowcroft, also in her capacity as Chair of Pontchartrain Conservancy, wanted to assist the foundation in its efforts to rehabilitate the beach.

She asked that the foundation not shortchange cost allocation for maintenance in their business plan.

Ms. Brown said that the plan included a wet land area for study by students and the Pontchartrain Conservancy. Resources could be added to educate visitors about the lake's role as part of the gulf.

**2) Motion to approve the 2022 Meeting Schedule.**

A motion was offered by Commissioner Cohn, seconded by Commissioner Rodgers, and was unanimously adopted to approve the 2022 Meeting Schedule.

**3) Motion to approve the purchase of a replacement Aircraft Rescue and Fire Fighting (ARFF) Vehicle for the New Orleans Lakefront Airport ARFF Department, for the price and sum of \$425,000.00, from Company Two Leasing, LLC.**

A motion was offered by Commissioner Cohn, seconded by Commissioner Richard, and was unanimously adopted to approve the purchase of a replacement Aircraft Rescue and Fire Fighting (ARFF) Vehicle for the New Orleans Lakefront Airport ARFF Department, for the price and sum of \$425,000.00, from Company Two Leasing, LLC.

Chair Heaton informed the Board that the item had been recommended at the December Airport Committee Meeting.

Mr. Bruce Martin explained that since 2017 the Authority had spent well over \$100,000 in maintenance and repairs for ARFF vehicle. He believed it was time to upgrade the equipment to the ARFF department could sustain compliance in the future. He said that he outlined exactly where the funding would come from. He noted that the grants given to the Airport, as a result of COVID-19 relief, offered great assistance.

**MOTION: X. 03-121621**  
**RESOLUTION: X. 03-121621**  
**BY: COMMISSIONER COHN**  
**SECONDED: COMMISSIONER RICHARD**

December 16, 2021

**3) Motion to approve the purchase of a replacement Aircraft Rescue and Fire Fighting (ARFF) Vehicle for the New Orleans Lakefront Airport ARFF Department, for the price and sum of \$425,000.00, from Company Two Leasing, LLC.**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority” or “Lessor”) is a political subdivision of the State of Louisiana and 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**, the Airport Aircraft Rescue and Fire Fighting (“ARFF”) Department has in service a 2004 E One ARFF Truck, which is required equipment to properly operate the Airport, and necessary to attract aviation business to the Airport, which requires proper emergency response equipment at the Airport;

**WHEREAS**, the ARFF Truck operated at the Airport has a useful life of 10 years and is over 16 years old, and has had major maintenance issues over the past several years;

**WHEREAS**, most recently the ARFF Truck needs brake calipers to be replaced at a cost of \$49,000 per wheel, which will be a considerable expenditure, and is no longer in service because of the need for these repairs;

**WHEREAS**, Staff has sought federal and state grant funding to purchase a brand new ARFF Truck, but no grant funding has been available to purchase an ARFF Truck, which would cost over \$1 million;

**WHEREAS**, the Staff of the Management Authority was able to locate a refurbished ARFF Truck (“ARFF Truck”) offered for lease or sale and a Lease Purchase Agreement was signed with the dealer, Company Two Leasing, LLC, for the refurbished ARFF Truck in November of this year, and the purchase price for the vehicle is \$425,000.00, with the monthly rental payments credited against the purchase price if the option to purchase were exercised;

**WHEREAS**, after the Lease Purchase Agreement was signed, the ARFF Truck was delivered to the Airport, the Staff has been satisfied with the performance of the ARFF Truck, and recommended that the Management Authority exercise the option the purchase the vehicle;

**WHEREAS**, Staff has identified funding for the purchase of the ARFF Truck from the following sources: \$148,000.00 from budgeted salary made available from the award of a ARPA Grant (Board Resolution No. 01-072221); \$35,000.00 budgeted for unused security expenses at the Airport; \$55,000.00 budgeted for acquisition of a replacement ARFF Truck; \$54,000.00 from fees for Location Agreements for movie and TV filming at the Airport; \$50,000.00 for the trade in credit of the ARFF Truck owned by the District; and, \$83,000.00 from funds in the Management Authority’s Louisiana Asset Management Pool (“LAMP”) Account;

**WHEREAS**, the Airport Committee at its monthly meeting held on December 7, 2021, after considering the recommendation of the Staff, unanimously voted to

recommend that the Management Authority approve the purchase of the ARFF Truck under the terms and conditions set forth above; and,

**WHEREAS**, the Management Authority after considering the recommendations of Staff and the Airport Committee resolved that it was in the best interest of the Airport and the Orleans Levee District to approve the purchase of the ARFF Truck under the terms and conditions set forth above.

**THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves the purchase of the following vehicle, one (1) 02 (2021) Oshkosh TI-1500 ARFF Truck, VIN: 10TBK8Z132S073881, from Company Two Leasing, LLC, for the price and sum of \$425,000.00, cash, conditioned on funding available from the sources set for the above in this Resolution.

**BE IT HEREBY FURTHER RESOLVED** that the Lakefront Management Authority Chair or Executive Director be and is hereby authorized to take any action and sign any documents necessary to carry out the above.

**YEAS: HEATON, BRIEN, CARR, COHN, GREEN, HEBERT, LAPEYROLERIE, MEADOWCROFT, RICHARD, RODGERS, ROMERO**

**NAYS: -**

**ABSTAIN: -**

**ABSENT: BRUNO, FIERKE, GERHART**

**RESOLUTION ADOPTED: YES**

**4) Motion to accept LADOTD Grant H.014436 in the amount of \$519,180.00 for Storm Water Master Plan Drainage Rehabilitation – Phase I (Design).**

A motion was offered by Commissioner Richard, seconded by Commissioner Rodgers, and was unanimously adopted to accept LADOTD Grant H.014436 in the amount of \$519,180.00 for Storm Water Master Plan Drainage Rehabilitation – Phase I (Design).

Mr. Bruce Martin explained that this grant was awarded by the Aviation Division of the Department of Multimodal Commerce of LADOTD. The project was included in the Airport’s capital improvement plan. The design was pertinent to the pumping of water off the Airport’s property during storm events.

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY

RESOLUTION NUMBER: X. 04-121621

Date: December 16, 2021

The Non-Flood Protection Asset Management Authority of the Parish of Orleans met in regular session on this date. The following resolution was offered by Comm. Richard and seconded by Comm. Rodgers.

**R E S O L U T I O N**

A resolution authorizing the Executive Director to execute an Agreement with the Louisiana Department of Transportation and Development (LA DOTD) for improvements at the New Orleans Lakefront Airport.

WHEREAS, Act 451 of the 1989 Regular Session of the Louisiana Legislature authorized the financing of certain airport improvements from funds appropriated from the Transportation Trust Fund; and

WHEREAS, the Non-Flood Protection Asset Management Authority has requested funding assistance from the LA DOTD to/for Storm Water Masterplan Drainage Rehabilitation – Phase I (Design); and

WHEREAS, the stated project has been approved by the Louisiana Legislature and the LA DOTD is agreeable to the implementation of this project and desires to cooperate with the Non-Flood Protection Asset Management Authority according to the terms and conditions identified in the attached Agreement; and

WHEREAS, the LA DOTD will provide the necessary funding for the Storm Water Masterplan Drainage Rehabilitation – Phase I (Design) and reimburse the sponsor up to \$519,180.00 of project cost.

NOW THEREFORE, BE IT RESOLVED by the Non-Flood Protection Asset Management Authority that it does hereby authorize the Executive Director to execute an Agreement for the project identified as SPN H.014436, more fully identified in the Agreement attached hereto; and to execute any subsequent related documents, including, but not limited to, amendments to said agreement.

This resolution shall be in full force and effect from and after its adoption.

The aforesaid resolution, having been submitted to a vote, the vote thereon was as follows:

YEAS: HEATON, BRIEN, CARR, COHN, GREEN, HERBERT, LAPEYROLLE, MEADOWCROFT, RICHARD, RODGERS, ROMERO NAYS: NONE ABSENT: BRUNO, FIERKE, GERHART

WHEREUPON, the resolution was declared adopted on the 16th day of December, 20 21.

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY

BY: [Signature]  
(Signature)

Louis J. Capo  
(Typed or Printed Name)

TITLE: EXECUTIVE DIRECTOR

ATTEST: [Signature]  
(Signature)

TITLE: SECRETARY

**5) Motion to issue a Request for Proposals and Qualifications for the development and lease of “Parcel L” in the South Shore Harbor Marina (6701 Stars and Stripes Boulevard).**

A motion was offered by Commissioner Rodgers, seconded by Commissioner Brien, and was unanimously adopted to issue a Request for Proposals and Qualifications for the development and lease of “Parcel L” in the South Shore Harbor Marina (6701 Stars and Stripes Boulevard).

Al Pappalardo, Real Estate Consultant to the LMA, explained that the advertisement and request for proposals and qualifications was for the former Bally’s Casino Site, located adjacent to the South Shore Harbor Marina at 6701 Stars and Stripes Boulevard. Staff was asking for support to advertise the parcel. He indicated that the Board had the draft document staff and consultants worked on in their possession. The period for submission would be at least 90 days and would be due sometime in April 2022.

Director Capo and Mr. Pappalardo indicated that Parcel L largely encompasses the area of the former terminal building of the gaming boat (Bally’s) and some parking. It was not the same area that had been advertised before. Mr. Pappalardo had recommended that phasing the development and leasing of the area may be a more successful approach. Mr. Pappalardo explained that the peninsula encompassing the new Harbor Master Building and provision shop, constructed by the former lessee, was not included in Parcel L. The fuel dock was also not included.

Mr. Pappalardo explained that they mention the deficiencies of the property three times in the document, and it may be to the proposer’s advantage to demolish the old terminal building. A major deficiency included the fact that the building was constructed below base flood elevation and may be difficult to insure.

Commissioner Lapeyrolerie asked if the site had been advertised since it was vacated and thought that the Authority may have received proposals. Director Capo explained that this would be the first time that the Authority would be advertising the area since the last lessee was evicted and no proposals of any kind had been received. He further explained that Commissioner Carr met with individuals to discuss potentially opening the provision shop below the Harbor Master Building, and that area was not included in the request for proposals.

**MOTION: X. 05-121621**  
**RESOLUTION: X. 05-121621**  
**BY: COMMISSIONER RODGERS**  
**SECONDED: COMMISSIONER BRIEN**

**December 16, 2021**

**5) Motion to approve and authorize the issuance of a Request for Proposals and Qualifications for the lease and development of “Parcel L” in the South Shore Harbor Marina (6701 Stars and Stripes Boulevard).**

**RESOLUTION**

**WHEREAS**, the Lakefront Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

**WHEREAS**, the South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority (the “Marina”);

**WHEREAS**, Parcel L located on the southeastern section of the Marina adjacent to a road owned by the District is the most desirable developable land remaining at the Marina, contains 195,234 square feet or 4.505 acres and has incomparable views of Lake Pontchartrain to the east and the Marina basin to the north (the “property”);

**WHEREAS**, the Commercial Real Estate Committee of the Management Authority requested that the Staff of the Management Authority and the Real Estate Consultant and Legal Counsel for the Management Authority prepare a Request for Proposals and Qualifications to solicit proposals from prospective proposers who are qualified developers with the demonstrated ability, financial capability, experience and vision to develop the property through a long-term ground lease agreement in such a way that its development of the property will be consistent with and enhance the current and future operations of the Marina, and be compatible with the form and function of the Marina and the New Orleans Lakefront Airport and enhance the potential for retention of existing tenants and grow the tenant base of the facilities in the Marina;

**WHEREAS**, the Staff of the Management Authority with the assistance of the Real Estate Consultant and Legal Counsel of the Management Authority prepared a Request for Proposals and Qualifications for the lease and development of Parcel L, a copy of which is attached to this Resolution ( the “RFP/Q”);

**WHEREAS**, the Commercial Real Estate Committee of the Management Authority at its meeting held on December 15, 2021 voted to recommend that the Management Authority approve and authorize the issuance of the RFP/Q for the lease and development of Parcel L; and,

**WHEREAS**, the Management Authority after considering the recommendation of the Commercial Real Estate Committee resolved that it was in the best interest of the District to approve and authorize the issuance of the RFP/Q for the lease and development of Parcel L.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Lakefront Management Authority hereby approves and authorizes the issuance of the Request for Proposals and Qualifications for the lease and development of Parcel L in the South Shore Harbor Marina, a copy of which is attached to this Resolution.

**BE IT FURTHER HEREBY RESOLVED** that the Chair or Executive Director of the Lakefront Management Authority be and is hereby authorized to sign any documents and take any action necessary to carry out the above.

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

**YEAS: HEATON, BRIEN, CARR, COHN, GREEN, HEBERT, LAPEYROLERIE, MEADOWCROFT, RICHARD, RODGERS, ROMERO**

**NAYS: -**

**ABSTAIN: -**

**ABSENT: BRUNO, FIERKE, GERHART**

**RESOLUTION ADOPTED: YES**



**Announcement of Next Regular Board Meeting:**

- January 27, 2021

**Adjournment:**

A motion was offered by Commissioner Richard, seconded by Commissioner Romero, and was unanimously adopted to adjourn. The meeting was adjourned at 7:15 PM.