

**LAKEFRONT MANAGEMENT AUTHORITY
REGULAR BOARD MEETING AGENDA
Thursday, August 26, 2021– 5:30 P.M.**

New Orleans Lakefront Airport Terminal Conference Center – 6001 Stars and Stripes Blvd., New Orleans, LA, 70126

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Opening Comments – Chair/Commissioners
- V. Motion to Adopt Agenda
- VI. Motion to Approve Minutes
 - 1) Human Resources Committee Minutes dated August 19, 2021
 - 2) Board Meeting Minutes dated July 22, 2021
- VII. Presentation
- VIII. Public Comments
- IX. Directors' Reports
- X. Committee Reports
 - Airport – Chair Heaton
 - Finance – Chair Bruno
 - Legal – Chair Cohn
 - Commercial Real Estate – Chair Francis
 - Human Resources – Chair Francis
 - Marina – Chair Brien
 - Recreation/Subdivision – Chair Green
- XI. Old Business
 - 1) Motion to approve and ratify the closure of Messina's Runway Cafe in the Terminal at the New Orleans Lakefront Airport between January 6, 2021 and April 6, 2021 and the reduction of hours of operation to 11 a.m. until 3 p.m. between April 6, 2021 and December 31, 2021, and to approve the amendments of Messina's Restaurant and Special Events Lease in the Terminal on the minimum hours of operations, requirements for compliance with FAA Grant Assurance Agreements, including covenants for operations of Charter and Passenger Aviation Services in the Terminal at the Airport, and procedures for obtaining security for Special Events at the Terminal.
 - 2) Motion to approve a settlement of the amount of rent owed on Suite 121 in the New Orleans Lakefront Airport Terminal between December 2019 and August 2021 in the amount of \$16,250.00 and a one-year lease commencing on September 1, 2021 for Suite 121 for an annual rental of \$26,025.48 with Messina Lakefront Airport, LLC.
 - 3) Motion to approve a contract with US Restoration, LLC for mold remediation services at the National Guard Hangar at the New Orleans Lakefront Airport for an amount not-to-exceed \$160,656.38.
 - 4) Motion to approve a contract with US Restoration, LLC for drywall and flooring installation at the National Guard Hangar at the New Orleans Lakefront Airport for an amount-not-to exceed \$146,504.34.
- XII. New Business
 - 1) Motion to approve the proposed revisions of the Employee Handbook for employees of the Lakefront Management Authority.
 - 2) Motion to approve a budget amendment for FYE June 30, 2021 to reduce ad valorem tax revenue from \$1,995,000.00 to \$1,809,000.00.
 - 3) Motion to approve a budget amendment for FYE June 30, 2021 to reduce interest income from \$230,000 to \$7,950.00.

- 4) Motion to approve a transfer of \$435,700.00 from the Unrestricted Capital Reserves Account to fund the Lake Vista Community Center Roof Replacement Project, National Guard Hangar Mold Remediation Project, and National Guard Hangar Interior Building Renovations Project.
- 5) Motion to approve a contract with Roofing Solutions, LLC for an amount not-to-exceed \$407,448.00 for the Lake Vista Community Center Roof Replacement (Re-Bid) for Base Bid and Alternate 1.
- 6) Motion to approve a Lease of Suite 6504 in the Lake Vista Community Center with Muscular Therapy, LLC, for a term of five (5) years, commencing on September 1, 2021, for a monthly rental of \$1,267.91 during the five (5) year term of the lease, with a rent credit of \$634.50 per month over the first forty (40) months of the term of the lease, totaling \$25,380.00, conditioned on repairs and improvements to be made to the leased premises by the lessee within six (6) months of the commencement date of the lease, subject to the prior written approval and final approval after completion of the Director of Operations and Engineering and Executive Director of the Lakefront Management Authority, and under the standard terms and conditions for leases in the Lake Vista Community Center.
- 7) Motion to approve a lease of Orleans Marina Boathouse Site N-22 with Lyndon J. Saia for a term of five (5) years, commencing on July 1, 2022, with two (2) 5-year options to renew, for an annual rental effective on the commencement date of the lease of \$9,060.48, with CPI adjustments of the annual rental rate during the two option terms, in consideration of the payment of \$12,000.00.
- 8) Motion to approve a Lease with Crescent City Marine Group, Inc., for a term of ten years, commencing on September 1, 2021, with two (2) ten-year options to renew, for an annual rental of \$150,125.00, with CPI and appraisal adjustments of the rent during the term of the Lease.
- 9) Motion to approve an amendment of the Lease with Sailboat Bay Apartments, L.L.C to cancel the Third Amendment to Lease and remove certain property from the leased premises and cancel the obligation of the lessee to pay the rent specified under the Lease for the property removed from the leased premises, with all other terms and conditions of the Lease to remain unchanged and in full force and effect.
- 10) Motion to approve a Lease of Boathouse W-21 Site, located at Municipal Address 7301 W. Roadway, with John Testa, for development of condominiums, commencing on September 1, 2021, for a term of fifty (50) years, with two additional options to renew, for a maximum lease term of 99 years, for an annual rental of \$47, 690.00, with CPI and appraisal adjustments of the rent and a transfer fee of three (3%) payable on the sale of the condominium units during the term of the Lease.
- 11) Motion to authorize the Executive Director to enter into a Cooperative Endeavor Agreement with the Lake Vista Property Owners' Association and to accept the check of \$50,000.00 from the Lake Vista Property Owners' Association for the purpose of the Lake Vista Sidewalk Rehabilitation Project.
- 12) Motion to approve an amendment of the contract with Ericksen Krentel, L.L.P. for the annual audit requested by the Louisiana Legislative Auditor to provide for notification and indemnification by the auditor for any non-permitted use or disclosure of information of the Lakefront Management Authority.
- 13) Motion to approve a resolution strongly supporting the inclusion of the Orleans Levee District's Building Restrictions governing the Lake Oaks and the Lake Terrace Subdivisions again in the City of New Orleans Comprehensive Zoning Ordinance (CZO) including that no City of New Orleans building permit will be issued and no construction shall begin without first receiving a Letter of No Objection from the Lakefront Management Authority.

XIII. Announcement of next Regular Board Meeting

- 1) Thursday, September 23, 2021 – 5:30 P.M.

XIV. Adjourn

In accordance with the Americans with Disabilities Act, please contact Madison Bonaventure at (504) 355-5990 to advise if special assistance is needed and the type of assistance requested.

**Public Notice Posted: Original – Tuesday August 24, 2021 at 3:30 PM
Amended – Wednesday August 25, 2021 at 4:15 PM**