

**MINUTES OF THE  
LAKEFRONT MANAGEMENT AUTHORITY  
AIRPORT COMMITTEE MEETING  
HELD ON TUESDAY JULY 13, 2021**

PRESENT: Chair Wilma Heaton  
Vice Chair Thomas Fierke  
Commissioner David Francis  
Commissioner Renee Lapeyrolerie

ABSENT: Commissioner Pat Meadowcroft

STAFF: Louis Capo – Executive Director  
David Martin, P.E. – Director of Engineering and Operations  
Bruce Martin – Airport Director  
Chris Henderson – Airport Manager  
Madison Bonaventure – Assistant to the Executive Director/Board Secretary  
Winnifred Christopher – Administrative Program Specialist A

ALSO

PRESENT: Gerard Metzger – Legal Counsel to the LMA  
Samantha Best – Prospect New Orleans  
Bernard Charbonnet – CAPC  
Grace Deveny – Prospect New Orleans  
Addie Fanguy – Signature Flight Support, LLC  
George Groh – Kutchins and Groh  
Naima Keith – Prospect New Orleans  
Darran Persick – Kutchins and Groh  
Nick Stillman – Prospect New Orleans

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The Airport Committee of the Lakefront Management Authority met on Tuesday July 13, 2021 at the New Orleans Lakefront Conference Center located at 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after legal notice to the media was distributed and agenda was posted.

Chair Heaton called the meeting to order at 2:37 P.M. and led in the pledge of allegiance.

Louis Capo, Executive Director, called the roll. A quorum was present.

**Opening Comments:** None

**Motion to Adopt Agenda:**

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

**Motion to Approve the Minutes:**

A motion was offered by Commissioner Fierke, seconded by Commissioner Meadowcroft, and to approve the minutes of June 13, 2021.

**Public Comment:**

Addie Fanguy, of Signature Flight Support, LLC, mentioned that there was a reoccurring issue with water pressure, and said that the Sewerage and Water Board of New Orleans (SWBNO) has not identified the problem.

David Martin, Director of Engineering and Operations, explained that it was his understanding that the issue began after a new backflow preventer was installed by an LMA contractor. He advised that when the issue was brought up, he sent LMA maintenance staff to troubleshoot the matter by checking for debris, etc. He said that since the backflow preventer was in working order, the next step would be to trace the line and identify any issues such as leaks, etc., as there could be several causes.

Bruce Martin, Airport Director, explained that SWBNO staff kept arriving to the Airport without notification to staff, and so they did not coordinate with staff to identify the site in question. He explained that it was not until Monday July 12, 2021 that the SWBNO arrived and inspected the site. Mr. David Martin advised that an opinion on the issue from SWBNO was not issued until the day of the meeting, July 13, 2021. Mr. David Martin explained that after he reviews the opinion, the maintenance department will first confirm if the repair can be done in-house or if it must be contracted out. Commissioner Lapeyrolerie asked how soon the repair could be made if a contractor was needed. Mr. David Martin said if it was under Director Capo's spending authority, they could have a contractor working on it.

**Airport Director's Report:**

Bruce Martin, Airport Director, said that staff was working to develop a lease for consideration by City Jets, Inc. who had expressed interest in leasing Terminal office space and operating flights directly out of the terminal. He indicated that members of City Jets, Inc. have been hesitating to respond to Airport staff's communications, and he surmised that they wanted to review the proposed lease first.

Chair Heaton said she thought that the LMA had not engaged in a similar lease before and leasing flight operations out of the Terminal was a greater challenge than other leases Airport staff and consultants had to prepare in recent memory. Director Capo and Mr. Bruce Martin confirmed that was the case.

Mr. Bruce Martin explained that the Runway 9-27 Decommissioning/Reclassification Project had evolved, and the Airport was still eligible for about \$1 million in grant funds to study and remedy the safety issues. He said Airport staff and consultants were working closely with the FAA regarding next steps. Mr. Bruce Martin believed that the next steps involved studying elimination of hotspots by decommissioning Runway 9-27 as a crosswind runway and finding a new location for a crosswind runway.

Commissioner Fierke asked how much the original design of the project was going to cost. Mr. Bruce Martin answered that the cost was about \$947,000.00, and he said one of the designs under consideration included constructing a crosswind runway in the lake, to be constructed out

of lake bottom. Commissioner Fierke offered that Commissioner Meadowcroft could volunteer to assist with permits.

Commissioner Fierke asked about the cost associated with Hurricane Zeta damages. Mr. Bruce Martin indicated that the LMA has spent approximately \$819,000 so far which is shy of the \$1 million deductible for the policy that the Flood Protection Authority (FPA) owns. Chair Heaton said that the insurance issue could be addressed when the Memorandum of Understanding is renegotiated in the fall.

Mr. Bruce Martin reported that flight operations were doubled from 2019's numbers as he did not draw a comparison to 2020 due to the COVID-19 pandemic conditions.

He introduced Ms. Winnifred "Winnie" Christopher to the Committee. He informed them that the Airport team, aside from the firemen, was comprised of two staffers (including himself). He advised that Ms. Christopher was formerly employed from the Louisiana State University Health and Sciences Center in New Orleans and had applied through the State Civil Service System and after consideration of her credentials as a graduate of Loyola University with experience in administration, human resources, and customer service, she was selected for the role to assist himself and Mr. Chris Henderson, Airport Manager.

Ms. Christopher thanked the Committee for the opportunity to serve. She said she was excited about the opportunity to work in airport administration, especially in New Orleans, since she is a native to the community.

### **Presentation:**

#### **1)Presentation by Prospect New Orleans, an organization which produces a triennial exhibition of international contemporary art, regarding potential art installation(s) at the New Orleans Lakefront Airport in connection with Prospect 5 programming.**

Nick Stillman, Executive Director of Prospect New Orleans, introduced his team to the Committee: curators Grace Deveny, Naima Keith, Diana Nawi, and Samantha Best, Exhibition Manager.

He explained that their organization was a non-profit, founded in 2007, that curated and hosted a triennial art exhibition to draw visitors to the city. He said that the art exhibition generally consists of mostly living artists from around the world with inclusion of local artists, and the event takes place for three months at various venues across the city. He said the New Orleans Lakefront Airport was under consideration as an exhibition venue.

Chair Heaton asked if the art triennial would be free to the public. Mr. Stillman confirmed it would be.

Commissioner Fierke inquired about visitation rates that they may expect to come through their exhibitions. Mr. Stillman said they had numbers from prior years in the 100,000 to 150,000 range total.

Mr. Stillman said that they have never had artwork placed in New Orleans East, and they were excited about expanding to the district.

Chair Heaton said that if they chose to install artwork at the Airport, then the arrangement could be under a location agreement, which Director Capo had the authorization to execute. She was

excited about the collaboration and the attention it would bring to the facility and the Fountain of the Four Winds.

Ms. Deveny introduced three artists whose work they believed could be compatible with the space. She went through slides of artist biographies and past works.

The Committee thanked the Prospect New Orleans team for presenting. Commissioner Heaton left the meeting.

### **New Business**

#### **1) Motion to accept American Rescue Plan Act (ARPA) Grant (FAA Grant No. 36) for the New Orleans Lakefront Airport in the amount of \$148,000.00.**

A motion was offered by Commissioner Francis, seconded by Commissioner Lapeyrolerie, and Commissioners Francis, Fierke, and Lapeyrolerie voted in favor of the motion. Commissioner Heaton was absent.

Mr. Bruce Martin advised that the amount the Airport would be receiving was the maximum amount general aviation airports were eligible to receive. Commissioner Fierke asked if the funds would be used for operating expenses. Mr. Bruce Martin confirmed that was the case and advised that payroll costs would most likely be supplemented by the aid.

#### **2) Motion to recommend selection of a professional services firm for Aviation Planning Services at the New Orleans Lakefront Airport (FAA-funded).**

Mr. Bruce Martin explained that aviation planning services were needed at the Airport, and the FAA funds the services. He explained that there were three respondents (Kutchins and Groh, Lindfield, Hunter, & Junius, and Urban Systems), and he, Director Capo, and Mr. David Martin scored the respondents as members of the Scoring Committee. It was a consensus that Kutchins and Groh was the best candidate.

A motion was offered by Commissioner Fierke and was seconded by Commissioner Lapeyrolerie to recommend selection of a professional services firm for Aviation Planning Services at the New Orleans Lakefront Airport (FAA-funded). Commissioners Fierke, Francis, and Lapeyrolerie voted in favor of the motion. Commissioner Heaton was absent.

#### **3) Motion to recommend amendment of the lease with Flightline First, Inc. to accommodate parking construction paid for by Flightline First, Inc. for additional client parking in the vicinity of the Williams Hangar and the Terminal Building.**

Commissioner Heaton returned to the meeting.

A motion was offered by Commissioner Francis, seconded by Commissioner Lapeyrolerie, and was unanimously approved to recommend amendment of the lease with Flightline First, Inc. to accommodate parking construction paid for by Flightline First, Inc. for additional client parking in the vicinity of the Williams Hangar and the Terminal Building.

Mr. Bruce Martin explained that Flightline currently leases a parking area, and they would like to switch their current leased parking area to an area closer to their operations office (in between

the Williams Hangar and the Terminal Building). He said that staff at Flightline had been in communication with Mr. David Martin regarding the design.

Commissioner Lapeyrolerie inquired about the quality of the construction plans and perhaps the possibility of green infrastructure moving forward. Mr. David Martin said that pervious pavement, one of the most ubiquitous types of green infrastructure for roadways and the like, was feasible but did require maintenance. He said that the LMA could consider green infrastructure in the future, such as an incorporation into future paving projects. Commissioner Lapeyrolerie offered that a subcommittee could be developed to discuss green infrastructure opportunities.

Commissioners Lapeyrolerie and Fierke discussed some local green infrastructure applications with Mr. David Martin, including retention ponds in Pontchartrain Park.

Director Capo offered that a prescriptive requirement for application of green infrastructure could be added into leases in the future if it was appropriate.

He expressed concern that the item was not ready because some calculations needed to be conducted to determine how the rate of the lease would change and other lease term considerations.

Chair Heaton said it was her understanding that the tenant needed to move forward and offered that staff could obtain the answers needed between the Committee meeting and Board meeting. If not, the item would be deferred at the Board Meeting.

#### **4)Discussion regarding the availability of 6601 Stars and Stripes Blvd., formerly the Mosquito Control Building, for lease.**

Chair Heaton asked Mr. Bruce Martin where Airport staff stood with the leasing of the property. He replied that staff had engaged with a couple of rental car companies who expressed interest in the premises, but none had submitted a proposal to lease it.

Chair Heaton announced that an RFP should be issued for the property in the future.

#### **5)Discussion regarding police detail protocols at the New Orleans Lakefront Airport.**

Chair Heaton asked Mr. Bruce Martin what the procedure was when a location agreement was issued for the Airport and a police detail was needed. Mr. Bruce Martin explained that those who engage in a location agreement are compelled to have a police detail, which is administered/coordinated through OLDPD Lt. Bruno Mason.

Chair Heaton said it was also her understanding that details were coordinated through Lt. Bruno Mason. She explained that an airport liaison officer was assigned to the Terminal, and then details for Messina's events changed. Since he left, she assumed that details were going through Lt. Mason again, but she was informed that was not the case. She was informed by Mr. Messina that he coordinates details through another officer who was a captain of a reservist division.

Mr. Bruce Martin said that there were specific rules for the Airport, so consistency amongst the details would provide officers who would be knowledgeable regarding Airport policies and the facility itself.

Commissioner Lapeyrolerie offered that they could call his lawyer to discuss the issue, and the police chief should be held accountable for the inconsistency if there was a violation of any policy. She asked if there was any language in the lease. Gerard Metzger, Legal Counsel to the LMA, advised that he would need to review the obligations set forth in the lease.

Commissioner Francis said that the LMA needed assurance on who was protecting their asset and consistency with procedures in the event of the incident, as there was a possibility that they could be held liable.

Director Capo explained that in his role as internal auditor at the FPA, he had conducted audits of the police details, and there were several reasons why police details should be administered through a sole administrator.

**New Business**

**Announcement of next Airport Committee Meeting:**

**1) Tuesday, August 17, 2021– 2:30 PM**

**Adjourn:**

Commissioner Fierke made a motion to adjourn the meeting. Commissioner Francis seconded the motion. All were in favor. The meeting adjourned at 3:30 PM.