

**LAKEFRONT MANAGEMENT AUTHORITY  
AIRPORT COMMITTEE MINUTES  
TUESDAY, AUGUST 15, 2023 – 2:30 P.M**

**6001 Stars and Stripes Blvd.  
New Orleans, LA 70126**

**PRESENT:** Commissioner Wilma Heaton – Chair  
Commissioner Brian Egana  
Commissioner Carlos Williams

**ABSENT:** Commissioner Jennifer Herbert – Vice Chair

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Director of Aviation  
Adam Gulino – Director of Operations and Engineering  
Kristen Klinard, LMA Finance

**ALSO**

**PRESENT:** Gerry Metzger – LMA Counsel  
Jeff Dye – LMA Counsel  
Al Pappalardo – Real Estate Consultant  
Darren Persick – Project Mgr. Kutchins & Groh  
Bane Sheperd Gen. Mgr. – Signature FBO  
Phillip Everett, Duty Mgr. – Signature FBO  
Pierre Villere, principal Flightline  
Krystal Hukmani, Principal – Jazz Aviation  
Ankur Hukmani, Principal -Jazz Aviation

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The Airport Committee of the Lakefront Management Authority on Tuesday, August 15, 2023, at 2:30 PM at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

- I. **Called to Order at 2:37 PM.**
- II. **Pledge of Allegiance led by Commissioner Egana.**
- III. **Roll Called by Mr. Capo. (3) members present quorum established.**

**IV. Opening Comments – Chair Heaton** thanked everyone in attendance. She said this evening’s meeting will address some issues and our efforts to discover resolutions to those issues. This committee wants the FBOs and tenants to be successful.

**V. Motion to Adopt Agenda**

**A motion was offered by Commissioner Egana and seconded by Commissioner Williams.**

**VI. Public Comments - Limited to (2) Minutes – NONE**

**VII. Airport Director’s Report**

**Bruce Martin reported the following:**

- Finalizing contract with Boh Bros. to complete phase I of Taxiway Bravo rehab
  - o Project to start in October with (2) night closures
  - o There will be night closures once the work starts
  - o 900k grant state and another 960k from the Feds
  
- Held the Drainage and Pump Station pre-bid meeting on August 8<sup>th</sup>
  - o Bids due August 22nd
  - o There’s a potential for 6 different grants on this project
  - o Project costs estimated at \$17.1 million for the first phase of the project
  
- The FAA is planning an upgrade project for the pier on the MALSRs which is an approach lighting system at the north end of the main runway. This is a (6) month project and we’re looking to schedule it for after the festivals approximately May of 2025 to the end of the year.
  
- We’re also looking to shorten the runway for continued use as opposed to shutting it down completely while they are working. He planned to keep the board abreast of progress.
  
- Operations are up at the airport except for military ops which are down by 24%.

- Fuel sales have steadily been climbing since 2009. Covid had an impact on fuel sales, but we are back to moving 2.9 million gallons of fuel in sales. We will probably exceed 3 million gallons this calendar year.

**Commissioner Egana** asked if The Airport conducts mandatory pre-bid conferences.

**Mr. Martin** replied that we do hold mandatory pre-bid conferences. However, we did not hold one for this project.

### **VIII. New Business**

- 1. Motion to recommend approval of a contract with Kutchins & Groh, LLC to complete an update to New Orleans Lakefront Airport Minimum Standards for a sum not to exceed \$37,500.00.**

**A motion was offered by Commissioner Egana and seconded by Commissioner Williams.**

**Mr. Martin** informed the committee that this was a task order, not a new contract.

**Chair Heaton** was very supportive of the motion because the Minimum Standards had not been updated since the 1980s.

**Mr. Metzger** asked if the budgeted amount of the contract was pre-approved by IDIQ.

**Mr. Martin** replied yes, it is.

**Commissioner Egana** asked if this needed to be approved.

**Mr. Martin** stated that it was over Mr. Capo's threshold of authority.

**Chair Heaton called for a vote. All were in favor. The motion passed.**

**2. Discussion and recommendation to lease the McDermott Hangar to Flightline for one year with the rate being established by the appraisal.**

**A motion was offered by Commissioner Williams and seconded by Commissioner Egana.**

**Chair Heaton** stated that Mr. Villere from Flightline was present if anyone had questions.

**Pierre Villere**, principal of Flightline First. Talked about the 17-year history of Flightline FBO. He said they had signed a 5-year lease with options to renew but failed to exercise their renewal options. They have since been on a month-to-month lease. During his uncle's tenure at Flightline, he spent approximately \$150,000 on ramp improvements at the McDermott hanger.

Mr. Villere said he was there to request to renegotiate a long-term lease. The one-year term in this motion would allow Flightline and the Airport to combine the McDermott lease and William's hangar lease.

**Commissioner Egana** asked questions about the original lease terms and discussed the significance of a one-year lease pending appraisal. He also addressed the Williams hangar roof repairs needed.

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

**3. Discussion regarding the New Orleans Lakefront Airport Capital Improvement Plan from 2024-2028.**

**Mr. Martin** informed the committee that the Airport's 2024-2028 Capital Improvement Plan is due to the State by November 1<sup>st</sup>. At the airport committee's request, we are submitting our working draft of the Lakefront Airport Capital Improvement Plan for your review.

- He talked about the process of grading our projects with other project submissions.
- He talked about various high-priority upgrades in the plan.
- Completion of Taxiway Bravo

- Airfield signage design for rehab and upgrades. Lighting will follow in 2025
- Relocating Runway 927. This will clear space on the east side of the Airport for future development.
- Updating the minimum standards

**Chair Heaton** commented that this is basically a planning tool for grants with the understanding that plans can evolve. She asked what firm we were working with.

**Mr. Martin** stated that Kutchins & Groh is the planning firm we're working with.

**Chair Heaton** added that we are working with the Flood side who dedicated \$75 million for flood protection at the Airport

**Mr. Martin** also said that the flood wall is listed in the plan because it is imperative to keep the FAA informed of all future plans.

**Mr. Dye** commented on the inadequate GEO Technical work from the AE Comm claims. He said that many of the upcoming projects would require the same Geo Technical work to be done and suggested, to the extent possible, going back to recover some of the previous work that was done.

**Mr. Martin** stated, for the record, his answer is 'no' when companies have asked if we have geo-technical information. He felt it was best to get the data as needed moving forward.

There was further discussion on the submission deadline of November 1<sup>st</sup>.

**Mr. Martin** also said the Airport's attention and number one priority is the drainage project. They have also begun to look at congressional funds that have been dedicated to hangar development potentially for 2026.

#### **4. Update and Discussion on the Land Lease for Jazz Aviation**

**Mr. Martin** stated that they have had several meetings with Jazz and recently, Mr. Capo reviewed their financials, which went well.

We are working to get clarification from the FAA's compliance department on the fueling portion of their proposal. They do not want to become an FBO therefore we are not sure that they will be able to fuel themselves and their clients. This could pose compliance and minimum standards issues.

**Chair Heaton** commended Director Martin for the work they've done thus far. She asked if it would be helpful to recommend approval of a resolution, subject to the full board's approval, contingent on Jazz Aviation securing proper funding to build the hangar.

**Commissioner Egana** and Mr. Metzger discussed what should go into the lease.

**Mrs. Hukmani** talked about the differences between Jazz Aviation and the FBOs at the airport. Although they are not a true FBO, they do have many of the FAA accreditations that would put them in a different category based on the Minimum Standards. They ideally want to have a place to grow their current businesses.

She said the hangar was a big investment for them that would not pay for itself. In order to make this work, we would include an expansion of services to include offering tenant spaces, selling fuel to only their tenants and themselves, and providing maintenance services. It was never her goal to compete with the other FBOs, they would only sell fuel to the tenants that they hangar.

**Mrs. Hukmani** closed by stating this was their compromise after coming to an understanding during conversations that the airport could not sustain another FBO. However, they were willing to ask the board for approval to become an FBO because they have met the minimum standards and have also acquired the space.

**Bruce Martin** added that there are two categories FBOs and SASOs. He needed clarification from the FAA on the fact that they are 'selling fuel'. He said he had to be certain that we were following our grant assurances before proceeding. The minimum standard guideline states that only FBOs are allowed to sell fuel.

**Chair Heaton** asked how would the airport measure fuel flowage.

**Mr. Martin** replied that fuel flowage is measured by reports.

There was a more detailed conversation on the FAA minimum standards and how to work within those guidelines.

**Mr. Hukmani** commented that the size of the hangar limits them to only housing the tenants within it. This would be membership-based, and exclusive use within that hangar.

**Commissioner Egana** asked for staff to provide all information necessary to make a fully informed and compliant decision.

**Mr. Martin** invited the committee to come to the airport, if time permitted, to discuss the details in greater depth.

**Chair Heaton** announced the next meeting and called for adjournment.

**IX. Announcement of the next Airport Committee Meeting**

- 1) Tuesday, September 19, 2023, at 2:30 PM

**X. Adjourn at 3:29 PM**

A motion was offered by **Commissioner Egana** and seconded by **Commissioner Williams**. All were in favor. The motion passed.