

**LAKEFRONT MANAGEMENT AUTHORITY
AIRPORT COMMITTEE MINUTES
TUESDAY, APRIL 16, 2024 – 2:30 P.M**

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

PRESENT: Commissioner Wilma Heaton – Chair
Commissioner Brian Egana
Commissioner Philip Clinton (Arrived at 2:37 pm)

ABSENT: Commissioner Jennifer W. Herbert – Vice Chair
Commissioner Carlos Williams

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Adam Gulino – Director of Operations and Engineering

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Stephen Peychaud – Charbonnet Associates, Sr. Planner
Brad Brandt – DOTD, Aviation Div.
Michael Burrows – DOTD, Aviation Div.
Mark Schexnayder – Batture & Self, Biologist
Bane Shepherd – Signature, Area GM
Richard Osborne – ICE, Planner
Alex Vacha – ICE, Sr. Aviation Planner
Doug Hambrick - ICE
Wendy Bell – Flightline, GM
Pierre Villere – Flightline, Owner
Phillip Everett – Signature, DM
Krystal & Ankur Hukmani – Signature, Owners
Lawrence Williams – City of New Orleans

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, April 16, 2024, at 2:30 PM at the Lakefront Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

- I. **Called to Order at 2:31 PM.**
- II. **Pledge of Allegiance led by Commissioner Egana.**
- III. **Roll Called by Mr. Capo. (2) members were present at roll call. A quorum was not established.**

Opening Comments – Chair Heaton thanked everyone in attendance. She also mentioned that she received notice from Representative Newell that Capital Outlay will be heard at the Capital under HB2

- IV. **Motion to Adopt Agenda – Quorum established at 2:37 PM.**

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

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

- V. **Presentation**

1. **Part 139 Viability Presentation presented by Infrastructure Consulting and Engineering (ICE).**

ICE Presenters:

- **Richard Osborne** ICE, Sr. Aviation Planner
- **Alex Vacha** ICE, Sr. Aviation Planner
- **Doug Hambrick**

Mr. Richard Osborne began the presentation with a PowerPoint slide and said that ICE was given two main directives:

- Identify what improvements would be needed to become a Part 139 Airport
- What costs would be associated with becoming a Part 139 airport

He explained that a Part 139 airport is the type of airport that provides commercial services.

Six Major Tasks to the certification process:

- Review the existing certification manual
- Look at operational requirements
- Develop the Part 139 report (copies provided)
- Cost Estimates
- Meetings and coordination

Commissioner Clinton arrived at 2:37 PM. The committee adopted the agenda and continued with the ICE presentation.

Alex Vacha, Sr. Aviation Planner for Infrastructure Consulting and Engineering (ICE) presented the following:

ICE conducted a Part 139 assessment study to say what it would take for the current general aviation airport to have an airline operate here. He spoke on the following bullet points

1. Understanding the Certification Process

- The FAA would be the certifying agency coordinated through the Louisiana/New Mexico District Office

2. Look at operational requirements

- Airport Certification Manual (ACM) shows the required elements to becoming a Part 139 airport

3. ICE evaluated (3) main categories:

- **Administrative Documents**
- **Infrastructure Improvements**
- **Personnel and Equipment Requirements**

In summary the Lakefront Airport had many if the key requirements:

- **ACM,**
- **Emergency Plan**
- **Inspection Check Lists**
- **Supporting Runway and Taxiway System**
- **Airfield Firefighting Equipment and Personnel (ARFF).**

Some of the key improvements needed include:

(Task 6) – Presentation to the Lakefront Management Authority

EXECUTIVE SUMMARY

➤ STRENGTHS

- **Runway, Taxiway, Apron, and Vehicular Parking lot Infrastructure**
- **Air Traffic Control Tower and Aircraft Rescue and Fire Fighting (ARFF)**
- **Existing Administrative Documents, (Ex. Airport certificating Manual)**

ICE thanked the Airport Committee and asked if anyone had questions.

Commissioner Heaton asked if there was a possibility to share the space US Customs utilizes with a commercial service.

Mr. Vacha replied that US Customs and TSA would want two separate facilities.

Commissioner Clinton discussed the cost estimates and funding analysis slide.

Commissioner Egana asked when was ICE commissioned to do the assessment report.

Mr. Capo replied 3-4 years ago.

Mr. Martin added that he held off on completing the analysis. The Airport works with ICE on other projects as well and shifted its focus to completing the drainage and pump project.

Commissioner Egana asked what is the airport's current FAA classification.

Mr. Martin replied we are currently a reliever airport.

Commissioner Egana asked what would be different if we added a commercial service. Would the classification change? What is MSY classified as?

Mr. Martin explained that if we were to obtain Part 139, it would let the world know that this airport falls strictly under the FAA guidelines. The classification would change. MSY is a medium hub and a Part 139.

Commissioner Egana asked what would it look like to add commercial services from an operation standpoint and what time would the flights be added.

Mr. Martin said it would be a matter of adding flights. The flight times would be discussed during negotiations. Commissioner Egana also asked what are the current airport operation hours. The terminal building is currently not a 24-hour operation. What is the future vision for operations?

Mr. Martin explained that the vision would be to expand the Terminal Building to build out to provide space for TSA so that there would be no disruption to the weddings and event space in the building.

Commissioner Egana asked if the funds are needed to accomplish the vision. Are there any grant possibilities or funding resources to help us move things along?

Mr. Martin explained that flood protection would be the number one challenge at this point.

Commissioner Egana discussed the city government's economic development resources and asked the legal staff if this agency was prohibited from seeking resources from the local government.

Commissioner Heaton said that we have consistently kept Part 139 in our purview. We had to address upgrading the runway. She fully supported Commissioner Egana's suggestion to seek grant possibilities.

Commissioner Egana appreciated the report and presentation and also suggested that we get our legislators involved in the need for flood protection.

VI. New Business

- 1. Motion to approve Change Order #2 for the Contract with Roof Tech, LLC for the Williams Hangar Roof Replacement Project at the New Orleans Lakefront Airport, in the amount of \$11,670.00, increasing the contract price to an amount not to exceed the sum of \$1,013,687.75.**

A motion was offered by Commissioner Clinton and seconded by Commissioner Egana.

Adam Gulino explained that a change order was needed to move the existing AC units from the tower down to the roof of the Williams hangar. The units are currently exposed to wind. It would allow for better access for maintenance of the units

Commissioner Heaton stated that this change order came before this committee because you cannot change the contract price.

With no further questions or comments, Chair Heaton called for a vote. All were in favor. The motion passed.

- 2. Motion to recommend approval of a Cooperative Endeavor Agreement with the Tuskegee Airmen, Inc. for use of office space in Suite 113 in the Terminal at the New Orleans Lakefront Airport in connection with youth aviation education classes and programs conducted by the Tuskegee Airmen, Inc. at the New Orleans Lakefront Airport**

A motion was offered by Commissioner Clinton and seconded by Commissioner Egana.

Bruce Martin informed the committee that they met with the City of New Orleans and Tuskegee INC who is a recipient of ARPA grants introduced Mr. Lawrence Williams for more details.

Mr. Williams informed the committee that the Tuskegee Airmen is planning to create a flight school education program for young people who are high school students in New Orleans. The program will receive \$500,000 in ARPA grant funds for scholarships for approximately 20 recipients who intend to obtain a first-level pilot's license. The Tuskegee

Airmen INC. has requested office space at the Lakefront Airport to be closer to the students, providing them with the proper educational resources.

Mr. Williams closed by saying that he and the Tuskegee Airmen INC. appreciated Bruce Martin's support and the board's support on this initiative.

Commissioner Egana asked if we currently had a relationship with the Tuskegee Airmen; and if this would be a 'no cost' lease for them.

Mr. Metzger replied we do not currently have a relationship with this entity. This would be a Cooperative Endeavor Agreement (CEA). They would have to provide the proper insurance for the lease of the space.

Commissioner Egana expressed that he was not opposed to the motion. However, the airport is currently operating in a deficit. On a positive note, it is also about the additional foot traffic this would bring to the Airport. He also mentioned to Mr. Williams that he would like to have future conversations about exploring possible funding opportunities for the LMA/Airport through the City's CAO Mr. Montañó's office.

Mr. Williams talked more about the ARPA funding and encouraged the LMA and the Airport to apply for infrastructure funding.

With no further questions or comments, Chair Heaton called for a vote. All were in favor. The motion passed.

- 4. Motion to recommend approval of an amendment to the Lease with Jazz Aviation, LLC to provide for a third ten (10) option to renew the term of the Lease.**

A motion was offered by Commissioner Clinton and seconded by Commissioner Egana.

Mr. Metzger informed the committee that Jazz Aviation's original lease was for 10 years with (2) 10-year renewal options. They will acquire leasehold financing on the facility they're building. The lender has

requested an additional 10 years on the lease agreement extending the terms to a 40-year lease.

The committee continued to discuss different lease term options and CPI adjustments.

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

Commissioner Egana asked if the Airport Director had an update on the upcoming Super Bowl.

VII. Airport Director's Report

Bruce Martin, Director of Aviation, reported the following:

- The NFL airport representative will be visiting the airport on April 17th to tour the airport grounds. We may be able to request funds to assist with preparations for the Super Bowl.
- Fuel sales are above the 75% for the 3rd quarter of the year
- We are working on updating the tenant leases. Within the Minimum standards, we should have a draft for tenants to review and give feedback.
- Ongoing drainage project 208 days left to completion. We will be going out for procurement on the pump for this project.
- Flight counts are trending upwards at 244 operations per day.

VIII. Public Comments

Mr. Pierre Villere thanked the Airport and LMA staff for their consistent hard work.

Chair Heaton announced the next Airport Committee meeting and called for adjournment.

**IX. Announcement of the Next Airport Committee Meeting
- Tuesday, May 14, 2024, at 2:30 PM**

X. Adjourn 3:35 PM.

A motion was offered by Commissioner Clinton and seconded by Commissioner Egana.

With no questions or comments, Chair Heaton called for a vote. All were in favor. The motion was passed.