

**LAKEFRONT MANAGEMENT AUTHORITY  
AIRPORT COMMITTEE MINUTES  
TUESDAY, MARCH 18, 2025 – 2:30 P.M**

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

**PRESENT:** Commissioner Wilma Heaton – Chair  
Commissioner Philip Clinton  
Commissioner Carlos Williams

**ABSENT:** Commissioner Brian Egana  
Commissioner Jennifer Herbert

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Bruce Martin – Director of Aviation  
Chris Hyer – Airport Manager  
Laith Alshamaileh – Director of Operations and Engineering  
Mike Sciavicco - Harbormaster  
Kristin Clinard – Finance Manager  
Kel Brownfield – HR Director

**ALSO  
PRESENT:** Gerry Metzger – LMA Counsel  
Bane Sheppard – Signature FBO

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The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, March 18, 2025, at 2:44 PM at the Lakefront Terminal Building, 2<sup>nd</sup> 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. The meeting was Called to Order at 2:44 PM.**
- II. Pledge of Allegiance led by Commissioner Williams.**
- III. Roll Called by Mr. Capo. (3) members present quorum established.**
- IV. Opening Comments – Chair Heaton thanked everyone in attendance.**

**V. Motion to Adopt Agenda**

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

**A motion to amend the agenda to add an item was offered by Commissioner Clinton and seconded by Commissioner Williams**

**Mr. Metzger read the motion to recommend as follows:**

**Motion to recommend approval of an amended ground lease with the Unit Owners and Members of Air Cover 1 Condominium Association, Inc. to extend the term of the lease for an additional ten (10) years, commencing on July 1, 2024, with two (2) ten (10) year options to renew in consideration of payment of \$255,830.82 for the value of the improvements located on the leased premises, a Five (5%) Per Cent transfer fee on the sale of condominium hangar units, a rental payment of \$5,247.00, per annum, subject to Consumer Price Index adjustments every five years, and with all other terms and conditions of the Lease to remain in full force and effect.**

**Chair Heaton called for public comments on adding the item to the agenda. There were no public comments. She added that this has been ongoing for some time and she was glad to see that all parties have reached an amicable agreement.**

**Chair Heaton called for a vote on the motion to add the item to the agenda. All were in favor. The motion passed.**

**Chair Heaton called for a motion to approve the agenda as amended.**

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

**Hearing no further discussion, Chair Heaton called for a vote. All were in favor. The Motion passed.**

## **VI. Approval of Minutes**

### **1. Airport Minutes – February 11, 2025**

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

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

## **VII. Public Comments - Limited to (2) Minutes – No Public Comments**

## **VIII. Airport Director's Report –**

**Bruce Martin reported the following:**

- He met with GOSHEP, FEMA and DOD regarding the medical evacuation plan. They will be onsite tomorrow to visit the evacuation sites at the ballpark and Signature. He discussed the types of planes that would be used to move critical patients under the care of DOD. Met new staff. The annual meeting was brief but went well.
- **New security cameras** have been installed at the airport. We are able to add onto the system as necessary.
- **Taxiway Bravo**
  - Meeting this Friday to move forward on the remainder of the construction plan. We will set a timeline to put this out to bid for the remaining work, to include milling work, overlaying 2" of asphalt, fresh markings and center line reflectors.
- **Bastain Mitchell roof work:**
  - Has the worst roof leak problems at the Airport. It has caused significant damage to the tenant's property.
  - We've had ongoing issues with the company who installed the roof which is still under warranty.
  - After consulting with our legal staff, we will be taking matters out of the roofing company's hands for a different resolve.

- A pre-construction meeting was held where potential vendors were able to see the needed. Bids are due to be opened this Thursday and are hopeful that the bids will come in under state bid law.

**Chair Heaton** asked if the Airport Director was working to preserve the agency's rights.

**Mr. Martin** replied yes.

- The Airport Manager, Chris Hyer, is working through the process of donating our pumper truck to a Department in New Orleans. He is also working with MSY to have them donate an older AARF truck to us. We hope to bring this before the LMA board next month to move forward with receiving the donated truck from MSY.
- **Air Cover 1 Lease:**
  - Lease negotiations came to a common ground using both their appraisal and ours to reach an agreement on fair market value. The land lease rate and CPI on the land rates are up starting with the new lease.

**Mr. Metzger** read the motion onto the record for a vote.

## **IX. New Business**

1. **Motion to recommend approval of an amended ground lease with the Unit Owners and Members of Air Cover 1 Condominium Association, Inc. to extend the term of the lease for an additional ten (10) years, commencing on July 1, 2024, with two (2) ten (10) year options to renew in consideration of payment of \$255,830.82 for the value of the improvements located on the leased premises, a Five (5%) Per Cent transfer fee on the sale of condominium hangar units, a rental payment of \$5,247.00, per annum, subject to Consumer Price Index adjustments every five years, and with all other terms and conditions of the Lease to remain in full force and effect.**

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

**Chair Heaton** was thankful that an agreement had been reached and recognized Mr. Dufrechou for his comments.

**Carlton Dufrechou** thanked Mr. Martin and the entire staff for their hard work to come to an agreeable lease term.

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

## **2. Discussion on the Fiscal Year 2025-2026 Budget.**

**Mr. Capo** detailed the balanced budget across all properties from the summary sheet provided.

This year for the Airport:

- **Revenue:** (down 6.03%) 9.3 million (160k less than last year)  
Mostly due to additional expenses related to the Superbowl.
- **Expenditures:** (down 8.25%) There's been an increase in material and supplies due to more work being done in-house (less contractual work)
- Overall loss at the Airport is 585,000 (17% less than budgeted last year.) The airport is operating more efficiently because the directors work hard to watch the funds.

**Mr. Capo** added that he increased the legal budget across all properties to cover a few case that may require quite a bit of work.

- The financial position of the Airport is improving.
- This will go before the Finance Department next Wednesday for final review and recommendation to the full board for approval. The budget must be submitted to the state by Tuesday, April 1, 2025.
- He mentioned that the Seabrook Boat Launch is the only Capital Project that we are actively working on due to the Lamp Account has a low balance with only \$1 million.

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

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

1) Tuesday, **April 15**, 2025, at 2:30 PM

**XI. Adjourn**

A motion to adjourn was offered by **Commissioner Clinton** and seconded by **Commissioner Williams**. Meeting adjourned at 3:17 pm