LAKEFRONT MANAGEMENT AUTHORITY
(RESCHEDULED) AIRPORT COMMITTEE MINUTES
THURSDAY, JUNE 25, 2026 – 4:30 P.M

6001 Stars and Stripes Blvd.
New Orleans, LA 70126

PRESENT: Commissioner Wilma Heaton – Chair
Commissioner Philip Clinton
Commissioner Briana Egana
Commissioner Carlos Williams

ABSENT: Commissioner Jennifer Herbert

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Bruce Martin – Director of Aviation
Laith Alshamaileh – Director of Operations and Engineering
Chris Hyer – Airport Manager
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director
John Peters – Engineering Intern

ALSO PRESENT: Gerry Metzger – LMA Counsel
Monika Gerhart – Commissioner (Arrived @ 4:40pm)
Mr. Hukmani – Skyborne, OPS Manager
I. Silverstein – Attorney for Jazz Aviation/Skyborne
George Messina – Messina's, Owner
Wendy Bell – Flightline First, General Manager
Rob Amos – Flightline First, Manager
Jerry Lingfelt – Metro Aviation, A. Manager
Sherri Well – Acadian Air Med., DO

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, June 25, 2026, at 4:30 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 4:31 PM.

II. Pledge of Allegiance led by Commissioner Egana.

III. Roll Called by Mr. Capo. (4) members present quorum established.

IV. Opening Comments – (waiting for Agenda Item)

V. Motion to Adopt Agenda

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

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

VI. Public Comments - Limited to (2) Minutes (Waiting for Agenda Item)

VII. Airport Director's Report

Mr. Martin reported on the following:

- **Phase III of the pump station is 65% complete. Project progressing well. This phase should be completed by mid-November. Transformer is expected from Entergy next week.**

- **Phase IV and V approved by the FAA. We've received $19 million and are searching for additional funds ($7 million).**

- **The McDermott flat roof bids were opened. The architect selected Roof Technologies as the lowest bidder for a sum of $343,869. It is on the agenda for recommendation to the board.**

- **Design for Hot Spot III is going through legal review. Next step is to go out for bid. This project is expected to cost $4.5 million.**

- **Moffett hangar progress is going well. The crane was removed 15 days early which allowed us to reopen the parallel runways to resume the flight schools.**

- **ARFF is continuing their Part 139 training.**

- **Maintenance is working on remarking Taxiway Charlie**

- **The airport Manager is completing hangar inspections.**

- **Hosted (2) school tours of the Airport. Will be hosting another one next week sponsored by the World War II Museum**

- **Mr. Capo and Mr. Martin met with Acadian/Metro, Skyborne, and Flightline leadership to address some safety issues and resolutions.**

The committee discussed the safety issues and recommendations.

Commissioner Egana asked what could be done differently to support each tenant

Commissioner Gerhart commented that it seemed that Mr. Martin was spending a considerable amount of time mediating between the tenants.

Mr. Martin use pictures to show the proximity between the helipad and Skyborne to explain the issues and resolution.

VIII. New Business

1. **Motion to recommend approval of a contract with Employment Development Services, Inc. for Trash and Debris removal services five days per week at New Orleans Lakefront Airport for Fiscal Year 2027.**

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

Mr. Capo explained the EDS contract as the standard usual contract and said the contract amount would have a 17% rate increase because it had not increased in quite some time

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

2. **Motion to recommend approval of an amendment of the lease with Messina Lakefront Airport, L.L.C. to modify the minimum days of operation of Messina's Runway Cafe in the Terminal at the New Orleans Lakefront Airport from six days to five days between Wednesday through Sunday, for a minimum of six and one-half hours per day between 9:00 a.m. and 3:30 p.m.**

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

Chair Heaton spoke in favor of the reduction of days of operation.

Commissioner Egana appreciated the historical content and asked if the request was coming from the tenant and how do we determine the days and hours of operation.

Commissioner Williams asked how would it affect the LMA's revenue.

Mr. Martin showed slides and broke down Messina's historical and financial timeline.

George Messina commented that shifting market trends since 2013 have made daily restaurant operations unprofitable. Weekends and special events now drive all revenue. He asked for the committee's consideration to reduce operating days because 2025 brought a financial loss and this year we're slated to break even.

After further discussion, commissioner Egana suggested that we defer to next month to allow time for staff to properly negotiate the contract and bring it back to committee. The committee agreed and decided to defer to next month.

The motion to defer was offered by <u>Commissioner Egana</u> and seconded by <u>Commissioner Williams.</u>

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

<u>Commissioner Egana</u> added that he felt it was not good faith to negotiate a lease in public.

3. **Motion to recommend approval of an amendment of the Lease with Skyborne, LLC at the New Orleans Lakefront Airport to extend the Lease deadlines to file the required permits and complete construction of a hangar on the leased premises as required under the terms and conditions of the Lease with Skyborne, LLC.**

A motion was offered by <u>Commissioner Williams</u> and seconded by <u>Commissioner Egana.</u>

<u>Commissioner Egana</u> asked if we were granting an extension to allow more time to file permits.

Mr. Capo added and construction.

<u>Commissioner Egana</u> asked if staff agreed to this and what would be the consequences if we did not agree to the extension.

<u>Mr. Metzger</u> added on the extension by June 30th (next Tuesday) to file the permit applications would terminate the lease. They are asking for another (6) month extension which was to be on June 30, 2026.

<u>Chair Heaton</u> asked if they had their plans and specs.

<u>Mr. Capo</u> clarified that we gave them an extension back in November of 2025

<u>Chair Heaton</u> asked if they had plans and specs

<u>Mr. Capo</u> said they had not provided plans and specs to date.

Mrs. Hukmani presented from a PowerPoint slide her request for an extension due to many setbacks her company has faced.

- The recent Government shut down
- Lost lender and reassigned a new lender
- Waiting on go ahead from bank on the design
- Other small issues to be cleared up
- Due to inflation our numbers have changed

She said after learning these things on May 1, 2026, they were requesting a (6) month extension to work through their issues.

Commissioner Egana directed his questions to staff and asked what the fiscal impact would be if we provided an extension.

Mr. Capo explained that there would be no fiscal impact. They would continue to pay their rent. He added that there was an increase in the rent when the last extension was granted. However, there would be no increase with this extension.

Commissioner Egana What would be the harm in granting the extension.

Mr. Capo said hearing the statements today, it does not seem that the permits will be filed in (6) months.

Commissioner Egana expressed concern about a potential federal government shutdown and questioned staff as to when they first learned about the tenant's May 1st notice, stating he felt uncomfortable making a decision under such short notice. He suggested having monthly status updates.

Mr. Capo said that during the previous extension in 2025, the tenants seem as though they would not need the entire (6) months to get through the government shut down and secure funding and permitting. However, we first heard of their current setbacks a few weeks prior. We met and learned that the financing was not in place, they are in fact searching for new financing and the permitting was not in place and decided to add this item to today's airport agenda.

The committee discussed the issue of why staff had not heard about the setbacks before now and suggested that there be monthly updates.

Commissioner Egana said he would be in favor of the (6) month extension if staff added a monthly status update to the deliverables.

Commissioner Gerhart asked what would happen if the committee did not grant the extension,

Mr. Metzger said if they didn't fulfill these conditions, the lease would be terminated. They either surrender the property, or we would through the eviction process.

Commissioner Gerhart commented that she asked for a copy of the other adjacent leases for clarity on what happens if we do not extend the lease.

Mr. Martin said it creates a vacancy. There is no caveat nor do we all for a right of first refusal of any property.

Chair Heaton asked when the original lease was signed.

Mr. Metzger replied March 25, 2025.

Chair Heaton commented that the committee was in a really tough spot. Understanding the setbacks from the government shut down, however we started this agreement (2) years and (2) months ago.

Commissioner Egana commented that he was ok with the pleasure of the committee but wanted to caution the committee not to set a dangerous president.

Commissioner Gerhart asked if there is money being spent on operations and other things why wouldn't funds be prioritized for design.

Mr. Hukmani explained that

Mr. Martin spoke in favor of the lease extension with (3) months for financing and (6) months for permitting but with guardrails in place for status updates. He welcomed a new hangar on the Airport grounds.

Commissioner Williams offered a substitute motion for a (3) month extension.

The committee agreed. Chair Heaton asked for a second on the motion on the floor.

Commissioner Egana seconded the motion.

Chair Heaton reiterated the substitute motion for the record; **an extension is granted for (3) months to secure financing and file permits with the City of New Orleans.**

Wendy Bell read a letter, for the record, from Tommy Farnsworth, Owner Flightline in opposition of the Skyborne lease extension on today's agenda. Letter on file.

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

4. **Motion to recommend approval of Change Order No. 001 for the Contract with Roof Technologies, LLC for the Moffet Hangar Roof, Deck and Door Repair Project, to install three new panels on the hangar, for the price and sum of $23,521.00, increasing the contract price to an amount not exceeding the $2,733,202.00.**

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

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

5. **Motion to approve a contract with the lowest responsive and responsible bidder for the McDermott Hangar Flat Roof Replacement Project.**

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

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

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

IX. Announcement of the next Airport Committee Meeting

1)Tuesday**, July 14, 2026**, at 2:30 PM

X. Adjourn at 5:43 pm

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

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