

**MINUTES OF THE
LAKEFRONT MANAGEMENT AUTHORITY
AIRPORT COMMITTEE MEETING
HELD ON TUESDAY JUNE 15, 2021**

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

ALSO
PRESENT: Gerard Metzger – Legal Counsel to the LMA
Al Pappalardo – Real Estate Consultant to the LMA
Brayton Matthews – Pilot
David Capo – Big Easy Wing

The Airport Committee of the Lakefront Management Authority met on Tuesday June 15, 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 May 18, 2021.

Public Comment: None

Airport Director's Report:

Bruce Martin, Airport Director, gave a report on items around the Airport:

- He advised that the Runway Safety Advisory Team (RSAT), led by the FAA Air Traffic Control Tower (ATCT), hosted their meeting earlier in the day to discuss safety issues such as hot spots involving Runway 9-27 and other safety items.
- He explained that the Fuel Farm inventory project was ongoing, and the consultants working on the project would be meeting with David Martin, Director of Engineering and Operations.
- He advised that progress was being made on the overall rehabilitation of the National Guard Hangar after its roof was severely damaged after Hurricane Zeta. He reported that new flooring and drywall was being installed at the Moffett Hangar as the roof repairs advanced, and no material shortages were anticipated according to the architectural consultant and contractors; however, there may be manpower shortages.

Chair Heaton inquired about the plans for leasing for the Moffett Hangar once repairs are completed. Mr. Bruce Martin informed the Committee that Signature Flight Support, LLC, the master lessee, had a subtenant lined up to occupy the space once it was complete. The Committee commented on the high deductible that must be met for Hurricane Zeta damages. They requested a report showing the financial impact of the high deductible.

Chair Heaton asked about the status of the Request for Qualifications (RFQ) for Airport Master Planning Services. He advised that the proposals were due Friday June 18, 2021. Chair Heaton reminded the Committee that the Master Planning Services were funded by the FAA.

Director Capo introduced Mr. David Martin to the Committee, and informed them that Mr. David Martin was the replacement for Mr. Daniel Hill, the former Director of Engineering and Operations. He reported that Mr. David Martin was a professional engineer and had extensive experience in disaster recovery and municipal projects as Vice President of H. Davis Cole, an engineering firm. Director Capo advised that the LMA team did not want to lose any gains made by Mr. Hill, and staff was excited to have Mr. David Martin aboard.

Mr. David Martin thanked the Committee for the opportunity to serve. Commissioner Lapeyrolerie felt confident in Mr. David Martin for he had the wherewithal to be successful in the role given his prior experience with the engineering firm.

New Business

1) Motion to recommend approval of the Trash Pick-Up Service Contract at the Lakefront Airport for FY2022 with Employment Development Services, Inc.

A motion was offered by Commissioner Fierke, seconded by Commissioner Lapeyrolerie, and was unanimously approved to recommend approval of the Trash Pick-Up Service Contract at the Lakefront Airport for FY2022 with Employment Development Services, Inc.

Director Capo explained that he furnished the Committee with the current proposal submitted by EDS, Inc. in addition to the proposals submitted the two prior years to illustrate that their rates had not increased. Commissioner Lapeyrolerie asked why the rates had not increased. Director Capo advised that they had not decided to do so.

2) Motion to recommend a contract with Roofing Solutions, L.L.C. for an amount not-to-exceed \$298,000.00 for McDermott Hangar Hurricane Zeta Roof Repairs (Base Bid and Alternate 1).

A motion was offered by Commissioner Fierke, was seconded by Commissioner Francis, and was unanimously approved to recommend a contract with Roofing Solutions, L.L.C. for an amount not-to-exceed \$298,000.00 for McDermott Hangar Hurricane Zeta Roof Repairs (Base Bid and Alternate 1).

Mr. David Martin reported that bids were received May 27, 2021, and one bidder – the lowest bid - was non-responsive because they did not acknowledge Addendum No. 1. He explained that the bid submitted by Roofing Solutions, LLC was within budget.

Chair Heaton asked if Mr. David Martin had confirmed with legal counsel that the lowest bidder was non-responsive. Mr. Metzger confirmed he had, and the lack of acknowledgement to Addendum No. 1 rendered them non-responsive.

Mr. David Martin advised that preference would be to implement Alternate No. 1 because of a higher quality material.

Chair Heaton asked why there was a such a disparity between bids. Mr. David Martin advised that RCL Consultants, LLC, the LMA’s consultant on the project, found the bids to be in order, and it was possible that unbalanced bidding was a result of bidders attempting to adjust their profit margins.

Chair Heaton opined if the cost would go towards the deductible for insurance claims made for Hurricane Zeta damages, and she reminded the Committee that the LMA did not own the policy for it was purchased by the Flood Protection Authority – East.

Commissioner Francis asked if the Alternate No. 1 price was locked in. Mr. David Martin advised that it was.

3) Discussion regarding potential leasing and charter flight operations with City Jet, Inc.

Mr. Bruce Martin informed the Committee that he and Chris Henderson, Airport Manager, had been meeting with associates of City Jet, Inc. He said the firm was interested in launching a flight service directly out of the Terminal. He explained that it would not be a full chartering service as defined by Part 139; however, their services would meet the criterion of a FAR-380 charter. He explained that while staff was elated about the opportunity, there were details that needed to be discussed as the Terminal does function as an event venue.

The Committee asked about the firm. He explained that the firm’s headquarters were in Montgomery, Alabama, and they were interested in offering flights to their network to mid-size cities in the U.S. and Caribbean locations, such as Jamaica. He further explained that they would be obligated to provide TSA security. The Committee asked about the market they were trying to target. He responded that they would be targeting the general public who were interested in a “no

hassle” experience. He said that Suite 150, known as the “ticket counter office”, would become available, and they were interested in leasing it for their operations along with another smaller adjacent unit.

Chair Heaton was under the impression that they were an impressive company and had asked staff to do their due diligence. Vice Chair Fierke asked if they were a profitable business. Mr. Bruce Martin advised that they were, and a lot of their business was servicing college sports teams and the like.

Chair Heaton said it was her understanding that the firm wanted to move quickly. Mr. Martin said it was originally their vision to launch on Juneteenth; however, he had advised the group that it would not be feasible given the steps that must take place for due diligence and board approval.

Chair Heaton added that it would be a unique lease as other flight operators worked in coordination with the two main FBOs.

The Committee asked about their aircraft. Mr. Bruce Martin said that the firm had a fleet of about 30 aircraft, and they discussed the various aircraft they may use.

Commissioner Francis requested the study that the firm had conducted for feasibility. Mr. Bruce Martin said it was his understanding they had conducted a study, and staff could request a copy for their review.

Announcement of next Airport Committee Meeting:

1) Tuesday, July 13, 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 3:00 PM.