

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE AIRPORT COMMITTEE MEETING  
THURSDAY, JANUARY 12, 2011 – 9:30 A.M.

The regular monthly meeting of the Airport Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, January 12, 2012 at 9:30 A.M., in the Lake Vista Community Center, 2<sup>nd</sup> Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chairman Saizan called the meeting to order at 9:36 a.m. and led in the Pledge of Allegiance.

The roll was which constituted a quorum.

**PRESENT:**

Chairman Darrel Saizan  
Commissioner William Hoffman  
Commissioner Pearl Cantrelle  
Commissioner Romona Baudy

**ABSENT:**

Commissioner Wilma Heaton

**STAFF:**

Louis Capo, Executive Director  
Sharon Martiny, Non-Flood  
Fred Pruitt – Airport

**ALSO PRESENT:**

Gerard Metzger  
Alton Davis  
Steve Nelson  
Albert Pappalardo  
Valentino Rovere  
Jay Taffet  
Tim Gaines

**APPROVAL OF AGENDA**

Commissioner Hoffman offered a motion to adopt the Agenda, seconded by Commissioner Cantrelle and unanimously adopted.

**APPROVAL OF PRIOR MINUTES**

Commissioner Cantrelle offered a motion to approve the minutes of the December 6, 2011 Airport Committee meeting, seconded by Commissioner Hoffman and unanimously adopted.

**REPORT ON CURRENT AIRPORT ISSUES**

Mr. Pruitt reported tower operations for the BCS Championship were 256 for January 9 and 368 for January 10, 2012. Fuel sales from January 7-10 were 65,000 gallons of jet fuel and 4,500 gallons of avgas, a fair amount compared to what has been sold recently. The daily average is approximately 12,000 and pre-Katrina we were averaging approximately 10,000 per day which are good numbers for the economy. End of year fuel

sales were approximately 100,000 short of last year but still hovering at the 2 million mark. Operations are doing well with 60,000 through November and 65,000 expected by year end.

Fuel sales are down slightly, however, the upcoming events should boost those numbers with the Final Four possibly doubling the BCS numbers. Mr. Capo reported that the Airport did not do well for the Sugar Bowl with no large increase in traffic. The tower did not adjust the hours for the Saints game, however hours were adjusted for the Sugar Bowl and the BCS.

## **OLD BUSINESS**

### **1) Update on Airport Terminal Interior Renovation**

Hazardous abatement will be complete January 13, 2012. An extra week was required due to additional false ceilings that were found and the discovery of lead that seeped into the plaster in three occupied spaces on the 2<sup>nd</sup> floor requiring removal of the skin coat of plaster which spurred an additional change order. It will not be known until the end of the project whether the extra week delay will be incurred. The building will be clean as of January 13 and interior construction operations will resume on January 15, 2012.

Mr. Davis informed that Bess Carrick was putting together a seed tape for the Airport Terminal restoration documentary which would be forwarded for his review. We are still aiming for a July opening of the Airport Terminal Building.

Mr. Davis advised that tours of the Terminal building for the 1812 event were possible as all infrastructure would be in place and the ceilings would be completed with plaster work, painting or carpeting being underway so the building should show very well at that point. Tours need to be coordinated with Mr. Belou because they will occur on the weekend.

Restoration of the murals will be done upon project completion. The murals are in good shape with the exception of the one at the Cabildo and the one that is missing; the remaining six are not in bad shape. The murals did not sustain much water damage and a quote was given in the range of \$80-\$90,000 to restore all 6 murals which are part of a million dollar collection. Elise Granier, an art conservator from Baton Rouge who has worked all over Italy, reviewed and gave recommendations regarding humidity levels for the murals prior to demolition work on the exterior to make sure the murals were protected. Ms. Granier gave the initial investigation and study along with the quote although she may not do the work because public bid law requires the Authority obtain three proposals.

### **2) Update on construction of the Bastian-Mitchell Hanger**

The Bastian-Mitchell Hangar had delays regarding FAA requirements which have been resolved. We may lose 2-3 days due to an FAA ruling requiring crane height to be below 154 feet. Mr. Pruitt and the construction company came up with a cost effective solution going to a 144 foot crane. Approximately 2 days will be lost due to crane issues. The Bastian-Mitchell project is on schedule and should be completed by the end of the year.

### **3) Update on Phase 3 construction for the National Guard Building and Hangar 101**

Mr. Guy Williams with ECM forwarded an e-mail detailing construction of the National Guard Building and Hangar 101. The Memo advised that work is on schedule for completion of the office area at the Hangar. Flooring is 50-60% installed and granite countertops and stairwells/handrails will be installed next week. The fire alarm installation is 50% complete. The Fire Marshall inspection is the week of January 23, 2012 along with the punch list inspection walk through. Interior signage is awaiting tenant schemes and will be ordered and received at the end of January. Fire suppression was delayed due to the contractor being unable to order required equipment in time to meet the deadline. A waiver is in place from the Fire Marshal allowing the building to be occupied under the current fire watch. This will not affect tenant's use of the Hangar or normal operations. The building is scheduled to be turned over to the tenant by the end of January.

Mr. Capo advised this building was at the heart of the litigation with AeroPremier. There is a meeting next week with Advantage Capital and AeroPremier regarding the change in rent which will be paid on this building in the near future. Parts of the settlement will be addressed in order to identify how the rent structure will be formed once occupancy is turned over to AeroPremier. Mr. Metzger recommended that the memo from Guy Williams be attached to the minutes and included in the public record.

## **NEW BUSINESS**

### **1) Discussion of FAA Airport sponsorship agreement**

Mr. Metzger informed that the Sponsorship Assumption Agreement has been drafted and approved by counsel for the FAA with minor corrections to one of the recital clauses. Chairman Saizan thanked Jimmy Harris of Cedric Richmond's office for his hard work on this issue and requested a copy of the Agreement to present to Mr. Richmond. This Authority has a great relationship with the FAA, who will do whatever they can to help get the Airport up and running. This Agreement will open the door for federal grant funding and stimulus funds. Commissioner Hoffman offered a motion to pass signing of the Authorization to the full Board, seconded by Commissioner Baudy and unanimously adopted.

### **2) Discussion and approval of terms of loan by Management Authority to the New Orleans Lakefront Airport.**

Mr. Metzger stated discussions regarding this matter are in the beginning stage with the FAA. Andy Velayos is going to provide the Authority with form agreements used by other airports where funds have been loaned by a public entity to the Airport. Mr. Metzger will then start working on the terms for the agreement to bring back to the committee and the full Board.

Commissioner Hoffman suggested that the opening date of the Airport be targeted so we may begin to get that date on people's calendars. There is much work to be done prior to the event in order for this Authority to maximize the event. Mr. Davis advised of a folder on the history of the Airport with contact names of sons, daughters and grandchildren of people who have contacted me about the Airport which would be provided.

### **3) Discussion of signage at the Airport**

Chairman Saizan advised of an added item to the Agenda regarding signage at the Airport and noted that Chairman Lupo suggested the Airport have consistent signage. Mr. Alton Davis with Richard C. Lambert has come up with a master plan for signage. Commissioner Hoffman offered a motion to move this to the full Board, seconded by Commissioner Baudy and unanimously adopted by a roll call vote.

Mr. Davis advised of the master signage plan and informed of four basic signs. The first sign is 14 feet wide sign which will be placed at the end of Haynes Blvd. identifying the New Orleans Lakefront Airport. The second major sign is a main directional sign along the corridor on Stars and Stripes Blvd. which directs vehicles to the main terminal, the McDermott and Wedell Hangars and the Fire Station. There is another sign in front of the terminal building directing visitors to Bastian-Mitchell, Moffet, Landmark, Flightline, the restaurant and the main terminal building along with two additional signs; one being a tenant sign placed on each Hangar or at the Fire Station. The last sign will be a sub-directional sign (a smaller version of the main directional signs) placed by the Marina giving directions to the Wedell Hangars, McDermott, FAA and the Tower. Signs are designed in pre-cast to look identical to the Terminal or Bastian-Mitchell Hangar. Panels are aluminum which will match the canopies on all of the buildings at the Airport. Lettering on the main sign is permanent as that will never be changed and on all other signs the aluminum panels are replaceable for the various tenants. There is a visibility chart advising how visible the sign is from a distance. The scheme best suited for the Airport will be done in a pre-cast similar to panels on the new buildings and the signs would have up lighting. There will be signs designed specifically for each FBO that go in front of the Hangars which will be aluminum with white lettering or a colored logo. The aluminum and pre-cast ties back to all buildings. The neutral ground signs on Stars & Stripes Blvd. are double sided with wording visible on either side of the sign. There are 3-4 additional spaces on all monumental signs for additional buildings.

Mr. Davis will put together a package for the Full Board meeting with information received at this meeting for submission at the next Airport Committee meeting. The signage must be implemented by the time the Terminal is open and detailed plans must be put together. Commissioner Hoffman suggested bringing this forward to the Board for informational purposes. If there is no decision at that time it can be concluded sometime shortly thereafter. Mr. Davis stated he could present the plans at the Board meeting and possibly get approvals and some plans finished along with a lighting layout to go to bid the following month. Mr. Davis will get cost estimates from a contractor based on pre-cast. Lighting will have to be added in along with how the lighting will be run to see where it can tie into the electrical lines.

#### **4) Discussion of road and parking lot work**

Mr. Nelson informed 3 quotes were received for replacement of the road in front of the Airport Director's office and Landmark with the low quote being Barrier Construction for \$86,000. A contract will be signed this afternoon with a pre-construction meeting tomorrow morning. Paving will be finished for the NBAA.

Paving of the main road and parking lot is in conversation with FEMA. Mr. Nelson has been told unofficially this will be rejected and informed he will

appeal the decision. Mr. Nelson informed it would be approximately \$100,000 to repave from Landmark to the Bastian Mitchell Hanger. Paving only in front of the Terminal would be a component of that cost. Mr. Nelson may have an answer from FEMA today. If this goes to arbitration and the Authority goes to Washington, D.C., it is a 30 day turnaround. Costs associated with this process are not FEMA reimbursable, but an answer would be received quickly. If this issue is rejected by FEMA, the Authority will file the necessary paperwork to appeal the decision.

The decision by FEMA is based on the dead end spur by the Director's office. There are Els taking measurements regarding cracking at the dead end spur versus the rest of the roadway. The airport had 12½ feet of static water for approximately 18 hours which is the basis for the submerged roads program to pave streets such as Elysian Fields. Mr. Nelson's opinion is that it is a standing water issue along with the amount of traffic and heavy trucks on the roadway. Overhead shots of the roadway in 2006 show that the roads look relatively new, which was included in the application. Chairman Saizan noted that the National Guard and recovery personnel were using the Airport with heavy trucks passing down this road making it part of the recovery. Mr. Davis added that FEMA may state that trucks were used as part of the Terminal restoration, which FEMA would not be responsible for. Mr. Nelson informed that overhead shots on Google earth in 2006 after the storm shows that the pavement surface does not look bad and the buildings are destroyed. In 2008 the buildings are gone and road is trashed.

#### **ADJOURNMENT**

Commissioner Hoffman offered a motion to adjourn, seconded by Commissioner Cantrelle and unanimously adopted.

#### **ANNOUNCEMENT OF NEXT MEETING**

The next Airport Committee meeting is scheduled for Tuesday, February 7, 2012 at 9:30 a.m. The meeting adjourned at 10:33 a.m.