

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE AIRPORT COMMITTEE MEETING
TUESDAY JUNE 5, 2012 – 9:30 A.M.

The regular monthly meeting of the Airport Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, June 5, 2012 at 9:30 A.M., in the Lake Vista Community Center, 2nd 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 9:42 a.m. and led in the Pledge of Allegiance.

The roll called was which constituted a quorum.

PRESENT:

Chairman Darrel Saizan
Commissioner Wilma Heaton
Commissioner Pearl Cantrelle
Commissioner Romona Baudy

FURTHERMORE PRESENT:

Authority Chairman Robert E. Smith Lupo

ABSENT:

Commissioner William Hoffman

STAFF:

Louis Capo - Executive Director
Sharon Martiny - Non-Flood
Dawn Wagener – Non-Flood
Chuck Dixon - Marina Manager

ALSO PRESENT:

Gerard Metzger – Legal Counsel
Albert Pappalardo – Real Estate Consultant
Alton Davis – Richard C. Lambert Consultants
Chris Fenner – Stuart Consulting
David Bacci – Stuart Consulting
Wesley Mills – Design Engineering, Inc.
Tim Gaines - URS
Wade Trauth – Asst. Aviation Director, State of Louisiana
Jason Duet – La. DOTD
Josh Duplantis – La. DOTD
Michael Carroll – Mosquito Control
Ed Bordes – Mosquito Control
Jay Taffet – AeroPremier

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MINUTES

Commissioner Baudy offered a motion to approve the minutes of the May 1, 2012 Airport Committee meeting, seconded by Commissioner Cantrelle and unanimously adopted.

OPENING COMMENTS

Mr. Capo noted that the meeting will be informational only until a quorum is obtained.

Chairman Saizan informed the Committee that the trip to Dallas to attend the meeting with the FAA was very productive. The FAA is working with this Authority to bring the Airport back in time for the Super Bowl. Chairman Lupo added that the FAA was very receptive and will assist in obtaining funds for the Airport in this grant cycle. Projects will be delineated and put out to bid. Once the bid is accepted the information will be given to the FAA. Most items being addressed are safety related to bring the Airport in line with qualifications for Part 139 certification. The Authority is looking at approximately \$1.3 million from the FAA this grant cycle and the work should be finished before the Super Bowl. The Regional Director and local representatives were there and the Federal Government has a good attitude toward bringing Lakefront Airport back to its highest and best use.

REPORT ON CURRENT AIRPORT ISSUES

Mr. Dixon reported that major construction is underway at the Bastian-Mitchell Hangar along with pile driving at the Wedell Hangar. Concrete is being poured for the pad for the generator stand and weather permitting, a hole will be cut in the roof and the air handling unit will be dropped in.

OLD BUSINESS

1) Update on Airport Terminal Interior Restoration

Alton Davis, Richard C. Lambert Consultants, reported that the Terminal has gone through several series of abatement issues which we have resolved at this point. There is a full staff working and all of the trades are on site with a September deadline for occupancy which may not be met. It is likely that the Super Bowl deadline can be met as the contractors have staff on site that are trying to finish the infrastructure and lift the major equipment through the roof to finish the HVAC system. Installation of the HVAC system is essential in moving forward with the labor intensive finish work which may take time to finish.

2) Update on construction of the Bastian-Mitchell Hanger and James Wedell Hangar

Mr. Davis reported that the Bastian-Mitchell Hangar is scheduled for December completion. There were delays due to steel erection in which the erector and steel suppliers came back with a simpler solution, but more time consuming. Mr. Davis is hopeful the Bastian-Mitchell will be finished in time for the Super Bowl.

The James Wedell Hangar is on schedule for January completion. The pre-manufactured building is arriving this week which is around the submittal schedule. Those hangars are huge worksites and both contractors are in agreement that the aprons and the area around the buildings will be available for the Super Bowl because this is prime lease space for aircraft.

3) Discussion to amend Richard C. Lambert Consultants, LLC's contract for additional testing and monitoring for hazardous materials

Chris Fenner, Stuart Consulting Group, informed the Committee of additional fees involved with Professional Safety Consultants' abatement in the amount of approximately \$19,000. There was a small patch of asbestos tile in the James Wedell Hangar that was removed for an additional \$300. The asbestos removal is complete in the Terminal Building. If there is an item found the contractor will advise PSC who will inspect it, identify it and instruct the abatement contractor on how to remove it. The area will be isolated and work will continue in other areas.

Staff is recommending this be forwarded to the full Board. Commissioner Heaton offered a motion to recommend the amendment to RCL's contract for additional testing and monitoring for hazardous materials, seconded by Commissioner Cantrelle and unanimously adopted. However, as Mr. Capo explained, this cost

is under \$25,000 and a Board Resolution is not needed. This issue was an informational item only.

4) Discussion and update on runway and taxiway markings, signage and sealcoat

Tim Gaines, Aviation Airfield Engineer - URS, was present for the meeting with the FAA in Dallas. URS was previously involved with the seal coat, back seal and remarking project for several taxiways, the main runway and taxiway Foxtrot. URS has been selected for the Airport project to update the signage and marking plan for Part 139 certification. URS will finish the upgrade to the airfield for markings, sealcoat, crack seal and finish that project along with three other safety items that were addressed at the FAA meeting. The FAA is pushing for clarification to make the runways and taxiway intersections safer. There are several incursions on runways and there are intersections at Lakefront Airport that are confusing. It is possible a taxiway will be closed along with upgrading the size and markings to make the intersections safer for aircraft. URS will provide a plan to the FAA and the State as part of this package which will be reviewed and approved by the FAA and the Part 139 Inspector to make sure whatever is done will benefit the Part 139 certification. The FAA will sign off on both projects so they can be completed at one time which will help in the Part 139 certification.

The FAA must have everything finalized by the middle of August to meet the grant cycle. August 17, 2012 is the target date to meet the deadline. Advertising should take place June 24th or 25th and bids should be opened July 19th. This will give URS time to make a recommendation for a contractor and for Board approval and submission to the FAA for July 27th. The FAA will then put the package together and submit it back to Lakefront Airport for Board approval to accept the grant which will be returned to the FAA by the August 17th deadline.

Commissioners Heaton, Cantrelle and Baudy arrived constituting a quorum.

Chairman Saizan noted that the FAA informed that the Super Bowl is a national event and the host city qualifies for funding to Airports in the region. The money that is available is money that was available for this Airport, but also money that has not been spent by other airports which has to be spent before the end of the federal fiscal year. Three motions will be added to the Agenda to address these issues which will need Board approval at the June 21, 2012 Board meeting. It is a golden opportunity for Lakefront Airport to get this cooperation and funding from the FAA. The State is a partner with this Authority in getting the Airport roadway repaired which will cost approximately \$500,000. There will be \$2.5 million in repairs at Lakefront Airport before the Super Bowl.

Chairman Lupo added that these dollars were unexpected. The federal and state agencies are bending over backwards to assist Lakefront Airport, but there is a tight timeline and this Committee has to make recommendations for Board approval at the June 21, 2012 Board meeting. The Board will authorize the Executive Director to accept bids and sign off on the contract in order to adhere to the timeline. The money coming into this Airport in preparation for the Super Bowl is a residual for the Authority to have for the infrastructure of the Airport. The monies currently available will not be available September 1st as the monies have to be committed this fiscal year. The FAA's goal is to spend every dollar by the end of the federal fiscal year.

Chairman Lupo addressed the meeting in Dallas with the FAA and thanked Mr. Wade Troth for making the meeting happen. Staff in New Orleans was on speaker phone to assist and answer questions as well. Lakefront Airport will constantly have projects in the pipeline as this is a three year process with the federal government. The FAA would like to see Lakefront Airport have something every year of this magnitude to be funded. If the Airport gets in the three year cycle and maintains its relationship with the state and federal

government, Lakefront Airport could see this type of project every year. This is a huge step forward for the Airport and something that has never been done in the past.

Mr. Gaines noted that there must be a contract price in hand before the Airport can apply for a grant. To receive monies at the end of the year it is important to have the projects you want designed and ready to bid because there are entitlements that are coming. The key is to have designs finished by May or June, put to bid in mid-June to allow a full 30-40 days to put it out for a contract. By the end of July or first of August the FAA knows how much money will be left to spend in the last 30 days.

Commissioner Heaton noted the urgency and challenge of the time line. Without the meeting in Dallas and the background that was done, the Authority would not be discussing this issue. This is also important as it solidifies the state and federal relationships and it sets the Airport on a path forward. This is a challenge, but if anyone can push this through, the group that is working on this can, and the Board will be very supportive.

Chairman Saizan added that the Airport must have a Capital Improvement Plan submitted each year in a timely fashion. URS prepared the Master Plan and are positioned as consultants in Louisiana to do airport work. This will have to be in place each year in order to qualify for these opportunities. This will allow the FAA and the State to plan for funds years out which is key in getting good financial projects that will benefit the Airport. If big projects are lined out years in advance it is more likely to get into the funding cycle for the FAA and the State.

Mr. Metzger informed that a motion is needed to recommend to the Board that a contract be advertised in accordance with the Louisiana Public Bid Law for taxiway markings, crack sealing, seal coat and electrical work and authorizing the Executive Director to accept the lowest responsible bid when the bids are submitted. Commissioner Heaton offered a motion to authorize the Executive Director to accept the lowest responsible bid for a contract for taxiway marking, seconded by Commissioner Cantrelle and unanimously adopted. Commissioner Saizan advised that the motion will go before the Board on June 21st.

NEW BUSINESS

1) Motion for Approval of new leases with The New Orleans Mosquito and Termite Control Board

Mr. Pappalardo informed the Committee that New Orleans Mosquito and Termite Control Agency occupied land and buildings at the Airport for approximately 28 years. The buildings were damaged by Katrina and the lease expired in 2007. Mosquito Control would like a 20-year lease on the hangar because significant FEMA funds will be spent to rebuild the facility. The warehouses will be demolished and returned to the Airport. The buildings are in the clear zone on the runway and future runway expansion could not be accomplished with those buildings on the site. Mr. Perkins is working on a rental rate for the building which will be a triple net lease with Mosquito Control responsible for insurance and maintenance on the building. The warehouse space will be reduced to one acre with a short term one year lease and a 60-90 day cancellation. As a consideration for the lease the buildings will be demolished and the land returned to the Authority. Mosquito services are provided free to the Airport, tower and to the Non-Flood properties as the Levee.

Mr. Pappalardo advised that a motion is needed to authorize confection of a lease for the warehouse site with the understanding that when Mosquito Control finds an alternate location the warehouse will be demolished and the land returned to the Authority. Commissioner Heaton offered a motion to recommend confection of a lease with Mosquito Control, seconded by Commissioner Cantrelle and unanimously adopted.

2) Recommendation of a request to LaDOTD to be funded for three Airport projects: renovation of the parking lot/driveway, replacement of airfield lighting vault and for airfield lighting,

Commissioner Heaton offered a motion to amend the Agenda to add the recommendation of a request to the LaDOTD to be funded for three Airport projects. Those projects are the renovation of the parking lot and driveway in front of the Administration/Terminal Building at the New Orleans Lakefront Airport, for replacement of the airfield lighting vault and for airfield lighting. The motion to add this motion to the Agenda was seconded by Commissioner Cantrelle. After a request for public comments on the motion, the item was added to the Agenda by a unanimous roll call vote.

Wade Troth, LaDOTD Aviation Section, and Jason Duet, Program Manager will assist in preparing the 3-5 year Capital Improvement Plan regarding State projects and the FAA Capital Improvement Plan. Mr. Duet will make sure that deadlines are met and that all required materials are turned in to ensure that the projects are accepted.

Mr. Troth advised that LaDOTD does not technically have a 3-5 year CIP on file from this Authority so a resolution is needed requesting the three projects in order to consider possible funding sources. Mr. Duet will assist in submitting the Capital Improvement Plan for the State projects by the November 1, 2012 deadline.

Chairman Saizan advised that Commissioner Stack is working to get the roadway paved and striped prior to the opening of the Airport. The Authority may be required to match 10-20% on these funds. This Authority is very fortunate to have LaDOTD assist as the project will cost approximately \$400,000. A unanimous roll call vote was taken recommending this issue be forwarded to the full Board on June 21, 2012.

Mr. Capo informed the Committee that the RFQ for the Airport Consultant will be advertised in the paper and also on the Airport's website for downloading. Also, Mr. Davis has issued a Notice to Proceed for the landscaping design at Lakefront Airport.

Wesley Mills, Design Engineering Inc., informed that the PW project revision for the Four Winds Fountain is still under review with FEMA. FEMA is assessing how much funding will be available to put towards the fountain as a replacement project. The original project worksheet was approximately \$17,000 for repair work. DEI's estimate to repair the fountain and turn it into a working fountain was between \$180,000-\$200,000. Chairman Lupo advised that the fountain may be moved to the median in front of the Airport and used as a sculpture. The landscaping could be designed around the concept of the sculpture being moved to that location. Mr. Mills stated that the Authority prioritized projects to get funding allocated to, and the Four Winds Fountain took the back burner to some of the bigger projects. Various consultants advised that the FEMA staff was reduced and projects should be prioritized. The Airport Terminal Building, Hangars and utility crossings take precedence over the Four Winds Fountain. Commissioner Heaton noted that from a historic perspective the Fountain will be addressed as residents really want the fountain back, but historically the concern is in preserving the sculpture.

ADJOURNMENT

Commissioner Heaton 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, July 10, 2012 at 9:30 a.m. The meeting adjourned at 10:40 a.m.