

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE AIRPORT COMMITTEE MEETING
TUESDAY MAY 12, 2015 – 9:30 A.M.**

The regular monthly meeting of the Airport Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, May 12, 2015 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 Heaton called the meeting to order at 9:30 a.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman Wilma Heaton
Comm. Michael Stack
Comm. Pearl Cantrelle

ABSENT:

Comm. Romona Baudy

STAFF:

Cornelia Ullmann - Chief Operating Officer
Sharon Martiny – Administrative Assistant
Ben Morris – Interim Airport Director
Chuck Dixon – Marina Director

ALSO PRESENT:

Al Pappalardo – Real Estate Consultant
Steve Nelson – Stuart Consulting Group
Connie Standige – Neel-Schaffer Engineers
Chris Groh – Kutchins & Groh
Nick Asprodites – Lakeview Landings
Brayton Matthews – Flightline First
Chris Clement – Orleans Marina Tenant
Karl Hudson – Orleans Marina Tenant

OPENING COMMENTS

Chair Heaton welcomed Ben Morris and thanked him for accepting the offer of the new Interim Airport Director. There was a meeting in Washington D.C. regarding the 406 Hazard Mitigation Grant and the Board will be updated regarding the status of the grant. The Legislature is in session and SB 282 was filed by Sen. Morrell, which addresses the make-up of this Board. Sen. Morrell properly advertised the bill, but it has not been heard. She will keep the Board updated regarding the status of SB 282.

ADOPT AGENDA

Comm. Stack offered a motion to adopt the Agenda, seconded by Comm. Cantrelle and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Comm. Stack offered a motion to approve the minutes of the April 9, 2015 Airport Committee meeting, seconded by Comm. Cantrelle and unanimously adopted.

REPORT ON CURRENT AIRPORT ISSUES

Chair Heaton informed that Sen. Vitter's office engaged in assisting the Authority with the flood protection issue. The FAA advised that they could install a portable PAPI light system for approximately \$2 million, but the FAA is not willing to move forward until flood protection is in place. Mr. Morris advised that the PAPI light issue is a life safety matter, especially in bad weather. Mr. Morris was previously with GOHSEP and was heavily involved in the development of the 406 program that the Authority is currently trying to obtain grant funding through FEMA. Steve Nelson is the lead on that project and the Authority is approximately 50/50 on the approval. There are issues involving the v-zone and

FEMA's basic cost analysis format. Mr. Morris will move as quickly as possible on the PAPI lights as that issue is critically important.

The COO advised that the flood wall issue is pending with FEMA and we are awaiting an answer. The Authority is receiving extensive resources to make interim flood protection happen. Stuart Consulting is doing a great job, Mr. Morris brings a new element to the table and the State and GOHSEP support the Authority. Sen. Landrieu wrote to FEMA regarding the importance of flood protection for Lakefront Airport. Sen. Vitter also stepped up and Congressmen Scalise and Richmond met with the Deputy Administrator for Hazard Mitigation for FEMA in DC. The Authority has just about the entire Louisiana delegation on record requesting flood protection for Lakefront Airport.

OLD BUSINESS

1) Discussion regarding formal resolution to engage the only respondent to the RFQ for murals

The COO informed that there was one respondent for restoration of the murals. The item was placed on the Agenda as a formality for review by the Airport Committee. Chair Heaton advised that the Board was under the impression that Ms. Grenier had been hired, but a formal resolution was not prepared engaging Ms. Grenier. This item will be placed on the Board Agenda and a formal resolution will be prepared engaging Ms. Grenier.

2) Update on status of PAPI lights

Mr. Morris advised of a meeting with the New Orleans Fire Dept. on emergency response and procedures. He also met with the FAA regarding PAPI lights and REILS lighting. A second meeting will be scheduled with DOTD-Aviation regarding same. The Authority can get PAPI lights at no cost, but installation, maintenance and takeover is another issue. Portable PAPI lights may be available, but the cost is unknown. Several professional pilots have approached him with complaints regarding the PAPI lights. The only active PAPI lights are located on 1-A.

The only economical source of power for the PAPI lights is the FAA system, which will require discussion with the FAA in Fort Worth. The portable PAPI lights include multiple power sources such as battery and solar power. The most reliable source is the DOTD system. Comm. Stack noted that in the event of a storm, the portable PAPI lights can be picked up and brought to higher ground. Those lights may cost up to \$400,000, but no matter the cost DOTD is willing to help. There were agreements that DOTD would pay \$99,000 for the PAPI lights with the caveat that the lights be tied into FAA power and the Authority take responsibility for maintenance of the lights. Mr. Morris advised that the light bulbs have to be changed occasionally, but there would be a liability issue because PAPI lights have to be exactly correct. The option of taking sole responsibility for the PAPI lights should be kept open. More information is needed before a decision is made. Comm. Stack noted that the FAA has been delaying this issue for some time. It is a safety issue, and the Authority may have to take that responsibility.

3) Discussion regarding update on RFP for interim flood protection at Lakefront Airport (Stuart Consulting)

Steve Nelson, Stuart Consulting, advised that the RFP for interim flood protection will be advertised the first week of June. The wording will protect the Authority from liability of a contractor, and make sure the contractor has a system that will provide some level of flood protection. The flood protection will prevent a storm event from inundating the buildings. A draft RFP will be distributed for review prior to advertisement the first week of June.

Comm. Cantrelle addressed the cracks in the steps at Lakefront Airport. Mr. Nelson advised that the cracks do not appear to be a structural issue. An aesthetic cement skin was placed on the stairs, and that is cracking. It will not be an expensive fix. The architect will be contacted to determine who will be responsible for the repairs and what the warranty is. Lathan did the installation.

The COO advised of a very good rapport with Jerry Lathan who has been very responsive when called upon.

NEW BUSINESS

1) Discussion regarding parking at Bastian Mitchell and currently rented by Landmark and possible exchange for the fenced lot closer to Building 101

Al Pappalardo, Real Estate Consultant, advised that Landmark rents the Bastian-Mitchell Hangar and a portion of a public parking lot that includes 40 parking spaces was included in the lease. Many of those 40 spaces are not accessible to Landmark during major events at the Atrium hosted by Messina's as the "Do Not Park" protocol is not adhered to. Landmark recently assumed the lease for Building 101 and there is a fenced-in parking lot area due to recent demolition. Landmark requests to swap the parking lot currently being leased for the parking lot behind the fence between the Bastian-Mitchell and Hawthorne leaseholds. The parking lot Landmark is presently renting is 11,700 square feet and the new parking lot is 10,700 s.f. This request can be authorized by amending the description of the parking lot in the lease. Any infrastructure costs would be paid by Landmark. This gives Landmark controlled access behind the fence for additional parking. Comm. Stack noted that Landmark will rent a parking lot that is currently not in use. This is revenue neutral as Landmark will pay the same rate and all expenses to improve the new parking lot.

2) Discussion regarding entering into Cooperative Endeavor Agreement with SLFPA-E for use of Airport Terminal offices

Chair Heaton advised that there is unleased space on the second floor of the Terminal Building. The Flood Authority is interested in paying for the build-out in the Terminal Building to house executive offices for which fair market rent would be paid for those offices per FAA requirements. The Flood Authority would pay half of the rent each month to the Non-Flood Authority with the remaining half paid to the Flood Authority as required by a statute regarding monies owed to the Flood Authority. All office space will be built out and a tenant will be under lease in the Terminal Building. The Flood Authority would also pay to build out the 2,000 square feet above the Walnut Room into a conference room. The Flood Authority would not rent the conference room, but would be permitted to use it. The conference room could be rented as a corporate meeting space, and a partition could divide the large room to make two smaller conference rooms. This could be a win/win situation for both Authorities. The COO noted that the remaining spaces in the Terminal Building have been advertised for approximately one year, but remain vacant. Comm. Stack suggested that resources be combined regarding the Flood Authority leasing office space in the Terminal Building. The Flood Authority could assume some of the Authority's grass cutting along Lakeshore Dr. as a rent offset.

Mr. Pappalardo noted that the Authority was fortunate to secure excellent tenants in the Terminal Building. Many spaces did not require the build out that remaining spaces so as some spaces had terrazzo floors and ceilings built out. The construction manual was updated and sets forth build out requirements. The build out of the remaining office space is an obstacle to leasing those remaining spaces.

Chair Heaton clarified that this could not be brought to the Flood Authority unless the Board agrees to rent the space. The Flood Authority president supports this concept and is 100% on board with getting enhanced flood protection for the Airport. The issue must be approved by this Board and the lease will come back to this Board for approval.

The COO informed that Sen. Vitter will host a Senate hearing at the Airport. If built out, the conference center would be set up with electronics as well as the internet. Chair Heaton added that once the conference center is built out the Authority can get additional funding from Homeland Security as the conference room can be used as an operations center during a storm event.

Mr. Morris addressed the Mosquito Control Hangar and clarified that no rent is paid for use of that hangar, which is a violation of FAA policy. Chair Heaton advised that the ongoing issue will be brought before the Legal Committee. This issue has been lingering, but the Authority did not have leadership to address the matter. The COO addressed the issue upon her arrival and the City was contacted. The Legal Committee will iron out the issues and the issue may be resolved in the next couple of months. It has not been easy to navigate, but the Authority is closer.

ADJOURNMENT

Comm. Cantrelle offered a motion to Adjourn, seconded by Comm. Stack and unanimously adopted.

ANNOUNCEMENT OF NEXT MEETING

The next Airport Committee meeting is scheduled for Tuesday, June 2, 2015 at 9:30 a.m. The meeting adjourned at 10:21 a.m.