

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE AIRPORT COMMITTEE MEETING  
TUESDAY SEPTEMBER 13, 2016 – 10:30 A.M.**

The regular meeting of the Airport Committees of the Non-Flood Asset Protection Management Authority was held on Tuesday, September 13, 2016 at 10:30 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.

Chair Heaton called the meeting to order at 11:13 a.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

**Present:**

Chair Wilma Heaton  
Comm. Michael Stack  
Comm. Roy Arrigo

**Absent:**

Comm. Anthony Richard

**Staff:**

Ken Schwingshaki – Executive Director  
Sharon Martiny – Administrative Assistant  
Chanse Watson – Assistant Airport Director

**Also Present:**

Al Pappalardo – Real Estate Consultant  
Michael Botnick – Legal Counsel  
Chris Fenner –Stuart Consulting

**Adopt Agenda**

Chair Heaton moved to amend the Agenda by adding *Red Dot Buildings, Inc v. GM&R Construction Company, et al*, second by Comm. Arrigo. Motion passed. After a unanimous roll call vote, the item was added under Executive Session.

**Approve Minutes**

The August 9, 2016 Airport Committee meeting minutes are deferred until the October 2016 Airport Committee meeting.

**Report on Current Airport issues – Airport Director Ben Morris**

In the absence of Ben Morris, Asst. Airport Director Chanse Watson reported that the Authority is moving forward with the lighting vault. The study is being finalized for the location. Once approved, the matter will be recommended for Board Approval. The Authority has used approximately \$86,000 of the \$1.1 million grant. The project continues to be monitored to avoid overruns. The grant for Rehabilitation of 18R/36L has been increased to \$237,510.00 and the Authority should receive that grant in the near future. The construction is bid, but design is under the Master Service Agreement. This will not cost the Authority.

**Presentations**

None.

**Old Business**

- 1) **Discussion and approval of request for a Location Agreement by Corinne Harris (East NOLA Development District) for the use of the Airport parking lot in November of 2016 for an open air market**

Mr. Watson noted that parking may be an issue near Flightline. Staff must review details regarding price and time of the event, and the required insurance must be

obtained. The Location Agreement does not need full board approval. Messina's will be participating in the event and will have a tent set.

## **2) Discussion regarding Capital Outlay Requests**

Items from last year's Capital Outlay request include the following:

- a) Repair of lights and conversion to alternate lighting system - \$275,000
- b) Interim Airport flood protection - \$900,000
- c) Drain repair and berm design - \$350,000
- d) Replace ARFF fire truck - \$800,000
- e) Replace ARFF station - \$1.5 million

Comm. Stack moved to proceed forward with the Capital Outlay requests for 2017-2018. Chair Heaton advised that the Airport Committee will recommend the requests from last year to full Board.

## **3) Discussion regarding NFPAMA Management Plan**

The E.D. noted that the big issue for the Airport was going to a Part 139. Chair Heaton requested staff prepare a punch list of what is required for a 139 Airport and where the Authority is with what is required of a part 139 Airport. The punch list should include what was done in last 6 years to move toward a Part 139 Airport, the approximate cost to get to a Part 139, and the pros and cons of being a 139. The Authority needs additional information for planning purposes. The arbitration will be complete in January and if the Airport gets the floodwall it will free up a lot for the Management Plan. By January staff should know the cost for a 139 Airport, and whether the Airport will get the floodwall.

## **New Business**

### **4) Discussion regarding Lease with T-Hangar Association**

The E.D. advised the Committee that the President of the T-Hangar Association is objecting to the 8% transfer fee included in the lease. In 2011 the T-Hangar lease expired and all T-Hangars would have reverted to the Authority. After a two year negotiation period, the ground lease was extended with an 8% transfer fee mechanism to recapture the reversion fee. The Authority receives 8% of the value of the T-Hangar when it is transferred. The transfer fee is in exchange for a large reversion in 2011.

Chair Heaton noted for the record that the 8% transfer fee is included in the lease that was signed in 2011, and will not waive the transfer fee if the Authority can legally get the 8% transfer fee from the T-Hangar Association. The Authority needs the revenue. If the President of the T-Hangar Association does not think the 8% transfer fee is appropriate the matter can be brought before the Commercial Real Estate Committee.

## **EXECUTIVE SESSION**

Comm. Arrigo moved to go into Executive Session, second by Comm. Stack. Motion passed.

1) *Red Dot Buildings, Inc. v. GM&R Construction Company, et al*  
*USDC No. 14-2803 Div.: R-4*

2) *Non-Flood Protection Asset Management Authority v. Lathan, et al*

Upon exiting Executive Session, Comm. Heaton noted that no votes nor actions were taken in Executive Session.

## **Announcement of Next Meeting**

Chair Heaton announced that the next Airport Committee meeting is scheduled for Tuesday October 11, 2016 at 10:30 a.m.

## **Adjournment**

Comm. Arrigo moved to adjourn, second by Comm. Stack. Motion passed.  
The meeting ended at 12:02 p.m.