

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE JOINT AIRPORT/FINANCE COMMITTEE MEETING  
Thursday September 17, 2015 – 3:30 p.m.**

The regular meeting of the Airport Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, September 17, 2015 at 3:30 p.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 3:34 p.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

**Furthermore Present:**

Comm. Thomas Fierke  
Comm. William Settoon  
Comm. Stanley Brien  
Chair Greg Ernst

**Absent:**

Comm. Anthony Richard

**Staff:**

Cornelia Ullmann - Chief Operating Officer  
Sharon Martiny – Administrative Assistant  
Rob Aucoin - Accounting  
Ben Morris – Airport Director  
Chanse Watson – Airport Assistant Director  
Lauren Broussard – Landside Operations Manager

**Also Present:**

Al Pappalardo – Real Estate Consultant  
Chris Fenner – Stuart Consulting  
Jim Martin – DEI  
Myron Mitchell – The Brent Mitchell Foundation  
Tory Everett – Volkert  
Connie Standige - NSI

**Opening Comments**

Airport Chair Heaton advised that the arbitration for flood protection at Lakefront Airport was filed timely. Bids were received on the Customs build-out. Finance Chair Stack waived opening comments.

**Report on Current Airport Issues-Airport Director**

Ben Morris, Interim Airport Director, advised that the Authority received approval of approximately \$110,000 for new PAPI lights. Current electrical connections to the PAPI lights belong to the FAA. The Airport also submitted a proposal to the FAA requesting use of the connections as a part of the lighting vault project. The cost of the vault is approximately \$1 million. Work has not yet commenced on Customs build out. Contractors for SLFPA-E are starting the build out for SLFPA-E Executive Offices.

An estimate of \$8,400 was received to patch, clean and repaint the front stairs at Lakefront Airport. The issue was deferred as the stairs may be somewhat unsightly, but present no safety issues. Lauren Broussard, Land Based Operations Manager, will paint the curbs in front of the Terminal building next week. PADS Concrete completed their repair work and did an excellent job. There were issues with one product that did not dry properly in the cracks. The product is an FAA approved filler.

Chanse Watson, Airport Asst. Director, added that during initial demo for the concrete repair a live fire hydrant was uncovered beneath a concrete slab. The water line was cut and the hydrant, which is believed to be from the 1930's, was removed.

Mr. Morris advised that large quantities of items located under the bridge near Lakefront Airport will be publicly auctioned. All items will be photographed and Pam Zeringue (Orleans Levee District) will assist with the auction. Chair Heaton advised it is important to properly advertise the auction in the legal notices with the correct location.

Ms. Broussard addressed the capital outlook plan for the next four years. LaDOTD recommended the first two years be a realistic outlook and the last three years be a projected outlook as things change from year to year. LaDOTD and FAA requested design and construction be separated into two years. Design for the uneven surface of 18R 36L along with the possible survey for 18R 36L while contractors are already on that site. The state will pay for seal coat/painting of Runway 927. Chair Heaton requested Ms. Broussard contact Flood Authority engineers regarding information on GIS software. Mr. Morris noted that the Flood Authority contracts with GCR and this Authority may saddle up on that contract for the software.

Approximately \$3 million is budgeted for 2017 with construction/continuation of uneven surface repair for Runway 18R 36L, drainage repair and berm design (contingent on flood wall progress). The last three years include replacement of the ARFF truck. Whether funds are received is based on how critical funds are to safety and runway operations. The ARFF truck (safety) will be rated higher than a ramp.

The GARD system (traffic evaluation) is integrated onto a laptop and connected to a radio that monitors tower frequency 24 hours per day with no interruption. GARD reports will substantiate to the FAA the need for longer tower hours. The report will list any activity that touches the pavement. A GARD data count (day versus night activity) was taken due to concerns regarding activity occurring after the 6:00 p.m. tower closure. Data from four weeks indicated two bell curves; one at 12:00 p.m. and another spike at approximately 6:30 p.m. Morris advised that DOTD will contribute half for the GARD system cost.

A challenge coin was created for sale at Lakefront Airport. An historic Airport picture is on the front side of the coin with a DC3 inserted to give a realistic feel from the 1930's. George Messina has agreed to sell the coins with the Authority receiving a portion of the sales.

### **Adopt Agenda**

Comm. Stack offered a motion to adopt the agenda, second by Comm. Arrigo. Motion passed.

### **Approval of Airport Committee Minutes**

Chair Heaton advised of one amendment to the July 7, 2015 Airport Committee minutes regarding the lighting vault. Comm. Arrigo moved to approve the Airport Committee minutes of July 7, 2015 with the proposed amendment, second by Comm. Stack. Motion passed. Comm. Arrigo moved to approve the Airport committee minutes of August 10, 2015, second by Comm. Stack. Motion passed.

Comm. Stack moved to approve the Finance Committee minutes of May 14, 2015 and June 4, 2015, second by Comm. Heaton. Motion passed.

### **Old Business**

#### **1) Update on PAPI lights (Airport)**

Addressed under the Airport Director's Report

**2) Update on Customs build out (Airport and Finance)**

Chair Heaton advised that bids for Customs build-out came in \$57,000 over the budgeted amount and recommended the Authority accept the low bid of \$457,000. No federal specs can be cut from the build-out. Customs and Border Protection has certain requirements that are very expensive: 5% construction contingency - \$22,000, furniture - \$20,000, data communications - \$78,000, along with the required wiring for telephone and a fixed rate on the negotiated architectural contract. The total price with construction is \$620,000; a \$220,000 increase from the alternate project money borrowed from the Flood Authority. Chair Heaton requested consideration that \$220,000 be used from the BP settlement proceeds to cover the \$220,000 increase as this item is time sensitive. The total cost for Customs is \$620,768.50; \$220,768 which is not budgeted. RCL recommended the Authority accept the low bid. Chair Stack recommended moving forward with the construction contract.

**3) Mosquito Control**

Chair Heaton advised of a meeting with Ed Bordes (City of New Orleans). The issue regarding what Mosquito Control owes this Authority and the Cooperative Endeavor Agreement for future services Mosquito Control provides will be solved legally using FAA guidelines. The amount owed is approximately \$30,000. Mosquito Control also had a heliport in which \$150,000 (annually) in grant money was left on the table. An agreement may be negotiated wherein the City designates the heliport to Lakefront Airport. The Authority will then be able to obtain the grant money and get extra business through the heliport. A document may be ready for review by the Legal Committee in October.

**4) Discussion regarding various airport repair projects, including resurfacing front steps (Airport)**

Chair Heaton advised that this was discussed earlier in the meeting.

**5) Review of YTD budget to actual Fiscal Year 2015-2016 (Finance)**

Rob Aucoin, Accountant III, noted that things are going as expected as far as revenues and expenditures. Boathouse revenue (formerly attributed to Orleans Marina) will be moved to the New Basin Canal where the boathouses are more in line with what is already in the New Basin Canal. The Marina has been inflated for years due to boathouse revenue that had nothing to do with the Marina. Chair Stack noted that the Authority is good as it is early in the year.

**6) Discussion regarding Engineering IDIQ submissions (Finance)**

Chair Stack requested this item will either be deferred or cancelled. Chair Heaton requested a substitute motion that the Authority continue to use the three present engineering firms for the next 12 months as those firms are qualified. The issue can be revisited and another RFQ can be advertised. The COO informed that the engineering IDIQ is for small projects. Bringing a new firm up to speed for small projects is not cost effective. Larger projects will go out for a general RFQ. Chair Stack clarified the motion: cancel the 2015 RFQ and proceed with the three current engineering firms (Stuart Consulting, Richard Lambert and DEI). Chair Stack advised that due to recent discoveries brought to his attention he is not comfortable moving forward with the RFQ. A Finance resolution was passed in August, which must be withdrawn. The COO clarified the recommendation: Hire the three existing experienced engineering firms and issue separate engineering contracts independent of the RFQ for larger projects.

Chair Heaton offered a motion to suspend the rules to add the Agenda item as follows: Motion to withdraw recommendation to the Board on the selection of engineering IDIQ firms and extend six or twelve months to contracts with the three current engineering firms. The motion passed by unanimous roll call vote. Chair Stack offered a motion to withdraw the recommendation, seconded by Comm. Arrigo. Motion passed.

**7) Discussion regarding responses to RFQ for interim flood protection (Referred from Airport Committee on 8/10/2015)**

Chair Stack advised that the Authority did not have the funding to pay for interim flood protection. Comm. Heaton advised that Capital Outlay requests would be prepared along with an application for interim flood protection. Capital Outlay requests will be added on all October Agendas. The requests have to be in by November 1, 2015.

**8) Discussion regarding asphalt repairs to Lakeshore Drive from Franklin Avenue to Pontchartrain Beach**

Chair Stack advised that the 300-foot stretch of roadway between the levee (east side - Pontchartrain Beach) and Franklin Avenue is a bad section of roadway. LaDOTD has no available funding at this time. Lakeshore Dr. (federal aid roadway) qualifies for federal funds through LaDOTD, but that is years down the line. The Flood Authority solicited a quote of \$80,000 from the contractor presently on site, which is higher than expected. No funding source has been identified, but these repairs could be rolled into another project as there is additional work needed on Lakeshore Dr.

**New Business**

**9) Discussion regarding amending lease for Robichaux Law Firm, LLC for additional options**

Al Pappalardo (Real Estate Consultant) advised that Mr. Robichaux occupies 677 s.f. on the second floor and expended approximately \$100,000 in tenant improvements in his office space. Mr. Robichaux has a three year primary term with two 3-year options (9 years), but has requested four additional 3-year options. If all options are exercised the lease will be extended an additional 19 years, with a CPI increase at every option. Mr. Robichaux leases a professional office that lends credence to the Terminal Building. Mr. Pappalardo recommended approval to amend the Robichaux Law Firm lease for additional options. Chair Heaton offered a motion to amend the lease for Robichaux Law Firm, LLC for additional options, seconded by Comm. Arrigo. Motion passed.

**Presentation**

**Myron Mitchell – The Brent Mitchell Foundation**

The Brent Mitchell Foundation reaches out to young adults and encourages them to pursue STEM (Science, Technology, Engineering, Math) education. Our mission is to educate American students in STEM careers in aviation and aerospace. Students visit the Airport and aviation and aerospace professionals advise students what STEM career fields have to offer. Exposing students to STEM career fields may spark a flame that will encourage them to invest in aviation and aerospace careers. Awards are given to students who participate. Brayton Matthews (Flightline First) and Addie Fanguy (Landmark Aviation) enthusiastically support the Foundation. Challenges include funding and transportation. Students must work in the program after school and get home safely. Grants are currently being written to obtain outside funding. STEM also offers a 3-D printing program, an animation and game design program and a sports medicine orthopedics program. Chair Heaton suggested Mr. Mitchell make a presentation to Mr. Lamarque (Lamarque Ford), who sometimes has limited grants for schools. If a grant cannot be provided it is possible Mr. Lamarque can assist with the transportation aspect. The Flood Authority has committed to build a conference center in the Terminal Building that can be made available to use as a meeting space.

**Adjourn**

Comm. Richard offered a motion to adjourn, seconded by Comm. Stack, motion passed.

**Announcement Of Next Meeting**

The next Airport Committee meeting is scheduled for Tuesday, October 13, 2015 at 9:30 a.m. The next Finance Committee meeting is scheduled for Tuesday, October 13, 2015 at 10:30 a.m. The meeting adjourned at 4:34 p.m.