PROCEEDINGS OF THE LAFAYETTE AIRPORT COMMISSION MEETING OF THE LAFAYETTE REGIONAL AIRPORT OF LAFAYETTE, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING OF APRIL 11, 2018 HELD AT 200 TERMINAL DRIVE, LAFAYETTE, LA.

ATTENDANCE

COMMISSION: Valerie Garrett (Chairperson), Paul A. Guilbeau, Sr. – (Vice Chairman), Paul Segura (Secretary/Treasurer), Timothy Skinner, John Hebert, Bryan Tabor

ABSENT: Matt Cruse

ADMINISTRATIVE STAFF: Steven Picou (Executive Director), Stephen Oats (Legal Counsel), Daniel Elsea (Deputy Director), Rene Cotton (Properties Administrator), Mary Green (Financial Comptroller), Ashley Simon (Environmental Compliance Officer), Giles Menard (Operations Manager), Catina Theriot (Secretary).

GENERAL AUDIENCE: Robert Callahan (Sides and Associates), Shelby Stach (CBRE-Heery), Terry Crownover (MSTC), Art Marullo (LPSO), Broutin Sherrill (RS&H), Linda Smith (CBRE|Heery), Keith Broussard 9KCB Capital Management), Frank Malagarie, George Groh (Kutchins & Groh), Rob Chomiak (CBRE|Heery), Bryan O'Connor (Lemoine/Manhattan), Barrett Landry (Lemoine/Manhattan), David Leslie (RS&H), Michael Mondragm (RS&H), Grant Credeur (ARFF), Michael Stropola (ARFF), Claudia Boutte (3FJ), Simon Karingithi (Michael Baker International), Brian Smith (Michael Baker International), Nanette Cook (LCG Councilwoman).

I. CALL TO ORDER:

Chairperson Garrett called the Regular Commission Meeting of April 11, 2018 to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. INTRODUCTION/ROLL CALL

IV. APPROVAL of the Minutes of the Regular LAC Commission Meeting of March 14, 2018.

RESOLUTION - 2018-4-R1-01: Approval of the Minutes of the Regular LAC Commission Meeting of March 14, 2018:

<u>MOTION</u>: Commissioner Segura moved the Lafayette Airport Commission accept minutes of the Regular LAC Commission Meeting of March 14, 2018. Commissioner Guilbeau seconded this motion and the vote was as follows:

AYES: Guilbeau, Segura, Skinner, Tabor, Hebert NAYS: None ABSENT: Cruse MOTION CARRIES

V. CHAIRMAN'S COMMENTS: Chairperson Garrett thanked Vice-Chairman Guilbeau for chairing the March 14, 2018 meeting in her absence. Chairperson Garett announced bittersweet communication of Commissioner Cruse submitting his resignation from the Commission effective Monday, April 16, 2018. Commissioner Cruse stated his business is busy and taking him away more often. Commissioner Cruse stated he appreciated serving on the Commission and he will miss everyone. Chairperson Garrett stated Executive Director Picou needed to send Commissioner Cruse's resignation letter to LCG for them to advertise for an opening on the Lafayette Airport Commission. Chairperson Garrett also stated it is requested Commissioner Cruse receive a plaque in honor of his years of service to the Commission and the resolution does impact him when the new terminal is constructed. Acadiana Aviation Pilot Training Center, Inc. participated in New Vision Leadership with at risk children ranging in ages twelve to eighteen. Raja Gharazeddine along with Deputy Director Elsea, Mr. Menard (Operations Manager), Mr. Callahan (Sides & Associates), and most importantly Mr. Botley (Operations Specialist) took those children on flights and majority have never flown before. Mr. Gharazeddine gave hours

of his time along with four pilots helping in flying those children. Mr. Ghar had gift packs for all the children and explained aviation and career opportunities in this field. There were a total of about twenty-five students in attendance. This event was on local television station KLFY TV 10 and it was on the Airport's Facebook page. Chairperson Garrett was excited to be a part of this event and she was proud that the LAC's own staff member Mr. Botley personally flew some of those children. This event happened in part of the advocacy of Commissioner Skinner exposing these children and the community to General Aviation.

Chairperson Garrett pulled the Lease Policy and the Legal Committee met on Monday and there is still some tweaking of the lease policy. This item has been pulled until things the Commission asked of the Chairperson and the Legal Committee have been addressed along with Legal Counsel.

VI. PUBLIC COMMENTS: Mr. Broussard, KCB Capital Management, addressed the Commission on the DBE goal the airport is operating under. Mr. Broussard stated he attended the recent DBE Outreach events and he wanted to know what is the DBE goal the airport is operating under. Chairperson Garrett stated the DBE goal is 8.3% that the airport is operating under. Mr. Broussard stated at the DBE outreach events the 8.3% goal was talked about and he stated this is not the official goal since the FAA has not approved the goal. Chairperson Garrett stated the airport Commission passed a resolution to accept the 8.3% DBE Goal and is operating under that goal until further notice from the FAA. Chairperson Garrett stated Mr. Broussard had stated in the past the FAA can set a goal but it up to the Commission to accept that goal or not.

VII. COMMISSIONER'S COMMENTS: Commissioner Skinner thanked Deputy Director Elsea for assisting his daughter. Commissioner Skinner's daughter is taking an aviation class at Loyola University called Textural Life of an Airport and she has to do her final project on an airport. Deputy Director Elsea spent a few hours with Commissioner Skinner's daughter showing her around the airport.

VIII. DIRECTOR'S REPORT:

- Recognition of LAC Staff and Commissioner's April Birthdays Blaise Venable– Maintenance – 4/3 Chief Harper – Rural Metro – 4/9 Matt Cruse – Commissioner – 4/20 Cindy McDaniel – Receptionist – 4/21
- 1st Quarter Safety Meeting Executive Director Picou stated this will occur on Friday, April 20, 2018 at the Maintenance facility. There will be a mandatory training then safety meeting.
- 3. Full Scale Triennial Exercise Executive Director Picou stated this event occurred in March and it was the largest and most successful Triennial Exercise that has ever occurred at the Lafayette Regional Airport. This exercise tests the airport's responses in case of an emergency of an airplane crash. There were eighty plus victims that participated. There were many organizations that participated such as various law enforcement, hospitals, Acadian Ambulance, several Fire Stations, ARFF, and Airport Police. There was a debrief meeting and all comments were positive on this exercise. Executive Director Picou presented certificates of outstanding work to Operations Manager, Giles Menard, and one to Captain Mike Stropola, ARFF (Aircraft, Rescue, and Fire Fighting). These two individuals were very instrumental in putting this project together and without their leadership the exercise would not have gone on as well as it did. Captain Stropola got thrown into the role as chief Harper is having some medical issues. Executive director Picou mentioned this was Mr. Menard's first Triennial Exercise as Operations Manager.

Chairperson Garrett recognized at this time Councilwoman Nannette Cook which entered the meeting. Commissioner Guilbeau asked Mrs. Cook if she would be in a position to give the Commissioners a briefing on the resolution that LCG pushed back a week on the deferment of tax collection. Councilwoman Cook stated she did not have any other information to give and the City Council is waiting on the company to provide information. This is in reference to the Ad Valorem tax that the City Council can either vote yes or no on. If the vote is no then it affects the airport's valorem.

- DBE Update Executive Director Picou stated there were outreaches held at Southern University, in which Chairperson Garrett briefly attended, one held on Wednesday April 5 and Saturday April 7, 2018. Executive Director Picou thanked everyone that participated in these outreach events. The airport is making headway with Lemoine/Manhattan on some areas the airport can improve.
- 5. Tenant Contact Information CCure Alarms *Executive Director Picou gave hats off to staff* mainly Cindy, Receptionist, and Sgt. Marullo. The CCure system allows you to enter the buildings throughout the airport and as an alarm goes off the airport, as a sponsor, should be sending someone to the location. The airport has gotten all of the numbers and the tenants have been very responsive. Tenants were happy to hear a unit would be sent out or a phone call would be made if an alarm was set off.
- 6. Acadiana Delegation Visit / Luncheon 03/20/2018 Executive Director Picou stated Chairperson Garrett and himself were well received for this visit. An update of the new terminal was given to this delegation.
- 7. Records Retention Executive Director Picou stated the airport made a potential selection of the company to digitize records but there are additional questions waiting to be answered. The "dungeon' file room will have records digitized except for those specific c one that you have to keep for the life of the document. Mrs. Theriot, Secretary, has been taking care of this process and she has done a great job.
- 8. Noise Outreach Phase I and Phase II 03/15/2018 Executive Director Picou stated WD Shock had an outreach on Phase I and Phase II and received a warmer welcome. WD Shock had an outreach and they had people more involved. Commissioner Skinner asked what the percentage of people was. Mr. Sherill, RS&H, stated out of 128 parcels there have been 37.
- 9. FAA Visit 03/27/2018 Executive Director Picou, Deputy Director Elsea, Mr. Sherrill (RS&H), Mr. Groh (Kutchins & Groh), and Mr. Leslie (RS&H) all attended. In October 2017, Executive Director Picou visited the FAA and was told there were zero monies available for the new terminal project. Recently when Executive Director Picou and Chairperson Garrett visited FAA headquarters they stated the airport would get ten (10) million a year up to forty-six (46) million. The FAA helped with the RTR process and helped with the red tape. The forward of the EA Environmental Assessment should be ready May 1, 2018, which is a date the FAA has given. Commissioner Guilbeau asked when the start of the EA and it was about a year and half.
- 10. New Vehicle(s) *Executive Director Picou stated a new Tahoe was purchased for Deputy Director Elsea and a tractor for Maintenance.*
- 11. Surplus Vehicles Update Sealed bids were opened at 2 p.m. April 3rd. Three vehicles were placed on surplus which previously hadn't sold. Reserved amounts were updated and winning bids exceeded the minimum bid amounts. Total amount to the Airport will be \$19,727.00
- 12. Avis Executive Director Picou stated the Commission was updated on cleanup that needed to occur and rent was not collected. At the time of their lease agreement it was noted Avis owed the rents not collected. Avis was notified with a letter at the regional level and the local letter about those rents /monies for collection.
- 13. LAC Open Job Positions Executive Director Picou stated currently open are the Security Coordinator and an FTE Operations Specialist. Operations Specialist positioned has closed and Mr. Menard is doing Skype interviews with short-listed individuals. Security Coordinator position closes on May 19, 2018 and then there will be interviews for that position.
- 14. Terminix (ATCT, LAC, 113 Borman Drive) Termite Program Automatic Renewal One-year automatic renewal 6/24/18 6/23/19. Annual charge is \$279.00/bldg.
- 15. Terminal Update Presentation CBRE | Heery and RS&H *Executive Director Picou suggested this move to later on the Agenda with reports.*
- 16. Fly Lafayette/Passenger Statistics/Sides & Associates Report *Mr. Callahan stated in March there were 35,133 passengers, which were 5,000 more than the previous month. Load factors were higher in recent months with American 91.8%, Delta 87.6%, and United had 66.3%. The Fly Lafayette Club currently has 10,029 members with 14 winners out of 536 entries. A list of winners is in the Commissioners' packets.*

17. Financials - Executive Director Picou stated the Financials are in the Commissioners' packets for review and there were no questions or comments. Executive Director stated the financials were for two months (January and February 2018) due to the audit that took place recently.

Executive Director Picou stated he had a few additional items to add. American Air Lines has changed their schedule in the mornings by adding a 6:00 a.m. flight which was at 8:30 a.m. This is causing long lines in the morning and a meeting with the airline managers and TSA manager occurred on April 11, 2018 to discuss the early morning flights. It is told to passengers to arrive ninety (90) minutes prior to your flight and this is on the airport's webpage and it will be displayed on the monitors in the terminal. Executive Director Picou stated the airport was just informed that Lafayette Regional Airport is one of the airports selected for enhanced measures of screening passengers. These enhanced measures are not up and running at all times but when they are it slows down the processing time and the line can get backed up. Chairperson Garrett asked if a brief media announcement could be made for people to know about the early recommended arrival time.

Executive Director Picou mentioned the new station manager for Delta Air Lines was introduced to him and Deputy Director Elsea. Executive Director Picou told Ms. Cook's supervisor she was one of the best station mangers Lafayette Regional Airport has had. Executive Director Picou mentioned Chenault Airport has closed their runway due to maintenance and they are landing on their taxiway. This is pushing more military traffic to Lafayette Regional Airport. Executive Director Picou also stated Conair does exist and it is operating out of Lafayette Regional Airport. If anyone would see people on the ram in front of the aircraft and on the sides of the aircraft with long guns that would be a Conair flight. These types of flights will continue to happen in Lafayette as long as Chenault Airport is down. Commissioner Guilbeau asked why Lafayette Regional airport was selected and Executive Director Picou stated the agent in charge is form Lafayette.

IX. Scheduled Business - Discussion Items

1. Program Management and Construction Management (PMCM) – CBRE | Heery – Task Order #11 – Discussion/Action – Executive Director Picou stated CBRE | Heery presents for consideration Task Order #11 for PMCM services to be performed in conjunction with the New Terminal Program as well as other CIP projects currently under way at Lafayette Regional Airport, for the period from January 1, 2018 through December 31, 2018. Costs: \$899,901.00 not to exceed time and materials in accordance with the Independent Fee Estimate. Costs subject to change. The costs associated with this Task Order will be allocated to current and future grants as associated with the scope of work being managed. Additional service options may be initiated as needed during the scope of services as needed to fulfill the requirements of the RFQ. Staff recommends approval.

<u>RESOLUTION - #2018-4-R1-02 – Scheduled Business – Program Management and Construction Management</u> (PMCM) – CBRE | Heery – Task Order #11 – Discussion/Action:

MOTION: Commissioner Skinner moved to accept the Program Management and Construction Management Task Order #11. The motion was seconded by Commissioner Segura and the vote was as follows: AYES: Guilbeau, Segura, Skinner, Tabor, Hebert NAYS: None ABSENT: Cruse MOTION CARRIES

2. Terminal Program – Finance Programming – 2018-2-R1-04 – Discussion /Action – Executive Director Picou stated per Resolution 2018-1-R1-01 and 2018-2-R1-04, the Commission considered financing options for the Quick Turn Around Facility (QTA). Recommendation was for the airport to make its best effort to self-finance the Quick Turn Around Facility (QTA) and any borrowing needs that the airport would foresee would be put out for public competitive proposal at a later date. Additionally, it was tasked to identify which monies would be put forward to cover the financing of the project. CBRE | Heery has taken the tasked resolution and conducted a financial analysis for costs of financing in various funding scenarios. In review, it has been presented that

the best utilized scenario to fund the QTA construction would be to seek a line of credit. The leading rationale is the reimbursement of costs of capital, and interest associated with a line of credit would be recaptured and reimbursed through the Customer Facility Charge (CFC) mechanism. Whereas, should the project be funded with the airport's own revenues, additional financing would be required sooner in the terminal cash flow projections, thus requiring additional interest and costs of capital imparted in the total debt obligations. This higher financing costs over time would not have similar mechanisms to recapture offsetting fees and thus require reductions in buying power or obligating higher amounts of Airport Revenues to pay down future bond payments. Therefore, Staff requests the Commission to approve the development and release of a Request for Proposals (RFP) seeking a short-term Construction Line of Credit/Balloon Installment Loan to cover the costs of construction for the QTA Facility. The RFP will be developed under the guidance of CBRE|Heery and proposals will be presented for Commission action in the foreseeable future.

Executive Director Picou stated the other option would be in the event the Commission is not comfortable with this the item could be sent to one of the committees. The recommendation is to meet next week to get the RFQ out as soon as possible. Commissioner Skinner asked if this was just for the QTA. Executive Director Picou stated yes and the options were form Raymond James and Home Bank but those have since expired and the Commission will have to go back out for additional information. Commissioner Hebert asked what is the term of the facility that is projected; is it just going to be for the construction period? Mr. Groh, Kutchins & Groh, stated it might not be for permanent. Commissioner Hebert asked what happens when construction is completed and the line of credit is expired? Mr. Groh stated then the airport would need a bond issued. There was a discussion back and forth between the Chairperson, Commissioners, Executive Director Picou, Deputy Director Elsea, Mr. Groh, and Mr. Oats (Legal Counsel).

Chairperson Garrett asked what is being asked of the Commission. Executive Director Picou stated to move forward to construct an RFP or to go to one of the committees to construct an RFP. Commissioner Segura asked why the Commission is needed for approval of an RFP and Executive Director Picou stated it is to see if this is the direction the Commission would like to go in. Commissioner Guilbeau had questions about the bond option and how this would affect the airport. Mr. Oats, Legal Counsel, stated the best option would be to get a municipal advisor/financial advisor the would have the best interest of the airport in mind. This is not what is being asked but this might be a good recommendation considering the questions being asked. Chairperson Garrett asked if the Commission is ready to make a decision now and it is recommended to go to committee get a recommendation and bring back to the Commission.

<u>RESOLUTION - #2018-4-R1-03 – Scheduled Business – Terminal Program – Finance Programming – 2018-2-R1-</u> 04 – Discussion/Action:

MOTION: Commissioner Guilbeau made a motion to send this item Terminal Program Financing to the Strategic Committee. The motion was seconded by Commissioner Skinner and the vote was as follows: AYES: Guilbeau, Segura, Tabor, Hebert, Skinner NAYS: None ABSENT: Cruse MOTION CARRIES

3. Lease Policy – Legal committee – Discussion/Action – This item was pulled by the Chairperson

X. Scheduled Business – Consensus Items

- 4. Taxiway Foxtrot Request for Grant LA DOTD Approval
- 5. Transportation Security Administration Janitorial & Utilities Reimbursement Approval
- 6. Lafayette Coca Cola Bottling Contract Renewal Approval
- 7. Lafayette Hangar Improvements RS&H Work Order #10 Approval

- 8. FAA Small Scale Reimbursement Agreement AJW-FN-CSA-18-SW-002158 Limited Design and Implementation Relocation of FAA Radio Transmitter Receiver (RTR) Cables Approval
- FAA Small Scale Reimbursable Agreement AJW-FN-CSA-18-SW-00XXXX Limited Design and Implementation – Relocation of FAA Airport Surveillance Radar (ASR) and Runway Visual Range (RVR) Utilities and Duct Bank – Approval
- 10. FAA Small Scale Reimbursable Agreement Limited Design and Implementation Flight Check Inspection and To Verify the Replacement Instrument Approach Procedure Runway 29 Displaced Threshold – Approval *Commissioner Skinner asked what the timing on the flight check was; would it be done before the runway opens. Executive Director Picou stated it will not be done before the runway opens. The paperwork was submitted and the airport has been in contact with Flight Check and this will be completed in November of 2018.*
- 11. North General Aviation Phase III Elliott Construction Change Order #2 Approval
- 12. Terminal Program Viewer system Multivista Contract Approval
- 13. Maintenance Equipment (Authorization to Bid) Approval

RESOLUTION - #2018-4-R1-04 – Scheduled Business - Consensus Item(s)

<u>MOTION:</u> Commissioner Guilbeau moved to accept Consensus Items 4 through 13. The motion was seconded by Commissioner Skinner and the vote was as follows:

AYES: Guilbeau, Segura, Tabor, Hebert, Skinner NAYS: None ABSENT: Cruse MOTION CARRIES

XI. Reports

- 14. The Picard Group Monthly Report- *In the Commissioners' packets.* Report available on airport website.
- 15. DBE Program Report Mrs. Cotton stated she would follow up to what Chairperson Garrett and Executive Director Picou were saying the airport did attend three (3) DBE outreach events. The first DBE outreach was at the end of March, held on March 27, 2018 at Southern University in Baton Rouge and sponsored by the Small Business Association. The second and third outreaches were held on April 5th & 7th,2018 hosted by Lemoine/Manhattan. Lemoine gave an overview of the terminal project, Heery was there and gave information on DBE compliance. Other agencies were present such as PTAC, Small Business Association (SBA), and World Trade out of New Orleans. All of these agencies presented to the attendees. There were seventy (70) companies in attendance. Mrs. Cotton addressed the comment that was mentioned earlier in the meeting about the DBE goal. The DBE goal was set at 8.3% and procedures were followed. There was a Public Notice put out with a comment period. Only one comment was received and the LAC passed a resolution with the 8.3% goal. The LAC is still working with the FAA on the goal that was submitted. The next Lemoine Outreach will be for the DBE Subcontractor community and will be held on April 5 & 7, 2018 at the Clifton Chenier Center. This session ill be to familiarize the DBE Subcontractors with compliance requirements for upcoming projects. Commissioner Segura asked out of the 35 companies were they potential candidates to perform the work. Mrs. Cotton stated there were companies in attendance for all aspects of the project.
- 16. Terminal Program Report Heery Executive Director Picou stated this presentation would be given by CBRE/Heery and RS&H. Executive Director Picou introduced Mrs. Linda Smith as Program Manager that is replacing Mr. Pope that has moved on to another position. Mrs. Smith, CBRE -Heery, stated this was an in-depth report showing the airside/landside site analysis, the terminal facility, a slide on costs, schedule CMAR coordination, and what will be going on in the next sixty (60) days. Mr. Sherill stated since the last time the terminal presentation was given they have been working more with CMAR and there are a few changes. Mr. Sherrill went over a slide presentation showing the airside/landside site, inside the terminal building potential office spaces, rental car and airline space, TSA checkpoint, restaurant, and maintenance rooms. Commissioner

Guilbeau stated the changes to the RTR relocation is not part of the tax money that was collected. This project has its own funding source and is not part of the sales tax money that was collected. Mr. Sherill described the changes in the RTR relocation and where the relocation will be in reference to the new terminal building. Mr. Sherrill went over the details of the inside of the terminal where offices would be and where all the different tenants would be located. Commissioner Guilbeau asked where the restaurant would be located and the bar. Mr. Sherrill stated it would possibly be in two locations but one would mean the food would have to be walked across the terminal hallway. Mr. Sherrill did state the design is at the 30% design level so there is room to improve areas. Mrs. Smith, went over the schedule and stated once the EA Environmental Assessment is received then things will move forward. Mrs. Smith stated over the next sixty (60) days the airport is waiting for the EA to come back on May 1, 2018. Once that is received the airport will start with the QTA Quick Turn Around Facility and the Enabling Demo. The airport will be reviewing the terminal airside package for sixty percent 60% design. A funding meeting will be scheduled with LaDOTD, continue the review of the QTA design and rental car agencies. This will occur prior to bidding. There will be a potential selection for RFP for financing. Commissioner Guilbeau asked once the EA letter is received how long will it take to get to the sixty (60) percent design level. Executive Director Picou stated it would be within the next thirty (30) to forty-five (45) days after the Environmental Assessment letter is received to reach the sixty (60) percent design level.

17. LFT Airport Monthly Fiscal Review (March) — Report available on airport website <u>www.lftairport.com</u>. *Executive Director Picou stated Fiscal Review is in the Commissioners'* packets.

XII. Project Updates

- 18. Runway 11-29 Rehabilitation (Michael Baker International) Commissioner Guilbeau stated he requested an update on this project. Mr. Brian Smith stated the project is currently on hold. Michael Baker International was working with the contractor and delays are due to their work during construction. Michael Baker has a no money change order that the contractor agreed to and Michael Baker is waiting for them to move forward. Commissioner Guilbeau stated this concerns him greatly with over 400 days past completion date. Commissioner Guilbeau stated there is no availability of the runway and the airport is not doing justice for the taxpayers. Executive Director Picou stated the Change Order is with Legal Counsel that is discussions with Michael Baker International's legal counsel. This project is at ninety-eight (98) percent completion and it will take some negotiation to get this project complete. This project needs to be complete due to the runway being opened this summer and the EMAS project will be starting.
- 19. I-49 Support Services (Michael Baker International)
- 20. Master Plan (DSA) Update
- 21. Runway 29 EMAS Installation Work Order 8 (AECOM) Update
- 22. Cargo Facility (MBSB) Update
- 23. Hangar Improvements (RS&H) Update
- 24. North General Aviation Improvements Phase III (RS&H_ Update
- 25. Noise Program (RS&H) Update

XIII. Other Business:

XIV. Adjourn

RESOLUTION - #2018-4-R1-05 - Adjourn

<u>MOTION:</u> Commissioner Guilbeau made a motion to Adjourn. The motion was seconded by Commissioner Tabor and the vote was as follows:

AYES: Guilbeau, Segura, Tabor, Hebert, Skinner NAYS: None ABSENT: Cruse MOTION CARRIES

A recorded copy of the Minutes of the Regular Meeting can be obtained by contacting the Lafayette Airport Commission, 222 Jet Ranger X Drive, Lafayette, LA 70508. 337.266.4401.