



June 11, 2026

Call to order- Mark Rolling

Roll Call

M. Rolling- Present

W. Wainwright – Present

K. Ross – Present

J. Thomas- Absent

G. Recotta- Present

Mark Rolling entertained a motion to waive the reading of and approve the meeting minutes of the May 2026 Authority Board Meeting minutes; moved by Guy Recotta and seconded by Ken Ross; ALL IN FAVOR

AIR TRAFFIC MANAGER COMMENTS – Maloney Robinson

Mr. Tony said Melanie is out today. She did call in the aircraft count for April which was 2,212. Mr. Tony indicated the equipment to count the ops is still not operable as of yet. We are waiting on the city's IT department to complete installation of the necessary equipment sent from Aero 1200.aero. Ray Reggie of Top Gun Hammond asked why the Tower Chief was absent from the meeting again. Mr. Tony indicated that she was currently at drill with the LANG.

AIRPORT DIRECTOR COMMENTS – Tony Michelli

Three of the Five of the new city owned Box hangars currently have the doors installed. Remember that (2) of the (5) will be given to the two displaced tenants from the Westside of the airfield whose hangars are being demolished due to new construction in that area. We are currently working on acquiring electricity to the new hangars so that the doors will be operable for the tenants to be re-located.

We were going to closed Runway 18/36 on Monday by the weather forecast is calling for rain, therefore digging up concrete won't be feasible, so we have postponed the closure until further notice.

OLD BUSINESS

OB – 1 – Review Hangar Waiting List – Elyria Jacobs

Our current list stands at 34.

OB – 2 Update on Ongoing and New Airport Projects/Grants – Tony Michelli

Monies received from LA State Appropriations – State Rep. Nicky Muscarello – We received 300,000.00 to build the new Box Hangars and 380,000.00 to assist with radios for the control tower.

Update on flight check of Papi's and REILS – The FAA will fly the PAPI's on June 24th and the REIL's at 5:30am on the 25th because they need to be done when its dark. In general, if the REIL's are just being replaced they are flown at night, but because the FAA has no record that ours were never commissioned because the FAA was not keeping records 20-25 years ago. Mayor Pete Panepinto indicated that the airport will start keeping their own maintenance log of all repairs of airfield lighting and nav aids. Therefore, the PAPI's and REIL's should be operable by the end of this month.

OB – 3 Discuss City owned hangars – Ken Ross – Mr. Ken Ross indicated that we have (3) different type of property. (1) Raw Land for development (2) Box Hangars (3) Hangars on leased property which has reached the end of the lease term and has now reverted back to the City with improvements. We have a few of those properties and as the leases on these properties continue to expire and revert back to the city we will end up with even more. Currently these properties then become a month to month lease @ a rate of \$.31/sqft./month. We currently have no procedure to separate the hangar from the ramp to possibly charge one rate for the building and another rate of the ramp. We need a procedure of how we describe the property to be leased and that they are not leased month to month, but evaluate the system that State Public Bid Law public law provides so that they can be bid out following all of the public bid procedures. It should occur once a year.

Bryan Porter of Sky lens, LLC commented regarding this proposal that it seems as though the airport is now just looking to make money and not take the long-term tenants/business into consideration with this highest bidder idea. The Mayor rebutted that the airport is just trying to be self-sustainable financially, not lose tenants or long term businesses.

Chris Goodman interjected that during the Part 13 investigation it came out that there was one hangars sqft rate that was set by State bid law and that it was identified as being inappropriately set. He indicated that Mr. Ross was correct in saying that State Law allows for bid, but the FAA does not recognize that, because we have signed Grant assurances and we have said that similarly situated people in the same manner. So, in doing so, we must set a rate structure that is even across the board and that has already been done. My personal opinion that it's not fair for the city owned hangars to be leased at the same rate as the included ramp for that hangar. There should be a different rate because the ramp and the hangar do not have the same use. In my opinion the city should evaluate those differences. I also agree that they should not be rented as month to month.

For example purposes, the Skylens, LLC (Sub-leasee) business hangar located at 712 JLF Dr., Hammond, LA leased by Top Gun Hammond, LLC (Mechanic Hangar) was discussed extensively. Bryan Porter (Sub-leasee) brought up the point of the years of neglect to the hangar and the lack

of the airport inspections to hold leasee responsible for repairs that should have occurred prior to the sale to Top Gun Hammond, LLC. Shouldn't the City, the board and the airport have some responsibility in assisting with making the necessary (major) repairs needed now due to the age of the hangar instead of all of the financial responsibility falling on Top GUN Hammond, LLC. Ray Reggie of Top Gun Hammond, LLC also commented that if he spends 50-80 thousand dollars repairing this hangar and the lease terms expire, would this hangar go into the bid process where someone else could just take over the hangar because they were the highest bidder. Shouldn't he be offered some sort of extension of terms of his current lease based upon the amount of money he invests into the major repairs. The Mayor agreed with that point and Ken Ross said that before any monies are invested in the major repairs, it should be discussed before hand. Mr. Ross said he would not be making any motions on this proposal today. Chris Goodman also asked the question that if it's a city owned hangar and the current leasee comes to the airport requesting repairs. The Airport responds that currently there is no money to complete the necessary repairs. And the current leasee agrees to spend their own money for the repairs, what should the leasee get? Could it be converted back to a land lease for a certain number of years, based upon the dollar amount spent?

The Mayor disagreed with pricing the hangar rate per square foot different from the ramp rate. TOP Gun North for example, without the ramp he has no business. TOP Gun and Pierce both utilize that ramp every day for their businesses. Ken Ross said he thinks the ramp should be leased at a lower rate than the hangar. The Mayor rebutted saying he disagrees because the hangar and the ramp are both being utilized for the activity of Aviation. Ray Reggie stated that there was no other city owned hangars that rent the ramp space with the hangar. And the Mayor stated that that hangar and ramp have been leased together since its inception. Chris Goodman stated that with this TOP Gun North hangar and ramp we have a Grant Assurance 22 issue with policy. Meaning if we are charging Top Gun for the ramp in front of the city owned hangar that they are leasing, then the city has to charge every other tenant leasing a city owned hangar with a ramp in front of it. If none of the other ramps are being charged for, then the city can't charge him for the ramp. The Mayor suggested that the hangars need to be classified between commercial aviation and private/general aviation.

Mark Rolling indicated that there was a previous agenda item that had been tabled by SKY X West, LLC, in which he then relinquished the floor to Atty. Jaye Seale. Jaye Seale indicated that he tabled it in the March 12, 2026 meeting. Mr. Tony rebutted saying that he requested to have the item removed, not tabled. Jay Seale then said he attempted to have this item submitted for the June 12, 2026 meeting, but was informed that the agenda item submission cutoff date had been moved up by one day. For some reason he missed that discussion and approval of the change in the last meeting and with the board approval he would like to bring this issue up again.

Ken Ross made a motion to add this new agenda item to today's agenda, which requires a unanimous vote. Guy Recotta seconded. All in Favor.

The Bifurcation of the March 25, 2025 lease conveyed to Sky X West, LLC from the city of Hammond so that SKY X West, LLC will have a lease over Parcel 1 (857 Ind Pk Rd) and Sky X West 2, LLC will have a lease over Parcel 2 (855 Ind Pk Rd) – Jaye Seale

I am asking the board to consider to allow Sky X West, LLC and Sky X West 2, LLC to bifurcate its existing lease into (2) identical leases dated for the same day. When those (2) leases were originally presented. The board approved them as (2) leases. But when the city attorney drafted the lease that went with boards approval, he prepared one lease for both parcels. They already have (2) separate municipal numbers. There was so much delay in getting the lease and it was so important to get a signed lease in order for construction to get started. Sky X West, LLC and Sky X West 2, LLC didn't raise an objection to what the city attorney had proposed. Now we are at the point where the hangars are a few months of being complete and the owners wish to lease one hangar to SKY X Holdings (Operator of the FBO) and lease the other one to a SKY X management company with connection to the business. It's a business need that the owner has to have these two buildings in separated leases. I am asking for approval of bifurcation of the lease and then we will submit the proper survey and lease amendment documents to the city attorney for his review and approval and then bring it up at another meeting. But I'm asking the board to consider allowing SKY X West, LLC and SKY X West 2, LLC to bifurcate the current lease, back to the way the original presentation was and back to the 911 separate system addresses (855 & 857 Industrial Park Rd.) The Mayor asked Mr. Seale if he wants the board to decide whether to accept this or not, without Atty Coudrain knowing whether or not he did something inappropriately and does Atty Coudrain know anything about this request? Jaye Sale said that he gives Atty Coudrain credit for having reasons as to why the lease was drawn up in the manner in which it was, but in order for the owner to re-visit the issue with Atty Coudrain, he thinks he needs to have the boards approval of the bifurcation first. Then there will just be a question of documentation and amending the lease. Mark Rolling said he thought that subject to the city attorney's approval, the board should move forward because it's only a technical issue. William Wainwright said that the building department as well as the fire marshal official should be consulted as well. Because the hangars started out as (2), then they went to (1) and now back to (2), but the hangars got 10 feet closer together.

Guy Recotta made a motion to approve; subject to all the reviews and approvals that would be required between the Fire Marshal, City of Hammond building department officials and the City attorney; Seconded by William Wainwright. All in Favor

NEW BUSINESS

NB – 1 – Gray Insurance land lease – Paul Cutrer

Gray Insurance has (2) hangars here at Hammond Northshore Regional Airport. At the smaller hangar where the offices are located, they would like to remodel that office to include a reception area for passengers. The drawing also shows a (4) foot sidewalk alongside of the building. Therefore, we acquired a survey through Andre Faller and are now requesting to lease an additional 30,741 sqft. We will probably pave most of it. Erin Pierce asked if they will attempt to prevent fuel trucks from crossing any of this property and Mr. Paul answered absolutely not.

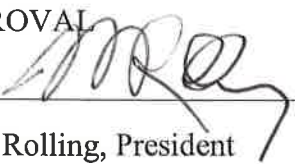
Guy Recotta made a motion to approve; William Wainwright seconded; All in Favor

Mr. Paul Cutrer asked to address the board regarding new business. It seems though there is a culture among the board of what things can't be done and are more interested in the rules and guideline of what can't be done, instead of enthusiastic board cooperation for the growth of the Hammond airport.

Mayor Pete Panepinto also noted that the city is negotiating with the LA Air National Guard to get that piece of land near Gray re-verted back to the city in order to build the new Airport maintenance and equipment hangar. And maybe ultimately may bring more parking availability.

Guy Recotta made a motion to adjourn; Seconded by William Wainwright; All in Favor

APPROVAL



Mark Rolling, President



Anthony F. Michelli, Director

HANGAR WAITING LIST

1. Mark Richardson
2. Roy Pier
3. Mark Budgeon
4. Brian Teer
5. Michael Ellis
6. Randall Turner
7. James M. Sahm
8. Michael Gatlin
9. Matthew Becker
10. David Curtis
11. Holly Roy
12. James Bryan Ard
13. Chris Reggie
14. Ray Reggie
15. Johnny Angel
16. Daniel Toups
17. Alex Glover
18. Chris Panks
19. Scott Bernard, Sr.
20. Cliff Lemoine
21. Todd McCormick
22. Keith Bakewell
23. Connor Lorio
24. Kevin Manuel
25. Wayne Spring
26. Robert Dunleavy
27. Miles Jenkins
28. James White
29. Miles Jenkins
30. Martin Morris
31. Brett Johnson
32. Erin Pierce
33. Hank Meyer
34. Brandon Rice



June 8, 2026

TO: Hammond Northshore Regional Airport Advisory Board
FROM: Gray & Co., Inc. dba Gray Aviation
SUBJECT: PROPERTY LEASE REQUEST

Please consider this document as a REQUEST to **lease additional property** adjacent to, and adjoining our present lease at the Hammond Northshore Regional Airport. The area is presently an unimproved grassy property with no structures. Our future plans include the proposed development of this area. We understand that any future development of this parcel must be approved by the Hammond Northshore Regional Airport Advisory Board.

The additional lease area was recently surveyed by Andrew Faller and a copy on the survey is included. As is indicated, the area comprises 30,741 square feet.

We request that our present lease be amended to include this area. We are not requesting any other modifications or additional "time" adjustments to the present lease.

At the request of the Hammond Northshore Regional Airport Director, we have included the **Preliminary Land Lease and New Hangar Procedures** document with this request.

Please provide us with prorated billing for the additional leased area so as to synchronize future billing statements.

Thank you,

Paul Cutrer,

For **STACY M DESPLAS**

 **GRAY & Co., Inc.**

LEASE PARCEL DESCRIPTION

A PIECE OR PARCEL OF LAND SITUATED IN THE HAMMOND NORTHSORE REGIONAL AIRPORT, SECTION 17, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NATIONAL GEODETIC SURVEY MONUMENT "A 179" SAID MONUMENT HAVING THE LOUISIANA SOUTH STATE PLANE COORDINATES OF NORTH 735,481.03 FEET AND EAST 3,567,897.28 FEET; THENCE N24°20'09"W A DISTANCE OF 1348.70 FEET TO A FENCE CORNER POST FOUND; THENCE ALONG A CHAIN LINK FENCE N00°43'28"W A DISTANCE OF 328.64 FEET TO A FENCE POST FOUND AND THE POINT OF BEGINNING; THENCE N00°43'28"W A DISTANCE OF 128.52 FEET TO A POINT; THENCE N89°16'32"E A DISTANCE OF 66.44 FEET TO A POINT; THENCE N76°06'15"E A DISTANCE OF 133.96 FEET TO A POINT ON THE WEST SIDE OF A TAXI WAY; THENCE ALONG SAID TAXI WAY S38°17'43"E A DISTANCE OF 113.48 FEET TO A POINT; THENCE LEAVING SAID TAXI WAY S16°01'10"W A DISTANCE OF 41.13 FEET TO A POINT; THENCE S51°03'23"W A DISTANCE OF 75.50 FEET TO A POINT; THENCE ALONG AN EXISTING HANGER N39°33'24"W A DISTANCE OF 82.59 FEET TO A POINT; THENCE S51°09'53"W A DISTANCE OF 20.04 FEET TO A POINT; THENCE N40°13'06"W A DISTANCE OF 19.26 FEET TO A POINT; THENCE S50°25'57"W A DISTANCE OF 80.26 FEET TO A POINT; THENCE LEAVING SAID HANGAR S89°49'32"W A DISTANCE OF 52.59 FEET BACK TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED LEASE PARCEL CONTAINS 30741 SQUARE FEET, 0.706 ACRES, AS SHOWN ON A "LEASE PARCEL SURVEY" BY ANDREW FALLER SURVEYING, LLC, JOB NO. 10026, DATED 5/10/26 AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.



Preliminary Land lease and New Hangar Procedures

Preliminary application Procedures

1. Proposed hangar must be used for Aviation purposes only!

N/A - NO HANGAR PLAN AT THIS TIME

- Hangar Applicant must request their proposal be placed on the Airport Advisory Boards Agenda for *approval of the location of the submitted hangar worksheet*. **[BUT NO CONSTRUCTION CAN BEGIN UNTIL PROPER PERMITTING AND APPROVAL IS ISSUED BY THE CITY OF HAMMOND BUILDING DEPT]**
- Hangar Applicant is given a copy of the Airport's Minimum operating standards. *DC* initials

If preliminary application is granted

- The Airport Director and Advisory board will designate the APPROVED location of the proposed hangar. **[BUT NO CONSTRUCTION CAN BEGIN UNTIL PROPER PERMITTING AND APPROVAL IS ISSUED BY THE CITY OF HAMMOND BUILDING DEPT]**
- The applicant must seek FAA approval via FAA Form 7460-1
https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentN/150_5300-20
(ALLOW 45 DAYS FOR PROCESSING)
- The applicant must submit a survey and legal description of the approved property to the Airport Director for implementation of the lease.

SEE CITY OF HAMMOND BUILDING DEPARTMENT FOR YOUR NEXT STEPS



HAMMOND AIRPORT LEASE WORKSHEET

APPLICANT/LESSEE NAME: GRAY & CO., INC.

DBA NAME: _____

PRINCIPAL BUSINESS ADDRESS: 3601 N. I-10 SERVICE RD. METAIRIE, LA

REPRESENTED BY: PAUL CUTRER

REPRESENTATIVE'S PARISH & STATE OF RESIDENCE: TANGIPAHOLA, LOUISIANA

- ☐ MUST ATTACH A SKETCH AND DESCRIPTION OF YOUR PROPOSED NEW HANGAR

N/A

- ☐ HANGAR SQUARE FOOTAGE: _____
- ☐ PAVEMENT/RAMP SQUARE FOOTAGE: 30,741
- TOTAL SQUARE FOOTAGE: 30,741

EXTENSION TERMS AFTER HANGAR COMPLETION
APPRAISED VALUE = LEASE LENGTH

\$650,000.00 OR ABOVE = 50 YEARS

\$575,000.00 TO \$649,999.00 = 45 YEARS

\$500,000.00 TO \$574,999.00 = 40 YEARS

\$400,000.00 TO \$499,999.00 = 35 YEARS

\$300,000.00 TO \$399,999.00 = 30 YEARS

\$240,000.00 TO \$299,999.00 = 25 YEARS

NEW CONSTRUCTION BELOW \$240,000.00 = 20 YEARS

LEASEE U.S. MAIL ADDRESS

NAME: GRAY & CO., INC
ADDRESS: 3601 N. I-10 SERVICE ROAD
CITY, ST, ZIP: METairie, LA. 70002

APPLICANT/LEASEE ACCEPTANCE: _____ DATE: _____
AIRPORT DIRECTOR'S ACCEPTANCE: _____ DATE: _____
CITY OF HAMMOND MAYOR: _____ DATE: _____
LOCATION ADDRESS: _____
TERMS OF PRE-CONSTRUCTION LEASE: 2 YRS EFFECTIVE DATE: 8/1/2026
CONSTRUCTION COMMENCEMENT DEADLINE: _____
CONSTRUCTION COMPLETION DEADLINE: 7/31/2028