

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,433

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN (BY REQUEST)

AN ORDINANCE to approve and authorize the New Orleans Aviation Board (“NOAB”) to enter into an amendment to the Amended and Restated Lease Agreement at Louis Armstrong New Orleans International Airport with **New Orleans Fuel Facilities, LLC (“NOFF”)**; and otherwise to provide with respect thereto.

WHEREAS, in accordance with Section 5-602 of the Home Rule Charter for the City, NOAB is charged with the administration, operation, and maintenance of the Airport; and

WHEREAS, State Law La. R.S. 2:135.1 permits airports eligible to receive funding from the Federal Aviation Administration to lease immovable property at fair market value without competitive solicitation; and

WHEREAS, State Law, La. R.S. 2:351 authorizes the NOAB to lease property with Council approval; and

WHEREAS, the NOAB negotiated with respect to immovable vacant properties outside of the main terminal building, identified as new underground water pipeline located on the north side of the Tank Farm and occupies an additional 4,040 square feet of space, which is added to the Premises., located in Kenner, Louisiana, 70062, and now desires to amend the Agreement to modify certain provisions of the Agreement; **NOW, THEREFORE**

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, that the Council hereby approves and that the City of New Orleans, by and through
3 the New Orleans Aviation Board, be and is hereby authorized to sign the following lease agreement
4 in substantial conformance to and with Exhibit “A” attached hereto and made a part hereof:

<u>Exhibit</u>	<u>Document</u>
A	AMENDMENT NO. 1 TO AMENDED AND RESTATED LEASE AGREEMENT

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

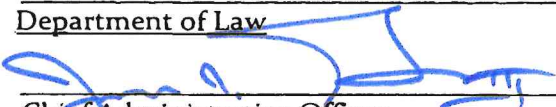
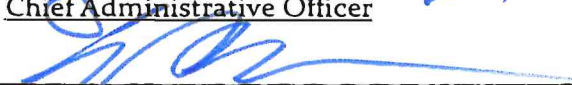
ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED:

Name: Diane Buckley Ext: 504-303-7600

CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: Ordinance granting an amendment to the Amended and Restated Lease Agreement with New Orleans Fuel Facilities, LLC ("NOFF").

1. 
Department Head
2. 
Department of Law
3. 
Chief Administrative Officer
4. 
Executive Assistant for Intergovernmental Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

COUNCILMEMBERS PRESENT:

_____ ABSENT: _____

AMENDMENTS:

FINAL ADOPTION:

_____ MOVED: _____
_____ 2, U: _____
_____ YEAS: _____
_____ NAYS: _____
_____ ABSENT: _____
_____ RECUSED: _____

6. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.

REF. POLICY MEMORANDUM NO. (R)



LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Aviation

Name of Contact Person: Diane Buckley

Telephone Number: 504-303-7600

Email Address: diane@flymsy.com

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

Please generally describe the purpose, intent, and effect of the proposed ordinance.

This is an Amendment to the Amended and Restated Lease Agreement with the fuel consortium, New Orleans Fuel

Facilities, LLC ("NOFF"), an entity created by the Signatory Airlines to build and operate fueling services at the Airport.

It will add an additional underground servitude to their existing leased premises on the north side of the MSY Fuel

facility of 4,040 square feet. In August 2025, the Airport authorized NOFF to begin construction and installation of a

"Fire Water Tank", which would include the installation of an underground water pipeline outside of their current leased

premises as stated in the Amended and Restated Lease Agreement. This new underground piping will supply water

to and from the existing fire pump supply and the new fire water tank at the MSY Fuel Facility operated by NOFF.



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate a contract, CEA, or other similar agreement (hereafter contract), please provide the following additional information.



If this section is not applicable, please check this box.

The parties involved: _____

The City of New Orleans by and through the New Orleans Aviation Board ("NOAB") and New Orleans Fuel Facilities, LLC ("NOFF").

The obligations, expectations, and deliverables of the parties involved:

NOFF agrees to pay \$189,590.19 annually based on the appraised fair market value ("FMV") of leasehold; Plus a rate increase of 5% or CPI adjustments, whichever is greater, in November 2029, November 2034, November 2039, and November 2044.

Any fiscal implications for the City with the contract:

None.

The public purpose and need for the contract:

To enter into an amendment to the Amended and Restated Lease Agreement with New Orleans Fuel Facilities, LLC ("NOFF").

The duration of the contract:

The terms commenced on April 18, 2017 and will end on November 30, 2046.



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate an amendment to the Codes of the City of New Orleans, please provide the following additional information.



If this section is not applicable, please check this box.

The existing provision(s) of the Code being proposed for amendment:

The general content/requirements of the existing Code provision:

How the proposed ordinance will alter the existing Code provision(s):

Why these changes are needed:

REQUESTED ADOPTION DATE: _____

Reference: Council Rule 41 & City Code Section 2-813