

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
SEPTEMBER 8, 2011 – 10:30 A.M.

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, September 8, 2011 at 10:30 A.M., in the Lake Vista Community Center, 2nd 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.

Chairman Brien called the meeting to order at 11:04 a.m. and led in the pledge of allegiance.

The roll was called and a quorum was present.

PRESENT:

Chairman Stanley Brien
Commissioner Darrel Saizan
Commissioner Pearl Cantrelle

FURTHERMORE PRESENT:

Robert E. Smith Lupo

ABSENT:

Commissioner Romona Theresa Baudy
Commissioner Patrick DeRouen

STAFF:

Louis Capo, Executive Director
Sharon Martiny, Non-Flood
Chuck Dixon, Marina Manager

ALSO PRESENT:

Gerard Metzger, Legal Counsel
Al Pappalardo

ADOPT AGENDA

Commissioner Saizan offered a motion to adopt the Agenda, seconded by Commissioner Cantrelle and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Commissioner Cantrelle offered a motion to approve the minutes of June 8, 2011 and July 12, 2011, seconded by Commissioner Saizan and unanimously adopted.

OPENING COMMENTS:

Chairman Brien commented that the Bicentennial event in the spring gives this Committee a good focal point for moving items forward regarding Orleans Marina and South Shore Harbor as expeditiously as possible. This event is a good opportunity to put Orleans Marina and South Shore Harbor in the public eye and raise its profile positively.

Chairman Brien called for a motion to Amend the Agenda to move New Business forward to Item No. 7 and within New Business to move Items 2 and 3 up to Items 1 and 2 within the New Business Items. Commissioner Saizan offered a motion to amend the Agenda, seconded by Commissioner Cantrelle and unanimously adopted.

NEW BUSINESS

2) Discussion and approval to contract with Graci Hart Electric as the lowest responsive bidder to install electrical conduit and lighting on the east promenade at South Shore Harbor Marina in the amount of \$4,500.00

Mr. Dixon advised that that bids went out for installation of electrical conduits and lighting on the east promenade to erect 4 light fixtures on the pedestals for future use at each pedestal. The light fixtures go down the promenade in the Marina and will keep the continuity of the lighting all the way around. Seven electrical contractors came, with two being DBE. Three contractors showed for the pre-bid meeting and two contractors bid; Kevin Clark at \$4,800 and Graci Hart for \$4,500.

Commissioner Cantrelle questioned the process for letting this out for bid. Mr. Dixon advised that bids can be e-mailed by Mr. Pisciotta or via fax. Mr. Dixon receives a list of the contractors from Ms. Marchand along with electrical contractors used previously and a DBE list provided by Ms. Marchand. Mr. Metzger noted that contracts must be more than \$150,000 to be required to advertise on a public bid. Anything below \$150,000 the policy that the Authority is following issuing the bid to different contractors and going with the lowest responsive bidder is acceptable.

Commissioner Cantrelle offered a motion to recommend to the full Board approval to contract with Graci Hart Electric to install electrical conduit and lighting on the east promenade at South Shore Harbor Marina in the amount of \$4,500, seconded by Commissioner Saizan and unanimously adopted.

3) Discussion and approval to contract with Ideal Lighting, Inc. as the lowest responsive bidder for the purchase of 4 promenade light poles and fixtures on the east promenade

Mr. Dixon advised that this bid was sent out via e-mail by Mr. Tony Pisciotta to 5 companies. The bid came back and one company was not able to bid because they did not carry the fixture. Graybar came in at \$14,200 and Ideal Lighting came in at \$12,498.00. This is for the purchase of the actual light fixtures. The installation is the price received from Graci Hart Electric.

Commissioner Saizan offered a motion to recommend to the full Board approval of the contract with Ideal Lighting, Inc. as the lowest responsive bidder for the purchase of 4 promenade light poles and fixtures on the east promenade, seconded by Commissioner Cantrelle and unanimously adopted.

PRESENTATIONS

Mr. Dixon addressed storm damaged caused by Tropical Storm Lee and informed of deficiencies with the parking lot at Orleans Marina concerning the packing of crushed concrete. During the storm, water came through the bulkhead and forced the concrete to bulge around the drain. The Flood side and the contractors are discussing a remedy for this problem.

Debris in the parking lot at Orleans Marina has been cleared and debris in the South Shore Harbor parking lot is being picked up by staff. Mr. Dixon contracted with a company that deals with boat sinking to pick up debris at South Shore Harbor in the Marina itself. There are issues with spiders in several of the covered boat slips at South Shore Harbor in which the slips cannot be used. Mr. Dixon is requesting assistance from Pontchartrain Basin and Save Our Lake for recommendations on eliminating the spiders without endangering aquatic life. J&J Exterminating and Orkin noted that the black spots on the boats are remnants of insects the spiders kill. If spiders are eliminated we will have

problems with mosquitoes, flies and roaches because spiders kill those insects. Mr. Dixon is currently working on a solution regarding the spiders.

Mr. Dixon next addressed the Counselors of Real Estate follow through report and discussed bullet points for Immediate Action, Next Action and Other Actions. Orleans Marina has one 40 foot slip available that will go out to the tenants for rental. There is no waiting list at either Marina due to previous issues regarding the waiting list. An e-mail is sent when a slip becomes available on a first come first serve basis.

Mr. Capo stated that with passage of the contract with Stuart Consulting Group, an RFQ will be put together for an engineer to perform a study on the structural soundness of the Bally's Terminal Building. An engineer will be selected to do the structural analysis. The RFQ is being advertised and it will be in before the Board meeting on September 22nd.

Chairman Brien questioned the time frame for the structural engineer to come back with a report on the Bally's Terminal building. Mr. Capo stated this is not an in depth detailed analysis for an RFQ and will be back in time to do a good analysis of the qualifications and have a selection. The RFQ is out and we are advertising for a structural engineer to review the Bally's Terminal at South Shore Harbor. The RFQ will be back in time to select a qualified engineer and present that at the full Board meeting on September 22 for the process of studying the South Shore Harbor Terminal Building.

Mr. Dixon addressed the major maintenance at Orleans Marina and South Shore Harbor ranked in order of importance along with some loose estimates on costs. Mr. Dixon is requesting two maintenance personnel for South Shore Harbor and one additional maintenance person for Orleans Marina along with a crew cab pick-up truck to be split between Orleans Marina and South Shore Harbor. Mr. Dixon is also requesting an RFQ for a marketing firm to help market South Shore Harbor which was part of the action plan of the CRE.

Mr. Dixon addressed parking lot and landscaping needs at Orleans Marina. Mr. Dixon suggested Asian Ivy because it is low maintenance and only needs to be shaped periodically. FEMA paid for the new sprinkler system to be used for irrigation. Chairman Lupo noted that there is no irrigation for the islands and suggested the islands be concreted with pea gravel. These are the islands outside of the Marina itself. EDS gave an estimate on landscaping approximately 2 years ago of \$15,000.00 due to the large number of plants needed. Mr. Capo advised that we could have the RFP at the next committee meeting on October 4 to get secure services for landscaping at the Marina and on the islands. Mr. Metzger advised that no resolution is needed to issue an RFP.

Chairman Brien addressed the Bicentennial event in the spring and questioned if the grant application for the fuel was submitted. Mr. Dixon advised that this was submitted to Baton Rouge. Mr. Dixon stated that we could not go forward however, he has spoken with Retif and they can get a temporary tank for use at the 1812 Commemoration which will require permits.

Mr. Capo addressed ideas for the Point Building and suggested finding a developer willing to take on the expenses of developing that Point Building with the Authority in turn working with them as far as rent. The Authority would be able to keep its cash and the building would not have to be white boxed. There are older estimates for the Point Building in the range of \$200,000.

Mr. Capo stated that there is nothing wrong with the Point Building. It does need to be gutted and cleaned. There is interest in the Point building but no one has come forth.

Chairman Brien questioned if a private developer developed South Shore Harbor, would the Authority be free to use the \$400,000 elsewhere in South Shore Harbor. Mr. Capo advised that these are insurance funds with no restrictions that can be used anywhere. This was a settlement in October of 2008 for the Point Building.

Chairman Lupo informed that Steve Nelson with the Stuart Group is going back to FEMA regarding the settlement. If the settlement did not include replacement or repair there may be some money owed to the Authority. There is potential that the structure is good. If the structure there is good this Authority really has money.

Chairman Lupo suggested pursuing the Point Building as a grill for the Marina that exists today which would bring something to the table for the development of the Marina.

Mr. Pappalardo stated the Point Building is an unknown. There were plans drawn after Katrina which may not be sufficient for another developer. Mr. Pappalardo suggested a professional determine what needs to be done with the structure and the deck on the outside because the deck is an integral part of the whole area of the Point Building. We need a architectural professional to determine what we have and what we want, not only the concept but the bones of the building and what needs to be repaired so we don't have something superficial.

Mr. Dixon informed that the plans included a new roof and storm shutters. The two alternates were putting the deck in and putting concrete stamping along the building and the walk. The plumbing and electrical is gone.

Commissioner Cantrelle questioned if the developer would have any input as to how the exterior of the building would look. Mr. Pappalardo stated that there could be certain decorative items that the developer could use without altering the structure itself. The Authority would have the ultimate approval as to the final appearance of the building, signage and parking.

Chairman Lupo requested an RFQ be put together for an architect and engineer regarding the Point Building. There is no reason why this Authority can't go forward with the grill/deck/food establishment or a retailer for this Marina. Mr. Dixon commented that the only place to eat right now on the south shore on the lake is Landry's. Mr. Pappalardo stated that the Point Building did remarkably well during Katrina. We want to make sure that the structural integrity of that building is preserved or enhanced and move forward with a generic grill. Chairman Lupo stated that as developers, the Authority should get this operating to draw tenants and interest in the Marina. As the landowner we need to make sure the Point Building will last for a couple of generations. The Authority will then leave a foundation that can be built on.

ANNOUNCE NEXT MEETING

The next Marina Committee meeting is scheduled for October 4, 2011 at 10:30 a.m.

ADJOURNMENT

Commissioner Cantrelle offered a motion to adjourn, seconded by Chairman Brien and unanimously adopted.

The meeting adjourned at 11:58 a.m.