

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
JANUARY 12, 2012 – 10:30 A.M.

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, January 12, 2012 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 10:47 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman Stanley Brien
Commissioner Darrel Saizan
Commissioner Pearl Cantrelle
Commissioner Romona Theresa Baudy

ABSENT:

Commissioner Patrick DeRouen

STAFF:

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

ALSO PRESENT:

Gerry Metzger, Legal Counsel
Al Pappalardo, Real Estate Consultant
Steve Nelson, Stuart Consulting

ADOPT AGENDA

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

APPROVAL OF PRIOR MINUTES

Commissioner Saizan offered a motion to approve the minutes of the October 6, 2011 and December 6, 2011 meetings, seconded by Commissioner Cantrelle and unanimously adopted.

OPENING COMMENTS

Chairman Brien noted that there are a lot of good things happening in the city this spring that will be an opportunity for focus on the Marinas.

PRESENTATION ON CURRENT MARINA ISSUES

Mr. Dixon informed that three 30-foot slips and one 35-foot slip are available at Orleans Marina and an e-mail will be distributed to tenants at Orleans Marina to see if they are interested. There are 227 slips rented at South Shore Harbor making occupancy at almost at 50%. An e-mail was sent to tenants at Orleans Marina and South Shore Harbor requesting suggestions for the top 5 improvements tenants would like to see the Authority concentrate on this coming year with number 1 being most important and number 5 least important.

Top five improvements for South Shore Harbor:

- 1) Fuel Dock
- 2) Convenience Store / Ship Store
- 3) Additional restrooms/showers; renovate existing restrooms
- 4) WiFi

- 5) Restaurant
- 6) Landscaping.

Mr. Dixon informed the Marinas now have a Facebook page to communicate with tenants via Facebook. Apps for Android and iPhone are underway for transient boaters to transmit information electronically.

Top five improvements at Orleans Marina:

- 1) Garbage Cans on Piers
- 2) Paint Piers
- 3) WiFi
- 4) Keep Wooden Dock Boxes
- 5) Repair Cross Members on Piers.

Mr. Dixon informed that he is working on providing the tenants' their requests and has requested Stuart Consulting provide a landscaping plan for South Shore Harbor.

Occupancy at South Shore Harbor is on an upswing at almost 50%. Commissioner Saizan noted that the See Bees may help with the buildings in preparation for the 1812 event which is coming up soon. Mr. Capo added that South Shore Harbor may be used as another site for parking vehicles. Mr. Capo is working with Mr. Romig regarding the See Bees and information has been sent to the people in Washington with OpSail. This should be planned soon because when the See Bees come to do this work it will be a short timeframe to get the work done.

Mr. Capo advised that the 2013 budget will include major maintenance items put forth last year. This is an ongoing list of major maintenance items that need to be addressed. Orleans Marina has had deferred maintenance for many years and the list is the largest deferred maintenance issue in the 2013 budget hearings on January 24.

OLD BUSINESS

1) Discussion of proposed landscaping at South Shore Harbor

Steve Nelson of Stuart Consulting noted unsightly areas of dirt and gravel between the parking lot area and the docks at South Shore Harbor. Soil will be amended, unkept plants will be removed, shells and pieces of rock will be pulled out and Asian Jasmine will be planted. Metal edging will be used to protect the soil and mulch from running off to the dock area and parking lot. Vegetation will be removed from the four islands in the parking lot and exposed aggregate concrete will be placed there instead at a cost of approximately \$65,000. The design is complete and the plans and specs are done. Public advertisement will take approximately 45 days which includes advertisement and contract negotiations. Solicited quotes may be received because it is under \$150,000 and would cut two weeks off of that time. The project could be completed the first week of April if advertised in January. An irrigation system is already in place and the contractor is responsible for making sure it does not get damaged.

Commissioner Saizan supported the landscaping as it would not take a lot of money, making South Shore Harbor look nicer with the focus being to get the Bally's Terminal Building up and running. Mr. Capo informed he is working with Connie Udo from Hike for Katrina who can help with labor. Ms. Udo is also involved with Navy week and is trying to obtain labor to paint Shelter #4. The Authority would supply the materials and Ms. Udo will help find the labor. Ms. Udo is in contact with several tree companies for tree planting.

Chairman Brien questioned if it was possible to draft the RFP allowing for the possibility of a blended approach relying on a volunteer group from Ms. Udo. Mr. Nelson informed that the contractor bids on the entire scope. If a section is pulled back from the contractor it could cause issues. Volunteer labor could be

used for edging, mulch and amended soil as this is not hard work. This could be coordinated with a structured bid package. The concrete portion could be issued as a separate bid package and materials could be specified for the landscaping component. Materials and volunteers should be in place. Mr. Capo stated he would get a commitment from Ms. Udo regarding the number of volunteers and their skill sets.

Mr. Capo questioned the return at South Shore Harbor on this project given the current tight cash flow and an expenditure of \$65,000. This may increase slip items and there will also be costs for ongoing maintenance to maintain the landscaping. This is a cash flow issue and a return issue.

Mr. Dixon advised that the vegetation at South Shore Harbor has not been replaced in three years. Landscaping is needed at the Marina because people will be interested in the Bally's Terminal and Point buildings and if the area is unsightly people will not want to invest their money. Bid work on landscaping was prepared two years ago, and EDS and ARC maintain the grounds.

Mr. Capo advised that Connie Udo with Hike for Katrina may secure a donation from Exxon Mobil for trees to be planted between Shelter 4 and Franklin. Ms. Udo may secure \$25,000 from Exxon Mobil for the trees with the requirement that a small sign be placed in the area stating that trees were provided by Exxon Mobil.

2) Discussion of proposed pavilions for South Shore Harbor and Orleans Marina

Mr. Nelson informed that two options for pavilions at South Shore Harbor were reviewed. The first option was a wood frame pavilion with cloth covering which may not be the best option due to termite and decay issues and wind resistance. There were also cloth covered metal framed structures and metal roof, metal framed structures. The metal frame and fabric roof has a 10 year warranty for the fabric and 20 years for the metal. The fabric structure is approximately \$6,000-\$8,000. The cloth covered pavilion is wind resistant up to 90 miles per hour at which time tears appear in the awning which will eventually tear off entirely. The full metal structure is recommended for a long term investment with a 10-20 year warranty. The size of each pavilion is 10-12 feet by 20 feet long which is a substantial covered space. The cost to install the metal pavilion is \$10-\$20,000 with the pavilion capable of withstanding winds up to 150 miles an hour which exceeds the 130 mile per hour requirement in New Orleans. Mr. Nelson informed that construction of the pavilions would take no longer than 2-3 weeks as they are pre-engineered, pre-fabbed buildings. The longest part would be putting the foundation down. Mr. Dixon added that there will be increased traffic with the 1812 event. If the Point Building is not salvageable this should be torn down and replaced with a pavilion for the event for bands and entertainment. Mr. Dixon also suggested a pavilion at Orleans Marina in the area between the apartments and the Harbor Master's office.

Mr. Capo informed that the cost for the pavilion is \$10-\$20,000 which is not a budgeted item this year, but monies could be moved with the approval of the committee and full board to cover this cost. As there is no shade at South Shore Harbor or space for visitors to congregate this would be a beneficial project to take on this year. Photographs of the area where the pavilions would be located will be provided to the committee in February for further discussion and recommended to the Board.

Commissioner Brien questioned the status of the fuel dock grant application as the location of the pavilion is in the area of the fuel dock and pump out facility. Mr. Dixon advised that he tried to contact Wildlife & Fisheries but they have not responded. It will be approximately June for the fuel dock and covering at the

fuel dock has been reviewed. The lighting will be arriving shortly and will be installed around the fuel dock.

Mr. Dixon is optimistic about the fuel dock as only two marinas applied for the grant with South Shore Harbor being the only public marina. Mr. Dixon has contacted fuel suppliers in anticipation of increased boat traffic in the Marina for the 1812 event with the Blue Angels. Everything that attracts additional boaters would be outside of the fly box for the Blue Angeles. There will be a boat spectator site which will increase traffic at South Shore Harbor. Fuel suppliers have been contacted to install a temporary fuel site which will offer diesel and regular gas.

The engineering analysis performed on the Point Building showed challenges on the building with approximately 30% damage to the structure. The building is salvageable and DEI is working on the cost to salvage the building. Mr. Capo informed that part of the contract for the engineering study included a clean-up portion. The interior of the buildings has been cleaned and the debris removed.

The engineering analysis performed on the Terminal Building indicated that the Terminal Building is salvageable and in very good shape with the exception of the roof. There is a need for roofing to seal the building. Ms. Norma Jane with the Navy group will contact a roofing union to address the roofing issues. The Terminal Building has an area that is open on the end and is a drawback. Mr. Dixon suggested closing this area in with windows instead of plywood.

PUBLIC COMMENTS

Mr. Michael Liebert, a tenant at Orleans Marina, provided comments regarding his observations at South Shore Harbor with South Shore Harbor not being a safe harbor in the event of a hurricane. Unless something is done to build up the peninsula in the event of a hurricane there will be nothing to separate the lake from the marina when the tides come in. Mr. Liebert suggested having the area examined by an engineer for suggestions on what it would take to build up the peninsula whether it be clay with sod over to form a mound which would provide some wave break in the event of a hurricane. This problem should be tackled as it is the biggest issue. There is a lack of fuel at South Shore Harbor and vessels have to obtain fuel at the New Basin Canal. There are no restaurants or attractions during the weekend to draw people to that area. If you can advertise that the peninsula has been built up to resist wave action and it is a safe harbor, people will sacrifice the fuel and entertainment knowing they can leave their boats there during the storm.

ANNOUNCE NEXT MEETING

Mr. Capo announced a budget hearing scheduled for January 24, 2012 at 9:30 a.m. The next Marina Committee meeting is scheduled for Tuesday, February 7, 2012 at 10:30 a.m.

ADJOURNMENT

Commissioner Cantrelle offered a motion to adjourn, seconded by Commissioner Baudy and unanimously adopted. The meeting adjourned at 11:25 a.m.