

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE MARINA COMMITTEE MEETING  
THURSDAY DECEMBER 4, 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, December 4, 2012 at 10:30 A.M., in the Lake Vista Community Center, 2<sup>nd</sup> 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 which constituted a quorum.

**PRESENT:**

Chairman Stanley Brien  
Commissioner Darrel Saizan  
Commissioner Romona Baudy

**FURTHERMORE PRESENT:**

Chairman Robert E. Smith Lupo

**ABSENT:**

Commissioner Pearl Cantrelle  
Commissioner Patrick DeRouen

**STAFF:**

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

**ALSO PRESENT:**

Charles Curtis - Legal Counsel  
Al Pappalardo - Real Estate Consultant  
Steve Nelson - Stuart Consulting  
Chris Fenner – Stuart Consulting  
Kort Hutchison – South Shore Yacht Club  
Jeanne Hutchinson – South Shore Yacht Club  
Chris Clement - Orleans Marina Slip Tenant

**ADOPT AGENDA**

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

**APPROVAL OF PRIOR MINUTES**

The minutes of the November 8, 2012 meeting will be presented for approval at the January 8, 2013 Marina Committee meeting.

**PRESENTATION ON CURRENT MARINA ISSUES**

Mr. Dixon reported that the occupancy levels at both the marinas are staying steady, with Orleans Marina running in the high 95%, but we will always have a fluctuation of 5-10% with boats coming in and out. South Shore Harbor Marina is right at 230 slips rented which is what South Shore Harbor will be at for a while until we have some other draw at that Marina. There are 430 slips at South Shore Harbor so occupancy is at approximately 45%. I have asked three companies to come out on the fire alarm at Orleans Marina due to the fact that our present company that does this does not have Longshoreman's Insurance. I went out and asked for three companies. APS came back and stated that they

did not have Longshoreman's Insurance. Simplex Grinnel came out but has not brought a proposal back to me. Stanley came out and gave a proposal of \$930 for monitoring, servicing and installation of a piece of networking so they are able to answer the alarms. The monthly monitoring fee would be \$30 and the yearly test inspections are \$25. The cost is \$930 for the piece of equipment and \$55 dollars per month for the monitoring and inspection. Also, there was discussion regarding security cameras with Stanley. The other two companies were asked and they came back with no Longshoreman's Insurance. Stanley offered two proposals. One was driven to go with lines, there would be two cameras one on each gate and one at the office looking down at the parking lot. The wire they came back with the Authority putting the conduit in for them to run their wires which cost was \$12,000-\$25,000. They came back with a wireless proposal for the cameras which was \$12,200 with a monthly service plan of \$94.00. I am requesting to go forward with the security cameras at Orleans Marina. Presently, there are no cameras at all at Orleans Marina. That is one of the things that we will be able to do and will be phased so we will be able to give the tenants a password to go in and see what the Marina is doing during a storm. There will also be a DVR and high definition cameras which includes all of the equipment. All we have to do is supply power to the two restrooms that they are going to attach it to that are opposite the floodgates as we already have power there and power outside the building. This is one of the greatest things that the tenants have asked for was cameras in the parking lot and I would like to move forward with that. Mr. Capo stated that no motion was needed at this time. We may want to bring them out here to see what their equipment looks like and what they are offering along with the quality of the video.

Commissioner Saizan questioned if there were any more marathons scheduled at South Shore Harbor in the near future. Mr. Capo informed that in April of 2013 the Iron Man 70.3, the swim portion and the bike portion is going to begin and end in South Shore Harbor. What has changed is the run portion of that event will begin at South Shore Harbor, but Mr. Burke has noted to me that many of his contestants want to finish in the French Quarter around the River Walk so we changed the location of the ending of the event. The event will begin at South Shore Harbor on the run portion and end at the River Walk by Waldenberg Park. Mr. Burke has not yet submitted the route since he has changed the location of the ending of the event on the run portion. The swim will take place at South Shore Harbor and the biking will begin and end at South Shore Harbor, but in the transition to their run they will head out towards Waldenberg Park. There have been three events approved for next year and he has to others. Mr. Burke has committed in the approval that each event he is going to pay \$15,000 per event plus the per participant charge for the runners.

## **NEW BUSINESS**

### **1) Discussion and approval of Capital Expenditures at Orleans Marina and South Shore Harbor**

Mr. Dixon reported that one additional item that was requested by the tenants was WIFI at both marinas. GDS has the state contract and they came back with a total for both marinas for the hardware and installation of \$47,000. Presently, I think we will hold off on the WIFI and put it out for bid if we do believe that is a feasible option because \$47,000 is too much commodity. We have also gone out and asked the state contract supplier for paint, Sherwin-Williams, and they have supplied three companies that have Longshoreman's Insurance so we will get the three candidates, get the specs and walk the property at Orleans Marina. I should have a bid go out and get some numbers back by the next meeting.

The rebuilding of the five boat launches at the Frank Davis Fishing Pier is completely done. The security booth at Orleans Marina we have gone ahead

with the approval on that. Mr. Nelson added that there is a security guard shack at Orleans Marina that stood vacant since Katrina and we are going to do an elevation and replacement of that guard shack. The current estimate is in the range of \$20,000. The shack will have electricity, phone, ac and it will be high enough to keep it out of flood range. We got the authorization late last week to design so we should be complete with that in the next month and bids 30 days following that. This is part of the ID/IQ contract. Mr. Capo noted that the guards are stationed in the laundry facility and bathroom area. This would put the guard in the center of the Marina in front of the piers. They are almost when you drive into the Marina the guard shack is to the left. It would put the guard more visible in the Marina as opposed to being off to the side.

Mr. Nelson addressed the next big line item, New Basin Canal Peninsula slips, which Mr. Nelson has done an assessment on the slips this past year. The Non-Flood Authority has inherited those and they are not up to the standard of Orleans Marina slips. Therefore you are collecting a reduced rental rate and a maintenance issue. The longer we wait to maintain it, the more of an issue it will become. We have an estimate to do all of the slips and the scope of work includes replacing all of the decking because the stringers were rotten. It includes replacing all of the woodwork that is out there. The piling and sheet piles testing was good. That is good because it is a major cost component. In addition to the decking that you are replacing, you are replacing the electrical, the water, the pedestals and new dock boxes will be put in. The cost of doing the entire Peninsula is approximately \$500,000. It is going to be slightly difficult for the Non-Flood Authority to swallow at this point and the return period on that would be approximately 17 years to be able to recoup whatever you spent on it using the additional money that you would recoup being able to charge the Orleans Marina rates. We looked at starting with New Basin Canal as there are 16 slips on the New Basin Canal side and if you do that replacement and add there are 6 longer slips that are presently not in commerce. If you do your repairs to the existing 16 slips not in commerce and add six slips in that include decking, water, electrical, power pedestals and dock boxes the cost would be approximately \$250,000. The reason that it is slightly higher than the other two sides is because you are going to have a water meter, because in the last meeting I think we were discussing the water meter issues that are ongoing, to put in a new water meter with a back flow preventer and set up the electrical infrastructure with the switch gear and the banks and meters so you can meter it the way you do it at the other facilities. Chairman Brien noted that at the last meeting there was no quorum so I am not sure that the other members of the Committee heard the water meter status. Mr. Nelson advised that this is an issue currently where there is some question as to how the slips and the condominiums now are being metered and presently Sewerage & Water Board is charging an estimated rate because they are having an issue finding their current meter so we need to add in a dedicated water meter for the slips that are out there. This would take care of all that and set you up so that the next phase is for the north wall and then the east wall which faces Orleans Marina all you would have to do is replace the wiring and decking. The big components such as the backflow and all of the infrastructure would go under as part of this project. Adding the six new slips in at \$2,800 per slip, you are going to have an increased revenue of approximately \$25,000 per year and your return period is approximately 10-15 years based on my estimated construction costs of \$250,000 and the additional funding of \$25,000 per year. What this will mean is that the Authority will have to finance this project so I know this will be brought before the Finance Committee. As a capital improvement project goes it is something that the Authority should consider given the condition of the New Basin Canal as the slips on that side are ingrained and in worse condition than the rest.

Mr. Dixon advised that \$250,000 is slightly high so what we are asking is to bid it out in two ways. One would be the full job and the other just the labor. We

would purchase the lumber, the dock boxes, the pedestals and all the parts that go into making all of the materials we would purchase and then we would supply to the contractor. We used the same supplier for the lumber and in New Orleans there is basically one company that supplies the type of timber that we have to have. For the pedestals and dock boxes we will use the same pedestals as we used at South Shore Harbor to keep the maintenance down such as the parts, having supplies on hand and the dock boxes. Mr. Nelson stated that he understood the issue with financing. As we discussed there are multiple options. If the Non-Flood Authority wants to purchase and store the materials you are taking on a potential hassle and some liability, but you do have a chain link fence with barbed wire on top of it and you will save on the contractor's mark up. Mr. Dixon advised that the storage area is adjacent to the condominium's parking. There are no security cameras. The cameras would be on the parking lot at Orleans Marina. We would go and pick the lumber up from the supplier. I have a commercial license so I can drive the truck to go the lumber company and the drop capability. We would have it delivered but Gueydan does not have any store drop. You have to have a fork lift so we would have to go pick it up, either myself or Mr. Pisciotta. Mr. Capo stated the only problem was the funding. Chairman Brien stated that his concern is that the Authority took these slips on at the expiration of the lease with Pelius and we have the responsibility to maintain them and bring them back to order. I am not sure how the Finance Committee will look on it. But I am glad that we have getting six new 40 foot slips. Mr. Dixon advised that he was fairly confident that he could fill six 40-foot slips. Mr. Capo noted that the amount of \$250,000 does not take into account of what the Authority is seeing in rent because we are seeing rent from that area. Mr. Nelson stated that this was just the construction cost. Mr. Dixon noted that the Authority is presently receiving \$22,800. After we get the slips into shape that number would jump to \$31,680 in addition to the six new 40-foot slips at \$3,440 per year. Mr. Nelson added that the \$250,000 took into account the contractor purchasing the materials so I don't exactly know what the savings is as far as those two things together but it is one of those things where if the Board wants to move forward as soon as we complete the design package, the decking design has already been finished, as soon as we finish the package we will give it to Mr. Dixon and he can give it to the suppliers and then we will be able to scrap the labor and cost.

Chairman Brien questioned what the construction timeline would be to build that. Mr. Nelson stated that with the project it is a matter of coordination and how quickly you can get the tenants out. From the Notice to Proceed I don't imagine it would be any longer than four to six months. Mr. Dixon stated that he could have it done within 4-6 weeks. I have the supplies on hand and I am staring at them. Mr. Capo stated that the Authority took the slips back and we have a responsibility and an obligation also to make sure these slips are safe and no one goes out there and gets hurt. As we heard from the early part of this year back in May, some of those slips may not have even had maintenance done in some time. Even though it is costly, at some point we are going to have to take on these costs and bid these slips. Mr. Dixon added that the stringers, the replacement, the stringers don't usually go bad it is the boards so that would be the repair later on down the road. By the fourth year you would start replacing boards. Mr. Capo noted that this does not affect the monies that have been allotted for the Orleans Marina Capital Improvements with the exception of the water meter terminating the lines coming off of the east wall underneath the swimming pool at Sailboat Bay. We are going to terminate that line and the water line will start at the New Basin Canal and to the Peninsula Condominiums. The east wall we already have. Some of the cost will probably be cost but only on that portion.

Chairman Brien suggested that the Committee move forward with this. Chairman Lupo will advise whether we move forward or shut it down. We can't look six

slips in the mouth, we need to capture it. It is expensive, but I think we need to move forward.

Commissioner Saizan offered a motion to recommend approval of Capital Improvements at the marinas and to bring Peninsula Condominium slips to Orleans Marina standards, seconded by Commissioner Baudy and unanimously adopted.

**ANNOUNCE NEXT MEETING**

Chairman Brien announced the next Marina Committee meeting is scheduled for Tuesday, January 8, 2013 at 10:30 a.m.

**ADJOURNMENT**

Commissioner Baudy offered a motion to adjourn, seconded by Commissioner Saizan and unanimously adopted.

The meeting ended at 12:02