

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE MARINA COMMITTEE MEETING  
TUESDAY AUGUST 7, 2012 – 10:30 A.M.**

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, August 7, 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 10:44 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

**PRESENT:**

Chairman Stanley Brien  
Commissioner Pearl Cantrelle  
Commissioner Romona Theresa Baudy

**ABSENT:**

Commissioner Patrick DeRouen  
Commissioner Darrel Saizan

**STAFF:**

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

**ALSO PRESENT:**

Charles Curtis - Legal Counsel  
Al Pappalardo - Real Estate Consultant  
David Bacci - Stuart Consulting  
Tom Long - TLCC  
Kort Hutchison - South Shore Yacht Club  
Jeanne Hutchison – South Shore Yacht Club

**ADOPT AGENDA**

Commissioner Baudy 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 the May 1, 2012 Marina Committee meeting, seconded by Commissioner Baudy and unanimously adopted.

**PRESENTATION ON CURRENT MARINA ISSUES**

Mr. Dixon informed the Committee that all Sewerage & Water Board (S&WB) bills have been reduced to a reasonable amount with the exception of Orleans Marina as construction of the water line and water main was recently completed. The S&WB water bill is \$27,900 but S&WB has completed the adjustment of the sanitary sewer reduction.

Mr. Dixon noted that S&WB cannot find the two meters that feed the slips at the Peninsula Condominiums so the bill has not been paid. As the meters cannot be found, Mr. Dixon noted that the slips are possibly fed through the condominium's water system. The S&WB requested a deposit and to use an estimated amount, but that request has been denied because the Authority is not residential/commercial and there is a separate account for boats as the Authority

does not have sanitary sewer for the boats. Sewerage & Water Board has also billed the Authority for trash collection, but the Authority has a private contractor for trash pick-up so that has been corrected.

Mr. Dixon advised that the Authority would have to install a meter and back flow preventer at Orleans Marina to feed the Peninsula slips. The slips currently have water service, but it is possible that it through the Peninsula Condominium building. A bid will be put out shortly to install the water meter to feed the Peninsula slips.

Mr. Dixon noted that he was researching WIFI service at the Marinas which will be very expensive unless there is a large service area for WIFI. More information will be provided regarding this issue in the September Marina Committee meeting. Occupancy rates are steady at both South Shore Harbor and Orleans Marina and most of the slips are leased.

Mr. Dixon informed the Committee of ten 30-foot slips at Orleans Marina which are not wide enough for newer boats as they are not that narrow. To pull the piles would be very expensive and the Authority would not be able to get the money back. As fishing is not allowed in either marina the slips may be used for storage of jet seas and sea-dos.

### **OLD BUSINESS**

#### **1) Discussion regarding installation of new lighting at the site of the former Point Building**

David Bacci, Stuart Consulting Group, advised the Committee that Stuart prepared a set of plans to install eight lights at the site of the former Point Building at South Shore Harbor which will be an extension of what is presently there. Stuart is working with the suppliers for the light stands to solidify the exact spacing and detail of the light placements. Mr. Dixon and Mr. Pisciotta have advised how everything should be run and what is needed in the ground for future use of the building site and development of the point. It will be approximately two weeks before the plans are finalized and the specs ready to bid. Mr. Dixon requested three pads for benches be installed similar to the ones along the Promenade for Marina tenants to have a place to sit and use the area. The lighting would have the same look as the existing lights, but the new lights will be LED lighting which will lower the cost of electricity.

Commissioner Cantrelle noted that the area is very large to be used for the Marina tenants only and questioned why the public could not use the area. Mr. Curtis advised that the property was leased to the casino operator and prior to that it was a restaurant. Mr. Capo added that the Levee District built the Point Building so it is not open to the public. The building was leased to a private operator as a restaurant and as part of the casino. Mr. Dixon stated that the Marina tenants are paying a 5% increase in rent which started in July. The leaseholders pay for any maintenance, including the lighting of the point, as the Authority does not receive any taxes. Chairman Brien added that utility service will soon be back at the Lakefront so the public will have that the Lakefront once again and waterfront exposure for their enjoyment.

#### **2) Discussion regarding upgrade to the Peninsula slips to Orleans Marina standards**

Mr. Dixon advised the Committee that the Peninsula Condominium slips will generate approximately \$74,000 yearly in revenue and suggested that revenue be used to upgrade the slips. The pilings and bulkhead, which are big dollar items, are in great shape and have no issues. Plans will be prepared on the upgrade shortly. Mr. Bacci noted that the report received from the testing company stated that the piles and sheet pilings were in decent shape for being 50 years old. Stuart has discussed details of the layout, water line, electrical, dock boxes and power pedestals and it is a matter of putting that into a set of

plan and fine tuning the plans. A water meter and backflow preventer will be installed near the Harbor Master Building to feed all slips in the future. This will be done in phases starting with the New Basin Canal slips. Water and electric will be run and phased in so they can be tied in to the new lines. There are fire alarms and two 200-pound code fire extinguishers on each pier because it is mandated that one fire extinguisher be placed every 75 feet on each pier at Orleans Marina and South Shore Harbor. There is also signage and alarms and the lease instructs where and what to do in the event of a fire.

As the Peninsula Condominium slips are brought up to Orleans Marina standards, the rents will increase the revenues coming in as the lease states when the slips are Orleans Marina standard the tenant will be charged Orleans Marina rates.

### **3) Update on electrical inspection of Orleans Marina and South Shore Harbor by Stuart Consulting Group**

Mr. Bacci informed that the Stuart Consulting has reviewed the electrical inspection and the codes. The code states that Marinas are required to meet the codes of the authority or jurisdiction. Mr. Bacci noted that the Fire Marshall or the City does not govern this Authority and therefore cannot regulate the Authority to meet a certain code or retroactively bring up the electrical standards. An e-mail was put together and will be forwarded to Mr. Dixon for review of legal counsel to make sure everyone is on the same page as well as the insurance company. There are numerous safety issues with marinas meeting all requirements to cover any incident that could occur. General maintenance such as checking connections should always be done at the Marina.

The code is primarily about new construction and the guidelines will have to be closely followed for the Peninsula Condominium slips to make sure that construction for electrical meets the current code. The marina was built in the 60s so the Authority is required to meet what the code was in the 60s. If an item specifically states that it must be changed retroactively, then the Authority needs to meet that code.

Mr. Dixon advised that this was discussed in the Finance Committee as the original cost of the electrical inspection was \$10,000 per pier for a total of \$60,000, which is very expensive. The electrical does need to be inspected and checked for any issues that may exist.

### **4) Discussion regarding installation of a new water meter at Orleans Marina**

Mr. Dixon noted if S&WB cannot find the water meter, an estimated rate should not be paid. Mr. Bacci added that S&WB should not charge the Authority for a new meter if the old meter cannot be found. A transfer fee should be the only fee that the Authority has to pay. Mr. Dixon advised that S&WB could not find the meter that feeds the boat slips. There is a meter number, but S&WB cannot find the meter.

### **PUBLIC COMMENTS**

Kort Hutchison, South Shore Yacht Club, informed the Marina Committee that the Yacht Club was present at the 5150 Triathlon distributing water, soft drinks, fruit, snack bars and chips to participants of the race. This was a welcomed service for volunteers working the race as well as participants. This was a successful event and the question regarding the status of the Terminal Building's future comes into play for future events held in that area underneath the building. Mr. Capo advised that the cost to close the hole in the second floor is approximately \$350,000. To date, the Authority has not moved forward with closing that area on the second floor or opening the bottom section for use as an open air pavilion. Mr. Hutchison stated that the Marina tenants very much

continue to look forward to the pavilion being opened as the opening of the pavilion would be a positive and economical benefit to the Marina.

**ANNOUNCE NEXT MEETING**

Chairman Brien announced the next Marina Committee meeting is scheduled for Thursday, September 6, 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 11:21 p.m.