

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
THURSDAY SEPTEMBER 6, 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, September 6, 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 10:45 a.m. and led in the pledge of allegiance.

The roll was called which did not constitute a quorum so the meeting became informational only.

PRESENT:

Chairman Stanley Brien
Commissioner Darrel Saizan

FURTHERMORE PRESENT:

Chairman Robert E. Smith Lupo

ABSENT:

Commissioner Pearl Cantrelle
Commissioner Romona Theresa Baudy
Commissioner Patrick DeRouen

STAFF:

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

ALSO PRESENT:

Gerry Metzger - Legal Counsel
Al Pappalardo - Real Estate Consultant
Steve Nelson - Stuart Consulting
Chris Fenner - Stuart Consulting
Wesley Mills – Design Engineering, Inc.
Walter Baudier – Design Engineering, Inc.

ADOPT AGENDA

Due to lack of a quorum, there was no Motion to Adopt the Agenda. The meeting was informational only.

APPROVAL OF PRIOR MINUTES

Due to lack of a quorum, there was no Motion to Approve the Minutes. The meeting was informational only. The Marina Committee meeting minutes for August 7, 2012 will be presented for approval at the October 2, 2012 meeting.

PRESENTATION ON CURRENT MARINA ISSUES

Mr. Dixon informed that the Marinas fared well as a result of Hurricane Isaac. E-mail and Facebook were used to keep in touch with tenants for both Orleans Marina and South Shore Harbor Marina to inform tenants of what was taking place. An e-mail was sent September 1st to tenants at both Marinas requesting that tenants report any visible damage as a result of the storm.

At Orleans Marina there are 10 dock boxes that are either destroyed or have parts missing. One set of steps to the finger piers has to be replaced, one pile cap, 12 finger piers are missing boards and there are two sets of cleats and one pile that moved. There are four sunken boats at Orleans Marina in which the owners and insurance companies have been contacted. One boat on Pier 6 ran onto the finger pier when the tide went out. A boom was placed around the boat and the insurance company will have to do an environmental report. There is a crew at Orleans Marina clearing debris from the parking lot to prevent the drains from flooding and pressure washing the flood wall. The water pressure from the Lake caused the asphalt to pop up with the high Lake activity. The Flood Authority is working with the Army Corps on repairs to the asphalt.

At South Shore Harbor there are 22 dock boxes that are missing or the tops came off. There are two piles leaning and one ladder on the finger pier needs replacing. There are three sunken boats and one boat is on the side and the insurance companies are working to get them raised. There were also four water leaks and one pedestal was damaged.

Mr. Dixon stated that some tenants stay on their boats through a hurricane so the day before the gates are closed provisions come in fast for those boats at South Shore Harbor. There were approximately five tenants at Orleans Marina who stayed on their boats. Mr. Dixon informed that people love to stay on their boats through a storm although it is in the lease that tenants are to leave the Marina. Chairman Lupo advised that the Management Authority needs a policy that outlines the procedures of what to do when a tenant remains on board during a storm and how to document events before and after a storm. Chairman Saizan added that the Authority should also advise that tenants stay at their own risk because the Management Authority will not be able to get to them.

Mr. Dixon informed that South Shore Harbor has concrete planks on the finger piers and it is less of a maintenance burden than the finger piers at Orleans Marina. The winds were 100 knots and the reason the boats sank was due to improper mooring. This pushes away the idea that if your vessel is at South Shore Harbor it will be lost during the next hurricane. South Shore Harbor was open for 20 years and has never lost a boat or had any major damage in those 20 years which shows South Shore Harbor can handle a hurricane. A hurricane letter is sent to all tenants at the beginning of hurricane season advising tenants to check their lines and make preparations. Tenants are advised to take care of their boat first as the flood gates will close approximately 24 hours before landfall.

Mr. Capo informed the Committee that after the storm passed DEI was asked to assist the Authority to assess hurricane damage to South Shore Harbor and Orleans Marina as there are no engineers on staff. There is a \$250,000 deductible and the damage is not close to that amount. DEI is preparing a report on the damage found at those two properties. Wesley Mills, DEI, stated that there is no major damage other than the leaking of the roof located at the restroom facilities at South Shore Harbor. Field investigations are complete and a report is being prepared to assess in detail each of the items. There are no life-threatening issues to the tenants at the Marinas. There is a broken water line, some electrical that is being repaired, repairs to the wood decking and some hand rails which were damaged at South Shore Harbor.

ANNOUNCE NEXT MEETING

Chairman Brien announced the next Marina Committee meeting is scheduled for Tuesday, October 2, 2012 at 10:30 a.m.

ADJOURNMENT

Due to a lack of quorum, there was no Motion to Adjourn. The meeting ended at 10:59,