

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
THURSDAY OCTOBER 1, 2013 – 10:30 A.M.**

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, October 1, 2013 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.

Vice Chairman Brien chaired the Marina Committee meeting in Chairman Dufrechou's absence and called the meeting to order at 11:02 p.m. and led in the pledge of allegiance.

The roll was called which did not constitute a quorum. The Marina Committee meeting was informational only.

PRESENT:

Commissioner Stanley Brien
Commissioner Robert E. Smith Lupo

ABSENT:

Chairman Carlton Dufrechou
Commissioner Pearl Cantrelle

STAFF:

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

ALSO PRESENT:

Gerry Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant
Walter Baudier – Design Engineering
Chris Fenner – Stuart Consulting Group
Stanton Murry – Murry Yacht Sales
Kort Hutchison – South Shore Yacht Club
Jeanne Hutichison – South Shore Yacht Club
Mike Gillen – South Shore Harbor Marina Tenant
Ray Landeche – Lakeshore subdivision

ADOPT AGENDA

Due to a lack of quorum the Agenda was not adopted. The meeting was informational only.

APPROVAL OF PRIOR MINUTES

Due to a lack of quorum the minutes of July 11, 2013 and September 5, 2013 will be presented for approval at the November 7, 2013 Marina Committee meeting.

OLD BUSINESS

1) Update on recent security measures at South Shore Harbor Marina and tenant access to South Shore Harbor Marina

Mr. Dixon advised that fencing on the east and west side of South Shore Harbor Marina is complete. The east side is closed 24 hours a day, seven days a week, but gates can be opened upon tenant request to the office. The entrance gate and restroom door locks will be reprogrammed. Tenants will use swipe cards at the entrance and the push button lock for the restroom.

2) Discussion and approval of replacement of South Shore Harbor Promenade lighting fixtures damaged by Hurricane Isaac

Mr. Dixon reported that five lights were damaged due to Hurricane Isaac. DEI informed that FEMA will not pay for the light fixtures. Three lights are located at the east side of the Marina and the remaining two are along the Promenade. Bids for the five lights were solicited. Each fixture is \$1,290 with five fixtures costing \$6,450. There is an installation fee of \$1,000 bringing the total cost to \$7,450. FEMA approved the dock boxes, but not the lighting. That is an issue that may have to be addressed with FEMA on denying the lighting repair. Chairman Brien requested Mr. Dixon follow-up with DEI regarding FEMA's position on the lighting.

Mr. Dixon advised that lighting in the area is questionable. Mr. Capo noted that it will get dark sooner and the lights will kick on earlier. Lighting is needed in the area as this is the area where perpetrators were entering due to lack of lighting. There was \$25,000 budgeted for Major Maintenance. Fencing and gates came to approximately \$13,500 so there is money remaining to repair the lighting. The Major Maintenance budget will be non-existent in the fourth quarter. My recommendation would be to repair the lights and continue pursuing reimbursement from FEMA.

Chairman Lupo noted that the Marina Committee could not make a recommendation due to a lack of quorum. The Executive Director can decide to go forward with repairs or a decision could be made to move this to the full Board. Mr. Capo advised that he would discuss the lighting issue with Mr. Dixon and view the lights that are damaged before a decision is made.

3) Discussion and approval of replacement of 23 dock boxes damaged during Hurricane Isaac at South Shore Harbor Marina

Mr. Dixon advised that 26 dock boxes at South Shore Harbor Marina were destroyed during Hurricane Isaac and FEMA will pay for replacement of the dock boxes. The cost of 26 dock boxes is approximately \$15,793.96 with a \$2,600 fee for installation. Mr. Capo advised that funds have been allocated for the repair of the dock boxes.

4) Discussion and approval of new lift station pumps at Orleans Marina

Mr. Dixon noted that one sewerage lift station pump at Orleans Marina has broken and another pump is failing. The pumps were installed before Hurricane Katrina. After Hurricanes Katrina and Gustav the pumps sat in the salt water but were never replaced. Burke-Kleinpeter, the architect that handled damages at Orleans Marina after Hurricane Katrina, will be contacted regarding this issue. Three bids were received with the lowest being Precision Pumps at \$4,000. My recommendation is to have the pumps repaired. Mr. Capo advised that the pumps at Orleans Marina have to be repaired. This issue will be brought before the Board as this cost is part of the \$90,000 for Major Maintenance improvements.

5) Discussion and approval to remove broken piles and drive new piles at Orleans Marina

Mr. Dixon reported that six piles are broken at the Marina. I reached out to the construction company doing work in the area who informed that the damaged piles would be removed and new piles would be driven for a charge of \$5,980 for six piles. Most of that charge is for mobilization and demobilization. There is wear and tear on the piles, which have not been

worked on in years. Some piles are visibly broken and other piles are being tested.

Another issue is subsidence of dirt and grass in the area which is failing. Power lines are in the grass and sod, electric lines are being stretched and the insulation is eroding. The contractor advised that wire on the Pier Three lighting had pulled because it is dropping due to subsidence of grass and sod. I will contact the electrical inspector because this issue will have to be addressed.

PUBLIC COMMENTS

Mike Gillen – South Shore Harbor Marina Tenants Association

Mr. Gillen stated that South Shore Harbor Marina is a fantastic facility with outstanding potential to a premier boating destination in the south. I would like to commend Mr. Capo and Mr. Dixon for the significant improvements such as fencing, additional lighting, barricades at Stars and Strips Blvd., securing the casino building and the placement of informational placards at each pier with emergency contact information for tenants. There is a wish list of repairs that are needed that the tenants have prioritized with security being the main issue. Tenants request that pier gates for each pier remain the top priority and maintaining security foot patrol on the piers. Keep in mind there are two handicapped piers and permanent live aboards that are not in a fenced in area. Those tenants need as much protection as the tenants inside the Marina.

I would like to commend security guard Vanessa Coleman who noticed that a boat was improperly tied and solicited help to retie the boat. Ms. Coleman contacted the owner who rectified the situation. The guards should not monitor tenants who sit on the pier at night as there are live aboards at South Shore Harbor Marina. The priority of a security guard should be security of the tenants, the boats and tenant safety.

The dock boxes are long overdue. People paying slip rent do not have a dock box. These people have boats, but no garage for storage. Electrical issues at Orleans Marina are identical at South Shore Harbor Marina. Every short pedestal box on the dock was submerged during Hurricane Isaac which resulted in corrosion inside the boxes leading to circuit breakers that are not providing circuit breaker protection. Electrical outlets and phone jacks are overloaded and need to be inspected because it is a safety hazard and electrical code violation. This has to be addressed because it is a safety issue. We appreciate your support and we want to see the new South Shore Harbor Tenants Association and South Shore Harbor Marina succeed.

ANNOUNCE NEXT MEETING

Chairman Brien announced that the next Marina Committee meeting is scheduled for Tuesday, November 5, 2013 at 10:30 a.m.

ADJOURNMENT

The meeting was informational only and no adjournment was necessary. The meeting ended at 11:22 a.m.