

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
THURSDAY NOVEMBER 5, 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, November 5, 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.

Chairman Dufrechou 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 became informational only.

PRESENT:

Chairman Carlton Dufrechou
Commissioner Pearl Cantrelle

ABSENT:

Commissioner Stanley Brien
Commissioner Robert E. Smith Lupo

STAFF:

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

ALSO PRESENT:

Gerry Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant
Mike Gillen – South Shore Harbor Marina Tenant
Al Herrer – South Shore Harbor Marina Tenant
Carl Hudson – Orleans 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, September 5, 2013 and October 1, 2013 Marina Committee meetings will be presented for approval at the December 5, 2013 Marina Committee meeting.

REPORT ON CURRENT MARINA ISSUES – Chuck Dixon

Mr. Dixon reported that the New Basin Canal Slips are up for lease. The 16 original tenants have the option to move back to the original slips on New Basin Canal or to stay at their present location. The 30-foot slips will be in demand as those slips have finger piers.

There are piles that have to be replaced at South Shore Harbor and the two bay markers should be moved closer to the channel so boaters are aware of the silt that has shifted into the area. A quote of \$3,980 was given to replace the broken piles and move the bay markers.

Six broken piles at Orleans Marina have to be removed and replaced. The cost is \$960 per pile for a total of approximately \$6,000. That expense will be taken from the \$90,000 (10% surcharge) from the tenants.

OLD BUSINESS

1) Update on security measures at South Shore Harbor

Two bids were received for security locks at South Shore Harbor and Access Locks requested that the bid be extended two days. The Authority requires that any work performed past the bulkhead to the piers must be covered by Longshoreman's insurance. Locks will be placed on the two pedestrian gates at South Shore Harbor. The bids are within the dollar amount for Executive Director approval and will be paid for with the \$25,000 budget for Major Maintenance at South Shore Harbor Marina.

2) Discussion and approval of replacement of 32 dock boxes damaged during Hurricane Isaac at South Shore Harbor Marina

Three quotes were received to replace 32 dock boxes at South Shore Harbor. Dock Boxes Unlimited provided the low bid at \$17,950 and 75% of that funding is obligated by FEMA. The Authority is required to pay the remaining 25% which comes to approximately \$4,500.

PUBLIC COMMENTS

Mike Gillen – South Shore Harbor Marina Association

Mr. Gillen informed that Committee that a clean-up of the pavilion area by the casino building took place last weekend. The landscaping crew cut back overgrown shrubbery and volunteers pressure washed and disinfected the chairs and tables and installed a BBQ grill for Marina community use. Commissioner Cantrelle addressed the issue of liability insurance that would cover accidents at that location. Mr. Metzger advised that the location is part of the Marina and there is liability insurance with a \$25,000 deductible that covers accidents occurring on that location.

Commissioner Cantrelle noted that the area is a public facility that is not separated from a building; it is part of the overall area. The Authority needs to determine if this area can be cut off from the public and used for Marina tenants only. Mr. Pappalardo informed that when South Shore Harbor Marina was built the area was determined to be a commercial area. The Marina Committee can recommend a Resolution be passed by the Board advising that the area is for the exclusive use of Marina tenants for recreational purposes. The Counselors of Real Estate report advised that recreational and laundry facilities be provided for Marina tenants. Mr. Capo advised that a provision be added to the Resolution so the area could be rented for an event and the event promoter and director are authorized to access the area.

Fencing was erected to address security issues. The two pedestrian gates are chained at 8:00 p.m. and reopened at 6:00 a.m. Tenants have requested keypad access for those gates as security is compromised during the day when the gates are unlocked. The gate leading to the pump station should be accessible to the Marina tenants and will be locked at 8:00 p.m. Tenants needing access should contact the security guard.

There is defective security lighting on the promenade at South Shore Harbor. Mr. Gillen suggested using the fixtures from the peninsula to install along the promenade, which may be a less expensive alternative. Electrical service from the service pedestals to the individual slips is a major concern as those pedestals were submerged in salt water with Hurricane Isaac and circuit breakers are not providing the electrical protection that the circuit breakers are designed to

provide. The breakers are frozen in the slow position causing an overload condition. Tenants have requested this issue be addressed although Mr. Capo advised that funding was denied by FEMA.

Mr. Dixon advised that inspections were performed on all pedestals and transformers. No rust or corrosion was reported on any pedestal or transformer. DEI will be contacted to determine if there is funding available to address electrical issues. Mr. Capo advised that any breaker with a safety hazard issue would be inspected and replaced. Chairman Dufrechou advised Mr. Dixon to contact DEI to determine the situation with the breakers and provide a written report advising of any safety issues the professional feels should be addressed.

The channel marker issue is being addressed as the channel markers mislead boaters into a shallow area. Reasonable channel marking provides a safe facility and the Authority is doing a great job addressing those issues.

Dirt from Bayou St. John was moved onto the peninsula to fill what was washed out due to storms. The dirt needs to be leveled out as tenants are complaining that the wind is blowing the pile of debris onto the base which is a nuisance. Mr. Dixon advised that Anders Construction was contacted to level the pile of debris with a bulldozer.

Mr. Gillen advised that the tenants would like to have a "green" Marina and requested a recycle dumpster. Mr. Dixon indicated that the cost for a recycle dumpster is approximately \$60 per month. Chairman Dufrechou requested Mr. Dixon have the dumpster and recycling contract with the same company. If the recyclable dumpster is affordable, go forward with that for a one year period.

Mr. Capo advised that the Marina and Airport dumpster contracts are two separate contracts. Tenants have their own dumpsters and dumpsters on the Airport are used by the firemen, fuel farm and Terminal. There are also dumpsters located at the Frank Davis Boat Launch, South Shore Harbor and behind Lake Vista Community Center. Garbage collection is factored into tenant rent. Lake Vista Community Center leases will have a slight rent adjustment to add water charges. Commissioner Cantrelle suggested passing those costs on to the tenant.

Mr. Gillen noted that pier gates continue to be a primary request for security reasons. Tenants requested pier gates and management is encouraged to continue soliciting bids in the event that money becomes available. Laundry facilities are needed at South Shore Harbor Marina as tenants have no way to wash clothes. Mr. Gillen suggested using the existing restroom facilities as there is access for plumbing, constructing a building to accommodate a washer or using the casino building as a laundry facility. A laundry facility was recommended in the 2011 study by the Real Estate Consultants. Mr. Dixon advised that he has applied for the BIG Grants. The BIG #1 is lower in funds and awarded by State Wildlife and Fisheries and BIG #2 is a larger grant. The grant request is to add two shower stalls and two washers and dryers in the existing building along with a transient lounge and business office. Preliminary drawings were prepared and the cost is approximately \$150,000.

Chairman Dufrechou suggested a portable laundry system that could be plugged in with an attachment to the sewerage system. The Authority will consider any suggestions that will enhance South Shore Harbor Marina, but the Authority's biggest constraint is the cost that is involved. Mr. Capo advised that monies not being used for Airport projects can be extracted and used elsewhere. South Shore Harbor is one area those funds may be used as the Authority needs to apply revenue to maintain other properties. Mr. Dixon will assist Mr. Nelson and prepare a list of projects those funds can be used on. Chairman Dufrechou

stated that the Committee would try to accommodate the tenants with a laundry facility in the near term.

Mr. Capo informed the Committee that the hours for the Marina staff will be adjusted to ensure staff is present on Saturdays. Currently, there is no staff on Saturdays to show prospective tenants the Marina. Starting the first of the year, South Shore Harbor staff will work half day on Wednesday and half day on Saturday. Staff will be present at Orleans Marina all day Wednesday. Food trucks have been contacted and will come to South Shore Harbor on weekends on an experimental basis to determine if there is interest in having a food truck present. There will be no charge to the food truck at this point, but a Letter Agreement will be required to provide the necessary insurances and permits.

ANNOUNCE NEXT MEETING

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

ADJOURNMENT

The meeting was informational only and no adjournment was necessary. The meeting ended at 12:04