

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
TUESDAY APRIL 2, 2013 – 10:30 A.M.**

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, April 2, 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 Brien called the meeting to order at 10:48 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman Stanley Brien
Commissioner Romona Baudy
Commissioner Pearl Cantrelle

FURTHERMORE PRESENT:

Chairman Robert E. Smith Lupo

ABSENT:

Commissioner Darrel Saizan
Commissioner Patrick DeRouen

STAFF:

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

ALSO PRESENT:

Gerry Metzger - Legal Counsel
Al Pappalardo - Real Estate Consultant
Chris Fenner - Stuart Consulting
Grace Souder – Stuart Consulting
Jordan Brimer – Schubert's Marine
John Brimer – Schubert's Marine
Carl Hudson – Orleans Marina Tenant
Ray Landeche – Lakeshore subdivision
Tom Long – TLCC, Inc.

ADOPT AGENDA

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

APPROVAL OF PRIOR MINUTES

Commissioner Baudy offered a motion to approve the minutes of the March 5, 2013 Marina Committee meeting, seconded by Commissioner Cantrelle and unanimously adopted.

PRESENTATION ON CURRENT MARINA ISSUES

Mr. Dixon reported that the Boating Infrastructure Grant (BIG) is available once again, but there are changes to the grant. The State of Louisiana can only approve \$100,000 on the grant. Anything above \$100,000 goes to the national level for approval. There will be competition with other marinas for the money which is a 75/25 split. The Marina Committee will need approval from the Finance Committee on the 75/25 split. This is for transient boaters, but it is possible this may be used for lighting at the Point and to install a rub rail for transient boats.

National Marina Day is June 8, 2013 and there is some interest from CETO to sponsor a Marina Day event for both Orleans Marina and South Shore Harbor Marina. The event will be held at South Shore Harbor for both marinas. The event is an appreciation day that expresses thanks for all marina tenants. The vendors will have informational booths at the event.

The marina website is growing with 1,000 hits in March, 629 being new visitors with South Shore Harbor having the lion's share of 327 hits alone. March could be a heavy web site month due to the boat show, which was well attended. Hundreds of informational flyers were handed out by Mr. Dixon advertising Orleans Marina and South Shore Harbor.

The bids for painting were received. The low bidder made an error and pulled the bid leaving Schubert's Marine as the low bidder. The camera bids were received and the low bidder will make a presentation. The company is local and can complete the work in approximately one week with cameras being accessible over the internet. Tenants can access the website and see what is going on at the marina. There will be one camera at the Harbor Master Office aimed at the parking lot and two cameras aimed at each gate. The filling of holes and drop-offs on the promenade and parking lot is underway and will be completed shortly. Bids were requested to raise the electrical boxes on the piers. The boxes are below grade and will be raised as they are a safety hazard. Bids have also been requested to weld the two pier gates together and install a punch code lock.

On a sad note, Doc, a long-term marina tenant died last month. A close friend found him and called NOPD and the coroner's office who took it from there. Mr. Dixon advised that the lien-holder does not want the boat. Mr. Curtis is in the process of getting title to the boat so it can be pulled from Orleans Marina and sent to South Shore Harbor where it will be sold. Mr. Metzger advised although the lien is released the ownership is with the individual that owned the boat. The status of the estate has to be investigated to determine how the Authority can claim title.

Staff will be reapplying for a lighting grant in which all of the lighting will be replaced. This will be presented for approval at the April 30, 2013 Marina Committee meeting. The Chairman of the Orleans Marina Tenant Association will verify that fixtures and lighting at Orleans Marina are 15 years old. Lenses for the lights must be custom made at a cost of \$45 and new lower amperage replacements cost an additional \$30. As these are outdated fixtures, new fixtures will be installed on Piers 1 and 5 and old lights will be kept for parts to repair remaining old fixtures until they are replaced.

An individual is interested in leasing a slip on the New Basin Canal. The silting is bad and the depth is three feet so a floating dock and a Sea Do boat will be brought in. Mr. Metzger advised that the floating dock should be added to tenant's lease.

Mr. Dixon advised that demolition and reconstruction of the New Basin Canal slips will begin this week with the arrival of the lumber. South Shore Harbor will be receiving free dirt for the Peninsula from a street cleaning job in Jefferson Parish. Materials were verified and tested and information was provided verifying that the dirt is clean. Information regarding the free dirt was by word-of-mouth. Mr. Capo noted that calls are received advising of available dirt. No dirt is accepted from residential areas unless a testing report is provided on the soil. The Flood Authority will send sand from dredging under the Bayou St. John Bridge which will be placed at low spots on the Airport and leftover sand will be sent to South Shore Harbor. Mr. Dixon informed that numerous compliments were received on the landscaping and Asian Jasmine which was planted at South Shore Harbor. The Counselors of Real Estate suggested planting the

Asian Jasmine to add color to the white and dark checkerboard at South Shore Harbor.

The Ochsner Ironman Triathlon is scheduled for April 21, 2013 which will bring approximately 3,000 athletes to South Shore Harbor. Orleans Levee District Police will be at the Marina and Airport to handle the crowds at those facilities. Mr. Capo requested that tenants and FBOs be notified of the event and the traffic pattern during the race. Swimming in the channel at South Shore Harbor is a selling point for this event as the swim portion of the event will not have to be cancelled again. Swim events were cancelled three consecutive years due to rough water in the Lake. There are approximately 300 more athletes than last year's Ironman event. Athletes represent 20 different nations and 40 states. This event was to start and finish at South Shore Harbor, however, out-of-town participants wanted to finish in the French Quarter to experience both parts of the City. The run portion is the last leg of the event and will finish at Waldenberg Park. Participants should be finished by noon. The agreement the Authority has with Mr. Burke includes a \$15,000 charge for use of South Shore Harbor and \$1.25 charge for each participant in each event.

Mr. Dixon advised of an event called "Families Get Fit" on May 18, 2013 sponsored by East New Orleans Neighborhood Advisory Commission (ENONAC) to promote fitness. A minimum cost of \$300 will be charged as this is a charitable event. The sponsor will bring tents, have food and music, provide port-o-lets and clean up after the event. The event is for residents to meet their neighbors and get fit.

OLD BUSINESS

- 1) Discussion regarding contract in the amount of \$45,095 with Schubert's Marine, for paint, primer and coatings of four promenade restrooms (exterior and interior), guard rail extending the entire bulkhead and each of the six pier entrances and gates in Orleans Marina**

Mr. Metzger advised that Schubert's is a trade name acquired when Schubert's Marine sold out to Crescent City Marine Group, Inc. The contract will be with the corporation d/b/a Schubert's Marine. Schubert's Marine was the lowest bid. If any work is sub-contracted out, the DBE provision will be included in the contract with a goal of 16%. Mr. John Brimer, part owner of Crescent City Marine Group d/b/a Schubert's Marine, advised that work will not be sub-contracted out.

Commissioner Baudy offered a motion to approve the contract with Schubert's Marine, seconded by Commissioner Cantrelle and unanimously adopted.

PUBLIC COMMENTS

Carl Hudson

Orleans Marina Tenant - President of Orleans Marina Tenants Association

Mr. Hudson advised at Orleans Marina the main electrical panel boxes have rusted away and there are exposed electrical wires showing, which is a safety hazard that needs immediate attention. Last July 4th, there were four people electrocuted in marinas in the United States. These are mainly fresh water events and fresh water floats on top of salt water. Orleans Marina has brackish water except on days with large amounts of rain when fresh water is draining from West End Park, coming from the 17th Street Canal and pumping station into the New Basin Canal. There is a voltage leaking problem that needs to be addressed. An amp probe put on each boat tenant's shore power cable indicated that all but seven boats came up with a zero reading. Any reading above 0.03 in fresh water indicates a voltage leak. The boat owners with a significantly high reading were contacted and everyone is having the problem addressed. It is the Tenant's Association intention to walk the piers several times a year to check for voltage leaks as it is a simple non-invasive process. Mr. Dixon advised there are

no maintenance personnel to check piers on a regular basis and without a dedicated maintenance man it falls on the tenants to help out. Mr. Capo advised that new employees were cut from the budget and there is a hiring freeze on all positions. The budget can be amended before July 1, 2013 when it is known if gap funding will be available.

Mr. Capo advised that if there is an unsafe condition, maintenance is called to correct the issue on any of the properties. Chairman Brien thanked the active tenants association and noted that this issue did not occur overnight. The maintenance men should do a monthly walk-through to identify problems that staff may overlook. Mr. Dixon noted that when a tenant reports an issue, a job sheet is e-mailed to Mr. Pisciotta who sends his helper to address the issue. The boxes are in disrepair due to the brackish water and should be covered with fiberglass or a non-corrosive material. The boxes should be on feeder bands at the end of the pier, but that would require putting new wire down. Commissioner Cantrelle agreed with Commissioner Brien and suggested maintenance do a monthly walk through of the marinas to make sure that these issues are recognized and addressed. If a monthly walk-through is not feasible, a contractor should be called in once a month to go over these issues. Mr. Capo noted that the maintenance men spend the majority of time on Airport issues or on Lakeshore Drive. It is important to do pier checks and reports on a daily basis with notations advising of missing boards or unsafe conditions that need to be addressed. The issue of a monthly walk through at the Marinas will be reviewed and a plan of action dealing with maintenance issues going forward will be presented at the next Marina Committee meeting.

Mr. Dixon advised that the junction boxes could be changed out by the end of the week. The Authority uses two electric companies on a regular basis due to Longshoreman's Insurance. The contractor is required to be covered under Longshoreman's Insurance to replace the electrical outlets. The Marina has not had the annual electrical system inspection due to lack of funds. The cost for the annual inspection is \$60,000.

Chairman Brien suggested going forward with an RFQ/P for South Shore Harbor Marina to bring someone on board to assist with redevelopment and remarketing of the marina. It was decided since there are two RFQ/Ps currently out for the Airport it was not a good idea to put another RFQ/P out and force people into competition. After the Airport Restaurateur and the Dedication Consultant RFP/Qs are resolved the Authority will move forward with the South Shore Harbor RFQ/P.

ANNOUNCE NEXT MEETING

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

ADJOURNMENT

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

The meeting ended at 11:26