

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY  
MINUTES OF THE MARINA COMMITTEE MEETING  
TUESDAY APRIL 30, 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 30, 2013 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 10:50 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

**PRESENT:**

Chairman Stanley Brien  
Commissioner Darrel Saizan  
Commissioner Romona Baudy  
Commissioner Pearl Cantrelle

**ABSENT:**

Commissioner Patrick DeRouen

**STAFF:**

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

**ALSO PRESENT:**

Gerry Metzger - Legal Counsel  
Chris Fenner - Stuart Consulting  
Thomas White – Fairview Realty  
Ray Landeche – Lakeshore subdivision  
Jean Hutchison – South Shore Yacht Club  
Harold Baur - UNO

**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 April 2, 2013 Marina Committee meeting, seconded by Commissioner Cantrelle and unanimously adopted.

**PRESENTATION ON CURRENT MARINA ISSUES**

Mr. Dixon advised that the Ironman Competition was held at South Shore Harbor. At 4:30 a.m. three fourths of the Marina parking lot was full of cars. There was enough space between the bicyclists and the runners to get to the Marina, Airport or any FBO. The first food truck was there and the owner was very receptive about putting something together as South Shore Harbor was the perfect setting for events, festivals and concerts. The owner was also the President of the Food Truck Association.

Mr. Capo noted that the Authority received \$15,000 for the use of South Shore Harbor Marina, \$5,000 for space on the Airport and also \$1.25 per race participant. There were approximately 2,000 in the race so the Authority will be receiving approximately \$23,000 for the Ironman event. Revenues should be captured at South Shore Harbor and the Airport revenue will stay with the Airport.

The Location Agreements were prepared by Legal Counsel, Charles Curtis, and all insurance requirements were in place.

Mr. Dixon informed that the New Orleans Triathlon is scheduled for May 26, 2013. It is a small participation race. National Marina Day is June 8, 2013. Preliminary discussions are underway with a vendor at the boat show who advised he would buy catfish to fry or crawfish to boil as a way of thanking the Marina tenants. E-mails were sent to vendors on Lakeshore Drive that the Authority does business which includes Sintes, Schubert's, Murray Yacht Sales, Michael Meyer, Rolla Tichner and Mark from Sea Tow, U.S. Three commitments were received and Sea Tow will invite their boats to come in.

The BIG Grant is available, but parts of the Grant have changed. The maximum amount Wildlife & Fisheries Secretary can award is \$100,000 and there is a 75/25 split. The BIG Grant is designed to increase transient boaters. If a docking area is ever built around the point, lights will be needed. There are drawings for lighting at South Shore Harbor and the cost of the lighting is approximately \$98,000. The lighting could be used to entice transient boaters. There is a Tier 2 National Grant which is maxed at \$1.5 million and the process for the Tier 2 Grant is basically the same. The Tier 2 Grant is dollar for dollar with U.S. Wildlife & Fisheries and split out amongst the states. There is a need for showers and laundry rooms. The present shower facility could be enlarged by extending the roof to add more showers and the laundry facility would be outside the shower room along with some office space. Tenants have commented that the trailer should be removed. A Board Resolution is needed giving authority to apply for the Grant. The deadline to submit the packet is May 20, 2013.

Mr. Dixon advised that the guard house was re-bid and the lowest quote received was Porta-King in the amount of approximately \$12,000. Mr. Fenner noted that the previous bid came in too high. The design was re-evaluated and lowered back to at grade. Quotes were solicited from three guard house suppliers. There will be no middle man or general contractor. The supplier will remove the existing guard house and put the new guard house inside. A separate contract will be used for the electrical package to run power to the guard house and a phone line will be installed.

The contract for the cameras was awarded. There will be three cameras, one pointing at the entrance and exit gates and one pointing at the parking lot. This will provide additional security for transient boats. The cameras can be accessed from the web site with a secure code. Bids have gone out on the pier gates, which is another security issue.

New junction boxes are being installed by the south and east wall and pull boxes will be located at the head of every pier. The lowest bidder was H-3 Electric at \$6,500. The meters at the New Basin Canal piers will be located at a meter bank. The new finger piers are underway and progressing.

## **OLD BUSINESS**

### **1) Discussion and approval of formula to increase the South Shore Harbor Marina Leases to include increased utility rates**

Mr. Dixon advised that S&WB bills are billed for the number of gallons used. The new formula for the leases will go by cost. The number of gallons should remain the same but cost per gallon will go up. From January, 2012 through February 2, 2013 the average water cost at South Shore Harbor is \$2,732.16 and the sewer charge is an approximately \$566.94. The Airport water usage is a 75/25 split based on what the meter reads at the Airport. Usage on the east side of the Airport is subtracted. The split is approximately 75% for South Shore Harbor and 25% for the Airport. Any dollar amount above that would then be passed on to

the tenants that have slips. The formula is the number of slips and slips leased for a total of slip feet with a percentage of how many slips are leased and that comes back as the percentage. That percent is applied to any overage. It is not a large amount of money and the charge would be applied quarterly.

Mr. Metzger advised that this would be a new provision in the new annual leases at South Shore Harbor. It also will be a new provision in any new Orleans Marina lease. Orleans Marina leases are currently on a three year lease term. New South Shore Harbor leases go into effect on July 1, 2013 and any new leases that come up at Orleans Marina will include the new provision.

### **PUBLIC COMMENTS**

#### **Tom White, Fairview Realty, LLC, Boathouse Owner**

Mr. Capo advised that Mr. White approached him regarding the three boathouses he owns. The boathouses are next to each other in a row. Mr. White wants to demolish the boathouses and rebuild. I spoke with Mr. Pappalardo regarding this and precedent was set years ago when a tenant wants to demolish and rebuild they have to come before the Board and explain what they are doing as far as tearing down the boathouses and if they are going to rebuild. Mr. White is here today to address the Committee on what he would like to do with the boathouses.

Mr. White informed the Committee that he began remodeling the three boathouses he owns two weeks ago and it was determined the boathouses had to come down. The new boathouse will not be built immediately due to construction during hurricane season. The slab will be taken down, the pilings and docks removed, but the parking lot and fence will remain. A letter from the Board is needed to obtain a permit from the City to begin demolition. The boathouses are W-11, 12 and 13 W. Roadway and sit on their own foundation. They are not attached to any other boathouses. The cost to tear the boathouses down is \$50,000 and the boathouses will be rebuilt as one unit. Mr. Metzger advised that this is one of the new 30-year leases. It is one lease with three units combined. The boathouses were originally three separate lease holds.

Commissioner Saizan offered a motion to add the boathouse demolition to the Agenda, seconded by Commissioner Cantrelle and unanimously adopted by a roll call vote. Mr. Metzger advised that this motion was for authorization to demolish the improvements on boathouse lease sites W11, 12 and 13.

Commissioner Saizan offered a motion to recommend authorization to demolish the improvements on boathouse lease sites W-11, 12 and 13, seconded by Commissioner Cantrelle and unanimously adopted.

#### **Jean Hutchison – South Shore Yacht Club**

Jean Hutchison, South Shore Yacht Club, addressed the policing situation for the triathlon and noted a small issue when she arrived to pick up her husband who is disabled. The police officer denied Mrs. Hutchison access into the parking lot. A volunteer spoke to the officer who waived Mrs. Hutchison through the second time.

Ms. Hutchison addressed the triathlon and noted that Mr. Burke pledged to donate \$15,000 to South Shore Harbor for the tenants' benefit. Mr. Burke also enlisted the help of South Shore Yacht Club to help facilitate logistics and talk to the tenants and members of the club for a fee of \$5,000. Mr. Capo advised that the \$15,000 received from the triathlon was used for maintenance and operations at South Shore Harbor. Ms. Hutchison noted for the record that Mr. Burke had not made payment to the Yacht Club and advised a bill would be remitted to Mr. Burke to take care of the matter.

### **ANNOUNCE NEXT MEETING**

Chairman Brien announced the next Marina Committee meeting is scheduled for Tuesday, June 4, 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 11:40