

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
THURSDAY JANUARY 7, 2014 – 10:30 A.M.**

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, January 4, 2014 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 10:52 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman Carlton Dufrechou
Vice-Chair Stanley Brien
Commissioner Robert E. Smith Lupo

ABSENT:

Commissioner Pearl Cantrelle

STAFF:

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

ALSO PRESENT:

Gerard G. Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant

OPENING COMMENTS:

Chairman Dufrechou advised the Committee that due to the cold weather, Mr. Dixon shut down water at the Marinas. Mr. Dixon stated this was correct and the Marinas are still intact as the systems were completely drained. The water was shut off by going to each pier and shutting the water down. The water bills at Orleans Marina have gone up slightly so as each pier was shut down the water meter/backflow preventer was examined. There is a small issue on Pier 3 and a leak on Pier 6 that will be repaired before the water is turned back on. This cannot be done at South Shore Harbor Marina as the water meter is across the levee on Hayne Avenue. There are only two meters at Downman Road and Hayne Boulevard. The mechanical contractor at South Shore Harbor advised that to install a Y or a T on the Marina side of the levee, piles would have to be driven at Stars & Stripes which may lead to a road collapse because the split is right in front. The Marina and Airport should each have their own meter. The logical place for the new meter is the most expensive place located under the levee. The area is by the mono lift on Stars & Stripes where the South Shore Harbor sign stands. The contractor would have to drive sheet piles to prevent any collapse into the hole. Commissioner Lupo advised that this is done all the time. A hole is dug and a metal piece is dropped in. When the work is complete the metal piece is pulled out. It is worth looking into because it can be done.

ADOPT AGENDA

Commissioner Brien offered a motion to adopt the Agenda, seconded by Commissioner Lupo and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Commissioner Lupo offered a motion to approve the minutes of the July 11, September 5, October 1 and November 5, 2013 Marina Committee meetings with the caveat that if mistakes were found those mistakes would be provided to Ms.

Martiny and incorporated into the Marina Committee minutes, seconded by Commissioner Brien and unanimously adopted.

OLD BUSINESS

1) Update on status of replacing dock boxes, promenade light fixture repairs/replacement and the electrical inspection for South Shore Harbor Marina

Mr. Dixon advised that the east and west pedestrian gates at South Shore Harbor now have locks. The locks were purchased from Grainger. There is a keypad coming in and a button is pressed to get out. Commissioner Lupu noted that security is good at South Shore Harbor. Both sides are fenced and accessible with a code. Mr. Capo noted that there have been no reports of theft or damage since security was implemented.

Mr. Dixon addressed security cameras at South Shore Harbor Marina and advised that Project NOLA will give a discount on two cameras when you buy four. A gentleman from Project New Orleans Lakefront Airport advised that 16 cameras were needed. There would be a camera aimed at the gate coming in, one aiming at the pedestrian gate on the west side, one camera aimed at the parking lot entrance, a camera aimed down the promenades and one in the parking lots and at the pump out facility. Cameras would cover every public area. Commissioner Lupu suggested monitoring all gates except the double gate if that is financially feasible. There is no doubt that some cameras are needed, but complete coverage is not required as cameras deter the low end criminal.

Mr. Dixon advised that one quote was received for nine cameras in the amount of \$30,000. The cost for sixteen cameras is fairly close to the \$30,000 quote. In terms of cameras, you get what you pay for. Commissioner Lupu advised that cameras are very inexpensive. It depends on how elaborate the cameras are. There are cheaper ways to provide security cameras and get some coverage.

Mr. Dixon contacted the Authority's IT person, Troy Williams, regarding security cameras and WIFI. Mr. Williams advised that the best WIFI will cost a small fortune due to the huge area to be covered. After the WIFI is installed the cameras can be put on the WIFI, which issue will be discussed further. Chairman Lupu suggested starting with a simple system due to budget crunches to determine if the main pedestrian gates and auto gates can be covered as \$30,000 is not in the budget. When the cameras are installed the signs must be posted as they are almost more important than the cameras.

Mr. Dixon addressed maintenance for the cameras and advised that Orleans Marina has a service contract for the security cameras, which is great to have in the event an incident occurs. Stanley provides 24-hour service and is very proactive. A service contract is needed and the cost of a service contract is not significant.

Mr. Dixon advised the Committee that all dock boxes at South Shore Harbor are in place. Kimball was contacted regarding the South Shore Harbor electrical inspection. HTE has the plans, performed the electrical work and will work together with Kimball on the inspection. A proposal is expected in the next couple of weeks. There are questions regarding the way some electrical items were done. A spec book will be forwarded for Kimball to review the plans and specs to determine why something was

done a certain way and to determine if something has changed between the Katrina repairs and the inspection. Kimball wanted to review the plans and specs to be educated on what was required, what was done and to determine if there are discrepancies between the two. The electrical inspector knows how to read the plans, but is curious as to why the engineer designed it that way. The electrical inspector took a cursory look at the plans and what was found at the Marina. Some of the work does not match up with what is on the plans. He will be more comfortable giving an explanation and after some additional time educate himself on the plans and specs and what happened.

Mr. Dixon advised that the North Peninsula has been elevated using dirt to provide extra blockage from wind and storms. There were some concerns with the Peninsula being so low. The Peninsula is being elevated and the comfort level is rising. Commissioner Lupo noted that the Peninsula was designed by Pepper & Associates and Walter Baudier. The Peninsula was designed for a certain level of fill. When the boat launch was destroyed at New Orleans Marina the front of the breakwaters was loaded with fill and it changed the dynamics of the boathouses. It caused the boathouses to sink when the fill was put in. Design Engineering should be advised about the Peninsula being elevated with fill.

Mr. Dixon advised that the food truck owner requested the food truck event be changed to January 11, 2014. The information has been sent out. The food truck has a Twitter following of 4,800 people and a Facebook page with approximately 3,000 and the information has gone to all of the followers. George Messina of Messina's has a catering license that covers selling beer in the entire City. The food truck will arrive on Saturday, January 11, 2014 from 11:00 a.m. through 2:00 p.m.

Mr. Dixon advised that one big item on the Orleans Marina electrical inspection has been addressed. There is wire mesh covering the bowls on the transformers to prevent birds from nesting in the transformers. The transformers were opened and cleaned prior to putting the mesh cover on.

ANNOUNCE NEXT MEETING

Chairman Dufrechou announced that the next Marina Committee meeting is scheduled for Tuesday, February 4, 2014 at 10:30 a.m.

ADJOURNMENT

Commissioner Lupo offered a motion to Adjourn, seconded by Commissioner Brien and unanimously adopted.

The meeting adjourned at 11:14.