

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
TUESDAY OCTOBER 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 Tuesday, October 7, 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 10:49 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 William Settoon

ABSENT:

Commissioner Pearl Cantrelle

STAFF:

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

ALSO PRESENT:

Gerard Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant
Chris Fenner – Stuart Consulting
Jay Proskovic – PCCP Constructors
Aaron Hankammer – PCCP Constructors
Sarah McLaughlin – USACE
Michael Liebert – Orleans Marina Tenant

ADOPT AGENDA

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

APPROVAL OF PRIOR MINUTES

Commissioner Brien offered a motion to approve the Marina Committee meeting minutes from June 3, 2014 and August 5, 2014, seconded by Commissioner Settoon and unanimously adopted.

CURRENT MARINA ISSUES

Mr. Capo advised that Chuck Dixon, Marina Director, is on vacation. All issues will be addressed on the Agenda under New Business.

NEW BUSINESS

1) Discussion regarding two 60-inch recirculation lines at Orleans Marina

PCCP Constructors was contracted from USACE to construct a new Marina recirculation line that will intercept the two existing 60-inch lines and take out the service section coming into the current pump station site. A short section of pipe will be cut out that conflicts with pile for a new T-wall, the junction box will be installed and everything will be tied in. A temporary pump will recycle the back side of the Marina. Once the pump station is built the temporary access will be removed to build the head walls. The recirculation line will circulate water from

the back side of the Marina and prevent the water from becoming stagnant. The length of construction is approximately eight months to a year. PCCP was contracted by the Corps to do this project, and not look at alternates. The PCCP contract is to replace in kind the 60-inch pipes.

Michael Liebert, an Orleans Marina tenant, suggested installing an electric pump energized by solar panels that enable the pump to continually pump water out of the Marina and into the canal.

Commissioner Settoon addressed an issue regarding a dip in the road on West Roadway that causes flooding during a heavy rain. The flooding prevents access to the boathouses, businesses, and to the New Orleans and Southern Yacht Clubs. The area floods significantly and this issue should be addressed as the work is underway at the Marina. Raising the street would prevent future flooding.

PCCP was not formally instructed by OLD to pull that line underneath the flood wall. OLD is in the process of repairing the drainage and are looking at raising the elevation of the roadway. OLD will wait until all of the Non-Flood Authority's projects are complete to avoid any conflicts.

2) Discussion regarding South Shore Harbor Marina electrical inspection report

One fourth of the occupied boat slips were inspected at South Shore Harbor Marina; approximately 75 slips. The physical condition of the electrical distribution system is excellent. Only a few instances of extreme corrosion damage were found. There are issues with only one transformer that sits low on a low frame. There are some burned receptacles and loose wires, which could be the result of tenants pulling on receptacles causing the receptacles to come loose. These slips were put back into commerce in April of 2009 and there has not been an inspection since that time. Staff made the recommendation to go forward with inspection of the remaining piers and a complete inspection of the occupied slips at a cost of \$9,000. Funds are in the budget to perform the remainder of the inspection.

3) Discussion and approval to award a contract with H3 Electric, LLC to repair electrical service and replace a transformer at South Shore Harbor Marina as set forth in the Request for Bids in the amount of \$7,250

The cost to replace the load transformer is \$5,000. The transformer was subjected to moisture and water conditions which caused heavy corrosion. The transformer serves one 100-foot slip at the end of a large pier. It is staff's recommendation to delay replacement of the transformer. The cost of additional electrical repairs with an outside contractor is approximately \$2,200. Monies for those repairs are in the budget. It is important the repairs are made.

Chairman Dufrechou advised staff of a request from Mike Gillen, a South Shore Harbor Marina tenant, to address issues with power pedestals and light pedestals at South Shore Harbor Marina and requested Mr. Capo and Mr. Dixon to perform an inspection of the three pavilion lights and 60 power pedestal lights along with the light fixture and mounting pole on Pier 7.

Occupancy at South Shore Harbor Marina is approximately 60%. Covered boat slips, which the Authority owns, are 100% occupied. Covered boat slips are leased on a yearly lease. Five slips are long-term pre-paid leases (30-40 years), which were contracted in the early 1990's. The Authority was attempting to generate revenue in South Shore Harbor Marina with good rates on long-term leases. One covered boat slip was built out in 2000 and includes plumbing and electricity.

4) Discussion and update regarding list of priority projects for recommendation for the alternate funding from the Walter Wedell Hangar

Chris Fenner, Stuart Consulting, advised of \$2-\$3 million in alternate project funding from the Walter Wedell Hangar, which needs to be prioritized. There are currently projects related to South Shore Harbor on the priority list, which include the transient boaters' facility, the shower/laundry room and excavating the silt build-up.

The transient boaters facility was applied for in the BIG II grant, which is in February of 2015 and is a 75/25 match. Wildlife & Fisheries will fund up to \$100,000. As the Authority is using FEMA funds, buildings are required to be built to FEMA standards. If FEMA funds are used the building would have to be raised to the 16-foot level to comply with FEMA standards. If grant money is used the building could be built at ground level. The estimate for the grant is \$282,000 (Wildlife & Fisheries - \$100,000)(Orleans Levee District - \$182,000). The Marina Committee agreed this was the number one project as a full-service Marina should include a shower and laundry facility. South Shore Harbor does have live-aboards at the Marina.

Chairman Dufrechou addressed silt removal at South Shore Harbor Marina and noted that Commissioner Heaton is in the process of gathering information related to a PW from Hurricane Katrina. Currently, there is a PW written for the Peninsula and Stuart Consulting is looking at what can be done with money left from that PW. The PW is for erosion at the north peninsula by South Shore Harbor Marina. Scope left on that PW could potentially be used of silt removal. The dollar amount associated with the outstanding PW is unknown because the PW is undervalued. There is justification showing that although there are no estimates, the PW was too low.

PUBLIC COMMENTS:

Sylvia Williams – Orleans Marina Tenant

Ms. Williams requested additional security at Orleans Marina. Chairman Dufrechou requested that Ms. Williams put any requests for additional security or any complaints in writing, which should then be submitted to the Executive Director. If something warrants an investigation, the Authority's legal counsel will look into the matter.

ANNOUNCE NEXT MEETING

Chairman Dufrechou announced that the next Marina Committee meeting is scheduled for Thursday, November 6, 2014 at 10:30 a.m.

ADJOURNMENT

Commissioner Settoon offered a motion to Adjourn, seconded by Commissioner Brien and unanimously adopted. The meeting adjourned at 12:01.