

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
TUESDAY APRIL 1, 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, April 1, 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 11:05 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
Commissioner Pearl Cantrelle

STAFF:

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

ALSO PRESENT:

Gerard Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant
Tom Long
Carl Hudson – Orleans Marina Tenant

OPENING COMMENTS

Commissioner Dufrechou requested that Agenda Item No. 2, Update on Electrical Status for South Shore Harbor, be moved to the end of the Agenda and offered a motion to amend the Agenda, which was seconded by Commissioner Cantrelle and unanimously adopted.

ADOPT AGENDA

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

APPROVAL OF PRIOR MINUTES

Commissioner Brien offered a motion to approve the minutes of the January 7, 2014 Marina Committee meeting, seconded by Commissioner Lupo and unanimously adopted.

OLD BUSINESS

1) Update on status of promenade light fixture repair/replacement

Mr. Dixon advised that the shop drawings were signed off and should be received in two weeks. Commissioner Dufrechou noted that this time next month there will be lights.

2) Update of the navigational marker on the breakwater at South Shore Harbor Marina

Mr. Dixon advised that he talked to the Coast Guard and sent e-mails and they have put out a Notice to Mariners.

3) Update regarding Janitorial Services at Orleans Marina and South Shore Harbor Marina

EDS has the present contract for janitorial services at Orleans Marina and South Shore Harbor and they are not fulfilling the work. Bids were sent to five companies and Elite Quality Services was the low bidder at \$16,260 annually; EDS is currently \$19,000. The promenade and marina parking lot trash receptacles and trash can liners will be emptied and replaced and the janitorial crew will pick up trash on the grounds or in the parking lots.

4) Status to allow the South Shore Harbor Marina Tenants Association to contract separately with a fuel supplier

Mr. Dixon advised that the South Shore Harbor Tenant's Association will provide their proposal for review. The tenants are proposing a fuel truck come to South Shore Harbor and provide diesel fuel or regular gas to the tenants, who will pre-pay for the fuel. The fuel truck would arrive on a specified day and the tenants would fill their tanks. The Tenants Association will be required to provide a document regarding what the procedure will include, who will provide the insurance, who will be physically in charge of the spills and what will happen when spills occur. Mr. Metzger advised that the Board will have to enter into an agreement to bring fuel trucks onto the premises in order to fuel the boats.

5) Update regarding security cameras at South Shore Harbor Marina

Mr. Dixon advised that security cameras at South Shore Harbor are contingent upon staff finding the money to fund same. The money to fund the cameras will come from the fee for a movie shoot at South Shore Harbor Marina. The movie company expanded the shoot and there will be extra dollars. The movie company is requesting to utilize slips, which will displace some boaters. The tenants will work with the movie company, who will compensate tenants for any inconvenience. Installation of the cameras is included along with \$900 for additional electrical work.

6) Update regarding pedestrian gates at South Shore Harbor Marina

Mr. Dixon reported that all pedestrian gates have locks.

7) Update regarding WIFI for South Shore Harbor Marina

Mr. Dixon advised that the Tenants Association has not contacted him regarding the WIFI.

8) Update on the status of electrical inspections

Three companies did electrical work at Orleans Marina after Hurricane Katrina. A&L Electric replaced 226 two pole 50 amp breakers and 321 single pole 30 amp breakers in November of 2005. No wiring was in that contract. Phase 2 Electric installed two meter cans out of 328 slips in October of 2006. Burke-Kleinpeter was awarded the contract for repairs and getting piers in shape at Orleans Marina. Burke-Kleinpeter and Double R Construction's only electrical work was on three light poles. There was no wiring after Katrina as the original wire was kept.

Mr. Dixon advised that he is not aware of how the wiring dates back. The major items in the report are being addressed and there is a meeting with Entergy to discuss those items along with a pre-bid for any repairs. These items are the subsidence issues. Piers 5 and 6 have broken plastic bus bar and will be put out to bid with Pier No. 1 as the alternate. Piers 5 and 6 will be repaired and any alternates will be repaired with monies that are left.

Commissioner Cantrelle noted that some tenants made their own repairs after Katrina and questioned the process the Authority takes if a tenant tampers with the Authority's property without advising the Authority first. Mr. Dixon advised if a tenant is caught tampering with the Authority's property, a warning letter is issued, which is placed in that tenant's file. If there is a second instance, the

tenant is evicted from the Marina. The property is then brought back to Orleans Marina standards.

Commissioner Cantrelle suggested the Authority perform entrance and exit interviews such as what is done for rental properties so there is no misunderstanding if a tenant tampers with the Authority's property. Mr. Metzger advised that leases do have language regarding certain rules and the Marina Rules and Regulations can be updated. Commissioner Lupo recommended all future leases have incoming and outgoing inspections so that the tenant feels comfortable with the condition of the slip. The tenant could be given a report on present slip conditions so there is no misunderstanding at the end of the lease that something was different when the tenant moved in. Commissioner Dufrechou requested Mr. Dixon check with comparable marinas in the area to determine if a security deposit is required.

Mr. Capo advised that there was an electrical inspection at Orleans Marina. The Authority is reviewing that electrical inspection to determine what needs to be done going forward with the electrical work and resolve issues included in the report which identifies the issues. A list of identified issues is currently being prioritized and Mr. Dixon will bid the prioritized items and bring those numbers back. Priorities include three subsidence issues and Piers 5 and 6.

The bid from Pat Rizzo for the electrical inspection at South Shore Harbor was originally \$15,600 for the entire Marina, the east side half would be 50% or \$7,800 and one quarter or a sampling would cost \$3,900. One quarter of the Harbor could be completed in six weeks and the cost is very affordable. Only occupied slips would be tested. Slips that are tested will be documented to ensure that no slip is tested twice. Commissioner Dufrechou requested Mr. Capo could find \$3,900 for part of the electrical inspection to get that underway.

PUBLIC COMMENTS

Carl Hudson – Resident, Orleans Marina

Mr. Hudson advised that the damage deposit would be for a piece of empty slip with water. There has never been in a marina that wanted a deposit for a boat slip. The Orleans Marina lease states that if a tenant damages something at the Marina, the tenant is responsible for the damage. The worst case scenario is a sunken boat, in which case the tenant's insurance company pays to have the boat handled. The security deposit idea is not good. There is supply and demand and Orleans Marina is currently the best Marina in the New Orleans area. Slips that sit empty wind up with a vacancy permit and after they self inspect they have it turned on.

Tom Long – Tenant, Orleans Marina

Mr. Long advised that deposits were written into leases 20 years ago and tenants were not happy. At that time, cleats were not being replaced and there was nothing to tie up to in case of a storm. Stringers that were nailed in rather than screwed in were not replaced on the docks. The idea was that if the tenant wanted it fixed or had a problem with the electricity, fix it. I caution this Authority about imposing deposits on long-term tenants because it is not known when an electrical box was altered. In light of the recent electrical inspection, the Authority knows what the current conditions are. Most tenants have been here prior to Katrina. Circuit breakers were replaced after the storm.

ANNOUNCE NEXT MEETING

Chairman Dufrechou announced that the next Marina Committee meeting is scheduled for Tuesday, May 6, 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 11:48.