

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY**  
**Minutes of the Marina Committee Meeting**  
**Tuesday October 6, 2015 – 4:30 p.m.**

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, October 6, 2015 at 4:30 p.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 Settoon called the meeting to order at 4:30 p.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

**Present:**

Chairman William Settoon  
Vice-Chair Stanley Brien  
Commissioner Glenn Higgins

**Staff:**

Cornelia Ullmann – Chief Operating Officer  
Chuck Dixon – Marina Director  
Marlene Wilkerson – Accounting

**Also Present:**

Steve Nelson – Stuart Consulting  
Tom Long – Lake Vista Resident  
Karl Hudson – Orleans Marina Tenant  
Lt. Jason Rousseau, Wildlife & Fisheries  
Capt. Stephen McManus, Wildlife & Fisheries

**Adopt Agenda**

Comm. Higgins moved to adopt the Agenda, seconded by Comm. Brien. Motion passed.

**Approval of Prior Minutes**

Comm. Higgins moved to approve the Marina minutes of August 4, 2015 and the Joint Marina/Finance minutes of September 1, 2015, second by Comm. Brien. Motion passed.

**Current Marina Issues**

Chuck Dixon, Marina Director, advised that Iron Angle was the sole response received for the Pennick Dock repair (\$29,000). Iron Angle will perform labor, and the Authority will supply all materials. Responses for the covered boat slip project and the rub rail project (South Shore Harbor Marina) were rebid, and Iron Angle submitted the lowest bid on both projects. Again, longshoreman's insurance must be provided and the contractor must have a bond. The Authority requires Longshoreman's Insurance for protection, which can be costly. Comm. Brien advised that the contractor's premium for Longshoreman's Insurance is usually in excess of the job cost. Comm. Settoon requested the COO contact Tim Avegno of Eagan Insurance for a recommendation regarding Longshoreman's Insurance, expanding the bid list of contractor's bids are sent to, and advertising in various journals.

**New Business**

1) **Discussion regarding leasing slip to La. Wildlife and Fisheries and installation of lift**

Lt. Jason Rousseau, Wildlife & Fisheries (WLF), informed that WLF is looking for dock slips to keep larger WLF vessels. WLF is a state organization and cannot build a hoist on state property not owned by WLF. The Dept. of Property does

not have property located on the water's edge. In the past, other marinas paid the cost for the hoist and a lease agreement was negotiated between WLF.

Capt. Stephen McManus noted that WLF will purchase boats with Port Security money. The proposed boat to be stored is a nuclear detection boat. Any chances of the boat being utilized for nuclear detection would be closer to the City. As the boat must go through the Industrial Canal, a location along Lake Pontchartrain is a logistically better. Mr. Dixon advised that boat would also be utilized on daily patrols as well as being a control vessel during events and big holidays. Agents would be situated in the area, which would benefit the Marina due to greater enforcement presence. WLF requires 24-hour access for the 37-foot boat and a one year lease (state requirement). The lease typically rolls over automatically and is approved through state purchasing.

The COO advised that specs for the lift would be needed. If the outlay is more than \$25,000 a resolution is required but if it is less, the expenditure falls under the COO's authority. Chair Settoon advised that this matter should be brought before the Board. Lt. Russo advised that the boat could be parked on a trailer at the Coast Guard facility until a lease is negotiated. Approvals will be needed on part of WLF as well as this Board's approval. Capt. McManus advised that the Coast Guard could give recommendations on a contractor with Longshoreman's Insurance who can handle the job affordably. Capt. McManus will forward the specs to Chuck Dixon.

## **2) Discussion of east side of Orleans Marina**

Comm. Higgins addressed the bathymetric survey and slip drawings and suggested that Phase 1 be to complete the bathymetric survey of both harbors, Phase 2 the de-silting due to the current problems and Phase 3 (if the Authority received the funds) to develop additional slips that include finger piers. Mr. Dixon advised that New Basin Canal piers 1-15 were rebuilt with finger piers. A pedestal would supply power and water to each of the slips.

Steve Nelson, Stuart Consulting, advised that bathymetric surveys were received. There are no guarantees for South Shore Harbor Marina, but surveys from 1999 will make the road easier. Preliminary calculations show 300,000 cubic yards of sediment in South Shore Harbor. That cost alone (approximately \$10 million) would be difficult for FEMA, but a pre-existing and present survey is a firm foundation for funding. Orleans Marina and New Basin Canal will be more difficult as affidavits produced to FEMA were not sufficient – actual numbers are needed. The State advised that Plaquemines Parish used affidavits of former boat testifying to the draft before the storm. The bathymetric survey indicates that dredging is needed.

Mr. Dixon advised of a barge currently doing demo in the area. An estimate could be requested on the cost for a crane to remove pilings on the west side of the peninsula. A heavy crane is needed to drive piles, pull piles and place them on a barge. If the price is right construction could begin. Chair Settoon stated that many boats will be displaced when larger slips are built. The boats could be placed on the other side of the peninsula instead of South Shore Harbor. There must be an orderly plan in place as well as a rough scope and any major issues that may arise along that way.

Mr. Nelson addressed the Authority's return on investment (from dredging). Dredging in New Basin Canal will put a large segment of slips back into commerce and will cost between \$65,000 and \$180,000 for dredging alone. Slip rates are \$500 per quarter, and 45-50 additional slips will be added and/or upgraded. Chair Settoon noted that the City is negotiating with a contractor to repair Municipal Yacht Harbor (Municipal Yacht Harbor). The City has agreed to a number, but many things must be completed such as a feasibility study. Mr. Long advised that years ago many boats would have come back to MYH. Most

pre-Katrina boat owners are 60 years old and either got a settlement on the boat or sold the boat, and 500-700 slips will not be filled.

**3) Discussion regarding Capital Outlay requests**

Chair Settoon advised that the Capital Outlay requests must be in Baton Rouge by November 1, 2015 and requested Mr. Nelson accelerate the priority list and provide a ball park budget for Orleans Marina. The COO will provide the necessary forms required.

**4) Discussion regarding priorities for BP settlement funds**

Comm. Heaton will address this item at the Finance Committee meeting and provide a recommendation to the Board at the October 29, 2015 Board meeting.

**5) Report on The Landing Fest at South Shore Harbor Marina**

Mr. Dixon reported that the Landing Fest had good turnout despite poor weather. The producer removed a large amount of overgrown greenery and did a lot of painting. Boards on the front of the building were taken down and lighting was provided and run by generator. Some lighting will remain. The COO stated that the per-person cost of \$1.25 was waived in light of all the additional work and painting provided by the producer, that value of which was significantly greater than the value for clean up, painting, weeding, weed whacking, bed clean up and trash removal.

All DSL lines were removed from South Shore Harbor Marina and wireless internet is provided from the Airport to the office trailer. The guard house will have internet access shortly. At this time, the strength of the internet signal is insufficient to provide internet access to the tenants. Sky Com One personnel repaired software and eliminated the need for a new DVR for the security camera. Guards are now able to view the entrances and surrounding area on the cameras. The DVR will hold images for three.

**Public Comments**

Mr. Long requested a status on the collapsed boathouses. The COO advised that the Authority obtained an Emergency Declaration. The project was advertised via RFP and proposals were received. A demolition permit was obtained and the request for letters of no objection were delivered to the Orleans Levee District, USACE and CPRA. All contracts are in place. Chair Settoon added that DEQ is a big delay with regard to possible creosote leaks from existing pilings and asbestos in the building.

**Announce Next Meeting**

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, November 3, 2015 at 10:30 a.m.

**Adjournment**

Commissioner Higgins offered a motion to Adjourn, seconded by Commissioner Brien. Motion passed. The meeting adjourned at 5:51 p.m.