

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
THURSDAY JULY 16, 2015 – 4:30 P.M.**

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Thursday, July 16, 2015 at 4:30 p.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 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
Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

ALSO PRESENT:

Chris Fenner – Stuart Consulting Group
Mike Gillen – South Shore Harbor Tenant's Association
Tom Long – Lake Vista Resident
Stanton Murray – Murray Yacht Sales
Ann Duffy – Lake Oaks Resident
Taylor Casey

ADOPT AGENDA

Comm. Higgins offered a motion to adopt the Agenda, seconded by Comm. Brien and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Comm. Higgins offered a motion to approve the minutes of the May 12, 2015 and June 2, 2015 Marina Committee meetings, seconded by Comm. Brien and unanimously adopted.

CURRENT MARINA ISSUES

Chuck Dixon, Marina Director, advised that dock repairs at Orleans Marina are underway; some piers will be completely replaced. Stainless steel screws, nuts and bolts will be used to make repairs along with quality marine treated lumber. Piers 1-3 have been completed and remaining piers will be repaired as funds become available. The wood, stainless steel hardware and labor cost to complete one pier runs from \$15,000 to \$30,000.

The COO advised that the fiscal year runs July 1, 2015 through June 30, 2016. Approximately \$800,000 in insurances and flood insurance must be paid by July 26, 2015. The Authority must expend the funds for Shelter No. 3 and then get reimbursed by the Corps, which takes approximately 30 days. Weather issues and subsurface projects slowed the Shelter project down.

Mr. Dixon advised that one bid was received on the Pennick Dock repairs, and another company is expected to provide a bid. Stuart Consulting will assist on the FEMA claim as this damage is due to Hurricane Isaac. A claim was filed for the Pennick dock immediately after Isaac. The electrical vault door South Shore Harbor Marina was also damaged, which was temporarily repaired with plywood. The Authority later received bids and the door was repaired under the COO spending authority. The Authority is also receiving bids to replace 640 feet of rub

rail on the Bally's side of the Marina, in which FEMA will a portion of the rub rail and the Authority will pay the balance.

Mr. Dixon addressed concerns regarding the piers in the area of the Peninsula Condominium. The previous lessees had a 25-year lease, but failed to maintain the piers which are currently in deplorable condition. The condo slips reverted to the Authority at lease expiration. Slip tenants for these piers are not charged full rates due to the lack of power and/or water. There was discussion regarding refurbishing the slips, but to date no action has been taken, primarily due to lack of funds. Comm. Higgins suggested further discussion regarding the matter to determine what action is to be taken and in what order. Silting is the major priority, which would allow 23 slips to be put back in service.

PUBLIC COMMENTS

Mike Gillen – South Shore Harbor Tenants' Association

Mr. Gillen (South Shore Harbor Marina Association) addressed FEMA claims filed by the Authority associated with Hurricane Isaac and questioned if claims were filed regarding electrical pedestals on the piers which were submerged during Hurricane Isaac. Mr. Dixon advised that the electrical pedestals were inspected on two occasions by an electrical engineer, and repairs performed pursuant to public bid by a licensed electrician as indicated in the inspections.

Mr. Gillen advised of existing electrical issues and provided photos taken during Hurricane Isaac depicting standing water which covered the piers. Mr. Gillen noted that the main electrical feed to each pedestal is at the base of the pedestal, which is submerged in salt water. Breakers of this type must be replaced after exposure to salt water. As the breakers were not replaced, there are continuous electrical issues and deficiencies. A recent transient slip tenant was unable to receive electrical service due to deficiencies in the pedestal. Boaters continue to complain of burnt cables due to the circuit breaker not tripping properly. Mr. Gillen also addressed security cameras, defective and/or insufficient lighting, deficiencies in the security fence, broken and/or missing pilings, signage and restroom issues. Chair Settoon informed Mr. Gillen that the items would be taken under advisement. The issue with replacing the Marina restrooms is funding; the restroom must be placed 16 feet in the air to receive FEMA funding. Chair Settoon requested Mr. Gillen submit to the COO a list containing the ten worst electrical issues at South Shore Harbor Marina and the electrical inspector will be called out to review those items. A list should also be provided addressing the cleats. The Committee will use that as a starting point.

OLD BUSINESS

1) Update on bathymetric surveys

Chris Fenner, Stuart Consulting, advised two proposals (BFM, Dale Stockstill) were received out of three quotes solicited for a bathymetric survey. Proposers submitted a bid for each facility (Orleans Marina, South Shore Harbor and New Basin Canal). Stuart Consulting recommends awarding the contract to both companies for the facility that each were lowest on. A provision in the RFP allows awarding the contract to more than one company.

Chair Settoon offered a motion to accept both bids to the bathymetry surveys, seconded by Comm. Higgins and unanimously adopted.

2) Update on signs, design, locations (Swim at Your Own Risk, etc.)

Mr. Dixon advised that the signs were erected at Frank Davis Beach (Swim at Your Own Risk), the breakwater at the Frank Davis Beach (No Diving), and the Frank Davis Fishing Pier (No Swimming, No Diving), in bilingual language and with pictures. The swimming hole at Bayou St. John area also has signs on both sides of the water body.

3) Update on The Landing Music Festival (Sept. 25-27, 2015)

The COO advised that the location agreement was signed and contains a specific schedule and addresses specific concerns that were expressed at the Board meeting. Deadlines have been set on calendars for deposits, insurance and vendor releases. The producer will be on the property approximately two weeks in advance to work on clean up and set up and will stay a few days after the event to clean up. Everything is moving forward and extra parking will be used at the Airport to generate more revenue. The COO expects that once the September music event has passed, the parties will continue discussions regarding the long term lease.

NEW BUSINESS

4) Discussion regarding proposed major maintenance: South Shore Harbor

Mr. Dixon advised that the light pole for South Shore Harbor has been erected. The distributor will pay for replacing faulty bulbs that were included with the poles. It is recommended that bids be solicited once again for roof repairs at the covered boat slips. Two quotes were received, but the contractor chosen (Orleans Roofing) did not have the necessary longshoreman's insurance. Spiders are an ongoing problem for all outdoor areas. The Authority will spray the pedestals for spiders at a cost of \$300.00 per quarter. Regular chemicals cannot be used to spray for spiders because the pedestals are over water.

5) Discussion regarding proposed major maintenance: Orleans Marina

Mr. Dixon advised that 12-15 electrical meter pans must be replaced as they are 30 years old. Entergy will supply the meters, but not the pans. Lumber replacement on the slips is complete, and water and plumbing repairs will soon be underway. The next project is the water piping/supply to each boat, pier and slip. There are also issues with the alarm system, and the pull boxes, wiring and alarm system will soon have to be replaced. Staff is exploring the cost for an alarm system that could be piggy-backed with the wifi system. Currently, the wifi utilized through the tenant's association is apparently slow for today's modern uses such as streaming movies, TV, etc.

6) Discussion regarding website www.marinasinneworleans.com

The COO advised that the Marina websites were set up long ago and are outdated. Chair Settoon requested the Committee review the website and provide comments. The public can review agendas or minutes once they are approved on the website home page under the individual committees.

ANNOUNCE NEXT MEETING

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, August 4, 2015 at 10:30 a.m.

ADJOURNMENT

Commissioner Higgins offered a motion to Adjourn, seconded by Commissioner Brien and unanimously adopted. The meeting adjourned at 11:26 a.m.