

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY**  
**Minutes of the Marina Committee Meeting**  
**Tuesday August 4, 2015 – 10:30 A.M.**

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, August 4, 2015 at 10:30 a.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 10:33 a.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

**Furthermore Present:**

Comm. Thomas Fierke

**Staff:**

Cornelia Ullmann – Chief Operating Officer  
Sharon Martiny – Administrative Assistant  
Chuck Dixon – Marina Director  
Ben Morris – Airport Director  
Chanse Watson – Assistant Airport Director  
Lauren Broussard – Landside Operations Manager (Airport)

**Also Present:**

Al Pappalardo – Real Estate Consultant  
Jim Martin –DEI  
Stanton Murray – Murray Yacht Sales  
Tom Long – Lake Vista Resident

**Opening Comments**

Chair Settoon advised of boathouse two sites that need improvement (demolition) in the Orleans Marina. The remainder of his comments would be included in the agenda items.

**Adopt Agenda**

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

**Approval of Prior Minutes**

Approval of July 16, 2015 Marina Committee meeting - deferred.

**Current Marina Issues**

Chuck Dixon, Marina Director, advised that bids were solicited for the Pennick Dock repair. The Authority is currently using Iron Angle Construction for carpenters and laborers. Iron Angle was the lowest bid for man-hour, carpenters and laborers. The project includes replacement of board and cross braces with some on-site engineering. Approved plans for Pennick Dock replacement after Katrina will be used for the current repairs. The Authority will provide materials and repairs will be completed by the carpenter. There have been glowing reports from tenants and Iron Angle has done excellent work.

The fire alarm system at Orleans Marina is obsolete. Parts are no longer manufactured for the fire panel. The engineer will quote a price to replace from the main run back towards the building (the backbone of the system). Chair Settoon requested that wiring be designed around the potential new system and

suggested sensors be installed to indicate a change in temperature or smoke in the area. Any new wiring should conform to potential future needs of the Marina.

Mr. Dixon reported that the north and east wall of the Peninsula Condo slips have fallen into complete disrepair. The 40-foot boats (north wall) will be moved to available 40-foot slips or put in transient slips. Tying in demolition of the boathouses with demolition of the piers is an option as a barge will be in the area. Comm. Settoon suggested a master plan be developed for the east end of Orleans Marina from Sailboat Bay to the end of the Authority's jurisdiction.

Restrooms at South Shore Harbor have been painted, air conditioning replaced and vents have been installed. A new contract for custodial services is likely in the future. The electrical vault doors were replaced as the Marina shares electricity coming out of the Airport vault. Two responses were received (C.T. Traina and Iron Angle) for the rub rail project.

Bids were also received from internet providers (telephone and gate access). The two DSL lines will be removed and feed from the Airport Terminal Building will be accessed. South Shore Harbor Marina has phone and wifi for staff and steps are being taken to provide South Shore Harbor Marina tenants with wifi. Wifi services for tenants is expected to be included in slip rental fees.

Mr. Dixon updated the Committee on cleats at South Shore Harbor Marina. After Katrina, holes were drilled where the bolts were to be inserted. The bolt tied into Hilti epoxy that was filled to 4 inches, which is how the bolt stays in place. Comm. Higgins advised on the preferred method for securing cleats.

## **Old Business**

### **1) Update on bathymetric survey progress**

The COO advised that the contract for bathymetric surveys was signed. Work starts August 10, 2015. The cost of the survey of both marinas and New Basin Canal is \$33,000 and it is expected that grant money will be available for the dredging and surveys. South Shore Harbor will be surveyed first, followed by New Basin Canal and Orleans Marina. Chair Settoon clarified that two different proposals were received for the surveys, one proposal being less expensive for Orleans Marina and the other being less expensive for South Shore Harbor. The lowest bidder for each project will be hired. The survey should also indicate sunken vessels.

## **New Business**

### **2) Discussion regarding proposed uses for BP settlement funds**

The COO advised that the BP settlement is approximately \$900,000. Some of those funds are needed for cash flow due to the \$1.3 million needed for the Shelter No. 3 replacement project. The Authority is required to pay the \$1.3 million, which will be reimbursed by FEMA. Reimbursement can take from 3 to 6 weeks.

Chair Settoon requested that Marina Committee members prepare a wish list for the BP funds. Requests of committee members will be consolidated and possibly approved at the next Marina Committee meeting. The COO advised that the check should arrive in 45 days.

### **3) Discussion regarding Request for Qualifications for engineering services for pile rehabilitation, removal and/or demolition of certain boathouse**

Chair Settoon advised that two areas in the Orleans Marina are in need of demolition. Boathouses in the W series along the west end of Orleans Marina are dilapidated and a safety concern. One end of the Marina houses a stable of boathouses. One boathouse shares a common wall with a boathouse that was recently improved to offset negative effects of the adjoining boathouse.

Engineering support is required to advise how to move forward without damaging other boathouses.

Another boathouse was leased and taken over on the south end of that west strip. Improvements are underway, but it is hard to distinguish the demolition from construction and the construction may be out of code. Assistance is also needed to address environmental constraints regarding demolition over water and the release of debris into the water.

The COO stated that approximately 16 proposals were received in response to the engineering IDIQ Request for Qualifications, but no proposals reflected solid marina experience for this type of demolition work. Insurance requirements are out of the ordinary for this type of work as the contractor must possess longshoreman's insurance, which could discourage contractors from submitting proposals on this particular project. A mandatory tour of the site will be required for any contractor that submits a proposal.

Chair Settoon offered a motion to issue an RFQ for engineering support for demolition and related issue for the boathouses on the west side of the Orleans Marina, second by Comm. Higgins, motion passed.

#### **Announce Next Meeting**

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, September 1, 2015 at 10:30 a.m.

#### **Adjournment**

Comm. Higgins offered a motion to Adjourn, seconded by Comm. Brien and unanimously adopted. The meeting adjourned at 11:20 a.m.