

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
TUESDAY JANUARY 30, 2015 – 3:30 P.M.**

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, January 30, 2015 at 3:30 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 3:31 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
Comm. Glenn Higgins

FURTHERMORE PRESENT:

Chair Greg Ernst
Comm. Thomas Fierke

ABSENT:

Comm. Pearl Cantrelle

STAFF:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

ALSO PRESENT:

Gerry Metzger – Legal Counsel
Chris Fenner – Stuart Consulting
Bill Burke – Premier Event Management
Mike Gillen – South Shore Harbor Marina Assn.
Carl Hudson – Tenant at Orleans Marina
Tom Long - Resident
Tom Gault – South Shore Harbor Marina Assn.
George Phillipe – South Shore Harbor Marina Assn.
Steve Thibodeaux – South Shore Harbor Marina Assn.
Kurt Clements - South Shore Harbor Marina Assn.
Lori Clements - South Shore Harbor Marina Assn.
Don Helgeson – South Shore Harbor Marina Association

ADOPT AGENDA

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

APPROVAL OF PRIOR MINUTES

Comm. Brien offered a motion to approve the Marina Committee minutes of October 7 and December 2, 2014, seconded by Comm. Higgins and unanimously adopted.

CURRENT MARINA ISSUES

Mr. Dixon requested to give the Marina report as the issues are addressed.

PRESENTATIONS

Bill Burke - Premier Event Management

Three minute presentation regarding proposed events along Lakeshore Drive to South Shore Harbor

Bill Burke, Race Director/Owner - Iron Man New Orleans, stated that Ironman has been held at South Shore Harbor the last two years, which have been fantastic. The new developer is excited about the possibility of partnering this triathlon with some of events if a lease is acquired. A retail outlet will provide Ironman athletes and spectators something to do in that area. The only change made for this year's Ironman event is that the event will finish at South Shore Harbor where it starts. There will be a live entertainment starting at 11:00 a.m. The event will have ample media coverage that will honor the athlete who was tragically killed last year while training. There will be a big human interest story around the event. The athletes compete in a 56 mile swim, bike, run event. There will be approximately 2,500 athletes. The largest parking lot will be the transition area where bikes are stored, with additional lots being used for a trade show, fitness expo and live entertainment. Boaters docked in the Marina will receive a wrist band to access the event. Set up for the event is rather lengthy, but the event is completely cleared in approximately 12 hours. A donation/rental fee of \$20,000 will be provided to use that property.

OLD BUSINESS

1) Update regarding bulkhead repair near Peninsula Condos

Mr. Dixon advised that the bulkhead repair has been completed at a cost of \$2,865. Repairs were made with a concrete adhesive called Qwick Crete Water Stop Hydraulic Cement. There was a hole and the evidently the bulkhead was hit with something at the 90 degree.

2) Discussion regarding issuing an RFQ for design services for the South Shore Harbor Rub Rails. PW (grant money) has been written for a portion of the rails. PW amount approved for a portion of the rails - \$37,303. If approved, referral to Finance Committee. (Stuart Consulting Group)

Chris Fenner, Stuart Consulting, advised that money is obligated in a PW to cover design and installation of rub rails at South Shore Harbor Marina. The PW includes \$37,000 for construction and design for 1,500 linear feet of rub rail. Mr. Dixon clarified that 1,500 feet would cover to the end of the Peninsula with rub rail.

3) Discussion regarding marina rental rates in the Lake Pontchartrain area and on the Gulf Coast

Mr. Dixon advised that rental rates at Orleans Marina may be increased. Leases would be for a term of three years, with a 10% surcharge dedicated to major maintenance. Leases at South Shore Harbor Marina will be for one year with the same 10% surcharge dedicated to major maintenance. There will be a meeting with tenants at both marinas.

Chair Ernst advised that since Katrina expenditures have been focused on the Airport with not much left over for other assets. The 10% surcharge ensured that maintenance needs were address at Orleans Marina. Underlying rates go to overall operation of the Board.

Tom Long - Orleans Marina

Carl Hudson – President, OMTA

Mr. Long and Mr. Hudson spoke against rent increases at Orleans Marina and advised that in the last 10 years Orleans Marina had a 45% increase in rental rates. It was opined that next a surcharge for insurance and water might be added to the next set of leases. Raising the rent too much will encourage Orleans Marina tenants to move to Municipal Yacht Harbor when that marina is opened.

Mike Gillen – South Shore Harbor Marina Tenant

Mr. Gillen spoke against a rental rate increase at South Shore Harbor Marina. South Shore Harbor Marina has no fuel, no laundry, one toilet and one shower in

the men's and ladies restrooms, no vending machines and the electrical service is unreliable. Tenants currently at South Shore Harbor are not getting what we are paying for now. Comm. Settoon advised Mr. Gillen to put all concerns in writing and forward to the COO so those concerns can be distributed to the commissioners to address when preparing the budget.

Gail Matherne – South Shore Harbor Marina tenant

Ms. Matherne spoke regarding lack of washroom facilities and suggested the Authority purchase trailers that contain restrooms. In the event of a hurricane the trailers are hooked up and driven away.

4) Discussion regarding improved internet access at South Shore Harbor Marina.

Mr. Dixon advised that Beacon Wifi is a wifi company that services only marinas. Beacon performed a site survey of Orleans Marina and South Shore Harbor Marina and provided a quote of \$8,350 for Orleans Marina and \$19,500 for South Shore Harbor Marina or \$30,000 for the two Marinas, which is a one-time cost to install. Monthly charges are \$449 per month for 12 months at each marina.

The marinas also need internet access. Cox Cable currently services Orleans Marina and the cost is \$660 for internet. Universal is the provider of the voice over IP who is working with Airport staff to beam a signal from the Airport to the Fire Station and to South Shore Harbor. The Authority will share the \$2,500 monthly expense on internet. Mrs. Wagener advised that there is internet at both facilities. The facilities are miles apart and they each have their own independent internet service. For 2016, Mr. Dixon is planning to rent equipment so we can boost our signals because we are having trouble. In 2016 Mr. Dixon is hoping to give wifi to the tenants as well. The figures are just for the two marina offices.

The COO advised that phone service is not good by South Shore Harbor Marina and the Airport. AT&T is requesting to put in fiber optic cable for an airport terminal tenant. Perhaps AT&T would be more willing to install the fiber optic cable

5) Motion for approval to authorize Stuart Consulting Group, Inc. to provide engineering services under an IDIQ contract to develop plans to convert North Wall slips to 40 foot slips and East Wall slips to 50 foot slips. If approved, referral to Finance Committee for increase in IDIQ contract

The COO advised that this is under an IDIQ contract to develop plans to convert the north and west wall slips in Orleans Marina to larger slips. As this project will go over the IDIQ budget for this fiscal year the issue will be referred to the Finance Comm.

Mr. Dixon advised that converting the slips will not reduce the necessary width of the fairway. Slips would be the standard width. The north wall slips can be replaced with larger slips that bring more revenue to the Authority.

Comm. Brien offered a motion to recommend approval to the Board to authorize Stuart Consulting Group, Inc. to provide engineering services under an IDIQ contract to develop plans to convert North Wall slips to 40 foot slips and East Wall slips to 50 foot slips, seconded by Comm. Higgins.

NEW BUSINESS

1) South Shore Harbor: Discussion regarding consecutive channel markings for continual guidance, and water side signage at the entry to the harbor.

Mr. Dixon addressed the fuel truck request and advised that information was requested from a company called Purchasing Incentives. To date, no information has been received, despite being requested on several occasions. It may be that

the demand for a fuel truck is not quite enough for companies to service. Channel markings belong to the Authority, and were signed off by the Coast Guard. The Coast Guard advised not to move the two markings in the shoaled area. Once the markers are received and installed, the Coast Guard will distribute A Notice to Mariners for six weeks, which will broadcast over the radio. Two floating markers will be installed in the channel that indicate where shallow water begins.

Mike Gillen, Director, South Shore Harbor Marina Assn., advised that major improvements are needed to keep people at South Shore Harbor and draw additional people. Consecutive channel markings are necessary for guidance at night into an unknown harbor. The consecutive channel markers go from number 7 to number 13 so the boater does not have the guidance needed at night. Proper channel markings should be installed in consecutive order.

2) South Shore Harbor: Discussion regarding trucking in fuel.

Mr. Gillen advised that an agreement is close regarding the ability to truck in fuel on a weekly or monthly basis for boaters at South Shore Harbor. Boaters currently do not have access to fuel at the marina. A fuel truck at the marina would encourage other boaters to come and it would be a convenience to the existing boaters. A licensed and trained truck pump operator could deliver fuel on an as needed basis. Fuel trucks are available and carry the liability policy, the spill kit and the pump operator is licensed to operate the equipment.

Chair Settoon advised that satisfactory answers have not been provided regarding several fuel truck issues. The proposal for the former Bally's site includes a fuel dock, but that is years away from now.

3) Introduction of 2015-2016 budget for Orleans Marina and South Shore Harbor.

Chair Settoon advised that the Authority must submit a budget to the legislature, which is due by April 1, 2015. The 10% surcharge at Orleans Marina will address maintenance issues. The COO noted that employees are divided between the Marinas. Mr. Dixon added that there is one Administrative Assistant at Orleans Marina and one at South Shore Harbor. There is one security guard at South Shore Harbor Marina along with Mr. Dixon. Janitorial services cost \$1,000 per month and are for cleaning the men's and lady's restrooms and showers. There are also 10 trash cans that are emptied and the office trailer is cleaned.

Contractual Services (publications) cost of \$4,500 is to publish the meeting minutes and agendas as required by state law. Agendas and meeting minutes are spread over the various assets. Audience members and marina tenants advised that they were informed of meetings by word-of-mouth and at the marina, not by the newspaper. Health care insurance decreased by \$7,000 for 2015 due to a change in carriers. The rate was further reduced in 2016. The credit card administration expenses of \$24,000 are fees the Authority pays to take credit card payments. The credit card company charges a fee to process those payments, and is easily incorporated in the Authority's slip software.

The COO addressed the millage and advised that taxes are collected in December. The Authority should get a check at the end of January or beginning of February with another small check in March. The Authority will receive money in January of 2016 for 2015 as Orleans Parish residents for 2016 taxes in December of 2015. The amount of millage the Authority will receive is initially approximated at \$600,000.

Chair Ernst explained that the last couple of years the Authority has not had a steady income stream other than rental income from tenants and real estate leases. Once the millage is received, the Authority can dedicate a portion of that millage to the various assets and Marinas, which have been neglected.

ANNOUNCE NEXT MEETING

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, January 6, 2015 at 10:30 a.m.

ADJOURNMENT

Commissioner Brien offered a motion to Adjourn, seconded by Commissioner Higgins and unanimously adopted. The meeting adjourned at 11:24 a.m.