

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY**  
**Minutes of the Marina Committee Meeting**  
**Tuesday July 12, 2016 – 4:30 p.m.**

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, July 12, 2016 at 4:30 p.m., in the 2<sup>nd</sup> Floor of the Lake Vista Community Center located at 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 4:32 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

**Present:**

Chair William Settoon  
Comm. Glenn Higgins  
Comm. Stanley Brien

**Staff:**

K.J. Schwingshaki – Executive Assistant  
Sharon Martiny – Administrative Assistant  
Chuck Dixon – Marina Director  
Adam Mansur – Maintenance Director

**Also Present:**

Steve Nelson – Stuart Consulting  
Jim Martin - DEI  
Michael Liebert – Orleans Marina tenant  
Karl Hudson - Orleans Marina tenant  
Ray Landeche – Lakeshore Subdivision

**Adopt Agenda**

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

**Approval of Prior Minutes**

Comm. Brien moved to approve the minutes of the June 14, 2016 Marina Committee meeting, seconded by Comm. Higgins. Motion passed.

**Report on Current Marina Issues – Chuck Dixon, Marina Director**

Chuck Dixon, Marina Director, reported that new lease applications have been posted on the NFPAMA website. The deadline to submit has been extended by 15 days, with lease applications due back by July 1, 2016. Currently, 50% of the lease applications have been received from South Shore Harbor tenants and 75% have been received from Orleans Marina tenants.

**Old Business**

**1) Discussion and approval to proceed with Pennick Dock repairs using available FEMA reimbursable funds**

The E.D. advised that FEMA funds are available for repairs to the Pennick Dock, and are 75% refundable. There has been discussion regarding using flow through panels for the repair, but those panels are cost prohibitive. Staff will proceed with dock repairs caused by Hurricane Isaac as those repairs are within the spending authority of the E.D. The total cost to repair the Pennick Dock is \$20,000 with the Authority responsible for \$5,000.

**2) Status of bid specs for boathouse demolition**

Jim Martin, DEI, advised that the cost for writing bid specs for the boathouse demolition is approximately \$49,000. DEI is ready to sign the contract and begin writing those specs. DEI will assist with writing the specs and going through the bid and permitting process. The pre-bid conference is not mandatory. Specs will include a provision that will ensure the contractor protects all existing structures

and boats during the demolition process. The contractor will also be required to place booms in the water. Pilings will be cut to the mudline. The location of cut pilings will be given to the architect selected to develop plans and specs for the new boathouse development in order to prevent new pilings from being driven in the same area. This item requires no Board action as it is informational only. The Authority is awaiting the bid specs prior to any action being taken.

### **3) Update on bulkhead repairs at Orleans Marina**

Adam Mansur, Maintenance Director, reported that all concrete near the bulkhead failure was removed to examine the sheet pile. PADS will begin to repair the failure on July 13, 2016 by inserting a mesh fabric and filling the void. The area will be repaved and limestone may be placed over the top. Steve Nelson, Stuart Consulting, advised that the soil is eroding, but the sidewalk is solid. The mesh fabric will be inserted to provide support to the bulkhead. The cost for the repair is \$21,000. Repairs are expected to last three to four years, giving the Authority time to determine a method and means to replace the entire bulkhead. Repairs are expected to be complete within 30 days.

### **Old Business**

#### **1) Discussion regarding charging “live a-board” fee in he 2017 Marina leases**

Comm. Higgins advised that the Authority currently charges tenants no additional fee for live a-boards. A \$100 per month live a-board fee should be put in place as tenants are occupying space from the Authority that could be defined as living space. The live a-board fee will generate approximately \$84,000 annually in revenue from the 30-40 tenants that live on their boats in the two Marinas. The E.D. noted that live a-boards pay for their own electricity and water. Prior to charging a fee for live a-boards, needed improvements must be completed at the Marinas. The fee is pre-mature for the 2017 leases.

Michael Liebert, Orleans Marina live a-board tenant, stated that rent and mooring fees were \$394 per quarter in 1986 as opposed to the current monthly rate of \$967. Live a-boards are an asset to the Marina and provide extra security when other tenants are away from the Marina. Live a-boards also detect and assist with sinking vessels, help to tie up boats during storm events, and were key in preventing unnecessary destruction during Hurricane Katrina. Security guards providing guard services at the marinas are unskilled, inadequate and have no knowledge relating to marine issues. After discussion, the Committee decided to table the issue.

### **Announce Next Marina Meeting**

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, August 9, 2016 at 4:30 p.m.

### **Adjournment**

Comm. Higgins offered a motion to Adjourn, seconded by Comm. Brien and unanimously adopted. The meeting adjourned at 5:27 p.m.