

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Marina Committee Meeting
Tuesday February 7, 2017 – 4:30 p.m.

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, February 7, 2017 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.

Chair Arrigo called the meeting to order at 4:34 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Chair Roy Arrigo
Comm. Chris Morvant
Comm. Wilma Heaton
Comm. Stanley Brien

Staff:

Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

Also Present:

Gerry Metzger – Legal Counsel
Karl Hudson – Orleans Marina Tenant
Delaney Martin – New Orleans Airlift

Opening Comments

Chair Arrigo stated there are many things going on at the Marinas such as ongoing Pennick Dock repairs, Pier Repairs at Orleans Marina, and the Boathouse Demolition project.

Adopt Agenda

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

Approval of Minutes

Comm. Brien moved to approve the minutes of the October 4, 2016 Marina Committee minutes, second by Comm. Morvant. Motion passed. Comm. Morvant moved to approve the minutes of the November 1, 2016 Marina Committee minutes, second by Comm. Brien. Motion passed.

Public Comments

None.

Presentations

Delaney Martin - New Water Music Event

Ms. Martin informed the Committee that the event is a free public performance featuring the La. Philharmonic Orchestra and over 100 musicians performing on a barge. Those included in the performance are Yotam Haber, art performance group New Orleans Airlift, the La. Philharmonic Orchestra and a coalition of coastal advocacy groups. The event will seek to unite audience and participants from all backgrounds and to highlight the New Orleans coastal erosion crisis affecting land and residents. The event will consist of local musicians, food vendors, and Waggoner & Ball will create forms and spaces out of net enclosures. Boats will be decorated and on display similar to the Blessing of the Fleet event. The event is scheduled for Saturday April 8, 2017, with Sunday April 9, 2017 being a reschedule date in the event of inclement weather.

Chair Arrigo added that the Authority would enter into a Location Agreement with the La. Philharmonic Orchestra and New Orleans Airlift with a location usage charge set a \$250.00 for this non-profit event. Parking will be available at the old Naval Reserve Facility and shuttle busses will be provided as transportation between the site and the parking area. Chair Arrigo moved to recommend entering into a Location Agreement with the La. Philharmonic Orchestra and New Orleans Airlift, second by Comm. Morvant. The motion passed and the item will be included on the February 23, 2017 Board Agenda for approval.

Report on Current Marina Issues - Marina Director

Mr. Dixon reported on the following issues:

Old Business

- 1) Discussion regarding mandatory Pre-Bid Conference on February 14, 2017 at 10:00 a.m. for repairs to Orleans Marina, which bids are due February 22, 2017 at 2:00 p.m.**

Chuck Dixon, Marina Director, advised that the mandatory Pre-Bid Conference was scheduled for February 14, 2017, and the bids are due February 22, 2017. The bids will be reviewed by the Marina Committee and the contract will be awarded to the lowest bidder.

- 2) Discussion and approval for Marina Committee to review bids and recommend to the full Board to award the contract at the February 23, 2017 Board meeting to the lowest bidder for the Orleans Marina pier repairs.**

Bids will be brought before the full Board for approval of a contract to the lowest bidder at the February 23, 2017 Board meeting. The scope of the work is to complete all work previously started at Orleans Marina. Boards that are to be taken up have been marked with paint. All materials and supplies on hand will be used before purchasing additional materials to complete the Pier Repair project. As repairs are made, each pier will be inspected on a daily basis. Mr. Metzger advised that this project will proceed as a public works project. There will be a checklist to make sure that the low bidder has complied with the Public Bid Laws. Chair Arrigo recommended this issue go directly to the Board.

- 3) Discussion and update regarding the Pennick Dock repairs**

Mr. Dixon advised that the Pennick Dock repairs are underway.

- 4) Discussion and update regarding demolition of Boat Houses**

Mr. Metzger advised that the contract for Construction Management Enterprises for the Boathouse Demolition project is complete. I added protection clauses for the owner because there are no default clauses. This will be administered by Mr. Dixon. The contract will be reviewed by Mr. Dixon, sent to Construction Management Enterprises for signature, and presented to the Chairman for signature.

New Business

- 5) Discussion regarding Orleans Marina East End Promenade repair estimates**

Mr. Dixon advised that there are the same subsidence issues at the East Promenade. The area is tapped off and coned to prevent safety hazards.

- 6) Discussion and approval of the FY 2017/2018 slip leases**

Mr. Metzger advised that the lease has been reviewed and there are some recommended changes. There has been a request for a Waiver of Subrogation for the liability insurance that the tenant is required to produce and they cannot get that Waiver. The recommendation is to remove that request for Waiver as it is not realistic. The lease is a tight lease in favor of the lessee. Marina fees will have to established going forward as far as sewerage and water charges.

Ngoc Ford, Deputy Director, suggested this item be put on the Marina Agenda in the future during the month of January or February in order to give staff sufficient time to collect the leases from each slip tenant prior to the beginning of the new lease. The leases run from July 1 to June 30 each year, and documentation should be submitted prior to May 1 of the lease term.

Mr. Metzger discussed the language in the lease regarding the 30-day written notice if a tenant does not wish to renew the slip lease. That is for people in good standings who are fulfilling their obligations in the lease. The language could be changed to 60 days to give the tenant more time to find another slip to lease and move the tenant's boat if the Authority does not wish to renew the slip lease, but that is a shorter fuse for the lessor. The tenant will know on May 1, 2017 that he is not getting another lease at Orleans Marina. The Authority has a delinquency problem with slip tenant. There was another change made with Special Events that will cover the new theme park and is aimed at South Shore Harbor regarding peaceable possession. Lessor has the right to host special functions at South Shore Harbor, and this clause will be included in the South Shore Harbor and Orleans Marina leases to cover possible movie shoots at Orleans Marina.

Chair Arrigo offered a motion to recommend to the Board approval of the new 2017-2018 slip leases, second by Comm. Morvant. The item will be included on the full Board Agenda.

7) Discussion regarding New Water Music event produced by non-profit organization New Orleans Airlift/La. Philharmonic Orchestra scheduled for April 8, 2017 from 6:00 a.m. until 8:00 p.m.

This item was discussed under Presentations.

Announce Next Marina Committee Meeting

Comm. Arrigo announced the next Marina Committee meeting is scheduled on Tuesday March 7, 2017 at 4:30 p.m.

Adjournment

Comm. Brien offered a motion to Adjourn, seconded by Comm. Morvant and unanimously adopted. The meeting adjourned at 5:50 p.m.