

Minutes of Non-Flood Protection Asset Management Authority
Marina Committee Meeting
February 8, 2018 @ 3:30 P.M.

Present:

Commissioner Roy Arrigo
Commissioner Wilma Heaton
Commissioner Chris Morvant
Commissioner Stan Brien

Staff:

Executive Director Jesse Noel
Executive Assistant Kim Vu
Helaine Millner – Orleans Marina

Also Present:

Ben Montgomery – Premium Parking
Kirsten Erwin – Premium Parking
Mike Davidson – Premium Parking
Karl Hudson – Orleans Marina

The Marina Committee of the Non-Flood Protection Asset Management Authority met on Thursday February 8, 2018 at 6001 Stars and Stripes Blvd. in the Lakefront Airport Terminal Building in the first-floor runway café. Commissioner Arrigo called the meeting to order at 3:44 P.M.

Motion to adopt agenda:

Comm. Arrigo offered to accept a motion to adopt the agenda, motion by Comm. Morvant, second by Comm. Brien, and all were in favor.

Opening Comments:

Commissioner Arrigo stated that the agenda items for the meeting will be thoroughly covered in the director's report.

Public Comments:

Mr. Karl Hudson, from Orleans Marina, inquired about the water issues at the marinas from the recent inclement weather resulting in the maintenance staff performing freeze repairs needed at both marinas. Mr. Hudson further offered public help from the marina tenants to assist with the maintenance staff, if needed, with fixing the water issues at both marinas.

Director's Report:

E.D. Noel gave an administrative update regarding the status of RFQ's received on security services for the marinas. He also gave a freeze weather update that impacted both marinas and required major repairs. E.D. Noel will continue to send continuous updates to all staff and tenants regarding the water issues caused from the freeze. E.D. Noel also stated that he attended the International Marina Boat Conference with Commissioner Arrigo and Mr. Robertson, Director of Operations, recently. E.D. Noel explained that there were many different types of vendors and there was a lot of potential for the marinas in the future.

Presentation:

- a) **Harbor account management by Premium Parking**

Mr. Ben Montgomery, President of Premium Parking, along with his representatives Kirstin Erwin and Mike Davidson, gave a brief presentation on what their company Premium Parking can offer for harbor account management to both marinas.

Old Business:

a) Motion to recommend a contract with ____ for Marina Tenant Management and Collection

E.D. Noel explained that due to the inclement weather recently, all staff has been working hard to fix all the issues at the marinas. Therefore, staff is not ready to recommend a contract for Marina Tenant Management yet.

Motion to defer recommendation moved by Commissioner Stan and second by Commissioner Morvant and all were in favor.

b) Discussion regarding High Speed Internet service (wi-fi) for Marina Tenants

E.D. Noel explained to the marina committee that offering high speed internet service is typically a common amenity at other marinas. He would like to propose the idea of offering it to tenants at both marinas. The marina committee agreed that they would like to start offering this amenity to the tenants, so they will allow E.D. Noel and staff to handle the process.

New Business:

a) Discussion regarding 2018 Marina leases

E.D. Noel discussed amending some of the terms in the marina leases. He suggested some slight changes including the size of vessel and rate chart. Also, he would like to move forward to future digital leases for tenants who don't reside in New Orleans to make it easier for them. All of the commissioners of the marina committee approved of this idea.

b) Discussion regarding Marina janitorial services

E.D. Noel wished to recommend a different vendor to handle both marina janitorial services. He plans to accumulate maintenance proposals to bring back to the marina committee to decide which contract will work out best for both marinas moving forward. The commissioners asked if this new contract could include picking up trash at both marinas and E.D. Noel agreed that it should be negotiable once staff recommends a service company.

Motion to recommend different vendor for marina janitorial services moved by Commissioner Brien, second by Commissioner Morvant and all were in favor.

c) Motion to recommend an agreement with Reddy Ice to install ice vending machines at both marinas

E.D. Noel wanted to recommend an added amenity including bulk ice vending machines at both marinas. Staff has recommended Reddy Ice to be installed at both marinas. This would be very helpful to marina tenants who need ice and they will be able to purchase a 10 lb. bag of ice as needed.

Motion to recommend an agreement with Reddy Ice moved by Commissioner Morvant, second by Commissioner Brien, and all were in favor.

Commissioner Arrigo announced that the next marina committee meeting will be held on Thursday March 15, 2018 at 3:30 PM.

Motion to adjourn by Commissioner Morvant and second by Commissioner Brien, and the meeting adjourned at 4:58 P.M.