

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
HELD ON TUESDAY, FEBRUARY 11, 2020**

PRESENT: Chair Esmond Carr
Vice Chair Chris Morvant
Commissioner Roy Arrigo
Commissioner Stanley Brien
Commissioner Robert Romero

STAFF: Louis Capó – Executive Director
Madison Bonaventure – Assistant to the Executive Director
Sarion Granger – Human Resources Analyst
Daniel Hill – Director of Engineering & Operations
Helaine Millner – Orleans Marina Manager

PUBLIC: Tom Long – Corporate Communications
Donald Jerolleman – SLFPA-E (Project Manager)
Karl Hudson – Orleans Marina

The Marina Committee of the Lakefront Management Authority met on February 11, 2020, in the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana.

Chair Carr called the meeting to order at 3:31 p.m.

Opening Comments: None

Motion to Adopt Agenda:

A motion was offered by Commissioner Brien, seconded by Commissioner Morvant, and unanimously adopted, to adopt the agenda.

Motion to Approve Minutes:

A motion was offered by Commissioner Brien, seconded by Commissioner Morvant, and unanimously adopted, to approve the minutes of December 10, 2019.

Director's Report:

Louis Capó, Executive Director, reported that the fire alarm pull boxes have been repainted and signage has been placed at the Orleans Marina. He stated that all fire extinguishers will be replaced at South Shore Harbor and the Orleans Marina.

Mr. Capó reported that the lights on Pier 1 have been repaired at Orleans Marina.

Daniel Hill, Director of Engineering & Operations, reported that the bathroom vanities in the men's and women's upstairs restrooms have been repaired at the Orleans Marina, the drinking fountains in South Shore Harbor are functional and new counter tops were installed in the laundry room at Orleans Marina.

Mr. Hill reported that an 8-inch water main is broken on Stars & Stripes Boulevard, and a contractor is onboard to directionally drill a new line underneath the road to prevent inconveniencing the tenants at South Shore Harbor and the Federal Aviation Administration (FAA) Tower.

He announced that the general survey has been completed for the parking lot sinkholes in the Orleans Marina. The contractors discovered that 1/3 of the pipes were full of shells and there is a hole in one of the pipes. Mr. Hill stated that the contractors are waiting on the water levels to subside so that they can repair the potholes. In addition, he said a bathymetric survey will be performed along the bulkhead to determine the condition of the bulkhead.

Mr. Hill stated that signage and instructions for use for the oil disposal site at South Shore Harbor will be created and vetted by the Committee.

He announced that he will provide a bid date for the South Shore Harbor Dredging project at the Board Meeting on March 26, 2020.

Mr. Hill stated that a quote package for the repairs of the finger piers is being prepared, and life safety items will be installed on all the piers at South Shore Harbor.

Public Comments: None

Old Business: None

New Business:

- 1) **Discussion regarding updating and revising the annual leases of South Shore Harbor and the Orleans Marina:**

Mr. Capó explained that a clause in the lease states that the Lakefront Management Authority must wait six hours before they can interfere when a vessel is sinking in the Marinas. He stated that this issue encouraged the Authority to update and revise the

annual leases moving forward. Mr. Capo suggested that the Authority should wait an hour before they take action to prevent the vessel from sinking. Gerry Metzger, Legal Counsel, suggested that the Authority expand the provisions of the leases. Commissioner Romero asked how the Authority certifies that the tenant possesses loss provision and liability insurance. Mr. Metzger responded that the tenants must submit loss provision and liability insurance annually to comply with their lease. Mr. Metzger announced that staff will alter the language in the lease and present to the Committee for approval at the next March meeting.

2) **Discussion regarding the purchase of fire extinguishers for the Orleans Marina:**

Mr. Capo explained that if the Authority purchases fire extinguishers for the Orleans Marina and South Shore Harbor, then the project will be over budget. He suggested that the Authority split the project into two separate purchase orders. Commissioner Brien inquired about the lifespan of the fire extinguisher. Daniel Hill, Director of Engineering & Operations, responded that the lifespan of a fire extinguisher is approximately ten years. Chair Carr questioned the vast cost difference between the estimates. Mr. Hill responded that he was uncertain why the cost differences between the estimates were so significant. Commissioner Romero asked if the purchase of fire extinguishers required a bidding process. Mr. Capo responded that the purchase of fire extinguishers doesn't require a public bidding process. Mr. Hill announced that Clement Fire & Safety was the lowest responsive bidder.

4) **Discussion and recommendation for approval to place buoy restricting access signage at the transient slip and unleased open slips:**

Mr. Capo stated that boaters are docking their boats in open slips at South Shore Harbor without signing a lease with the Lakefront Management Authority. He proposed that the Authority place a chain and buoy with signage at the piers to restrict access to the open boat slips. Chair Carr inquired about the repercussions for docking a boat in an open slip without a lease. Gerry Metzger, Legal Counsel, responded that he suggested that police should be notified because the boater would be trespassing. Commissioner Arrigo inquired about the difference between transient boat slips and unleased boat slips. Helaine Millner, Orleans Marina Manager, responded that transient slips are available for boaters who contact the Orleans Marina if they want to dock at night and stay short term whereas the open, unleased boat slips require a lease. She suggested that access to the unleased slips should be restricted. Karl Hudson, Orleans Marina tenant, suggested that the Authority purchase a wooden 2'x 4' to create a visual barrier instead of metal chains because the 2'x 4's are cheaper and more difficult to remove. Commissioner Morvant suggested that the Authority purchase reflective tape to mark the area. Chair Carr stated that the Authority should locate a vendor that will provide a cost to remove the abandoned boats and a cost to install a deterrent to prevent boaters from docking in unleased boat slips.

5) **Discussion regarding the preliminary budget.**

Mr. Capo discussed the draft of the Proposed Budget for Fiscal Year 2020-2021 which will commence on July 1, 2020. He reported that there may be a slight increase in revenue due to new slips in the Peninsula Condominiums. Mr. Capo stated that \$1.357 million dollars in revenue is projected for the upcoming fiscal year.

Announcement of next Marina Committee Meeting:

1) **Tuesday, January 14, 2020 – 3:30 P.M.**

Adjourn:

A motion was offered by Commissioner Arrigo, seconded by Commissioner Morvant, and unanimously adopted, to adjourn. The meeting was adjourned at 4:40 PM.