

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
REGULAR MEETING OF THE MARINA COMMITTEE  
HELD ON TUESDAY, March 15, 2022**

PRESENT: Chair Dawn Hebert  
Vice-Chair Renee Lapeyrolerie  
Commissioner Stanley Brien  
Commissioner Esmond Carr  
Commissioner Thomas Fierke

STAFF: Louis Capo – Executive Director  
Winifred Christopher – Assistant to the Executive Director  
David Martin– Director of Engineering and Operations

ALSO

PRESENT: Gerard G. Metzger – Legal Counsel to the LMA  
Thomas Long

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The Marina Committee of the Lakefront Management Authority met on Tuesday, March 15, 2022, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

Chair Hebert called the meeting to order at 3:30 P.M. and led in the pledge of allegiance. Director Capo called the roll, and a quorum was present.

**Opening Comments:**

Chair Hebert requested an update:

- The aging reports at both Orleans and South Shore Harbor Marina.
- Go Parks
  - Status on \$3.00 Compliance Fee
  - Yearly Figures on rental collections

**Motion to Adopt Agenda:**

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

**Motion to Adopt Minutes:**

A motion was offered by Commissioner Fierke, seconded by Commissioner Brien, and was unanimously approved to adopt for January 18, 2022.

**Director's Report:**

Director Capo stated that all items covered under the directors' report will be covered under the new business on the agenda.

- However, he explained that there has been interest in the ship store, former PT Boat Slip, the peninsula with individuals asking about funding, and how the money would be spent.
- He spoke about expired leases:

- 12 long term leases
  - Tenants who prepaid their leases in the early 1980s and 1990s and the LMA currently receives zero revenue.
- Modifications list 90 days advance notices
  - All Marina leases renew in June
  - When new leases are signed they will reflect the same current rates

Director of Engineering David Martin provided an update on:

- Bids on the Ship Store
- Filling of soil under Orleans Marina promenade that had subsided
- Stated he was awaiting bids from Starcomm Solutions about security camera and electrical

Harbor Master Bruce Cain update the committee on:

- Bathrooms and Portlets at South Shore Harbor
- Purchased tarps for the gazebos
- Filling of soil under Orleans Marina promenade that had subsided
  - Ideas to purchase soils and have filled by LMA maintenance staff
  - Long-term solution of letting it completely wash out and complete a full repair and replacement. However, being cautious that it may be a trip hazard
- South Shore:
  - The old marina server will be removed from the trailer
  - The trailer will be moved to a secure site until the auction, which is currently scheduled for May 26, 2022.
  - Stated that LMA is currently working on gate security in conjunction with obtaining security cameras.

**Public Comments:**

Tom Long – Orleans Marina Tenant

- Inquired about the legitimacy of the Go Park fees

**Old Business:**

**1)Update on marina issues.**

- Bruce Cain, Harbor Master provided the Marina Committee with updates during his director's report.

**New Business:**

**1)Recommendation for approval for a Task Order No. 3 to the existing IDIQ Engineering Contract with Design Engineering, Inc. (DEI) in the amount of \$40,902.50 for the Design and Bid of Timber Repairs at South Shore Harbor Marina.**

Director Capo explained that new business items one and two are very similar:

- He explained that the LMA previously issued a task order, requesting that this committee approved and move forward to the full board as a separate task order for the design of the required improvements. The questions then raised in the past could the LMA use the previous reports and put them back out for bid.

- This additional work has to be performed from a technical standpoint, contracts have to be written. Structural details have to be reviewed and approved.
- Both of these consultants on the proposals were asked to evaluate the potential replacement of the existing finger piers with floating docks that are safe and cleared for hurricanes.

A motion was offered by Commissioner Fierke, seconded by Commissioner Carr, and was unanimously approved.

**2) Recommendation for Approval for a Task Order No. 2 to the existing IDIQ Engineering Contract with Batture, LLC in the amount of \$39,866 for the Design and Bid of Timber Repairs at Orleans Marina.**

A motion was offered by Commissioner Fierke, seconded by Commissioner Carr, and was unanimously approved

**3) Review and discussion of the Fiscal Year 2022-2023 General Operating and Capital Project Budget.**

- Director Capo presents the proposed fiscal year for 2022-2023 Marina via handouts and projection presentation.
  - Handouts included chart accounts description, the fiscal year 2021-2022 current actuals, and the fiscal year 2022-2023 proposed budget that was previously given.
  - Director Capo gave a quick overview of the important points regarding the operations budget.
  - At the next board meeting, we will adopt the budget for the fiscal year that will start on July 1st. This will be the budget going forward which can be amended at any point in time.
  - From all available sources of funding, we have proposed \$970,000 for major maintenance and capital improvements at Orleans Marina.
  - Outstanding repairs include mold remediation and roof repairs for the harbormaster building at Orleans Marina.
  - We have budgeted \$100,000 for security cameras at Orleans Marina.
  - From all available sources of funding, we have proposed \$1,020,000 for major maintenance and capital improvements at South Shore Harbor Marina.
  - We are reviewing a plan to replace the floating docks, just north of the blue-covered boat slips.
  - We have budgeted \$200,000 for a laundry and restroom facility for South Show Harbor
  - We have budgeted \$100,000 for security cameras at South Shore
- The total for LMA as a whole is approximately \$3 million, and those funds will come from our Lamp accounts to pay for additional improvements on all of our properties.
- Cautions that of today, we have only received approximately \$20,000 in Ad Valorem tax so far this fiscal year.
  - Director Capo concluded with a brief synopsis of the Capital Projects Budget.
  - Commissioner Meadowcroft inquired if the by-laws committee could provide clarification on how to solicit bids.

**Announcement of next Marina Committee Meeting:**

**1) Tuesday, April 19, 2022– 3:30 P.M.**

**Adjourn:**

A motion was offered by Vice-Chair Lapeyrolerie, seconded by Commissioner Fierke and unanimously adopted, to adjourn. The meeting was adjourned at 5:03 PM.