

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
HELD ON TUESDAY, MARCH 16, 2021**

PRESENT: Chair Stanley Brien
Vice Chair Renee Lapeyrolerie
Commissioner Howard Rodgers
Commissioner Esmond Carr (*entered at 3:33 PM)

ABSENT: Commissioner Thomas Fierke

STAFF: Louis Capo – Executive Director
Daniel Hill – Director of Engineering & Operations
Madison Bonaventure – Assistant to the Executive Director
Brad Vanhooose – Harbor Master

PUBLIC: Gerard Metzger– Legal Counsel to the LMA
Karl Hudson– Orleans Marina Tenant
Tom Long– Orleans Marina Tenant

The Marina Committee of the Lakefront Management Authority met on March 16, 2021 at the New Orleans Lakefront Terminal Conference Center located at 6001 Stars and Stripes Blvd., New Orleans, Louisiana, 70126.

Chair Brien called the meeting to order at 3:31 P.M., and Vice Chair Lapeyrolerie led in the pledge of allegiance. Executive Director Louis Capo called the roll, and a quorum was present.

Opening Comments:

None

Motion to Adopt Agenda:

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

Motion to Approve Minutes:

A motion was offered by Commissioner Rodgers, seconded by Commissioner Lapeyrolerie, and was unanimously adopted, to approve the minutes of February 9, 2021.

Commissioner Carr entered the meeting.

Director's Report:

Gerard Metzger, Legal Counsel to the LMA, said that Sintes Boatworks would be renewing their lease, and their business provided essential services to the marina. He said the Commercial Real Estate Committee would vote on the issue whether or not to recommend the lease, and the proposed term would be an initial 10-year period with two (2) 10-year options to renew.

Director Capo said an appraisal had been conducted, and they would be paying a new rate on land, water bottom, and improvements.

Public Comments:

Tom Long said there was a month-long waitlist for services at Sintes Boatworks, and he and other tenants utilized and appreciated their services.

Old Business:

1) Discussion regarding bathroom facilities at the marinas.

Director Capo explained that facilities needed to be improved for existing tenants and to attract new tenants.

Chair Brien inquired about the occupancy rate of South Shore Harbor Marina. Director Capo said it was approximately 65-70 percent occupied.

Brad Vanhoose, Harbor Master, said he had researched purchasing three-stall bathroom trailers for South Shore Harbor Marina. He explained the benefit to the bathroom trailers as opposed to a permanent structure was that the structure could be moved to safety in advance of a storm. Commissioner Brien asked if he had checked with more than one vendor. Mr. Vanhoose said he had inquired through several vendors, and it appeared that the cost of the bathroom trailers was about \$40,000 to purchase.

Commissioner Carr asked what the full cost of a renovation would be to complete one of the portable, incomplete buildings left on site from the former 6701 Stars and Stripes Blvd tenant.

Daniel Hill, Director of Engineering and Operations, explained that the cost to make the building functional and safe would cost more than \$40,000. He said the building has no electrical, water or sewerage hookups, and the sewerage lift station was located under the ramp. He further explained that installation of utilities would require damaging of the entire ramp to hook them up. He said that if all utilities were already supplied it could be more viable but considering the tie-in services needed, he believed the bathroom trailers were a more practical and affordable option.

He explained that the main driver of selecting a trailable bathroom structure was that the high Base Flood Elevation (BFE) at 13 feet made building a convenient bathroom facility that would not flood or be insurable impractical and expensive. He added that building out the structure

Commissioner Carr referred to may result in greater costs later if it needed to be renovated after a flood.

Mr. Vanhooose added that laundry facilities could also be installed in the Shore Shop, formerly operated by the former 6701 Stars and Stripes tenant, and laundry machines could be moved upstairs in the event of possible rising water.

Vice Chair Lapeyrolerie asked if the bathroom facilities he was reviewing were ADA-compliant and the monthly cost of maintaining them. Mr. Vanhooose confirmed he had reviewed ADA-compliant options and would confirm monthly fees for maintenance of the trailers.

Commissioner Rodgers asked if the agency had ever applied through State Capital Outlay to construct permanent bathroom structures at the marinas.

Director Capo said that the agency had not applied for permanent bathroom structures specifically and added that if the agency had an additional revenue stream through a tenant at 6701 Stars and Stripes Blvd., the agency could consider constructing a more permanent structure.

Chair Brien opined if the future tenant of 6701 Stars and Stripes Blvd. should build out a facility for the tenants as part of their lease obligations. The Committee discussed the condition of the fuel dock.

Chair Brien requested additional details and costs associated with the bathroom trailers.

New Business:

1) Discussion regarding laundry facilities at the marinas.

Mr. Vanhooose explained that there were no laundry facilities at South Shore Harbor Marina. He said staff has proposed that laundry facilities be placed in the space formerly occupied by the Shore Shop. He said there were amenities left behind by the former commercial tenant of the space that the marina tenants could use. He explained that in the event of a storm threat, the machines could be relocated upstairs to avoid damage.

Commissioner Carr asked if they would be moved for every named storm. Mr. Vanhooose said that staff would assess each storm threat and decide based on its projected landfall.

Commissioner Rodgers asked if the machines would be coin operated. Mr. Vanhooose confirmed they would be coin operated.

2) Discussion regarding the live-aboard application process for potential marina tenants.

Mr. Vanhooose explained that the Office of Debt Recovery (ODR) requires additional information to pursue debt collection, so he recommended adding those required fields to the application for all prospective tenants so ODR could properly pursue tenants if they do not pay.

Mr. Vanhooose also recommended background checks for liveaboard tenants at both marinas.

Director Capo suggested that the cost of the background check could be the responsibility of the applicant. He explained some issues the marinas have experienced in the past with former tenants.

Commissioner Lapeyrolerie inquired if Mr. Vanhooose had researched what has been done at other public marinas. Mr. Vanhooose did not have any information from Municipal Yacht Harbor.

Mr. Metzger suggested a credit check be performed on prospective tenants.

Karl Hudson, resident of Orleans Marina, supported the idea of performing background checks on all prospective marina tenants whether they would be live-aboard tenants or not.

Commissioner Lapeyrolerie confirmed that the application would be updated as well as leases and staff wanted to implement criminal background and credit checks for tenants at both marinas. Mr. Vanhooose confirmed that staff would like to implement those items.

Mr. Metzger recommended that staff present the new application at the next meeting.

3) Discussion regarding marina lease term additions.

Director Capo and Mr. Metzger explained that the new lease would need to be sent to tenants by April 1, 2021 to meet the 90-day provision set forth in the current leases.

Mr. Vanhooose said the current lease had not been updated in approximately three years. He explained that large emphasis will be placed on the proper protocol and procedures that must be done when a tenant sells his or her vessel. He described instances when tenants had allegedly told their buyer that the slip was included with the sale of the boat, and new owners would not update their information with the office.

He described other additions such as the provision for vaccination records for dogs.

Chair Brien asked if insurance records were collected by GoPark. Mr. Vanhooose advised that staff collected insurance records, and staff was currently auditing tenant records to ensure they were accurate and up to date.

Vice Chair Lapeyrolerie inquired if the auditing process had been completed. Mr. Vanhooose confirmed it was complete at Orleans Marina, and the process was in progress at South Shore Harbor Marina.

Mr. Vanhooose added that regularly conducted pier checks aid in the process and assist staff in identifying derelict boats and possible squatters.

Mr. Metzger recommended that the Committee pass a motion to recommend the lease changes so the new lease could be approved and distributed timely to the tenants.

Commissioner Lapeyrolerie made a motion to recommend approval of staff recommended changes to the marina slip leases. The motion was seconded by Commissioner Rodgers and was unanimously approved. The motion carried.

Announcement of next Marina Committee Meeting:

1) Tuesday, April 13, 2021 – 3:30 P.M.

Adjourn:

A motion was offered by Commissioner Lapeyrolerie, seconded by Commissioner Rodgers, and was unanimously adopted, to adjourn. The meeting was adjourned at 4:21 PM.