

**MINUTES OF  
LAKEFRONT MANAGEMENT AUTHORITY  
MARINA COMMITTEE MEETING  
HELD ON TUESDAY, MAY 18, 2021**

**PRESENT:** Chair Stanley Brien  
Vice Chair Renee Lapeyrolerie  
Commissioner Esmond Carr (\*entered at 3:41)  
Commissioner Thomas Fierke (\*entered at 3:39)  
Commissioner Howard Rodgers

**STAFF:** Louis Capo – Executive Director  
Daniel Hill – Director of Engineering & Operations  
Madison Bonaventure – Assistant to the Executive Director  
Helaine Milner– Marina Administrator

**PUBLIC:** Herb Anderson– GoPark  
Joseph Barters– Marina Tenant  
Karl Hudson– Orleans Marina Tenant  
Tom Long– Orleans Marina Tenant  
Jonathan Murray– GoPark  
Bo Paida– South Shore Harbor Marina Tenant

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The Marina Committee of the Lakefront Management Authority met on May 18, 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 3:36 P.M. and 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 Lapeyrolerie, seconded by Commissioner Rodgers, and was unanimously adopted to approve the minutes of April 13, 2021.

Commissioner Fierke entered the meeting.

**Director's Report:**

Director Capo announced that Brad Vanhooose, the LMA's Harbor Master, had relocated back to Florida. Commissioner Lapeyrolerie asked Director Capo to thank him for his service on behalf of the Committee. Director Capo advised that the listing for the position was active on the State Civil Service website. Commissioner Brien asked about the length of the hiring process. Director Capo advised that they expected to have someone in the position in three to four weeks. Commissioner Brien said it was his understanding that the Marina Manager would be out on leave. Director Capo advised that there were two marina administrators who would be staffing the marinas.

Commissioner Carr entered the meeting.

Director Capo said that the bulkhead was in critical condition, and he has continued discussions with the engineers at the Flood Protection Authority (FPA) because of its proximity and relationship to the floodwall. He said it was his understanding that the FPA was waiting on a possible approved application for a grant to repair the bulkhead; however, he had concerns that it could collapse before they could receive any grant funds. Daniel Hill, Director of Engineering and Operations, expressed concern about the possible failure of the bulkhead near the floodwall and the possibility for it to seriously undermine utilities as it deteriorates.

He advised that staff would not be pursuing background checks for marina tenants at this time in light of the various complex maintenance issues. Commissioner Lapeyrolerie inquired about the relationship between the background checks and maintenance issues. He explained that there were existing tenants who would need to perform the administrative exercise and bear the cost of having a background check performed on them. She explained that it was her understanding that all tenants needed to undergo a background check if it were to be implemented.

**Public Comments:**

Karl Hudson, Orleans Marina Tenant, introduced himself to the Committee. He explained to the Committee that he believed the bulkhead was in imminent danger. He also expressed support for background checks for new tenants. He complimented Mr. Vanhooose and said tenants were grateful for his service.

Commissioner Lapeyrolerie stated that if they proceeded with background checks, then he would need to be submitted to one as well. Mr. Hudson suggested that some tenants have been in the marina for years, so they should not be subjected to them. Commissioner Lapeyrolerie advised that if a lease were coming up for renewal it could be requested then, per the LMA's legal counsel.

Commissioner Brien asked if there was a waiting list for the new slips in Orleans Marina. Director Capo advised that it was his understanding that the new slips should be coming online soon as they were waiting for utility hookups.

Commissioner Carr perceived that the tenant population wanted background checks. Director Capo offered that the criteria could be highly subjective as to what would bar someone from becoming an accepted tenant. Chair Brien suggested that there be a board-wide consideration of such a policy before it is implemented.

Commissioner Rodgers said that background checks could be a safeguard. Director Capo advised that there were clauses in the lease that did allow the LMA to remove a tenant who posed a problem.

Bo Paida introduced himself to the Committee as a tenant of South Shore Harbor Marina since 2009. He said he was there to represent tenants who wished to support Ricardo Gutierrez, Marina Manager, as a candidate because of his positive qualities and conscientious efforts under the leadership of Mr. Vanhoose.

**New Business:**

- 1) **Motion to recommend approval of a contract with GoPark for a term of 3 years with one (1) 3-year option to renew for marina rent collection services for Orleans Marina and South Shore Harbor Marina.**

Director Capo advised the Committee that the contract with GoPark was signed under the previous administration in 2018 strictly for a three-year period, and the contract was due to expire on June 30, 2021. He explained that at first, it took significant coordination between GoPark and LMA staff, but there was a level of efficiency and confidence with GoPark that has been earned through those efforts. He expressed that GoPark was a great help to the LMA for marina rent collection services.

Commissioner Lapeyrolerie asked what the driver for issuing the original contract was. He advised that a prior administration during 2016-2017 had canceled marina management software and requested that marina leases be executed through the administrative office which caused issues with marina management and billing. They had been tracking leases and rent payments with an excel spreadsheet. A new director was appointed, and they sought to remedy the issue. Unfortunately, as a result there was over \$800,000 in unpaid marina rents. Subsequently, this was an audit finding. In 2018, the executive director sought to solve the issue by professionally contracting out the rent collection services.

Commissioner Carr offered that there could be an opportunity for a competitive process and inquired about the cost of GoPark's services. Director Capo said that GoPark is paid 1.5 percent of the collected revenues. He questioned if it was legal to renew the contract without the services being publicly advertised. Director Capo said that professional services, such as those that GoPark offer, do not require a publicly advertised Request for Proposals/Request for Qualifications. Commissioner Lapeyrolerie concurred with Commissioner Carr. She suggested asking the LMA's legal counsel if the LMA could go month-to-month with GoPark until it could be advertised. Director Capo explained that he had confirmed with Mr. Metzger, the LMA's legal counsel, and an advertisement was not required.

Chair Brien recalled that there were only two quotes submitted for the services, and the services seemed to be highly specialized so he doubted that there would be many respondents.

Herb Anderson, of GoPark, introduced himself to the Committee. He said that he had three staffers assigned to the LMA marinas, they abide by the contract, and have upgraded services for greater collaboration and transparency with the LMA. He explained that his firm handles over 150 locations around the southeast region of the country.

Commissioner Lapeyrolerie asked about the audits GoPark performs and the audits that marina tenants perform. Director Capo offered that the audits GoPark performs are cursory, and staff confirms the accuracy, ensures insurances are up-to-date, and reports any issues to the Harbor Master for remediation.

Commissioner Carr offered that a competitive process may allow a DBE firm to have an opportunity to submit. Mr. Anderson advised that he did have a DBE component to his business. He explained that the Spears Group works closely with his team to handle public relations, advertising, and human resource issues. Commissioner Lapeyrolerie offered that Mr. Spears' involvement had not been discussed when the Board was discussing the Fried Chicken Festival.

Commissioner Lapeyrolerie suggested authorizing staff to extend GoPark's contract by six months, and then advertise for the services. Director Capo expressed concern about transitioning all of the leases to a new firm in the middle of a lease term if GoPark was not chosen.

Commissioner Lapeyrolerie made a motion to extend the contract with GOPARK, LLC for Harbor Management Services for a term of six (6) months commencing on July 1, 2021, and to direct and authorize the staff of the Management Authority to prepare and issue a Request for Proposals for a contract for Harbor Management Services for the Orleans and South Shore Harbor Marinas. The motion was seconded by Commissioner Fierke. All were in favor.

**Announcement of next Marina Committee Meeting:**

**1) Tuesday, June 15, 2021 – 3:30 P.M.**

**Adjourn:**

A motion was offered by Commissioner Carr, seconded by Commissioner Fierke, and was unanimously adopted, to adjourn. The meeting was adjourned at 4:22 PM.