

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
HELD ON TUESDAY, OCTOBER 13, 2020**

PRESENT: Chair Dawn Hebert
Vice Chair Stanley Brien
Commissioner Renee Lapeyrolerie (*arrived at 3:35 PM)
Commissioner Howard Rodgers

ABSENT: Commissioner Esmond Carr

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

PUBLIC: Gerard Metzger– Legal Counsel to the LMA
Wilma Heaton– LMA Chair
Tom Long– Southern Yacht Club
Karl Hudson – Orleans Marina Tenant Association

The Marina Committee of the Lakefront Management Authority met on October 13, 2020, in the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, Louisiana.

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

Opening Comments:

Chair Hebert thanked the public for coming and thanked staff for maintaining communication with tenants as storms headed towards the area. Chair Hebert reported that marina staff moved into the new Harbor Master building. She asked Director Capo about the unfinished ancillary building that could be outfitted with showers.

Director Capo said after inspection by LMA Director of Engineering and Operations Daniel Hill, Commercial Real Estate Chair Watters, Real Estate Consultant Al Pappalardo and Architectural Consultant Paul Dimitrios, they determined that the ancillary modular structure she was referring to was intended for bathroom facilities, though its condition has posed a challenge because plumbing is not hooked up. He also noted that the structure is not centrally located. He said staff is exploring the option of moving the ancillary building to another more central location in the marina for best use of the facility. Brad Vanhooose, Harbor Master, has concurred that the incompleteness and location of the building poses a challenge.

Motion to Adopt Agenda:

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

Motion to Approve Minutes:

Commissioner Lapeyrolerie entered the meeting.

A motion was offered by Commissioner Brien, seconded by Commissioner Rodgers, and unanimously adopted, to approve the minutes of August 18, 2020.

Director's Report:

Director Capo reported that there was a net loss of 4 slip rentals at South Shore Harbor Marina (SSH). He noted that with Municipal Yacht Harbor's reopening, there is greater competition.

He said that SSH's occupancy is at about 65-66% full. He said that Orleans Marina's (OM) occupancy is about 87-89% full.

He said that when comparing notes with Municipal Yacht Harbor's management, they both shared the struggle of cost-sharing Entergy accounts and Sewerage and Water Board of New Orleans accounts with their tenants. Director Capo said that fees for utilities may need to be reevaluated.

Mr. Hill said that the multitude of storms have greatly impacted progress of projects, but the Flood Protection Authority (FPA) would be starting on the repair of the subsurface drainage issues occurring in the parking lot of Orleans Marina near the floodwall in approximately 2-3 weeks.

He explained the Bulkhead is currently under engineering study by the FPA at the request of Commissioner Heaton.

He explained that the FPA will tackle the issues of repairing subsurface drainage near the floodwall first and then address the Bulkhead issues. He said that there was water movement through a drainage line, and the fill deposited in the line had no place to go. He said these conditions caused a sinkhole to form.

Chair Hebert asked if the cost of the projects would be incurred by the FPA. He confirmed that they would be.

Mr. Hill added that they will be moving the drainage line 9 or 10 feet deeper into the parking lot of the marina to distance it from the floodwall.

Vice Chair Brien asked if any parking would be lost as a result. Mr. Hill said the area is temporarily blocked off, and no parking spaces would be permanently lost.

Mr. Hill said that the FPA Board of Commissioners were going to vote to authorize the further study and design of the Bulkhead repair/replacement adjacent to the sinkhole later that week.

Chair Hebert asked how long the construction would take. Mr. Hill could not confirm the timeline until he had more information from the FPA.

Chair Hebert asked if Mr. Hill could foresee that the other areas of the Bulkhead needed replacement. Mr. Hill said that the Bulkhead is reaching the end of its life, though resolving some of the drainage issues will alleviate some of the causes of the Bulkhead's worsening condition.

Commissioner Lapeyrolerie inquired about the size of the drain line. Mr. Hill confirmed that with was 24-36 inches in diameter, and when it was discovered it was mostly filled with shell matter.

Mr. Vanhooose added that North and East Wall Slip Repair and Construction Project has been delayed due to the 3 storms that have occurred in the region. He said the contractor was in the midst of framing finger piers for the new slips.

Chair Hebert asked if there was any interest in the new slips. Mr. Vanhooose said he had a waiting list for the slips.

Mr. Vanhooose added that 16 new dock boxes were ordered for installation and budget permitting he planned on ordering new dock boxes each quarter to eventually replace all dock boxes at the marinas.

Public Comments:

Tom Long, of Southern Yacht Club, complimented staff for remaining in contact with tenants and stakeholders through the IRIS Alert System during the active storm season.

Director Capo welcomed anyone who needed to be added to the IRIS Alert System for floodwall closure updates to reach out to the LMA office.

Old Business:

1) Update on the FPA's Orleans Marina Bulkhead Repair Design

The Committee agreed that this item was sufficiently covered during Mr. Hill's report.

2) Update on the South Shore Harbor Dredging Project

Mr. Hill confirmed that the project was 100 percent complete, and the project went smoothly.

Chair Hebert complimented staff on the progress.

Vice Chair Brien asked staff when they anticipated a need to dredge at South Shore Harbor Marina again.

Mr. Hill explained that based off of a survey conducted 5 years ago and based off of a survey conducted in the past year, it is evident that the area accumulates approximately

a foot of fill a year given there are no extreme weather conditions. He anticipated that the LMA may need to revisit the issue in about 10 years.

3) Update on the former Bally's site located adjacent to South Shore Harbor Marina

Mr. Hill said that staff has received quotes for landscaping services for the area, and services will be selected and should begin in the next couple of weeks.

He said there are issues at the site including deficiencies with the fuel system. He said staff has had it inspected and before it is put into operation it will need to be remedied to meet compliance. Mr. Hill noted that staff will go into more detail about the issues at the next Commercial Real Estate (CRE) Committee Meeting.

Director Capo said that staff and CRE Chair Watters toured the upstairs and downstairs of the old Bally's Terminal Building. He commented that there are issues with the downstairs Base Flood Elevation certification as it stops short of the 13 feet requirement to participate in the National Floodplain Insurance Program (NFIP). He said the building will be reevaluated by Mr. Paul Dimitrios of RCL Architects, L.L.C. so the LMA may inform a respondent on the condition and status of the building. He said the building will also undergo an environmental study as there are concerns about the building's condition in that regard due to improper storage oil containers, paint containers, etc.

Chair Hebert asked if the new tenant would need to reconfigure the building. Director Capo confirmed that was the case.

Commissioner Rodgers suggested it may be wise for the new tenant to tear the building down.

Mr. Hill said that based on a general discussion with Mr. Dimitrios, staff and CRE Chair Watters, it seems the most viable options are to strip the building down and utilize its steel frame or tear it down completely.

Commissioner Lapeyrolerie inquired if the Stars and Stripes Waterline Repair issue was in proximity to the South Shore Harbor Marina and if it had been resolved. Mr. Hill confirmed the repair was complete, and he has sent a letter to the Sewerage and Water Board of New Orleans to adjust its water use bill.

Commissioner Lapeyrolerie inquired about security concerns at South Shore Harbor Marina. She said that she noticed that individuals were able to access parts of the marina through the old driveway of the Bally's Terminal Building or were going against one way traffic where tenants exit to attempt to enter the facility to fish.

Director Capo said that staff has significantly improved conditions by repairing and installing bright lighting in several areas of the marina. He said the marina was previously cloaked in darkness. Mr. Vanhooose confirmed that to his knowledge, trespassing or other events in the marina were declining and no cases had been reported as of late.

Director Capo clarified that the LMA has 2 overnight security guards who provide overnight coverage (one at each marina), and Gulf Coast Security supplements their shifts. He said it is staff's goal to incorporate marina and airport facilities into one contract if possible. Director Capo said that the LMA is on a month-to-month agreement with Gulf Coast Security.

Director Capo and Mr. Vanhose complimented Ms. Tiffany Rachal, the Guard at South Shore Harbor Marina, for her outstanding service and diligence.

Mr. Vanhose said staff was looking into purchasing golf carts to navigate the marinas for enhanced coverage.

Announcement of next Marina Committee Meeting:

1) Tuesday, November 10, 2020 – 3:30 P.M.

Adjourn:

A motion was offered by Commissioner Lapeyrolerie, seconded by Commissioner Brien, and unanimously adopted, to adjourn. The meeting was adjourned at 4:05 PM.