

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
HELD ON TUESDAY, DECEMBER 7, 2021**

PRESENT: Chair Stanley Brien
Vice Chair Renee Lapeyrolerie
Commissioner Howard Rodgers

ABSENT: Commissioner Esmond Carr
Commissioner Thomas Fierke

STAFF: Louis Capo – Executive Director
David Martin– Director of Engineering & Operations
Thomas “Bruce” Cain, USA Ret. – Harbor Master
Madison Bonaventure – Assistant to the Executive Director/Board Secretary
Marc Lucas – Facility Maintenance Manager

PUBLIC: Gerry Metzger– Legal Counsel to the LMA
Tom Long – Orleans Marina Tenant
Chris Clement – Orleans Marina Tenant

The Marina Committee of the Lakefront Management Authority met on December 7, 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 3:34 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 Rodgers, seconded by Commissioner Lapeyrolerie, 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 defer the approval of the minutes of October 19, 2021 until the next Board Meeting.

Director's Report:

David Martin, Director of Engineering and Operations, gave an update on various maintenance and operation items:

- He reported that staff would be moving forward with dock inspections through a task order with one of its pre-approved engineering firms for Orleans Marina. They would be asking for a proposal of diving-based inspection to thoroughly examine the stability of pier infrastructure.
- The Southeast Louisiana Flood Protection Authority – East (FPA) had awarded a contract to M.R. Pittman for \$3.9 million for the Orleans Marina Bulkhead Repair Project. They would be hosting a preconstruction conference soon.
- The Harbor Master Building at Orleans Marina sustained roof damage. Water could be observed coming into the building, and the Polynesian-inspired design of the roof posed some challenges. They would be evaluating if insurance or FEMA would cover damages associated. In the interim a temporary office trailer was going to be delivered to the site so marina staff could be available to Orleans Marina tenants.
- He met with two contractors regarding the CCTV system and there was some confusion about the observation system package, so he recommended deferring the selection until details could be resolved. It pertained to the networking requirements. Mr. David Martin discussed different options for networking. Marc Lucas, Facility Maintenance Manager, commented that the camera systems were out of date and noted that Hurricane Zeta impacted the system's ability to operate. Mr. David Martin clarified that the scope of work related to the CCTV observation system package would be modified to include more secure options and the date for submittals would be extended.
- Mr. David Martin said that Anders Construction would be starting work to remove boats soon. Each raised vessel would be photographed and measured for length. Commissioner Lapeyrolerie asked if staff knew which vessels were a result from Hurricane Ida and which ones were not. Mr. David Martin said they did and will act accordingly.
- Mr. Lucas explained that the pump out system at Orleans Marina was at the end of its life. Mr. David Martin said that maintenance staff would be replacing the system.

Mr. David Martin explained that after field work was complete at South Shore Harbor Marina to inspect docks and piers the LMA's consultant felt that there were three finger piers determined to be in danger. He advised that those finger piers had been closed, and they would be repaired.

Chair Brien asked if the piers were populated. Bruce Cain, Harbor Master, responded that no tenants were impacted.

Mr. David Martin said that safety painting was complete at SSHM and stenciling of stall numbers for parking would be done.

Director Capo said he understood there were still some lighting issues to be worked through. Mr. David Martin said that staff was continually working on lighting issues to replace and repair elements.

Mr. David Martin explained that the trailer which formerly housed marina staff could be removed through the process of auctioning. He advised that soon other surplus items would be auctioned off as well and staff was considering including it in the auction.

He advised that the provision shop built by a former lessee (below the Harbor Master Building) at SSHM had been gutted after it flooded during Hurricane Ida.

He said he was also assembling a package for repairs to the fuel system and a package for navigational aids at SSHM. Commissioner Lapeyrolerie asked if the LMA owned the fuel system. Director Capo confirmed that it had reverted to the LMA.

Mr. David Martin said that he wanted to discuss the electrical systems with the Committee. Staff had been reviewing gauge data for Lake Pontchartrain's levels for Hurricane Ida in relation to elevation of the breakers and pedestals. He explained that just about every slip has 2 breakers and a receptacle. The breakers are about waist high. There was some concern that they were inundated during the storm. The reading for SSHM was 9.06 feet. Staff do not believe that was an accurate reading. He discussed the results with the FPA's staff. He cited that the first floor elevation of the Terminal Building at the New Orleans Lakefront Airport was about 8 feet. If the water elevation was over 9 feet, then that would feasibly have resulted in a significant amount more water than what was perceived before.

He estimated the replacement of breakers at Orleans Marina to cost about \$11,000. Commissioner Lapeyrolerie asked if they could claim the cost for FEMA reimbursement. Mr. David Martin advised that it would be an option.

Chair Brien complimented staff and remarked that it seemed as if they were catching up on deferred maintenance items. Director Capo explained that they were putting much of their maintenance human resources at the marinas, which was limited due to small staff size, and aspired to have a staffing plan in place where there could be full time maintenance staff at a marina on a given schedule.

Mr. David Martin commented that the Authority may also be best served to have an approved on-call boat removal contractor.

Chair Brien inquired about the FPA's Orleans Marina Bulkhead Repair Project. Mr. David Martin responded that the FPA engineering staff has been very gracious in responding to the Authority's comments. He advised that they needed to develop some type of parameters for construction for phasing and vibration monitoring.

Director Capo advised that if there were to be any displacement of tenants or disruption in services the Authority needed to know in advance to best serve tenants.

Public Comments: None

Old Business:

1)Update on marina issues.

The Chair believed the item was sufficiently covered under the Director's Report.

Announcement of next Marina Committee Meeting:

1) Tuesday, January 18, 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 3:54 PM.