

**MINUTES OF
LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
HELD ON TUESDAY, MAY 16, 2023**

PRESENT: Commissioner Dawn Hebert-Chair
Commissioner Stan Brien
Commissioner Esmond Carr (Arrived at 3:30 PM)
Commissioner Renee Lapeyrolerie

ABSENT: Commissioner Michelle White

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Adam Gulino – Director of Operations and Engineering
Michael Sciavicco, LMA Harbormaster
Helaine Millner, LMA SSH Staff
Natalia Carter, LMA Orleans Marina Staff

ALSO

PRESENT: Jeff Dye – LMA Counsel
Bill Dares, VP of Triumph Holdings
Joe Vail – SSH-CBS Tenant

The Marina Committee of the Lakefront Management Authority met on Tuesday, May 16, 2023, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

I. Call to Order

Chair Hebert called the meeting to order at 3:30 PM.

II. Pledge of Allegiance

Chair Hebert led in the Pledge of Allegiance.

III. Roll Call

Director Capo called the roll. With (3) members present a quorum was established.

IV. Opening Comments – Chair Dawn Hebert

No opening comments.

V. Motion to Adopt Agenda

A motion to adopt the agenda was offered by Commissioner Lapeyrolerie; seconded by Commissioner Brien.

Chair Hebert called for questions and comments. Hearing none, called for a vote. All were in favor. The motion passed.

VI. Public Comments - Limited to (2) Minutes

Bill Dares, VP of Triumph Holdings, asked about the development status of the SSH peninsula.

Jeff Dye, Stated the property is not leased at this time. The board would have to decide whether to revise the existing resolution and go out for an RFP/RFQ to develop the property.

Chair Herbert asked to place this item on the agenda for update and discussion at the June committee meeting.

Mr. Capo added that the last RFP may have been in 2018.

Joe Vail, an SSH tenant, reported a rodent problem at SSH that needs to be addressed.

Also, he wanted to discuss his ideas to generate money for some of the SSH needs.

Commissioner Brien suggested that LMA develop a new board policy to place verbiage in our resolutions regarding a timeframe to address an RFP that sunsets.

Commissioner Lapeyrolerie suggested placing verbiage in the resolution to rescind the RFP if we do not reach a lease agreement and all parties walk away.

VII. Director's Report

Director Capo reported the following:

- Another sinkhole has developed. He has spoken with Chris Humphries who is the Flood Authority's Director of Engineering who will have This is an issue for the Flood side due to the sinkholes affecting the flood wall.
- SSH-CBS abated rent collections.
 - o The majority of the CBS tenants have not responded to Go-Park's invoice to pay their reduced rent.
 - o January to June 2023 rent has not been paid.
 - o 2nd invoice sent out for May 15th to catch up for June 30th
 - o July rent will soon be due.
 - o Mr. Capo also detailed the terms of the rent abatement.

Mr. Capo turned the remaining updates to Adam Gulino who reported the following:

- **SSH-CBS sprinkler system** replacement is 50% complete.
 - o The electrical and alarm monitors are 85% complete.
 - o Completion is set for the end of June or the first of July.

Chair Hebert asked why the completion date was moved to July.

Mr. Gulino explained that there was a three-week time delay in the Fire Marshal's approval process which pushed the completion date back 30 days to allow time for the vendor to order supplies.

Chair Hebert asked how many people have been working on this project.

Harbormaster Mike Sciavicco said there are about 6-10 people working 7:00 AM – 7:00 PM.

Mr. Gulino showed photos of the work being done.

Chair Hebert asked how far in advance should we ask for the SSH-CBS tenants to return to their original slips.

Adam Gulino stated he had not asked that exact question but imagined that two weeks prior to completion he would request that the Fire Marshal to come out to reinspect before the tenants could return.

Commissioner Carr asked what was the warranty on the work.

Adam Gulino stated that the warranty on the workmanship's statutory period is 5 years.

Jeff Dye confirmed that the statutory period for workmanship is 5 years.

Mr. Gulino continued with his report as follows:

- He has started working on executing the electrical and camera installations.
 - The logistics of the electrical material was estimated at 15 weeks.
 - He is working with the contractors to begin the work they can while waiting for the other materials to come in.

- **SSH Finger Pier Repairs** will be advertised on May 19th.

- **Orleans Marina LMA** will be doing deck repairs in-house every Wednesday until the project is completed.

- **Harbor Master Building** is still in discussions with FEMA.
 - Site inspection was 2 months ago.
 - Looking to receive confirmation from FEMA within the month to proceed next month.

- **Maintenance Work Order Tracking Sheet** Mr. Gulino discussed items on the sheet that was passed out to the Committee.
 - Marina personnel issues work orders to maintenance to address in a timely fashion.

- The tracking sheet has not been placed on the website, but it is available through a public records request.

Commissioner Carr had questions regarding debris removal, including an old trailer and old light posts near the temporary fence erected at the Dry Storage area.

Mr. Gulino stated that LMA has been cleared by FEMA to issue an RFQ to erect a permanent fence. The cost to erect the temporary fence was included in FEMA's reimbursement.

VIII. Old Business

1. **Update on Marina Issues.** Discussed in the director 's report.
2. **Update on Seabrook Boat Launch**

Mr. Gulino reported that LMA is meeting with the State tomorrow to discuss the DEI engineering proposal for the Seabrook Boat Launch.

Commissioner Carr asked if this was DEI's original proposal that went before this committee. He also discussed the cost accuracy of the quote.

Mr. Capo stated that this item belongs to the Recreation Committee and the proposal has been updated. Commissioner Hebert and Commissioner Thomas reviewed the changes to the original proposal which included reducing the number of piers and addressing a dangerous parking spot.

Commissioner Carr and Mr. Gulino discussed the level of accuracy of DEI's quote.

3. **Update on Orleans Marina Harbormaster Building was discussed in the Director's report.**

Mr. Gulino had previously reported that the funding is in the FEMA queue.

Mike Sciavicco, LMA Harbormaster addressed Chair Hebert's questions regarding:

- increasing occupancy at SSH by focusing on the need for a laundry facility and additional bathroom facilities.
- There was further discussion on the number of current tenants at SSH-CBS.
- The number of Finger piers, the cost to rebuild would be approximately \$750,000
- ADA-compliant piers: Currently, the piers are not safe. Tenants have been relocated to Pier #8.

Mr. Capo showed a google earth visual of the finger piers and surrounding area to aid the committee in a robust discussion on other possible uses for the finger pier space that could possibly generate funds.

IX. Announcement of the next Marina Committee Meeting

1. Tuesday, June 13, 2023, at 3:30 PM

X. Adjourn

A motion to adjourn was offered by Commissioner Carr; seconded by Commissioner Brien. The meeting adjourned at 4:16 PM