

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE AGENDA TUESDAY,
MARCH 14, 2023 - 3:30 P.M.**

**New Orleans Lakefront Airport Terminal Conference Center
6001 Stars and Stripes Blvd., New Orleans, LA, 70126**

PRESENT: Commissioner Dawn Hebert – Chair
Commissioner Esmond Carr
Commissioner Stan Brien

ABSENT: Vice Chair Commissioner Rene Lapeyrolerie
Commissioner Michelle White

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Adam Gulino – Director of Operations and Engineering
Bruce Cain - Harbormaster
Helaine Millner- SSHM

ALSO

PRESENT: Jordan Brimer – Manager Schubert’s
Nick Asprodites – Owner Lakeshore Marine
Ray Blancher – SSHCBS Tenant
Holly Radtke - SSHCBS Tenant
Rachel Linker- SSHM
Joe Vail- SSHCBS Tenant
Larry Brook- SSHCBS Tenant Marc Rea
Sonya Duhe- President LPOA
Ray Landeche- Vice President LPOA
Phalon Cornist- President LOCA
Steve Green - SSHCBS Tenant

The Marina Committee of the Lakefront Management Authority met on Tuesday, March 14, 2023, at 3:30 PM at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

I. Call to Order

The meeting was called to order at 3:33 PM.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Hebert.

III. Roll Call

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

IV. Opening Comments – Chair Hebert

Chair Hebert thanked everyone for coming out. She said she was anxious to get started with discussions and updates to get the tenants back onto their slips.

V. Motion to Adopt Agenda

A motion was offered by Commissioner Carr; seconded by Commissioner Brien.

VI. Public Comments

Ray Blancher, the SSHCBS tenant, showed a photo of his slip and commented that he was upset that he would not be able to keep the items he currently has on his slip.

Steve Green, the SSHCBS tenant, expressed his upset and anger over the issues of from the Cease and Desist. They have complied with removing their personal items and feel that the agency has failed the tenants. He submitted receipts for the expenses incurred for removing items from his slip.

Joe Vail, the SSHCBS tenant, commented on his understanding that Marina funds were being used to fund projects at the Airport.

Larry Brook, the SSHCBS tenant, commented on issues with the new proposed lease under items 2 and 28.

Holly Radtke, the SSHCBS tenant, commented that she was in Agreement with the other tenant's comments. She was upset by the proposed new lease. She expressed several other expletive frustrations over the obstacles in the new proposed lease

Director's Report

Adam Gulino informed the committee that the director's report would be covered during the action items.

Chair Hebert asked about an incident at the SSH Marina. Are any improvements being made to that particular slip? Has an incident report been completed?

Ray Blancher, the SSHCBS tenant, commented that he rescued the person that fell in the water.

Bruce Cain, LMA Harbormaster, informed the board that it happened over a week ago and he heard about it after the fact. He detailed the incident stating that Mr. Blancher assisted the elderly gentleman to safety. An incident report was completed. He had been moved to Pier 8 from the damaged handicapped pier.

Chair Hebert asked if there was a timeline to bring the ADA pier up to compliance.

Mr. Gulino informed the board that it would need a full replacement with a floating dock which would cost approximately \$1 million dollars.

There was further discussion amongst the committee about researching funding sources to address bringing the slips up to ADA compliance.

Ray Blancher described his accounting of the elderly tenants' fall and accommodations.

VII. Old Business

1. Update on Sprinkler System Construction and Schedule

Adam Gulino informed the committee that the contractor had submitted their plans to LJH, which have been approved and forwarded to the OSFM pending their approval to move forward.

Chair Hebert asked about a timeframe to start work on the fire sprinkler system.

Mr. Gulino stated again that work could start as soon as the OSFM gives its approval.

VIII. New Business

1. Motion to recommend approval of revisions to the terms and conditions of the annual South Shore Harbor Marina Covered and Open Slip Leases.

Chair Hebert asked for this motion to be deferred to April due to the tenants and committee members need more time to review.

Jeff Dye recommended that the committee allow an open comment period on the draft lease for tenants to provide written comments and allow staff to process them over the next (7) days to assist with finalizing the lease. Staff would complete a report of the comments and make necessary revisions to the lease which could be approved by the board at next Thursday's board meeting, and ready to go into effect July 1, 2023.

Chair Hebert expressed hesitance on Mr. Dye's timeline due to the committee would not have the opportunity to review the changes before going to the board for approval.

Mr. Dye assured Chair Hebert that this is standard procedure to negotiating leases.

Commissioner Carr agreed with Chair Hebert that the Marina committee should have the opportunity to review any changes to the lease before going to the full board for approval.

Mr. Dye quoted Article II of the lease which states that tenants are to receive notice of any changes to the lease within 90 days before automatic renewal which that date would be March 31, 2023.

He also said that he was in agreement with Commissioner Carr's statement to allow tenants and staff more time to review the lease revisions.

The committee discussed their questions regarding who would be allowed to determine what was allowed. The tenants agreed with deferring the

approval of the lease to allow time to have a dialog on the revisions.

Mr. Capo and Mr. Dye responded to the frustrations on the floor that legal and staff have been working on the new draft lease and the commissioners were made aware of the timeline and coming changes to the lease in January's committee and board meetings.

Mr. Dye said that the lease could not be worked on without clarification on the existing structures from the OFSM. He also said that the tenants should submit written comments on their requested changes.

Mr. Dye asked for a recess to confer with the Chair at 4:20 PM

Chair Hebert called the meeting back to order at 4:25 PM.

She wanted to defer this motion and make a recommendation to reduce the 90 days to 60 days to allow an additional month to review and make revisions to the draft lease.

Mr. Dye advised the committee that they would need a motion to modify the existing motion to move to modify the existing lease to permit a 60-day notice of automatic renewal. It will need a motion and a second, open discussion, and a vote.

A motion was made by Commissioner Carr; seconded by Commissioner Brien.

Mr. Capo stated that there is no intent to raise the tenant's rent. A resolution was passed at the last board meeting that stated that there will be no increase in rent between July 1, 2023, and June 30, 2024.

2. Motion to recommend approval of a contract for electrical work at South Shore Harbor Marina.

A motion was offered by Commissioner Carr; seconded by Commissioner Brien.

Mr. Gulino informed the committee that this motion is directly tied to the next motion. A request for bids on the electrical component was submitted

on yesterday. H3 was the only quote. The total for the work would be \$89,435.00.

Commissioner Carr asked if this was in addition to the camera costs.

Chair Hebert asked if the cameras were needed due to an increase of theft or other crime. She also asked if wireless cameras would be more cost-efficient.

Mr. Gulino replied to both commissioners that the electrical installation was in addition to the camera installation which is wireless. However, they still need power.

Joe Vail, SSHCBS tenant questioned the cost of the electrical installation when there were poles in place.

There was additional discussion regarding the costs of electrical and camera installation, several requests by the marina tenants to install cameras for safety, and the marina's priority list.

Mr. Capo added that staff needs direction if tenants no longer want cameras.

Mr. Vail stated, as a tenant that he would like the cameras for safety. However, as an electrician, he was concerned about the costs.

Commissioner Carr asked for more time to review the specifics for items #2 and #3 before the recommendation.

Mr. Gulino stated that items 2 and 3 must occur concurrently. He would check with the contractors about holding the quoted prices.

Chair Hebert made a motion to defer items 2 and 3 on the agenda to the next committee meeting to give time to review quotes. Commissioner Carr seconded.

A vote was taken. All were in favor. The motion was deferred.

- 3. Motion to recommend approval of a contract with LA Tech in the amount of \$98,235.05 for the camera installation at South**

Shore Harbor Marina

Chair Hebert made a motion to defer items 2 and 3 on the agenda to the next committee meeting to give time to review quotes.

A vote was taken. All were in favor. The motion was deferred.

4. Discussion on the Fiscal Year 2024 Budget

Mr. Capo discussed the following budgets:

- **The SSH Marina**
 - o Projected revenue for the year \$530,732
 - o The current budget were operating under \$602,672
 - o Projecting a loss of \$779,628
 - o SSH has sustained a loss every year

Commissioner Carr and Mr. Capo discussed the line item on utilities at SSH. The overall budget of the agency which must balance to (0). The shortfall is covered by the New Basin Canal which generates just over \$ million and the boathouses at Orleans Marina also generate funds to cover the agency's shortfall.

Mr. Capo stated that he hoped South Shore Harbor would begin to see a significant increase in revenue with the development at Parcel-L.

- **Orleans Marina** is in a better financial position due to revenue from Lake Vista and the New Basin Canal.

5. Discussion on issuing an RFQ on the Ship Store/fuel site Operation.

Bruce Cain explained that he is aware that there is no fuel on the Westend or Seabrook which are part of the amenities. He has been working to get the fuel pump station up and running to be able to bring the RFQ to the Commercial Real Estate committee.

Mr. Capo stated that there has been some interest in the ship store and

fuel station.

Mr. Gulino stated that JF Petroleum will come to inspect and certify the tank.

Mr. Capo talked about the proposed capital projects referencing the handouts. He also said that grant funding would be very helpful due to the age of our properties and infrastructure.

Mr. Dye recommended setting a deadline for the submission of comments on the lease and also for the production of the draft lease so that it would be distributed ahead of the next Marina committee meeting on April 18th.

Chair Hebert requested that staff send an email of pertinent information to the tenants to have their requests submitted by March 31st.

Commissioner Carr requested that tenants consolidate their information to one document for submission.

Chair Hebert announced the next Marina Committee meeting and called for adjournment.

Mr. Dye asked for the deadline for distributing a new lease.

The committee decided that **April 11th** would be the date to submit the new lease draft.

A motion was made by Commissioner Carr; seconded by Commissioner Brien. The meeting adjourned at 4:40 PM

IX. **Announcement of the next Marina Committee Meeting**

- Tuesday, April 18, 2023, at 3:30 PM

X. **Adjourn at 4:46 PM**