

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING
THURSDAY, JANUARY 26, 2023 – 4:00 P.M**

**6001 Stars and Stripes Blvd.
New Orleans, LA 70126**

PRESENT: Commissioner Dawn Hebert – Chair
Commissioner Renee Lapeyrolerie – Vice Chair
Commissioner Esmond Carr(Arrived at 4:11 PM)
Commissioner Stan Brien - (Arrived at 4:28 PM)

ABSENT: 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

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Al Pappalardo – Real Estate Consultant
Ashley Haspel – President LTPOA
Karl Hudson – Orleans Marina
Ray Blancher – SSHCBS Tenant
Coleman Nava - Bollinger
Kenny Nelson
Patrick Willis, Attorney
Raleigh Bourg – Boathouse Tenant
Chris Fenner - SCG
Ann Duffy
John Skinner
Van Constantine – GM, Signature
Phillip Everett – DM Signature
Jean Champagne – Acnilles Consulting Group
Harold Matherne – Lake Oaks Resident

Shari Purry
Michael Matthews
Aaron Jordan - GNOEBA

The Marina Committee of the Lakefront Management Authority met Thursday, January 26, 2023, at 4:00 PM at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

I. **Call to Order at 4:05 PM**

II. **Pledge of Allegiance led by Commissioner Lapeyrolerie**

III. **Roll Call (2) present. A quorum was not established.**

Commissioner Carr arrived at 4:11 pm and a quorum was established.

IV. **Opening Comments – Chair Hebert**

V. **Motion to Adopt Agenda**

A motion was offered by **Commissioner Carr**; seconded by **Commissioner Lapeyrolerie**.

A vote was called. All were in favor. The motion passed.

VI. **Motion to approve Minutes**

1. **Marina Committee Minutes – November 9, 2022**

A motion was offered by **Commissioner Carr**; seconded by **Commissioner Lapeyrolerie**.

A vote was called. All were in favor. The motion passed.

VII. Director's Report

Mr. Capo reported on

- the status of the OFSM Cease and Desist Order at SSHCBS
- the proposed rent abatement rates for each of the three leasehold categories

Commissioner Lapeyrolerie asked about the current status of the CBS tenant's ability to use their boats.

Mr. Capo stated that the tenants are now able to access and use their boats but cannot sleep overnight on their boats.

He stated that he was open to suggestions on the proposed rent abatement plan.

Chair Hebert the committee and staff discussed the green tag that was issued by Jefferson and subsequently disputed and removed by OFSM. They also discussed the existing fire sprinkler system's faulty installation in the 1980s. LMA is now charged with correcting the faulty installation to have the Cease and Desist lifted.

VIII. Public Comments

Ray Blancher, SSHCBS tenant, asked for clarity on the rent abatement.

Mr. Capo said that the rent abatement had not been approved by the board but gave Mr. Blancher an example.

Holly Radtke, SSHCBS tenant, commented that some tenants are still receiving invoices from GoPark. She also discussed her thoughts on how the structure should be categorized.

Mr. Gulino stated that we are not using the structure for the purpose it was built due to FAA regulations with the Airport.

IX. Old Business:

1. Update on Seabrook Marina

Adam Gulino reported that he will issue a small task order to DEI do a cost analysis and update their study from 2019. He felt it would be best to have a better understanding of our fiscal position before beginning this project.

Mr. Capo added that we have also downscaled the project which should positively affect costs of the project.

X. New Business

1. Motion to recommend approval of the selection of the lowest responsive and responsible bidder for the South Shore Harbor Marina Covered Boat Slip Fire Suppression Sprinkler System Repair Project.

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

The committee discussed the one bidder who submitted and was vetted and selected by staff. They also discussed approval by OFSM and other aspects of the sprinkler's installation.

Holly Radtke commented that she didn't want cameras in the covered shed. She asked for clarity on the bidder to install the sprinkler.

Mr. Gulino explained that LHJ is the architect of record and Highland is the bidder who was selected to do the installation.

Mr. Metzger addressed what would be allowable in the concrete space of the CBS. He said it would have to be consistent with OFSM rules. He did not feel that the previous items would be allowed under the new lease.

Mr. Dye agreed with Mr. Metzger and added that workshops and other items would not be allowed.

Mr. Blancher asked if tenants would be prohibited from using the living space.

Commissioner Carr stated that staff is working with OFSM to provide clarity on what is allowed moving forward.

A vote was called. All were in favor. The motion passed.

Chair Hebert announced the next committee meeting and called for adjournment.

Ms. McKee informed the board that the other committees left their respective meetings open pending actionable items due to Mardi Gras Holiday traffic.

Jeff Dye reminded the committee of the upcoming SSHCBS lease review deadline.

- XI. Announcement of the next Marina Committee Meeting**
 - 1. Tuesday, February 14, 2023 – 3:30 P.M.**

- XII. Adjourn at 5:09 PM**

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

A vote was called. All were in favor. The motion passed.