

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MINUTES
TUESDAY, JANUARY 23, 2024, AT 3:30 PM**

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

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

ABSENT: Commissioner Brad Brandt

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Adam Gulino – Director of Operations and Engineering
Mike Sciavicco – Harbormaster
Helaine Millner – Harbor Manager
Cindy Grace – Finance Manager

ALSO

PRESENT: Gerry Metzger – LMA Counsel

The regular monthly Marina Committee Meeting of the Lakefront Management Authority was held on Tuesday, January 23, 2024, at 3:30 PM, at the Lakefront Airport Terminal Building, 2nd Floor Conference Center, 6001 Stars, and Stripes Blvd., New Orleans, Louisiana 70126, after due legal notice of the meeting was sent to each Board member and the news media and posted.

- I. **Called to Order at 3:30 PM.**
- II. **Pledge of Allegiance led by Commissioner Carr.**
- III. **Roll Called by Mr. Capo. (4) members present for a quorum to conduct business.**
- IV. **Opening Comments – Chair Dawn Hebert thanked all for coming.**

Chair Hebert went into a discussion about the timing of the water shut off at the marinas during the freeze over the Martin Luther King holiday.

She asked if the water issue had been resolved. Could the water have been shut off closer to the freeze time? How did it affect the tenants?

Mr. Gulino informed the committee that the original plan was to have the water shut off on Sunday to have the lines drained of any water well ahead of the freeze time. However, they closed the lines Tuesday Morning after having endured 3 hours of freezing temperatures. When the water was turned on again at Orleans Marina, we found that piers 5 and 6 had sustained major damage throughout the pier's pipes. We are now waiting for CT Trainor to assess the damage and give us a quote on the repairs. Orleans Marina has the older water infrastructure. The pipes are made from a polybutylene piping system which unfortunately no one makes fittings for our size pipes anymore. We are working with the harbormaster to accommodate the tenants.

Mr. Gulino also reported that South Shore sustained damage at the back end of Pier 7. One tenant is on that pier, but he is not a liveaboard. The pipes at SSH have PVC piping that should be easier to repair although the plumbing repairs would have to be done under the pier.

Mr. Gulino said he understood the possible burden on some tenants, but he would have preferred to shut the water off on Sunday to avoid damaging an already fragile and aged water infrastructure. He felt it was sufficient due to the water tanks aboard the boats and they left the water and heat on in the restrooms.

Commissioner Carr asked if the bathrooms were fully accessible with heat.

Mike Sciavicco stated that he made sure the water and heat were on in the bathrooms and had Ms. Millner check again on her way out.

Mr. Gulino added that upon his return, the male bathroom heater needed to be reset and was back up and running within 30 minutes.

Mr. Capo informed the committee why it was problematic to wait until the last minute to turn the water pipes off because it takes longer to drain the water from the line. It's not the same as managing your pipes at home. The plan was to have the water off and pipes drained well in advance of the freeze. Also, we are short-staffed with three employees. They also faced dangerous road conditions returning to turn the water back on during the freeze on Tuesday. He did not believe that the person who made the complaint even stayed at the Marina during the freeze. LMA tried to look for the betterment of the tenants and the staff as well.

He also spoke about the pushback from the tenants when they were notified about the water shutoff on Sunday when it was 56 degrees. That was in preparation to fully drain the fragile waterlines well before the freeze temperatures arrived; especially because we only have three staff to do the work.

Commissioner Carr asked if there was a freeze plan and if we could contract out with a company like CT Trainor.

Mr. Gulino stated that we have a long-standing freeze plan. He said Commissioner Carr's idea to contract out could be considered. However, he believed that he and his staff could stay the course and effectively maintain the lines by implementing the freeze plan in enough time which addresses shutting off and draining the pipes at 32 degrees for four or more hours. In this situation, we endured 32 degrees or below for over 18 hours. It also addresses where to shut the pipes off.

Mr. Gulino said the only adjustment to the freeze plan would be relative to the cover boat slips structure change. Had we shut the pipes off on Sunday, well before the freezing temperatures we could have assessed the lines on Wednesday to be in a better position. Additionally, we need to take into consideration that they're over water, and not insulated, no matter how much water is drained residual will stay in the pipe. Turning the water back on prematurely before temperatures reach 50 – 60 degrees could essentially send an

ice bullet through the line at about 50 psi ultimately causing damage throughout the line which is what he believed happened.

There was much further discussion about the cost of repairing the pipes at both marinas and whether it is feasible to retain an emergency contractor for these types of weather events.

V. Motion to Adopt Agenda

A motion was made to adopt the agenda by Commissioner Carr and seconded by Commissioner Brien.

Chair Hebert called for a vote. All were in favor. The motion passed.

VI. Approval of Minutes

1) Marina Committee Minutes – November 07, 2023

A motion was made to adopt the agenda by Commissioner Brien and seconded by Commissioner Clinton.

Chair Hebert called for a vote. All were in favor. The motion passed.

VII. Public Comments - Limited to (2) Minutes__ NONE

VIII. Director's Report - Update on Marina Business

Mr. Capo reported the following:

- Finance is working on budgets to be reviewed at the committee level at February's meetings.
- We will discuss a proposed rent rate increase for both marina's tenants. There has not been a rate increase in 8-10 years.

Chair Hebert asked how much rent was collected from the tenants and were the tenants current on their rent payments.

Mr. Capo said that \$500,000 was budgeted to be collected from the South Shore Harbor tenants.

Mrs. Millner stated that some tenants are delinquent on their rent payments. There are tenants she has to go after rent payments every month.

Mr. Capo discussed the budgeted revenues for other properties. The rates we charge are relatively low. We need the increase to be able to provide amenities.

Chair Hebert asked for an update on the Seabrook Boat launch.

Mr. Gulino reported the project is still moving on design. They will submit final preliminary plans in February.

Mr. Capo added that they won't go out for bid until April 2024, and we still have not received the funding for the project which would have to move to priority 1.

Chair Hebert asked when should we expect to receive the funding from the state.

Mr. Capo said we wouldn't know that until the end of the legislative session.

Commissioner Carr and **Chair Hebert** discussed the amount of money that has been spent on the project to date with DEI.

Mr. Gulino said it's \$60,000 for the conceptual design and the actual design is approximately \$300,000. We were approved for the funds that have been earmarked by the state. He explained that the funds have been earmarked through the CIP from the state until we get to the bidding process.

Mr. Capo added when they submit in April, we will have a full set of plans to go straight to bid.

Chair Hebert informed the committee that someone suggested a ferry service from The Coaxum Project to Lincoln Beach. which would be a great service for the elderly. They also brought up restoring the Frank Davis fishing pier.

IX. New Business

- 1. Motion to recommend approval of a Change Order #1 for the Contract with Anders Construction, Inc. for the South Shore Harbor Marina Finger Piers Repair Project, in the amount of \$41,780.00, increasing the contract price to an amount not exceed the sum of \$ 1,356,370.00, and to extend the date to substantially complete the Project by nine (9) days through March 6, 2024.**

A motion was made to adopt the agenda by Commissioner Brien and seconded by Commissioner Carr.

Mr. Gulino informed the committee members that Anders found additional damage to the shims underneath the pier after they began their original work order. The damage could not have been detected prior to them starting their work. This change order is to address the work needed to repair/replace all of the shims underneath the pier to get to a level surface on the reattachment.

Commissioner Brien had questions regarding how many need additional repairs

Commissioner Clinton suggested a global approach which he planned to discuss in greater detail during the next agenda item.

Mr. Capo reminded the board that this repair project was funded by FEMA due to the damage sustained during H. Ida.

Commissioner Clinton asked if we could use the funds for something else. He had additional questions about the shims.

Mr. Gulino stated that to restore the piers, the shims would need to be replaced. He also added that the shim repairs incorporated other aspects such as the man-in-the-water gets diver rate because he is working under the pier.

Commissioner Carr asked if the 10% contingency clause was added to the contract or resolution.

Mr. Capo said that there were no negotiations regarding a contingency clause.

Chair Hebert asked if they had inspected the work needed prior to the bidding process.

Mr. Gulino reiterated that this particular issue was undetectable prior to them starting their work.

Mr. Metzger and Mr. Capo informed the committee that they also brought this item to the Finance Committee where it was recommended to the board.

Chair Hebert asked if there were any other questions or comments. Hearing none, she called for a vote. **All were in favor. The motion passed.**

2. Discussion and consideration for approval of a marina consultant regarding the Marina Tour with Greg Weykamp, Edgewater Resources, LLC.

Commissioner Clinton informed the committee that he, Mike Sciavicco, and Mr. Capo toured the Marinas with Mr. Weykamp for a preliminary observation on what must have been the coldest day of the year.

Commissioner Clinton added that he was interested in Mr. Capo and Mike's opinions, but he was very impressed by Mr. Weykamp's preliminary observations and suggestions. He also mentioned that

- Mr. Weykamp is the principal of Edgewater Resources and does this for a living.

- He owns his own Marina
- His company is involved in marina start-ups and rejuvenating older marinas
- Mr. Weykamp said that rent rates at marinas should increase every year
- He can make suggestions on some of the other projects such as ongoing engineering projects on the piers, the Coaxum project, where to place the Harbormaster Office/restrooms, etc.
- He will do a market analysis to look at what the rates are and what amenities should be offered
- He will also put together a Look-Book as a comprehensive plan to present to our legislators and other funding sources

Commissioner Carr asked to hear Commissioner Brien's thoughts related to his involvement in the original CRE report.

Commissioner Brien said he was chair of the Committee back in 2010 at a time when the agency existed on revenues from Bally's. He felt a market analysis would be a good place to start to determine where we are and need to be. He was sure that there would be pushback from the tenants on rent increases. He was optimistic about additional amenities and improvements now that Mr. Coaxum is moving forward with the Parcel-L project.

Mr. Capo informed the committee that Mr. Coxum's representative reported that they hoped to open a bar and grill by summer's end at the Lazy Jack's site.

Commissioner Carr expressed his concerns and discussed making changes to Edgewater's proposed contract deliverables, fees, and expenses.

Mike Sciavicco stated that it was a good and informative visit. He learned that we aren't the only marina facing obstacles. He seemed positive and that the issues could be addressed.

Commissioner Carr mentioned having the consultant weigh in on the proposed rate increase.

Commissioner Clinton mentioned that Mr. Weykamp suggested bringing something to the tenants at the same time as the rate increase.

Mr. Capo said that we are working on bringing Wi-Fi to the tenants.

Commissioner Carr discussed the cameras that were recently installed and thought that was a bad idea. He also discussed other options that were available which included Wi-fi.

Mr. Gulino explained the reason for the electrical and camera installation and addressed some dead zones for us. He said that the electrical installation was a benefit to do and it won't cost as much when we install Wi-fi.

Commissioner Carr and the committee discussed some of the terms in the contract that they felt needed adjustments i.e. negotiated rates, travel, and expenses.

Mr. Capo suggested incorporating the State Travel Guide for the travel and expenses.

Mr. Metzger informed the committee that even if the board authorizes the contract to be signed, we can still revise the provisions and deliverables

Commissioner Thomas stated that he would come up with a different number by comparing South Shore and Orleans in his market analysis which is analyzing all of the marinas.

Commissioner Clinton suggested making a motion to recommend this contract as is.

Commissioner Carr was uncomfortable with the cost versus what we got.

Chair Hebert suggested tabling the motion until they could have a conversation with Mr. Weykamp to streamline and clarify items of uncertainty.

Commissioner Clinton said he wanted specifics to bring back to Mr. Weykamp. He was still in favor of Edgewater's proposed contract but offered a motion to change the venue to Louisiana, limited to South Shore Harbor; all expenses will be in accordance with the State Travel Guide and to define the timeline of the deliverables.

Commissioner Carr said he was having a hard time with the way the contract was written and wanted to give staff more time to work this out.

There was a discussion on the deadline to complete the market analysis in enough time to be able to discuss the rate increases.

Commissioner Carr suggested that the committee table this discussion to make the necessary adjustments to the contract.

Mr. Capo suggested a Zoom meeting for members of the committee to discuss implementing additional deliverables. All committee members were in favor of talking with Mr. Weykamp to resolve any issue.

Commissioner Carr suggested a motion to recommend authorizing staff to negotiate a contract with the vendor with a 'not to exceed'.

There was additional conversation regarding some of the contracts' terms.

Chair Herbert called for a second Commissioner Clinton. Hearing no further questions called for a vote. All were in favor. The motion passed.

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

X. Announcement of the next Marina Committee Meeting

- 1) **Tuesday, February 20, 2024, at 3:30 PM**

XI. Adjourn

A motion was offered by Commissioner Carr and seconded by Commissioner Brien. The meeting adjourned at 5:29 PM.