

**LAKEFRONT MANAGEMENT AUTHORITY  
MARINA COMMITTEE MINUTES  
TUESDAY, MAY 14, 2024 – 3:30 P.M**

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

**PRESENT:** Commissioner Philip Clinton – Chair  
Commissioner Stan Brien  
Commissioner Wilma Heaton

**ABSENT:** NONE

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Adam Gulino – Director of Operations and Engineering  
Michael Sciacicco – Harbor Master  
Helaine Millner – Harbor Manager  
Cindy Grace – LMA Finance  
Margie Brown – LMA Finance  
Kristin Clinard – LMA Finance  
Kel Brownfield – LMA HR

**ALSO**

**PRESENT:** Gerry Metzger – LMA Counsel  
Julian Holloway – Marina Tenant

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The regular monthly Marina Committee meeting of the Lakefront Management Authority was held on Tuesday, May 14, 2024, at 3:30 PM at the Lakefront Terminal Building, 2<sup>nd</sup> Floor Conference Center, 6001 Stars and Stripes Blvd., New Orleans, LA 70126 after due notice of the meeting was sent to each board member, the news media, and posted.

- I. **Called to Order at 3:31 PM.**
- II. **Pledge of Allegiance led by Commissioner Heaton.**
- III. **Roll Called by Mr. Capo. (3) members present quorum established.**

IV. **Opening Comments** – Chair Philip Clinton NO COMMENTS.

V. **Motion to Adopt Agenda**

A motion was offered by **Commissioner Brien** and seconded by **Commissioner Heaton**.

With no questions or comments, Chair Clinton called for a vote. All were in favor. The motion was passed.

VI. **Public Comments** - Limited to (2) Minutes –

**Julien Holloway, SSH tenant**, commented that she did not receive the survey and asked if she could have the opportunity to participate.

**Chair Clinton** asked if the Marina staff could be sure to send Mrs. Holloway a copy of the survey.

VII. **Director's Report**

**Mr. Capo reported the following:**

- We are moving forward with DOCKWA. Sent notice to GoPark that we will not be using them as of June 30th. The staff has been involved in transition conversations. Leases are due July 1<sup>st</sup>. Sent listing of all tenants at both Orleans and South Shre Harbor marinas. Will provide the long-term tenants next.

**Mike Sciavicco**, Harbormaster, noted a few tweaks to be changed before going live.

**Chair Clinton** asked if it was possible to implement the transient portion of the program.

**Helaine Millner**, Harbor Manager, informed the committee that GoPark has signs for transients to use their app to process their rentals and suggested that we should leave their signage until their contract expires on June 30<sup>th</sup>.

**Chair Clinton** suggested that we move full-time tenants to the 3-40' slips and 2-75' slips if there is a demand for that, rather than keeping them empty for transient use.

**Mr. Capo** turned the reports over to Adam Gulino

**Adam Gulino, Director of Operations and Engineering,** reported the following:

- Sage Construction renovations have moved to the interior of the Orleans Marina Harbormaster Building. They sent colors over last week.
- The South Shore Harbor FEMA project is approaching completion of the Finger Pier repairs. We will discuss a motion for recommendation to complete the remaining finger pier repairs that were not covered by FEMA under today's new business.

**Chair Clinton** asked about the paving of the parking lot at Orleans Marina.

**Mr. Gulino** explained that FPA would be paving the parking lot.

**Mr. Capo** added that they had a pre-construction meeting last week.

**Commissioner Heaton** suggested that Mr. Gulino get an update from the engineers on the Flood side.

**Chair Clinton** also asked about repairs to the bulkhead.

**Mr. Gulino** said he would inquire about the parking lot and the bulkhead.

**Commissioner Heaton** suggested that Chair Clinton reach out to Nathan Junius who is the engineer of record for the bulkhead and said she would put the chairman in touch with Mr. Junius.

## **VIII. New Business**

- 1. Motion to recommend the approval of a contract for the South Shore Harbor Finger Pier Repairs Project with Anders Construction, Inc. for a price and sum not to exceed \$40,800.00.**

**A motion was offered by Commissioner Brien and seconded by Commissioner Heaton.**

**Mr. Gulino** said this was to continue with the final (6) Finger pier repairs not part of the FEMA project. They failed after the inspection report that was sent to FEMA.

**Commissioner Heaton** asked what was the ballpark figure on the FEMA project.

**Mr. Gulino** said FEMA covered 90% of approximately \$1.2 million.

**Chair Clinton** asked where the (6) finger piers were located.

**Mr. Gulino** said they are spread out a bit, including some on piers 7 and 8. He added that it worked out better from a financial standpoint to complete the repairs outside of the FEMA project because the cost to repair the (6) finger piers will be 1/3 of the original bid.

The committee discussed the FEMA project was complete except for retainage which was due to be finished by the end of the week. They talked about highlighting the entire finger-pier repair project in the Edgewater report. There was also additional conversation about the mono-pile.

**With no questions or comments, Chair Clinton called for a vote. All were in favor. The motion was passed.**

## **2. Update on Edgewater Resources Group**

**Chair Clinton** reported the following:

- The Surveys are complete with (1) reported exception that was heard at this meeting. The chairman requested that the Marina staff correct the exclusion.
- The surveys produced many great comments that will be addressed by the engineer who also submitted reports on bringing the electrical, plumbing, and ADA compliance up to code.

- There have been many workgroup meetings to strategize how much of the work could be completed in-house and how much staffing would be needed to complete the work.
- Will be another Zoom meeting with Edgewater next week to discuss their full marketing survey report and suggestions on what to do with the marinas.
- The Public meeting is set for May 30<sup>th</sup> at 5:30 pm. Mr. Greg Weykamp of Edgewater Resources, LLC will present his findings from our marinas and comparisons of other surrounding marinas.

**Mr. Capo** said we would send out public meeting notices to both marina's tenants.

**Chair Clinton** said that he was pleased with the work that the Edgewater Group has produced thus far and looks forward to their recommendations.

**Commissioner Brien** expressed that he too looked forward to receiving the market survey and thought it would bring about a much more comprehensive discussion.

**Mr. Capo and Mr. Metzger** discussed and decided to make the public meeting a Special Marina Committee meeting.

**Chair Clinton** announced the next meeting and called for adjournment.

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

**1. Tuesday, June 18, 2024, at 3:30 PM**

**X. Adjourn at 3:58 PM**

**A motion was offered by Commissioner Brien and seconded by Commissioner Heaton.**

**With no questions or comments, Chair Clinton called for a vote. All were in favor. The motion was passed.**