

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING MINUTES
TUESDAY, NOVEMBER 07, 2023 – 3:30 P.M.**

PRESENT: Commissioner Dawn Hebert-Chair
Commissioner Renee Lapeyrolerie – Vice Chair
Commissioner Stan Brien
Commissioner Philip Clinton

ABSENT: Commissioner Esmond Carr (Arrived at 3:33 PM)

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the E.D.
Adam Gulino – Director of Ops and Engineering
Cindy Grace – LMA Finance
Michael Sciavicco – Harbor Master
Helaine Millner Harbor Manager

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Stephen Peychaud – Sr. Planner @ Charbonenet & Assoc.

The Marina Committee of the Lakefront Management Authority met on Tuesday, November 7, 2023, at 3:30 pm 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. The Pledge of Allegiance was led by Commissioner Clinton.

III. Roll Call

Director Capo called the roll. (4) members were present during roll call and a quorum was established.

IV. **Opening Comments** – Chair Dawn Hebert said she was glad to have the meeting tonight for updates on a list of ongoing projects.

Mr. Capo added that the list of projects would be outlined in his director's report.

V. **Motion to Adopt Agenda**

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

VI. **Public Comments** - Limited to (2) Minutes - None

VII. **Director's Report**

Mr. Capo stated that Cynthia Grace would present The Finances and he and Mr. Gulino would discuss the other update.

Mrs. Grace reported the following on the Marina Finances:

SSH:

- No surprises in the spreadsheet. We are on target
- Overtime for the guards due to short staff coverages
- GoPark invoices which covers quarterly rent payments
- Insurances looks over budget, but the amount covers the year (line item 531174)

Commissioner Clinton asked if it was possible to get the spreadsheet before the committee meeting.

Mrs. Grace stated that it is not always possible, it mainly depends on how payroll falls.

Commissioner Lapeyrolerie suggested reviewing the financials on a quarterly basis.

The committee had many questions regarding how to read the financial reports. Ms. Grace and Mr. Capo went over the layout and explained each of the line items in detail in the report covering the following questions:

- Does the report show where we are In the red
- What was the projected budget
- Depreciation Amortization (was not reflected in this report)
- The history of SSH

Commissioner Lapeyrolerie asked for clarification on what account the SSH sprinkler system funds were paid from. There was a false narrative regarding the sprinkler system investment but she understood that it was an emergency necessary investment that did not count against the budget. She asked if staff felt that SSH would ever be able to recover from the deficit they are currently in. She also discussed marina security guard position vacancies that have a major effect on payroll overtime, and outside information she received regarding the marina's prior years of profitability. She looked forward to the Coaxum Parcel-L development revitalizing the SSHM area.

Mr. Capo explained that prior to 2020 there was life at SSHM. The previous developer had a bar and grill with bands and other entertainment. The marina had approximately 65% tenant occupancy. He added that prior to COVID and the developer's leaving, the occupancy is currently down to approximately 40% occupancy. SSH has sustained a significant blow to its revenues. He also looked forward to the parcel-I development and hopefully bringing other activities in 2024.

Commissioner Clinton asked what was the status of the laundry and restrooms at SSH.

Mr. Capo stated that we are in review of our options, design, development and the location to build the harbormaster office. We're looking at building the harbormaster offices above with the laundry and bathroom with showers under. We also need to secure the funding for the project.

Commissioner Clinton also asked if it would be better to prioritize the laundry and bathrooms rather than the floating docks

Adam Gulino responded to the question by informing the committee that those floating docks had been condemned prior to his tenure. However, the intent is to restore the floating docks as an amenity for ADA use.

Commissioner Clinton made it clear that he was not in favor of using funds to restore the floating docks. The funds should go to building the laundry and bathroom facilities. He felt the SSHM was missing vision.

Commissioner Lapeyrolerie said she felt like the attraction to SSH was more about the location than the amenities.

Mr. Sciavicco (Harbormaster) said that, in his opinion, the attraction for SSH was mostly because we allow live-a-boards. The surrounding states such as Florida and Alabama, now turn live-a-boards away. Even some local marinas have limitations about housing live-a-boards.

Commissioner Lapeyrolerie asked how faraway is Mr. Coaxum away from being able to sell food.

Mr. Gulino stated that they had just completed clearing trash and debris out of the facility yesterday. He is now able to get his inspection.

Mr. Capo added that Mr. Coaxum is paying rent and moving forward. Per his lease he is 7 years in total. However, he is hopeful and looking to have something up and running within the year. He realizes that this would be a set base of customers.

Chair Hebert asked about the overtime due to the security guard shortage and hazardous waste handling.

Mr. Sciavicco said the hazardous waste item was regarding our current company E3O ho are extremely high. We have reached out to Legacy, another company, for a quote for the same work.

Mr. Capo and Mr. Gulino added that some of this is from SSH used boat oil disposal and additional chemical disposal from the clean up at Bally's.

Mike Sciavicco stated that they have hired (1) new guard who is in training. They are also interviewing other potential candidates for other positions.

There was additional discussion about building boathouses at SSH. Gerry Metzger summarized the history of boathouses at SSH by stating that the incents has the only built out boathouse at SHH. He also aid that someone could build a boathouse by going through the board's approval process.

Chair Hebert asked about rent payment delinquencies.

Mr. Sciavicco and Mrs. Millner both stated that there were some delinquencies. They were working with GoPark on invoicing and plan to reach out to the tenants to recoup rent.

Mr. Capo and Mr. Gulino went through Chair Hebert's list of questions.

Mr. Gulino reported that **DEI** is still involved and will be submitting the 30% plan this week. Geotech is still out on permitting but is on target with the projected timeline.

Mr. Capo stated that it would be best to continue with DEI due to their familiarity with the project.

Mr. Gulino stated that he did some research on the sink holes at Orleans Marina. It would cost approximately \$50,000 for the flowable fill which would be a temporary fix for the sinkholes. The proper way to

eradicate the issue would be to replace the bulkhead which would cost approximately \$12 million.

Chair Hebert asked if we would receive any assistance from The Flood side.

Mr. Gulino replied that they previously were not willing to assist.

Mr. Capo added that we are hoping to revisit this issue with them in the coming months.

Commissioner Lapeyrolerie asked Mr. Capo to pull up Google Earth for a visual of the location of the sinkholes for a more in-depth discussion.

VIII. New Business

1. Motion to recommend acceptance of the bid and approval of a contract with Sage Construction, LLC for the Orleans Marina Harbormaster Office Renovation Project for the price and sum of \$ 331,874.81.

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

Mr. Gulino stated that this was a part of H. Ida (FEMA -PW) replacing the carpet, cleaning the air duct system, placement of a new humidifier, replace the windows and repainting the interior.

Mr. Capo added that we went through the bid process and Sage came back the lowest and most responsive bidder.

Chair Hebert asked if a timeframe had been established.

Mr. Gulino said it was a 90-day job.

Chair Hebert called for a vote; all were in favor. The motion to recommend passed.

Chair Hebert announced the next meeting and called for adjournment.

IX. Announcement of the next Marina Committee Meeting

1. ***(Special Date)*** Tuesday, December 5, 2023, at 3:30 PM

X. Adjourn at 5:43 pm

A motion was offered by Commissioner Clinton and seconded Commissioner Lapeyrolerie. All were in favor. The meeting ended at 5:43 pm.