

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MINUTES
TUESDAY, FEBRUARY 11, 2025 – 3:30 P.M**

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

PRESENT: Commissioner Philip Clinton – Chair
Commissioner Stan Brien
Commissioner Wilma Heaton
Commissioner Stan Cohn
Commissioner Terry Scott

ABSENT: NONE

STAFF: Louis Capo – Executive Director
Vanessa McKee – Assistant to the Executive Director
Laith Alshamaileh – Director of Operations and Engineering
Mike Sciavicco – Harbormaster
Helaine Millner – Harber Manager
Cindy Grace – Finance Department
Kristin Clinard – Finance Manager
Kel Brownfield – HR Director

**ALSO
PRESENT:** Gerry Metzger – LMA Counsel
Jeff Dye – LMA Counsel
Commissioner Esmond Carr – LMA Board Member
Carl Hudson – Orleans Marina Tenant
Larry brook – SSH Marina Tenant
Mark Syler – Orleans Marina Tenant

The regular monthly Airport Committee meeting of the Lakefront Management Authority was held on Tuesday, February 11, 2025, at 3:30 PM at the Lakefront Terminal Building, 2nd 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 3:30 PM.

II. Pledge of Allegiance led by Commissioner Clinton.

III. **Roll Called by Mr. Capo.** (5) members present quorum established.

IV. **Opening Comments** – Chair Clinton had no opening comments.

V. **Motion to Adopt Agenda**

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

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

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

Carl Hudson (Orleans Marina pier 4 slip #25) commented that he received and read the proposed lease. He mentioned addressing his concerns with Mr. Dye regarding

- He would like to keep the automatic lease renewal
- Selling boat info and slip transfer issues
- Needs better wording on tenant and owner responsibilities
- Issues with dock box access. He requested the tenant be present when staff accesses dock boxes.
- Felt that LMA could change the rules at their discretion

Mr. Hudson requested that the committee go over his requests, make necessary changes and vote on a revised lease next month.

Chair Clinton addressed Mr. Hudson's concerns.

- **The Auto renew** feature was found to be cumbersome and generally unworkable due to time limitations, so we decided to go to a more conventional extendable lease.
- **Slip Transfers:** we were attempting to get the new owner have all of his documentation in order including insurance before transfer takes place.

- **Electrical Liability** Chair Clinton understood Mr. Hudson's point and agreed that unless it was an emergency, arrangements could be made for staff to access the dock boxes.

Jeff Dye stated that the current existing lease permits changes in the marina rules.

Mark Syler OM pier 3 slip 2, commented that he's happy to be in Orleans Marina and has no complaints about the staff. His issue, in section 9A of the lease which would impose approximately \$500 obligation on every owner with a vessel that is 25 years or older or made of wood must get a survey to prove the vessel is operational, seaworthy and compliant by US Coast Guard standards.

He said that Section 9B which states that the lessor has the right but not the obligation to request a survey regardless of the construction type fully supports his concern.

The committee and the legal staff discussed the requirements and Mr. Syler's fair point. Attorney Dye suggested to structure 9A to read that the survey requirement would be for new tenants. The committee agreed to Mr. Dye's amendment.

Commissioner Scott had questions about the tenant's lack of trust regarding access to the dock boxes and our right as a landlord to inspect property.

The Committee had a robust discussion and concluded that tenants would be notified in advance for access to the dock boxes unless it was an emergent situation. Chair Clinton added that there needs to be mutual trust between staff and tenants. He also said that the leases were ages and needed updates.

Commissioner T. Scott asked about the safety issue regarding the survey requirement. He felt that from a safety aspect, all boats should be required to have a survey.

Commissioner Scott asked how the new lease compares to other marina leases.

Chair Clinton said he reviewed over 50 applications of surrounding marinas and tried to be fair in all aspects of the lease.

Commissioner Carr and **Chair Clinton** had a robust discussion to address what the marina's provisions and restrictions in the tenant's lease. Chair Clinton assured Commissioner Carr that the mission and goal of this committee is to make both marinas sustainable.

VII. Director's Report

Mr. Capo reported the following:

- We met with ATT. We are moving forward with having the fiber pulled from the guard shack
- Beacon is installing Wi-Fi at SouthShore. The job completion timeframe is 60-90 days

Chair Clinton asked where we were with work at Orleans Marina.

Mr. Capo replied that installation at Orleans Marina is being done by Cox.

Mr. Sciavicco reported that the washer and dryer would be delivered to Southshore Harbor on March 13th.

Laith Alshamaileh stated that ATT would be pulling the old copper out and running the fiber and we would receive a discounted rate. We have not given them the go ahead to start the transition at Orleans Marina until they show progress with their current work orders.

Mr. Capo said we are moving forward with Luebster at SSH:

- Moving their Boat Works shop to SSH (a site has been identified)
- Staff is preparing a (short term) Location Agreement to start
- Working with Mr. Martin (Airport Director) and Mr. Sciavicco (Harbormaster) to establish the land rate
- Looking to open the day store and fuel pump once they are established

Mr. Capo reported on the first draft of the FY 2025-2026 overall budget.

- The agency \$310,000 shortfall
- SSH projected to lose \$647,000
- OM \$793,000 surplus half comes from boathouses
- Met with surveyor to dig up West Roadway (24 slips). Then we will need a survey, Entergy to put up new poles.
- Met with Mr. Bertucci. We exchanged information. We are waiting on his response regarding 406 S. Roadway

Commissioner Carr asked if Mr. Coaxum had his Superbowl Party.

Mr. Capo let the committee know that Mr. Coaxum did notify us late that he was having his party and we did get a chance to notify the tenants, some were able to attend.

Chair Clinton added that was his main purpose to have more activity for the SSH tenants and felt that we were moving in the right direction.

Commissioner Heaton asked if there something being done for SSH for a comfort gathering area.

Mike Sciavicco said that he in the process of identifying an area to set that up.

VIII. New Business

- 1. Motion to recommend the adoption of a Revised and Restated Marina Slip Lease Agreement for the Orleans and South Shore Harbor Marinas.**

A motion was offered by Commissioner Cohn and a second by Commissioner Heaton.

Commissioner Heaton asked what the timeline was to have the final proof.

Mr. Metzger said the timeline is March 31st, which is 90 days before the lease is expired.

Mr. Hudson asked for clarification on the next steps with regards to the tenant's requested changes in the new lease.

Chair Clinton asked legal what is their suggestion on next steps.

Mr. Dye suggested that he be allowed to address the tenant's comments and points the committee agree on and then the committee could make a motion to amend and a motion to accept the amendments.

Mr. Dye addressed the amendments as follows:

1. Tenants' responsibility takes place at the plug.
2. Paragraph 9A existing lessees are not subject to have their vessel surveyed
3. Dock box provision page 5: Lessor must give 24-hour notice to tenant for access to a dock box except in the case of an emergency.
4. Rules and Regulations, Article 9: expressly permit a vessel to have a 'for sale' sign on the vessel and to authorize the seller of the vessel to show it to a potential buyer.
5. Rule 16: bumpers are not permitted.

Chair Clinton suggested having the marina management's approval on items four and five.

Commissioner Carr asked for clarification on Rule 10A, is security an obligation of the owner

Mr. Dye explained that the lessor is not responsible for providing security. We do provide security but there is no requirement from a liability standpoint.

Mr. Dye also pointed out that the current requirement was that a tenant could only have one pet, with restrictive provisions on the dog breed. Those restrictions are coming out of the new lease which makes it less onerous.

Chair Clinton added that you could only walk on the dock with one dog on a leash. Live a boards can only have one pet.

Mr. Dye recommended that the committee make a motion to amend.

Commissioner Heaton asked for clarification on the lease automatic renewal process

Mr. Dye explained that under the current lease it would automatically be renewed on July 1st every year unless they give 30-day notice to vacate. Under the proposed lease, each year there will be a two-page extension form that can be filled electronically on Dockwa to extend their lease 30 days prior to the end of their term (by June 30th each year). This gives LMA the ability to change terms in the lease subject to prior notice. It will also change to 30-day notice. It is currently 90-day notice.

Commissioner Carr asked if the new lease extensions will be automatic or subject to review and acceptance by management.

Mr. Dye confirmed that it would be subject to review and acceptance by management.

Mr. Dartez, Orleans Marina tenant, commented that he is happy that he was moved to OM after Katrina. He felt it was the safest marina around the gulf. His concern was the boat survey requirement and the cross boards behind his slip.

Chair Clinton asked the committee for a motion to amend the changes of the lease once Mr. Dye addressed the agreed upon changes.

A motion to amend was offered by Commissioner Cohn and seconded by Commissioner T. Scott.

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

Commissioner Heaton recommended we inform the marina tenants that the amended motion with changed incorporated will go to the full board next Thursday. She also asked that the amended lease be circulated to the marina tenants before the board meeting.

Mr. Dye affirmed that the amended lease would be circulated before the board meeting.

A motion to accept the motion as amended was offered by Commissioner Cohn and seconded by Commissioner T. Scott.

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

2. Motion to recommend the adoption of a Revised and Restated Covered Slip Lease Agreement for the South Shore Harbor Marina

A motion was offered by Commissioner Cohn and seconded by Commissioner Brien.

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

Chair Clinton announced the next meeting and called for adjournment.

IX. Announcement of the next Marina Committee Meeting

1) Tuesday, March 18, 2025, at 3:30 PM

X. Adjourn

A motion was offered by Commissioner Cohn and seconded by Commissioner Heaton.

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

The meeting adjourned at 4:42pm.