

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MINUTES
TUESDAY, JANUARY 14, 2025 – 3:30 P.M**

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

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

ABSENT: Commissioner Stanley Cohn

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

ALSO

PRESENT: Gerry Metzger – LMA Counsel
Aniel Tasman – Beacon Services CEO

The regular monthly Marina Committee meeting of the Lakefront Management Authority was held on Tuesday, January 14, 2025, at 3:33 pm 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 3:33 pm**
- II. Pledge of Allegiance by Commissioner Brien**
- III. Roll Called by Mr. Capo. (4) members present for a quorum.**
- IV. Opening Comments – Chair Clinton – NONE**

V. Motion to Adopt Agenda

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

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

VI. Public Comments - Limited to (2) Minutes No public comments.

VII. Harbormaster Report

1. Update on current Marina Business

Mr. Sciavicco reported on Phase I projects to be completed in-house as follows:

- **South Shore Harbor**
 - We have possession of the flat boat that was transferred from Flood Protection
 - Our Maintenance
 - department is performing minor repairs to the vessel
 - Waiting for McGriff to send us the COI card
 - A hold Harmless is needed to allow Beacon to use the boat

Mr. Alshamaileh explained that Beacon is the company that will install the WIFI at South Shore Harbor and Orleans Marinas.

Chair Clinton asked who would be responsible for the hold harmless agreement that is needed.

Mr. Metzger said he would work on the hold harmless document.

Mr. Sciavicco continued with his report as follows:

- Ms. Millner is working on the draft for the consolidation of the boats on piers 5-8 at SSH
 - Will need a hold harmless to rotate boats

- **Dredging**

Mr. Alshamaileh commented that there was a task order in 2024 with Linfield, Junius and Hunter on design. They sent him an update stating they were completing the task order as far as design and submittal for permits

Commissioner Heaton discussed using the existing specifications to speed up the process.

Mr. Alshamaileh explained that it had been 2 years, there have been several storms since then and some things may not be the same. He also said we have a survey from 2022.

Mr. Capo added that Linfield is requesting a permit extension from the Corp of Engineers for the same dredging area.

Mr. Alshamaileh mentioned that we have an ongoing obligation with FEMA. We've informed them that due to Ida, we have material that the storm picked up and brought into the marina. We are working with Del Sol to provide the information to FEMA who will figure out the dollar amount.

The committee thought that was good news.

- **Orleans Marina**

- We received a basic image from a contractor who has an idea of the problem areas. We will use it to put out an RFP to do the survey at Orleans Marina.

Mr. Alshamaileh identified the dredging area from the entrance at the Light house into the Yacht club and Blue Crab.

Commissioner Heaton felt it was critical to go further down to the fuel docks that are silted in. This would allow boats to be able to fuel up.

Chair Clinton said that funding is the issue at hand, but it is important to identify the problem by survey to then address the funding portion.

Mr. Capo added that we may need to identify other funding sources than Capital Projects.

Mr. Sciavicco

- **Grant Application - New pump out equipment with Wildlife and Fisheries**

Chair Clinton said that was in the works, was submitted and we are waiting on a response.

- **Boater Amenity Area at South Shore Harbor**
 - o This project is on hold pending completion of the laundry facility
 - o Logistics have not been determined

Chair Clinton added that it should be located centrally between piers 5 and pier 8.

- **External Fencing Repair**
 - o Patch work done
 - o Fence working well
- **Laundry Facility**
 - o Found a responsive vendor, received an invoice for credit card operated machines. WE put down a deposit and are waiting for a delivery/install date.
- Completed the removal of the derelict vessels. All 15 vessels have been destroyed or sold.

Chair Clinton added that we have applied for a grant to assist with the removal of any additional derelict vessels. We should receive a response letter in March.

He also mentioned that Friends of Westend would be willing to look at taking off our hands for resale

The committee discussed that it should be properly documented that it would be a cost savings to the agency.

- **Repair and replace the finger piers on Piers 5-8**

- Keeping up with the project as it comes along

Chair Clinton asked about the new composite material that Mr. Alshamaileh wants to use.

Mr. Alshamaileh commented that he has Identified a test area to try the open boards on the walk path to the right of pier 1 at Orleans Marina. We are still waiting for the supplier to get a quote for a board.

Mr. Capo added that it would be costly on the front end but will save on maintenance, repairs, and replacement down the road.

Chair Clinton wanted to discuss Edgewater's recommendation and whether replacing all pipes was necessary.

Mr. Sciavicco commented that plumbing was critical for Orleans Marina piers 5 and 6 due to last year's winter storm.

He added that the project was put on hold until we received a flat boat for our maintenance crew to do the work.

Mr. Alshamaileh said that because of the type of pipes we have, whenever there's a break we must buy couplings to repair. They were expensive. It would be best to eventually replace all the pipes.

Chair Clinton said he would add it to the list to replace a few pipes every year.

Mr. Sciavicco reported that the Orleans Marina Harbormaster building is complete, and we have removed the trailer. We are waiting for an occupancy inspection.

Mr. Alshamaileh added that we are waiting on the Fire Marshal to inspect on January 26th, and we need a City of New Orleans inspection which we do not have a date yet.

Mr. Capo will call over to Safety and Permits to get a date for inspection.

Mr. Sciavicco reported that the pilings seem to be in good condition. The exterior pilings need to be inspected. We are again on hold until we get a flat boat.

Chair Clinton asked about the lights on the piers that were too bright.

Mr. Alshamaileh added that he was in the process of pricing LED lights for replacement.

Mr. Sciavicco said the security gates need to be repaired. Our maintenance could possibly do the repairs.

Chair Clinton introduced Daniel Tasmin of Beacon Services who will be responsible for installing the Wi-Fi at both marinas.

Mr. Tasman CEO-Owner of Beacon Services said he walked through both marinas to identify wi-fi placement at both marinas. He expected work to be 6-8 weeks.

There was a discussion on the number of access points for each marina and pier. Running fiber from the guard shack which

Orleans Marina:

Piers 2-6 will have 3 access points

Pier 1 has 3 access points with 2 extensions

South Shore Harbor:

- 7 slips - every 100ft
- 4 access points for docks 5, 6, 7, and 8
- Discussed Coaxum's access points and billing structure

Commissioner Heaton commended Beacon and staff for getting to this point. She suggested letting the tenants at both marinas that wi-fi is coming.

2. Status on revised leases

Chair Clinton said the revised leases are in the works. We will have the leases available at the next committee meeting.

Mr. Capo informed the committee that we will review the first draft of next year's budget at the February committee meetings. It must be ready for approval at the March board meeting and sent off to Baton Rouge by April 1, 2025.

Mr. Metzger informed the committee that we have been actively signing lease amendments for the boathouse lease extensions. There has been six transfers thus far. He suggested that staff notify the boathouse tenants that the lease extension period will end September 2025.

Chair Clinton asked for a status on the 406 S. Roadway proposal.

Mr. Metzger stated that they have a meeting set for tomorrow to discuss the information that they sent to Mr. Bertucci in December.

There was further discussion on the criteria for the pending development.

Chair Clinton also asked for an update on West. Roadway

Mr. Capo stated that we are in the process of conducting a survey. Once that is complete, it must go out for RFP.

Mr. Metzger added that another factor is that Mr. Pappalardo had advised against putting S. Roadway and W. Roadway out at the same time because long-term interest rates have gone up.

Chair Clinton asked about mowing and cleaning up the area.

Mr. Capo said he would have it cleaned up.

Commissioner Heaton suggested that staff pull a previous study which gave us two options for development to allow the committee to review it.

There was further discussion about zoning and rezoning.

Stanton Murray thanked Chair Clinton, Mr. Capo and staff for open lines of communication. Meeting with another public entity tonight to discuss cleaning up blighted property in the area, the park and restoring the old fountain. He said they are doing a documentary on the history of the fountain and hope to have it up and running by the summer.

Chair Clinton announced the next meeting and called for adjournment.

VIII. Announcement of the next Marina Committee Meeting

1) Tuesday, February 11, 2025, at 3:30 PM

IX. Adjourn

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

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

The meeting adjourned at 4:44pm