

**LAKEFRONT MANAGEMENT AUTHORITY  
MARINA COMMITTEE MINUTES  
THURSDAY, OCTOBER 24, 2024 – 3:30 P.M**

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

**PRESENT:** Commissioner Philip Clinton – Chair  
Commissioner Stan Cohn  
Commissioner Wilma Heaton (Arrived at 3:41 pm)  
Commissioner Terry Scott

**ABSENT:** Commissioner Stan Brien

**STAFF:** Louis Capo – Executive Director  
Vanessa McKee – Assistant to the Executive Director  
Laith Alshamaileh – Director of Operations and Engineering  
Michael Sciavicco – Harbor Master  
Helaine Millner – Harbor Manager  
Cindy Grace – LMA Finance  
Kristin Klinard – LMA Finance  
Kel Brownfield – LMA HR  
Jaime Yepez – Facility Maintenance Manager

**ALSO**

**PRESENT:** Gerry Metzger – LMA Counsel  
Jeff Dye – LMA Counsel  
Stanton Murray

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The regular monthly Marina Committee meeting of the Lakefront Management Authority was held on Thursday, October 24, 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 3:30 PM.**
- II. **Pledge of Allegiance led by Commissioner Clinton.**

- III. **Roll Called by Mr. Capo.** (3) members present for a
- IV. **Opening Comments** – Chair Clinton thanked everyone in attendance at the meeting. He commented that he was excited about the Weykemp report.

Commissioner Heaton arrived at 3:41pm.

V. **Motion to Adopt Agenda**

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

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

VI. **Approval of Minutes**

1. **Marina Minutes – September 17,2024**

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

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

VII. **Public Comments** – Limited to (2) Minutes – None at this time.

VIII. **Director's Report** – Marina

IX. **New Business**

1. **Motion to recommend acceptance and approval of the report issued by Edgewater Resources, LC on recommendation for South Shore Harbor Marina and the Orleans Marins.**

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

**Chair Clinton** introduced Mr. Greg Weykemp.

**Mr. Weykemp presented on the following from PowerPoint slides:**

- **Condition Assessment (Physical Inspection)**
  - **Main pier structurally sound at SSH and OM**
  - **Wood elements need repair**
- **Aesthetics**
  - **Outdated electrical (utilities)**
  - **Not ADA compliant**
  - **No vacuum breakers/covers**
- **Orleans Marina**
  - **Parking area needs paving**
  - **Landscape improvements**
  - **Amenities updates**
  - **Transient deck needs extensive repairs**
  - **Wave climate and water depth an issue**
  - **Outdated utilities**
- **Market Analysis**
  - **Determine Market standard**
  - **Document local rates/occupancy**
  - **Understand demand for slip size and type**

**Mr. Weykemp talked about phasing the projects over time.**

**Orleans Marina Phase I:**

- Paving the parking lot (completed)
- Renovating the harbormaster building (underway now)
- Providing WIFI (talks have started with providers)
- Dredging to stage the entry and marina pump out.

**Mr. Weykemp** mentioned a grant through the US Wildlife and Fisheries called The Clean Vessel Act program which could pay 80% of the cost for the pump outs.

He continued to list priority issues:

- Construct the boater amenity area
- Upgrade to LED softer lights
- Upgrade/repair plumbing
- Cleanup piers taking away unnecessary items

## **Phase II**

- (3-5yrs) Electrical system upgrades by marina certified electrician

## **Phase III**

- Replace the finger piers

**Mr. Weykemp** mentioned another grant through the US Wildlife and Fisheries called the Boating Infrastructure Grant. The grant pays approximately \$1.5 million to rebuild the Pennick dock.

## **Market Rates – Orleans Marina**

- Propose a rate increase of 5% to 15% to come over a period of time with improvements

## **SSH Marina Phase I:**

- Move all vessels to as few piers as possible to concentrate on maintenance at the occupied piers/slips
- Provide amenities: laundry station, harbormaster building, WIFI, etc.
- Update plumbing request
- (2) pump out facilities
- Get rid of derelict vessels
- Create a public waterfront
- Support private /public partnerships

## **SSH Phase II:**

- Get electrical up to speed

## **SSH Phase III:**

- Replace the finger piers
- Push on public/private partnerships

**Chair Clinton** added that Phase I included tasks that could be done inhouse including some grant opportunities. Phase II, we would need to come up with the funds to do the work. Phase III, which is farther down the line is aspirational.

**Overall, he felt that although there is a significant amount to be done mostly at SSH, he was still optimistic that SSH could be a prime**

**destination.**

**Chair Clinton** added that the steering committee comprised of Chair Richard, Mr. Capo, Commissioner Brien, the harbormaster, harbor manager, and the Director of engineering to discuss and develop the phases and what we could afford to do inhouse. We are working with Senator Cassidy's office on grant opportunities. We are also working on another gran to address derelict boats.

**Chair Clinton** mentioned that the dredging piece is included in our Capital Outlay Request.

**Stanton Murray** of Murray Yacht Sales commented there is a high demand for catamaran slips in the region should be considered when dismantling the finger piers.

**Commissioner Cohn** commended Chair Clinton's efforts to bringing both Orleans Marina and South Shore Marina updated.

**Commissioner T. Scott** asked if the insurance rates would go down once the marinas were updated.

**Mr. Capo** stated that the marinas only have general liability coverage. We would rely on FEMA should there be any weather damage

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

- 2. Motion to recommend authorizing the filing of an Application with the Louisiana Department of Wildlife and Fisheries for assistance with installation of pump out stations at the Orleans Marina and South Shore Harbor Marina.**

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

**Chair Clinton** said that this is the grant to replace the pump out stations at both South Shore Harbor and Orleans Marina. It is 75% grant and 25% match by the LMA

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

3. **Motion to recommend approval of an amendment of the contract for the Seabrook Boat Launch Replacement Project with Design Engineering, Inc to extend the term of the contract for one year and transfer \$41,000 of the contract sum for geotechnical and permitting services to the contract sum for design, bidding, and construction administration services.**

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

**Jim Martin** with DEI stated that the original project was to consider floating piers. His recommendation was that they would be too expensive. The former chair of this committee asked us to proceed with floating piers. We contacted floating pier manufacturers, and no one would warrant floating piers in this area; stating the wave action was too high. This project really suffered two setbacks. The other being that DEI had submitted the 60% plans for the fixed pier option during Adam Gulino's departure, and the project fell through the cracks.

He closed by saying that the fixed pier plans are ready for review by LMA. The \$41,000 was originally slated for permitting and geo tech which we were able to keep those fees below budget. We have transferred the \$41,000 to the double design fee.

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

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

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

**1. To Be Announced**

**XI. Adjourn at**

**A motion was offered by Commissioner Scott and seconded by Chair Clinton.**

**With no questions or comments, the chair called for a vote.  
All were in favor. The motion passed.**

**Then meeting adjourned at 4:54 pm.**