moffatt & nichol

NEW ORLEANS, LOUISIANA
REGIONAL MARINA MARKET STUDY

FOR

NEW ORLEANS MUNICIPAL YACHT HARBOR MARINA

DECEMBER 2015

NEW ORLEANS, LOUISIANA
REGIONAL MARINA MARKET FEASIBILITY STUDY
FOR
NEW ORLEANS MUNICIPAL YACHT HARBOR

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1. EXECUTIVE SUMMARY

The City of New Orleans is planning the redevelopment of the New Orleans Municipal Yacht Harbor (MYH). To inform the planning effort and to evaluate the economic viability of this project, the Municipal Yacht Harbor Management Corporation (MYHMC) engaged Moffatt & Nichol (M&N) to prepare this Market Feasibility Study.

This report was prepared to provide the MYHMC) with information about the existing marina market, boating trends, market capacity, design considerations, and cash flow analysis. This information is used to inform the scope of the redevelopment project in terms of marina and dock amenities and boat slip quantities, sizes, and rental rates. This analysis was developed using data collected during field visits to regional marinas, from publicly available population and demographic data, and from interviews with regional marina users.

The market analysis shows that the New Orleans market supports a 500 or more slip marina at the MYH. When reconstructed, the marina is expected to be the premier marina in New Orleans. The marina should be re-constructed with properly designed state-of-the-art floating concrete docks to protect boats and dock infrastructure during storm surge events. The floating docks should be constructed with tall piles or a similar anchoring system that is designed to withstand the 100-year storm surge and wind event with boats present in the marina. The marina is projected to be revenue positive when fully stabilized in 3 to 5 years following construction.

Existing Marina Market

The New Orleans marina market may be geographically divided into three sub-areas based on population and distance. The three areas center on the south shore of Lake Pontchartrain, the north shore of Lake Pontchartrain, and eastern shore/peninsula of Lake Pontchartrain.

Within the overall New Orleans market area, 21 boating access facilities representing 2,843 slips were identified, with 7 of those marinas (including the MYH) located on the south shore of Lake Pontchartrain. Boat slips generally range in size from 20ft up to 60ft with larger boats accommodated on T-head docks or side-tie areas. Some marinas (Orleans Marina, South Shore Harbor, Marina del Ray) have several slips larger than 60ft available.

Boat slips are generally occupied year round with the peak boating season occurring in the spring, summer, and fall months. The marinas are mostly full during the peak of the boating season with some, mostly smaller (<30 ft) vacant slips available throughout the market area. Marina dockmasters report waiting lists for larger (>40 ft) slips in some marinas.

Daily (transient) slip lease rates range from $0.50 to $2.25 per foot per day depending on location. Higher rates are charged near tourist areas and for nicely appointed marinas while lower rates are charged in older marinas. Monthly recreational slip lease rates in the market currently range from $3.50 to $10.00 per foot per month.

Docks in the market area are typically fixed docks constructed of concrete or wood frame construction. Typical amenities available to boaters in the market include shore power and potable water. The majority of power available is at 30amps and 50amps with limited 100amp service available for larger boats throughout the market. Most marina facilities offer showers and 3 out of 4 marinas sell fuel.

Projected Market

Analysis of the entire New Orleans marina market shows that location is a key factor in a marina's success. Marinas in desirable locations are full while marinas in less desirable areas have vacancies. Boaters report that the south shore area is very desirable due to the proximity to the population center in New Orleans and the prevalent boating activity. Comparing the number of licensed boats in the south shore area vs. north shore and eastern shore areas suggests insufficient slips along the south shore area. Waiting lists and boater surveys provide documented demand for 150 to 200 slips at the MYH. Allocating existing slips throughout the sub-markets based on population suggests that the south shore sub-market has potential demand for an additional 1,000 to 1,200 slips. Projecting the population of the New Orleans metro area forward suggests demand for slips throughout the market will grow by an additional 600 to 650 slips by 2030.

Tourism to New Orleans has risen steadily 1 to 2% in recent years. Transient boat traffic and commercial tour and charter boat slip demand is expected to increase proportionally to tourism adding demand for 6 to 12 additional slips.

Adding these various factors together results in a conservative total demand for 1,700 to 2,000 additional slips in the south-shore sub-market.

Marina Program

The recommended marina program includes 400 to 500 slips. The recommended slip mix is as follows (*based on 500 slips):

Slip Size	% Slips in Marina	# Slips*
<30 ft	5% – 10%	25 - 50
30 ft – 40 ft	50% - -60%	250 - 300
40 ft – 50 ft	25% - 35%	125 - 175
>50 ft	10% - 15%	50 - 75

Boaters are expected to return to MYH from other marinas and to enter/re-enter the market (buy a boat). The marina should include several slips capable of accommodating vessels up to 80 ft or larger. Some slips should be sized for catamarans and similar wide-beam vessels.

The marina is expected to be able to charge on the order of $6.00 to $7.00 per ft per month for long term leases. Short term leases may be on the order of $1.50 to $2.00 per ft per day.

New Orleans Municipal Yacht Harbor Marina Analysis

Analysis of the MYH strengths shows high demand for slips at the marina due to yacht club activities, proximity to downtown, and security of the surrounding neighborhoods. Weaknesses include water depths at the marina entrance and exposure to storm surge while opportunities exist for the marina to be the premier marina destination in New Orleans. Threats include boater fears of future storm damage to their boats and the marina.

Financial Analysis

Reconstruction of the marina is expected to cost on the order of $20,000,000 to $27,000,000. This includes demolition of the existing damaged infrastructure, dredging of the marina entrance (analysis of dredging needs for the balance of the marina based on survey data is required), new state-of-the-art floating docks and associated utilities, and miscellaneous gangways and access platforms.

Operating revenues are expected to be primarily from slip leasing. Projections suggest revenue on the order of $1,260,000 to $1,485,000. Costs include staff salaries and benefits, maintenance, insurance, and utilities costs for potable water and power for lighting/office use. Based on the projected operating revenues and costs, the MYH is expected to have a $535,000 to $590,000 operating surplus (not including costs for construction) per year when stabilized.

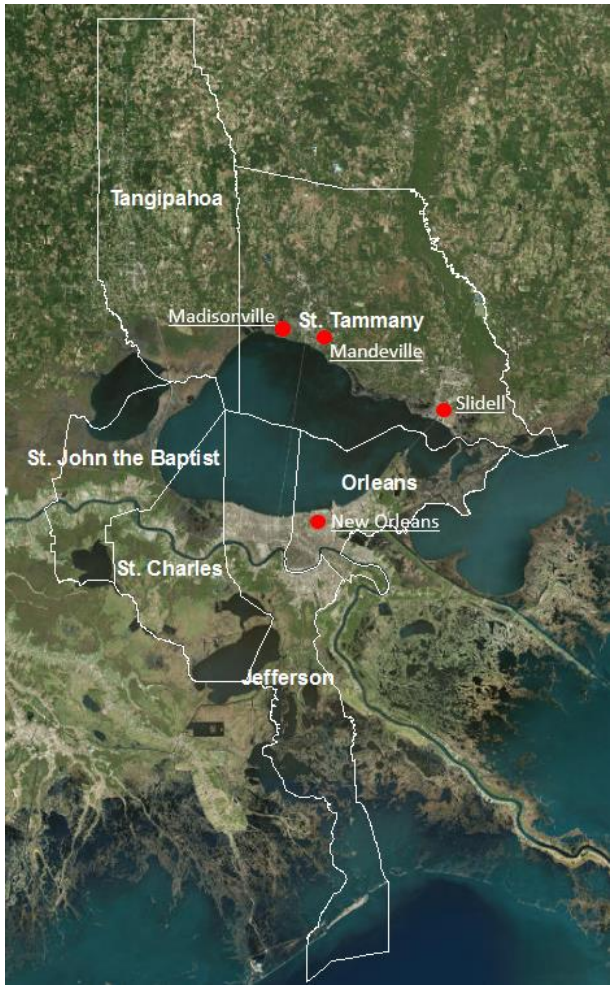
2. EXISTING MARINA MARKET

Cataloguing the existing regional marina market provides insight into market capacity and local boating trends. The New Orleans marina market consists of public and private marinas and private yacht clubs. The existing market analysis is used to evaluate the current marina slip demand and to project future demand in the market region.

2.1 MARKET AREA

The New Orleans regional marina market includes the areas around Lake Pontchartrain and the adjoining water bodies (Figure 2-1). This overall market area is subdivided geographically into three sub-market areas as follows: 1) the "north-shore" market area, representing the rural areas and marinas north of Lake Pontchartrain in St. Tammany Parish west of Slidell and includes marinas in Madisonville and Mandeville; 2) the "south shore" market area generally representing the marinas within the City of New Orleans; and 3) the rural camps and marinas located on the east end of Lake Pontchartrain near Slidell and St. Catherines Island closer to open water and the Gulf of Mexico.

Marinas located in Mississippi are considered too far from the subject marina to compete or represent market conditions and are not included in this report. Similarly marinas south of New Orleans with Gulf access are not considered part of the competing market.



Source: GoogleEarth, M&N

Figure 2-1: Lake Pontchartrain Geographic Marina Market Region

Market area geographic boundaries are generally defined by the distance that local boaters are willing to travel to use a marina facility. The geographic area helps identify the competing and comparable marinas within that area.

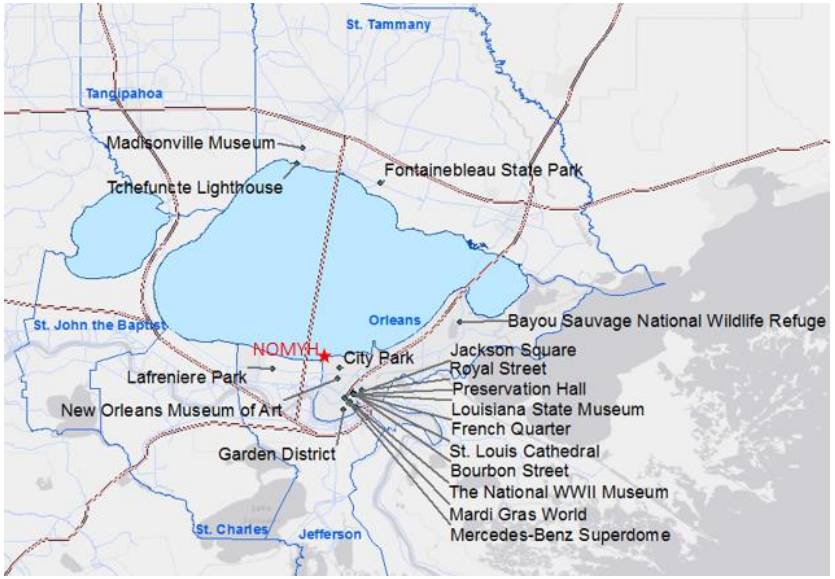
Studies suggest typical day boaters are willing to travel by car up to one hour from home to use their boat and weekend boaters will travel much farther – up to 5 or 6 hours. Surveys support these limits, confirming the geographic marina market region centered on New Orleans encompasses boaters and marinas around Lake Pontchartrain. Marinas within this geographic area compete for the regional boating population. Boaters living or working outside of a one hour driving radius are not expected to seek long-term berthing within the market. However, transient boaters are expected to visit from outside of this market area, adding to the local boating population.

Marina market areas are also defined based on marina type as distinguished by the type of associated upland development and the targeted boat owner demographic. Different demographic types include marinas supporting long term slip leases, liveaboard residents, yacht clubs, and tourism boaters. Analysis shows approximately 21 marinas and boating facilities in the market area including private marinas, residential marinas, municipal marinas, and yacht clubs.

2.2 MARKET CHARACTERISTICS

Boating season in Lake Pontchartrain is year-round but peaks in the spring, summer, and fall, coinciding with the warmer weather months. Wet slips are generally leased year-round at a seasonal rate based on the boat linear footage or slip length, whichever is greater.

Boating activities generally include sailing, cruising, fishing, and hunting. New Orleans also attracts transient boaters from outside of the market for sailing races and regattas as well as general tourism, with cruisers visiting the sites throughout region, some of which are shown in Figure 2-2. The majority of marinas in the New Orleans market do not specifically reserve transient slips but allow short-term leasing to transient boaters if space is available.



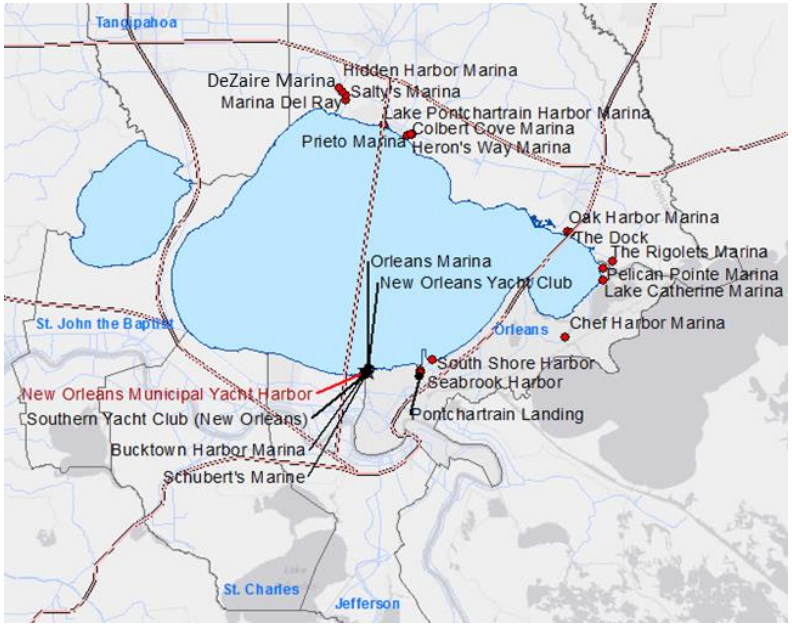
Source: M&N GIS

Figure 2-2: Tourism Attractions

2.3 MARKET SIZE

The New Orleans marina market is comprised of approximately 21 marinas representing approximately 2,800 wet slips ranging in size from

20 ft to 60 ft in length with "T-head" slips and side-tie areas for larger boats up to 225 ft. The locations of the 21 boating facilities are shown in Figure 2-3 with the number of slips in each marina, categorized by sub-market, shown in Table 2-1.



Source: M&N GIS

Figure 2-3: Existing Marinas

Table 2-1: Lake Pontchartrain Marina Market Slip Counts

No.	Marina Name	Slips
"South Shore" Sub-Market Area		
1	New Orleans Municipal Yacht Harbor	142
2	Bucktown Harbor Marina	70
3	Schubert's Marine	15
4	Orleans Marina	410
5	South Shore Harbor	475
6	Seabrook Harbor	36
7	Pontchartrain Landing	40
	Regional Total	**1,188**
"North-Shore" Sub-Market Area		
8	Hidden Harbor Marina	35
9	Marina del Ray	600
10	Salty's Marina	91
11	DeZaire Marina	44
12	Lake Pontchartrain Harbor Marina	170
13	Prieto Marina	157
14	Colbert Cove Marina	200
15	Heron's Way Marina	48
	Regional Total	**1,345**
Eastern Sub-Market Area		
16	Chef Harbor Marina	56
17	Lake Catherine Marina	46
18	Pelican Pointe Marina	26
19	The Rigolets Marina	74
20	The Dock	12
21	Oak Harbor Marina	96
	Regional Total	**310**
	Total	**2,843**

The "South Shore" sub-area includes 7 marinas (Southern Yacht Club and New Orleans Yacht Club slips are included under New Orleans Municipal Yacht Harbor) and 1,188 slips. The "north shore" area includes 7 marinas and 1,345 slips. The "eastern" area includes 6 marinas and 310 slips.

2.4 SLIP SIZE

The number and size of slips for marinas in the market area, grouped by sub-area, is shown in Table 2-2. Slips in the market are generally less than 60 ft. The typical slip size varies by sub-region with the highest percentage slips in the New Orleans sub-region in the 30 to 39 ft range followed by the 40 to 49 ft range. The highest percentage slips in the north shore sub-market are 20 to 29 ft followed by 30 to 39 ft. The largest percentage of docks in the eastern sub-region is 40 to 49 ft. followed by 20 to 29 ft.

Table 2-2: Marina Slip Size by Sub-Area

No	Marina Name	Slips	Percentage of slips by Length (feet)					
			<20	20-29	30-39	40-49	50-59	60+
New Orleans Regional Marinas								
1	New Orleans Municipal Yacht Harbor*	142	0	0	75	21	15	31
2	Bucktown Harbor Marina	70			60	10		
3	Schubert's Marine	15			15			
4	Orleans Marina	410		47	158	118	30	57
5	South Shore Harbor	475			201	189	21	64
6	Seabrook Harbor	36			36			
7	Pontchartrain Landing	40				40		
Regional Total		**1188**	**0**	**47**	**545**	**378**	**66**	**152**
	Regional Percentage	**100%**	**0%**	**4.0%**	**45.9%**	**31.8%**	**5.6%**	**12.8%**
North Shore Area Marinas								
8	Hidden Harbor Marina	35	14		7	12	2	
9	Marina del Ray	600	85	110	212	132	49	12
10	Salty's Marina	91			43	41	7	
11	DeZaire Marina	44				44		
12	Lake Pontchartrain Harbor Marina	170	16	110	38	5		1
13	Prieto Marina	157		115	42			
14	Colbert Cove Marina	200	140	60				
15	Heron's Way Marina	48	48					
Regional Total		**1345**	**303**	**395**	**342**	**234**	**58**	**13**
	Regional Percentage	**100%**	**22.5%**	**29.4%**	**25.4%**	**17.4%**	**4.3%**	**1%**
Eastern Area Marinas								
16	Chef Harbor Marina	56		31	25			
17	Lake Catherine Marina	46		14	26		6	
18	Pelican Pointe Marina	26				16	10	
19	The Rigolets Marina	74		50	24			
20	The Dock	12			12			
21	Oak Harbor Marina	96				96		
Regional Total		**310**		**95**	**87**	**112**	**16**	
	Regional Percentage	**100%**	**0%**	**30.7%**	**28.1%**	**36.1%**	**5.1%**	**0%**

No	Marina Name	Slips	Percentage of slips by Length (feet)					
			<20	20-29	30-39	40-49	50-59	60+
	Market Total	2843	303	537	974	724	140	165
	Market Total Percentage	100%	10.7%	18.8%	34.3%	25.4%	5.0%	5.8%

*Slips at MYH are currently available in a limited area with no power or potable water. Prior to Hurricane Katrina, the marina had 600 slips.

2.5 OCCUPANCY

Marina slips throughout the Lake Pontchartrain market area are generally more than 75% occupied. Hurricane Katrina in 2005 destroyed several marinas and hundreds of boats. Many owners of destroyed boats reportedly are waiting for the MYH marina to be restored before rebuying a boat. Boats are currently using the damaged slips at the New Orleans Municipal Yacht Harbor marina with no available power or water and limited other amenities. Other boaters from damaged marinas went to other locations that were not damaged or were rebuilt faster.

2.6 DOCK STYLE

Marina docks may be either fixed or floating structures and can be constructed of a variety of materials including wood, concrete, metal, and composite materials. The type of dock is selected based on environmental conditions and owner preferences. Environmental factors that influence dock type include water level fluctuation, water depth, wave climate, and currents. Boater preferences, cost, and durability also may be considered.

In areas where water levels fluctuate more than 2-3 feet, floating docks are preferred as they provide a constant 1 to 2 foot deck elevation above the water surface, facilitating boat access.

The slips in the New Orleans market are almost exclusively fixed docks configured as "double loaded" slips with two boats between each set of finger piers. Side-tie docks are common for staging at fuel areas and boat launches and ramps. The majority of slips in the market have full length finger docks. Shorter fingers save construction cost but many boaters prefer the full length finger for easier boat access and docking. Table 2-3 summarizes the frequency of docks by type, material, and style in the market.

Table 2-3: Dock Types

Dock Type	
Fixed	17
Floating	4
Deck Material	
Wood	16
Concrete	1
Composite	3
Aluminum	1
Dock Style	
Single	2
Double	16
Alongside	3

Current yacht construction trends show that many vessels are being built with wider beams. Yacht builders are increasing the usable square footage on vessels by increasing widths up to 25% without increasing the length proportionally. Sailboats are generally wider than motor boats for the same length.

Most of the existing slips in the market are older and are not designed to accommodate the modern vessels using the slips. Boaters report requiring slips significantly longer than their boat to provide sufficient width.

2.7 AMENITIES

Seasonal slip users and transient boaters generally have different levels of need for marina amenities. The amenities that marinas provide influences the type of boater that frequents the facility.

Typical marina amenities that appeal to all boaters include electricity (shore power), potable water, sewage pump-out, and internet available at the slips. Amenities also typically include landside facilities such as parking and restrooms. Transient boaters also desire showers and laundry services as well as transportation options, restaurants, and even hotels for time away from their boat.

Table 2-4 shows the frequency of availability for amenities in the market. Potable water and shore power are available in most marinas. The predominant marina slip in the market area is for boats less than 40 ft, and power is provided accordingly with 30 amp power available at most slips, with some marinas offering 50 amp power and only one or two marinas offering 100 amps. The 50 and 100 amp services are offered only at a few slips.

Fuel is offered at nearly three quarters of all marinas. Fuel sales generate additional revenue for the marina and is convenient for boaters to refuel at their home marina. Smaller boats with outboard motors (<40 ft) generally use gas while larger vessels require diesel fuel.

In addition to water and power, most marinas offer ice machines and showers facilities. Showers and laundry facilities are typically found in marinas where boaters stay overnight on their boats.

Sanitary pump-outs are becoming a more prevalent amenity at marinas and benefit the marine environment by decreasing the number of vessels that illegally empty waste into open water or the marina basins. Less than half of the marinas in the New Orleans market offer this amenity.

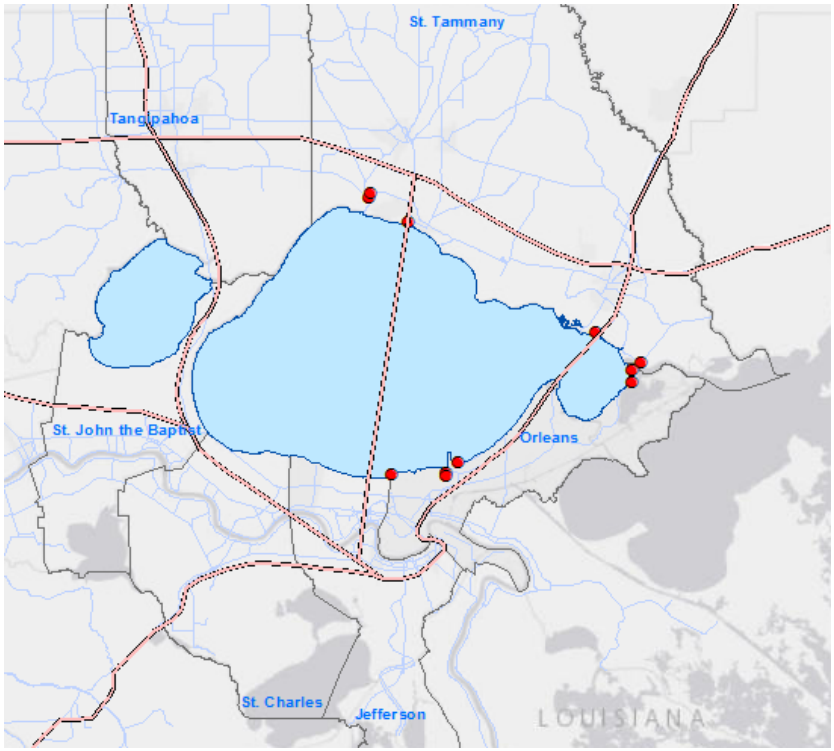
Internet, laundry facilities, telephone and satellite or cable TV are non-essential amenities that are used mainly by boaters staying overnight on their boats. Most marinas in the market do not offer these amenities.

Regarding upland amenities for boaters, less than half of the marinas are connected to an onsite restaurant and just a third of them are connected to a bar – a popular stop for boaters at the end of the day. Finally, five marinas in the Lake Pontchartrain market have a swimming pool and just one includes a hotel. On the other hand, these amenities are generally available in the vicinity of marinas in the more urban areas.

Table 2-4: Available Amenities

Amenity	% of Marinas
Potable Water	91%
Electric	90%
Ice Machine	85%
Shower	81%
Gas	74%
Diesel	61%
Sanitary Pump-out	45%
Internet	42%
Restaurant	40%
Laundry Facilities	33%
Bar	33%
Telephone	25%
Swimming Pool	23%
Satellite TV/Cable	20%
Hotel	5%

Parking in close proximity to the marinas does not appear to be an issue in the market area.



Source: M&N GIS

Figure 2-4: Fuel Locations

2.8 PRICING

Slip lease rates in the market vary and are influenced somewhat by marina location and slip size. Table 2-5 shows published rates for the market marinas.

The existing wet slip lease range for a transient vessel is generally $0.50 to $2.25 per foot per day. Marinas located more central to populated areas charge the highest transient lease prices. For the monthly and seasonal recreational lease slips, the highest rates are charged by newer marinas or marinas with better amenities. Monthly recreational slip lease rates generally range from $3.50 to $10.00 per foot per month.

Table 2-5: Recreational Marina Slip Lease Rates

Marina	Rate	
	/ft/day	/ft/mo
Bucktown Harbor Marina		$6.00
Schubert's Marine	$1.50	
Orleans Marina	$2.25	$7.00-$10.00
South Shore Harbor	$1.65	$5.58
Seabrook Harbor	$1.00	$8.50
Pontchartrain Landing	$1.00	
Marina del Ray		$5.50
Salty's Marina		$7.00
Lake Pontchartrain Harbor Marina	$1.00	$4.50
Prieto Marina	$0.50	$5.25
Lake Catherine Marina	$1.00	
Pelican Pointe Marina	$1.50	$6.00
Oak Harbor Marina	$1.00	$4.00

3. BOATING AND MARINA MARKET TRENDS

Trends in the U.S. boating market as well as correlations between boat ownership and major economic indicators provide guidance on potential marina market growth. The potential marina market includes the number and size of slips expected to be supported by the market in the future. Trends include:

- National boat registration trends
- State boat registration trends
- GDP and fuel price trends
- Demographic trends

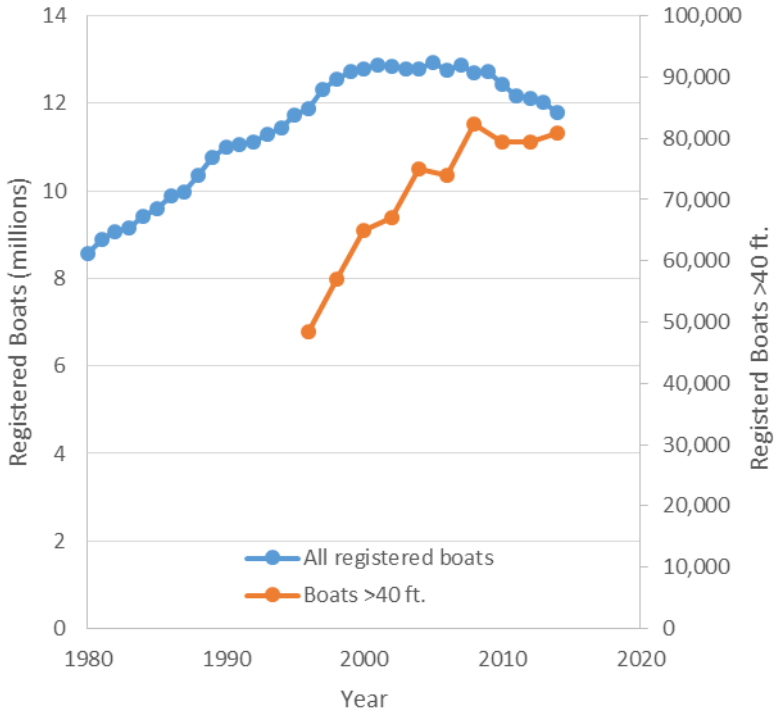
These trends are further analyzed in the following.

3.1 BOATING TRENDS

Boats in the U.S. are registered and licensed by the U.S. Coast Guard or the state of residence. The number of registered boats directly relates to boat ownership and boat use which affects marina slip demand.

Analysis of U.S. boat registration statistics, shown in Figure 3-1, indicates that steady growth of registrations in the 1990's was followed by a declining trend through the 2000's. This decline is attributed to economic instability in the U.S. combined with rising fuel prices.

In contrast to the recent flat or downward trend in overall boat registrations, the data also shows steady growth (2-3% per year) in the number of boats greater than 40 ft. These trends are consistent with boat slip demand throughout the U.S. as reported by dockmasters and industry analysts who indicate that smaller slips are currently vacant or are last to be filled while wait lists exist in many marinas for larger (>40 ft) slips.

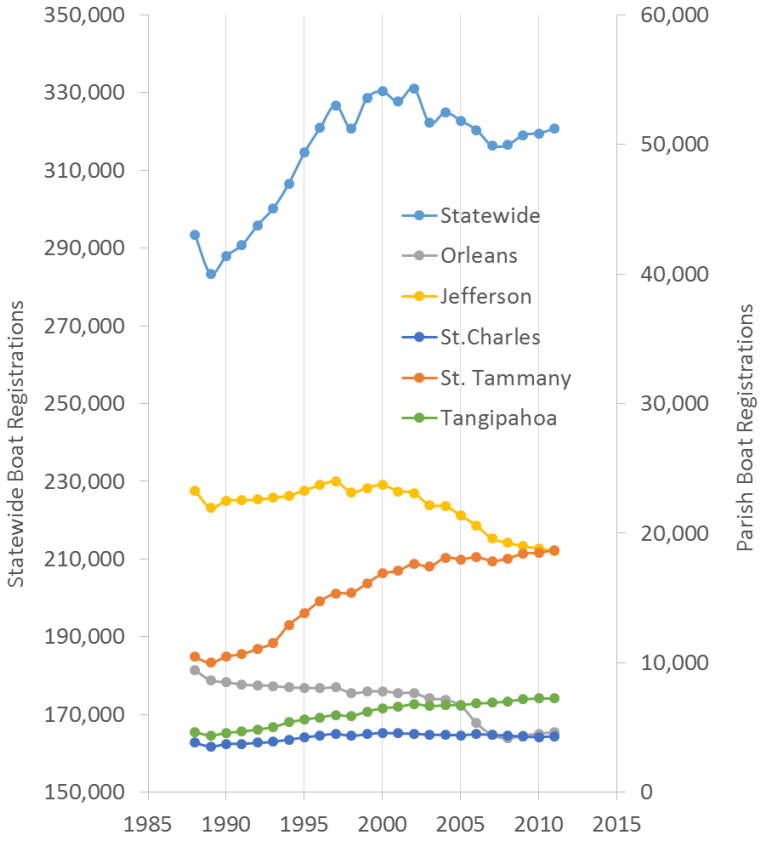


Source: U.S. Coast Guard/NMMA

Figure 3-1: U.S. Boat Registration Trends

Boat registrations in Louisiana (Figure 3-2) followed trends similar to the national trends with total boat registrations rising steadily through the

90's, leveling in the early 2000's, then falling from 2002 through 2004 due to economic pressures following the terrorist attacks of 9/11.



Source: U.S. Coast Guard/NMMA

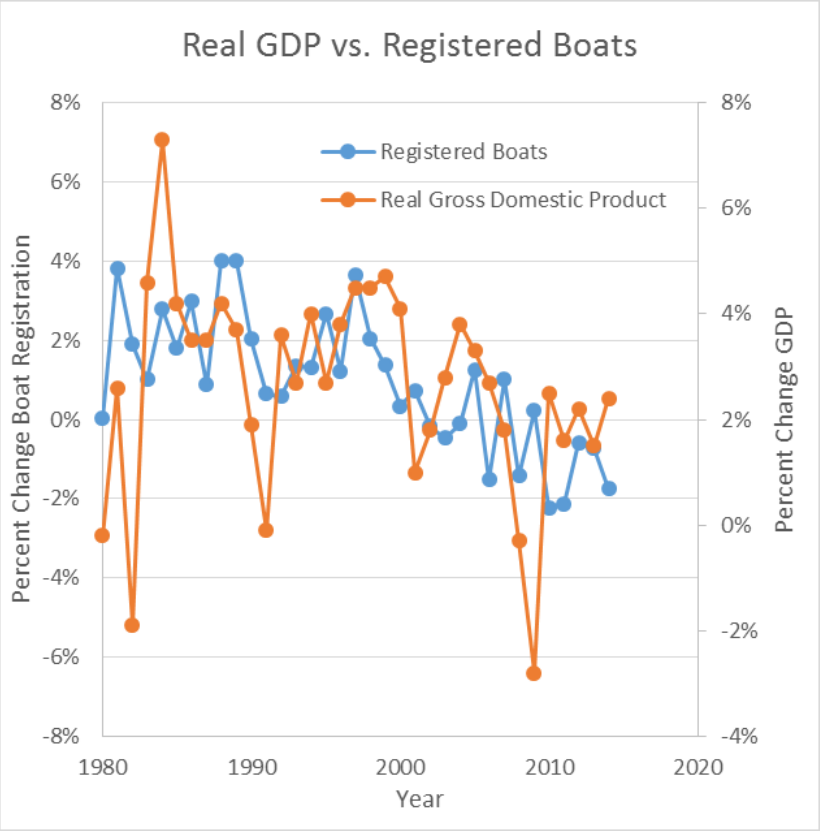
Figure 3-2: Louisiana Boat Registration Trends

While boating in the rest of the country rebounded in 2005, Hurricane Katrina resulted in a further drop in boat registrations due to damage to boats, people leaving the state, and damage to marinas. After reaching bottom in 2009, corresponding to the "Great Recession", the number of boat registrations has begun to steadily rise in Louisiana. This trend is expected to continue as the Louisiana economy continues to recover.

Analyzing trends on a more local level, the parishes around Lake Pontchartrain show similar trends. Following a peak in 2002, most parishes show decreased registrations through 2005. There does not appear to be a marked decrease in registrations following Hurricane Katrina with the exception of Orleans Parish. Boat registrations in Orleans Parish declined by several thousand boats in 2006 and 2007 reflecting boats damaged by Katrina and limited boating access opportunities due to damaged boating facilities.

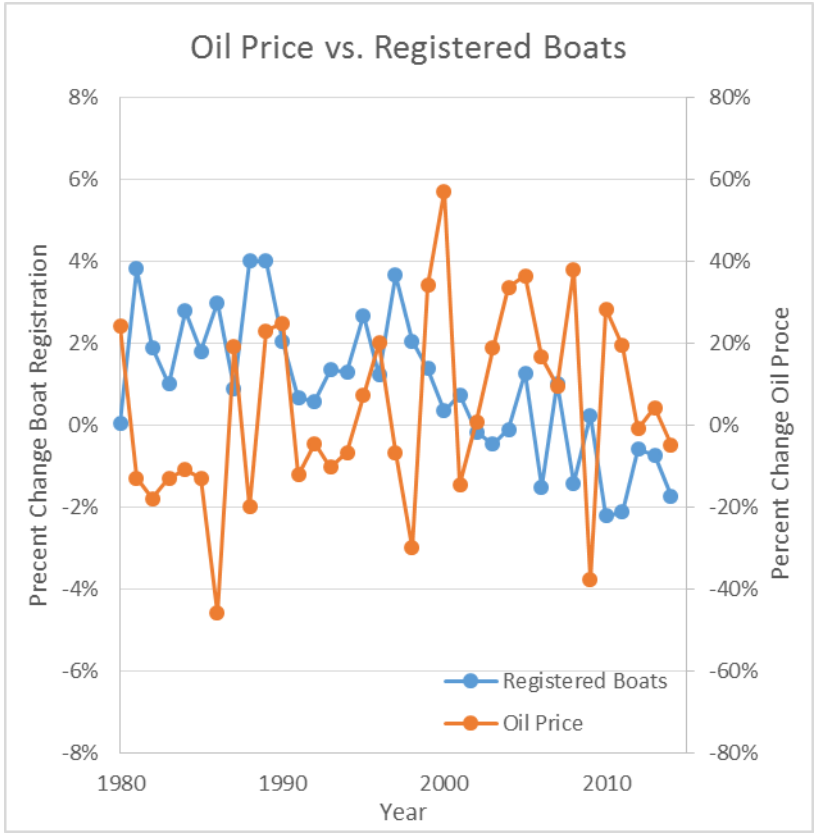
3.2 ECONOMIC FACTORS

The trends in boat registration are related to the overall national and regional economy. For example, real gross domestic product growth (GDP) typically influences the amount of disposable income available. Lower GDP leads to lower purchasing power. Figure 3-3 shows the rate of change in national boat registrations vs. the rate of change in GDP. Analysis shows that boat registrations slowed significantly during and immediately following recessions or steep declines in GDP (1982, 1991, 2001, 2008).



Source: USCG, Department of Commerce (BEA), Moffatt & Nichol

Figure 3-3: Real GDP Growth and U.S. Registered Boat % Growth



Source: USCG, Moffatt & Nichol

Figure 3-4: Oil Price Fluctuations and U.S. Registered Boat Growth

In addition to following GDP trends, boat registrations trends are also related to fuel prices. Boat registration data analysis indicates that greater than 90% of boats in the United States are motorized and that significant fluctuations in oil prices may also affect boat sales. Figure 3-4 shows that registered boat growth slowed following sharp oil price rises (1987, 1989-1990, 1996, 1999-2000, 2004-2005, 2008, and 2010).

Marinas are generally the last sector in the boating industry to see effects from economic volatility and are typically the first to recover. During recent economic slow-downs, many boats remained in use, although they exhibited a decrease in duration and frequency of boating trips during this time (Ross, 2008).

"…the last four recessions suggest that marinas are the last sector in the boating business to go into recession and the first to come out. … in the first year of a recession a marina operator typically sees few changes - maybe shorter boat trips and owners staying on their boats at the docks more; in the second year, a 10 to 15 percent slip vacancy occurs, along with a decline in fuel sales, more repair work, fewer boats to fill slips that become vacant, staff reductions and shorter work weeks; in Years 2 to 3, boats move to better marinas because they no longer have a waiting list and the better marinas fill their slips and upgrade their facilities; and in Years 3 to 4, almost all marinas recover, with more than 95 percent of them surviving without a change of ownership and waiting lists fill up again." (Ross, 2011)

Most boats are trailerable, the majority of which are not stored in marina wet slips. Wet slips are typically occupied by larger vessels that are not as easily trailered and are limited in landside storage options. These vessels typically remain in a wet slip during the boating season regardless of the amount of use.

3.3 BOATING DEMOGRAPHICS

NMMA demographics data shows American boat owners are largely "middle-class".

- Nearly 95 percent of registered mechanically propelled boats on the water in 2008 were 26 feet or less, meaning they were affordable, entry-level, trailerable boats, not large yachts.
- Three out of four current boat owners have an average household income under $100,000.
- More than 69 percent of boat owners are married.

In the United States, the age of the average boater has been declining in recent years. Boating participants were more likely to be male (59%), younger than age 50 (74%) and have a household income of $25,000–$75,000.

Table 3-1 shows the length of boat operated (owned) by age group for the U.S. The percentage of boats larger than 25 feet – boats generally requiring a wet slip - increases for each increasing age group up to age 60.

These demographic data support the conclusion that the primary age group for larger boats and wet slip demand is 40 to 70 years old. Boating and slip demand are projected to grow in popularity as the "baby boom" generation ages.

Table 3-1: Length of Boat Operated Most Often by Age – U.S.

	Age of Operator					
	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 +
Under 16 feet	64.4%	49.1%	39.9%	32.0%	29.5%	34.2%
16 to 20 feet	23.7%	33.2%	37.7%	40.2%	41.3%	43.3%
20 to 25 feet	7.0%	10.6%	13.3%	14.8%	15.3%	11.8%
26 to 39 feet	3.3%	5.1%	6.9%	9.4%	9.2%	8.2%
40 to 65 feet	1.3%	1.5%	1.8%	3.3%	3.6%	2.2%
Over 65 feet	0.3%	0.4	0.4%	0.3%	1.1%	0.3%
Total	100%	100%	100%	100%	100%	100%

Age demographics for New Orleans parishes, shown in Table 3-2, indicate a relatively young population with 67.01% of the population in the primary boating demographic between ages 18 and 64.

Table 3-2: New Orleans Age Demographics

Age	Total	%
Under 5 years	21,959	6.64%
5 to 17 years	50,958	15.41%
18 to 64 years	221.595	67.01%
65 years and over	36,152	10.93%

In addition, New Orleans has seen an increase in household income in recent years. In 2000, approximately 13.5% of households had incomes in excess of $75,000. That number increased to more than 24% in 2010. That number rises further to over 31% when looking at the broader New Orleans metro area.

4. STAKEHOLDER COMMENTS

A series of stakeholder meetings were held at the New Orleans Yacht Club on October 6 and 7, 2015. Stakeholders were invited by the MYHMC. All groups that were invited were represented at the stakeholder meetings.

The following summarizes comments made during these stakeholder meetings as noted by Moffatt & Nichol.

4.1 COMMUNITY SAILING CENTER AND FRIENDS OF WEST END

- MYH is sailing-centric
  - Supports sailing races, cruising in the lake and eastern Gulf access
  - Need for wider slips compared to prior configuration
- MYH attractors:
  - Historic boating center of the region
  - Near where boating population lives
  - Attractive to transients - protected
- South Shore Harbor is other main marina in the area.
  - Not preferred by boaters
    - No Activities
    - Noise - Near Airport
    - Not in a safe neighborhood
- Amenities
  - Need Power/Potable Water
  - Showers
  - Strong Wifi
- Recommendations
  - Include slips for catamarans
  - Promote brokers to increase early occupancy
    - Historically no commercial in MYH
- Sailing Center has lease for 8 slips
- City demographics are trending towards new, young professionals and entrepreneurs
  - Potential for new boaters entering the market

4.2 YACHT CLUBS

New Orleans Yacht Club

- 300 Members
  - Represent ~600 boats
  - Clubs support boatyards and restaurants
  - Clubs generate interest
- Boat races
  - 3 races per week
  - 70 boats on wed nights
- Marina was a destination for boating enthusiasts
  - Had to buy a boat to get a slip
- Boats currently pay more for Orleans Marina due to extra protection from storms
- Feel strongly that the marina would fill quickly if rebuilt
  - “Half of South Shore would come back to MYH”
  - Could pre-lease slips
- Need wide slips for catamarans
- Amenities needed

  - Power
  - Water
  - Cable TV
  - Pumpout
  - Laundry
  - Shower
  - Restroom

Southern Yacht Club

- 1600 members
  - 750 active
  - Pre-eminent club between Houston and Tampa
  - Focus on racing and regattas
  - At least 200 large boats
- Pent up demand for 40-50 ft slips
  - 40-50 ft slips are most expensive in back harbor
- Strongly feel like marina would fill in first year
- Many boaters among membership converted to trailerable
- Concern about future maintenance and storm survivability of dock system and boats
- Amenities needed
  - Potable water
  - Electric
  - Wifi
  - Pump-out
  - Cable as needed
- Security is important
- Need restrooms on piers

4.3 POWER SQUADRON

- Operated out of trailer at marina
  - 140 active boaters in squadron
  - Down to maybe 30 boats now
- Activities include training, fellowship, fishing
- MYH
  - Synergy of boating activities
  - Lower crime
  - Central location
- Min slip size 30 ft
- Max slip size 50 ft
- Amenities needed
  - Pump-out
  - Laundry
  - Shower
  - Ice
  - Wifi

4.4 BOAT BROKERS

- Mostly sell power boats
- Some market appeal lost without the MYH fully operational
- Historically was always an issue to get a slip
  - Full occupancy
  - Wait list
- Mississippi is currently not at full occupancy
  - Too far for New Orleans boaters
- Boats will come to MYH from South Shore Marina
  - Rates can’t be too high

- MYH allows boats to stay in harbor during a storm
- Not been a time when there were too many slips
  - Some boaters have left the market due to lack of slips
  - Many waiting for marina to come back to re-buy
- South Shore Marina
  - "Bad Area"
  - No support facilities
    - Restaurants
    - Stores
    - Clubs
- MYH could be a destination marina
  - Support transient boaters
  - Pre-Katrina "$145,000" in transient revenue per year
- Currently less power boats in market due to no shore power at MYH.
- Amenities
  - Power 30 & 50 amp
  - 100 amp for larger boats
  - Pump out
  - Wifi/Cable
  - Some shade on docks
- Size
  - 30-40ft very predominant
  - Some 60's & 70's
  - 1 or 2 very large yachts

4.5 SLIP TENANTS

- Appeal of MYH
  - Location
    - Close to home
    - On the lake
    - Central to City
- Large unrealized demand
- Outer Harbor can be sailed out of
- Need to support entry level boats
- Need to dredge marina
- Prices have to be at or near market rates – not too high
- Need security – gates, cameras, security lighting
- Amenities
  - Power – metered at slip
  - Water
  - Pump-out
  - Dock boxes
  - Wifi
- Floating docks will be ok if built to withstand storms
- Need room for catamarans

4.6 BOATHOUSE TENANTS ASSOCIATION

- Four stakeholder groups in marina
  - Sail
  - Power
  - Boathouse Residents
  - Boathouse non-residents
- Demand exists at market rates
- Part of charm of marina is atmosphere
- Marina improves value of boathouses
- Lighting – minimize light impact
- Dredging needed

- Maintain security
    - Guard is a good idea

4.7 BOAT USER SURVEY

A survey was prepared by the Southern Yacht Club to gauge boating demand among members. This survey was distributed to Southern Yacht Club and New Orleans Yacht Club as well as existing marina users. The results of the survey are summarized below.

Question 1: Do you own a boat today?

Answer Choices	**Responses**	
Yes	72.59%	143
No	27.41%	54
Total		**197**

Question 2: Where is it berthed? – responses not provided by survey organizer

Question 3: When Municipal Yacht Harbor is replaced, how likely are you to move your boat there?

Answer Choices	**Responses**	
Definitely	44.67%	67
Likely	16.675	25
Maybe	25.33%	38
Not Likely	8.67%	13
Not a Chance	4.67%	7
Total		**150**

Question 4: Did you have a boat in Municipal Yacht Harbor when Katrina struck in 2005?

Answer Choices	**Responses**	
Yes	44.10%	86
No	55.90%	109
Total		**195**

Question 5: If yes, did your boat survive Katrina?

Answer Choices	**Responses**	
Yes	35.16%	32
No	64.84%	59
Total		**91**

Question 6: If yes, where is it now?

Answer Choices	**Responses**	
Orleans Marina	24.32%	9
South Shore Marina	10.81%	4

Elsewhere in Lake Pontchartrain	18.92%	7
Outside Lake Pontchartrain	45.95%	17
Total		**37**

Question 7: If no, did you purchase a replacement boat?

Answer Choices	**Responses**	
Yes	48.51%	65
No	51.49%	69
Total		**134**

Question 8: If no, do you intend to buy another boat in the future?

Answer Choices	**Responses**	
Yes	80.95%	85
No	19.05%	20
Total		**105**

Question 9: If you do buy another boat, where would you prefer to berth your boat?

Answer Choices	**Responses**
Municipal Yacht Harbor (rebuilt)	84.71%	144
Orleans Marina	9.41%	16
South Shore Marina	0.00%	0
Elsewhere in Lake Pontchartrain	2.35%	4
Outside Lake Pontchartrain	1.18%	2
Other	2.35%	4
Total		**170**

Question 10: If you don't currently own a boat, how likely is it that you would buy another boat when Municipal Yacht Harbor is replaced?

Answer Choices	**Responses**	
Definitely	39.78%	37
Likely	35.48%	33
Maybe	16.13%	15
Not Likely	7.53%	7
Not a Chance	1.08%	1
Total		**93**

Question 11: If you were to obtain a slip in the new Municipal Yacht Harbor would that encourage you to purchase a larger boat?

Answer Choices	Responses	
Yes	48.51%	82
No	19.55%	35
Maybe/Not sure	34.64%	62
Total		**179**

Question 12: If you were to buy another boat what size would it be?

Answer Choices	Responses	
30-35 feet	34.83%	62
36-40 feet	23.03%	41
41-45 feet	17.98%	32
46-50 feet	6.18%	11
>50 feet	6.18%	11
>60 feet	1.69%	3
Not sure	10.11%	18
Total		**178**

Question 13: Do you know anyone who left the area and would like to return if a slip were available?

Answer Choices	Responses	
Yes	77.72%	143
No	22.28%	41
Total		**184**

Question 14: If you move your boat into MYH what length slip would you like?

Answer Choices	Responses	
30 feet	16.49%	31
35 feet	18.09%	34
40 feet	25.53%	48
45 feet	17.02%	32
50 feet	17.55%	33
60 feet	3.72%	7
>60 feet	1.60%	3
Total		**188**

Question 15: What width would you like the slip to be?

Answer Choices	Responses	
15-19 feet	62.5%	120
20-24 feet	31.25%	60
25 feet or greater	6.25%	12

Total	**192**

Question 16: What amenities would you like to see in a new Municipal Yacht Harbor?

Answer Choices	**Responses**	
30 amp power	59.90%	118
50 amp power	56.35%	111
Other electrical, e.g. household 110V	49.24%	97
WiFi	67.51%	133
Cable TV	38.07%	75
Dock box	88.83%	175
Fuel dock	58.38%	115
Pump out station on every pier or at every slip	57.36%	113
Ice/food/drinks	49.75%	98
Bathroom at every pier	48.22%	95
Showers	41.62%	82
A single major bathroom/shower facility	55.84%	110
Total Respondents: 197		

5. PROJECTED SLIP DEMAND

The market capacity is determined by identifying typical slip takers projected to use boat slips within the market and associated trends in the populations of the slip takers. Slip takers in the New Orleans market area include:

- Long-term leasing recreational boaters
- Transient leasing recreational boaters
- Commercial boaters

The projected demand for wet slips is evaluated by identifying and analyzing market drivers. Identified market drivers for the New Orleans marina market include:

- Underserved Existing Boaters
- Population Growth
- Tourists

Growth or decline of these factors is correlated to demand for additional wet slips in the market.

5.1 UNDERSERVED EXISTING BOATER POPULATION

Marina markets that have already reached a marina slip saturation point leave a portion of the existing boating population underserved. There are boaters that seek a slip but find that an insufficient number of slips are available. An underserved market results in boaters trailering their boat, keeping their boat further outside of the region, or prevents a potential boater from purchasing a boat. The extent of the underserved population may be determined by evaluating marina slip wait lists and evaluating trends in historic population growth and boat registrations.

5.1.1 MARINA SLIP WAIT LIST

Marinas in the New Orleans market are heavily influenced by location. Conversations with boaters in the market area suggest that activities are heavily centered on sailing regattas and cruising. Boaters look to keep their boats close to these activities which historically have centered around the New Orleans Municipal Yacht Harbor.

With the loss of available slips due to damage caused by Hurricane Katrina, boaters were forced to look elsewhere for slips, pushing many boaters to the north shore of Lake Pontchartrain and to the South Shore Marina. Marinas on the north shore of Lake Pontchartrain are convenient to boaters living nearby but offer challenges for boaters living in the city and boaters interested in sailing activities associated with the local yacht clubs. These boaters report that these locations are too far from the desired boating activities and, in the case of South Shore Marina, lack amenities such as restaurants and bars for socializing after boating as well as security concerns once outside of the marina.

Boaters report that restoring the New Orleans Municipal Yacht Harbor would result in an immediate increase in boats returning to the market, some from other regional marinas but many more from existing boaters that are unable to find convenient slips and those waiting for slips before purchasing a boat.

To gage the interest in wet slips, a survey was circulated by the members of the Southern Yacht Club to local boaters as described above. The survey was administered in October and November of 2015. Approximately 200 people responded to the survey.

Important trends in the survey are that respondents that don't currently own a boat would likely buy one if MYH were to be restored (Q10). Additionally, 77% of the respondents know someone in the market that would buy a boat if the MYH were restored (Q13).

In addition to the existing 142 boaters in the marina, there is currently a 25 boat waiting list for an "as-is" slip. There is also a 31 boat wait list for a slip at the future MYH following reconstruction. Based on the above survey, an estimated 150 additional people who currently don't have a boat would buy/re-buy a boat if the MYH were restored.

5.1.2 SLIPS PER CAPITA

Looking at regional slip distribution also provides information on boating potential demand. Looking at the three sub-markets defined above shows that the number of slips in the north shore and eastern areas is significantly higher than the number of slips per capita in the New Orleans sub-market. Table 5-1 shows the sub-market slips per capita.

Table 5-1: New Orleans Market Slips Per Capita

Sub-Market Area	Population	Slips	Ratio (per 10,000)
New Orleans area	742,396	1,188	16
North-Shore area	62,645	1,301	208
Eastern area*	36,205	310	86
Total	**841,246**	**2,799**	**33**

*Eastern area is part of Orleans Parish and part of St. Tammany Parish

The regional average of 33 slips per 10,000 residents is much higher than the New Orleans rate of 16 slips per 10,000 residents. Rebalancing the slips throughout the market area would suggest the relative need for 2,450 slips in the New Orleans sub-market, an increase of 1,262 slips.

Summary

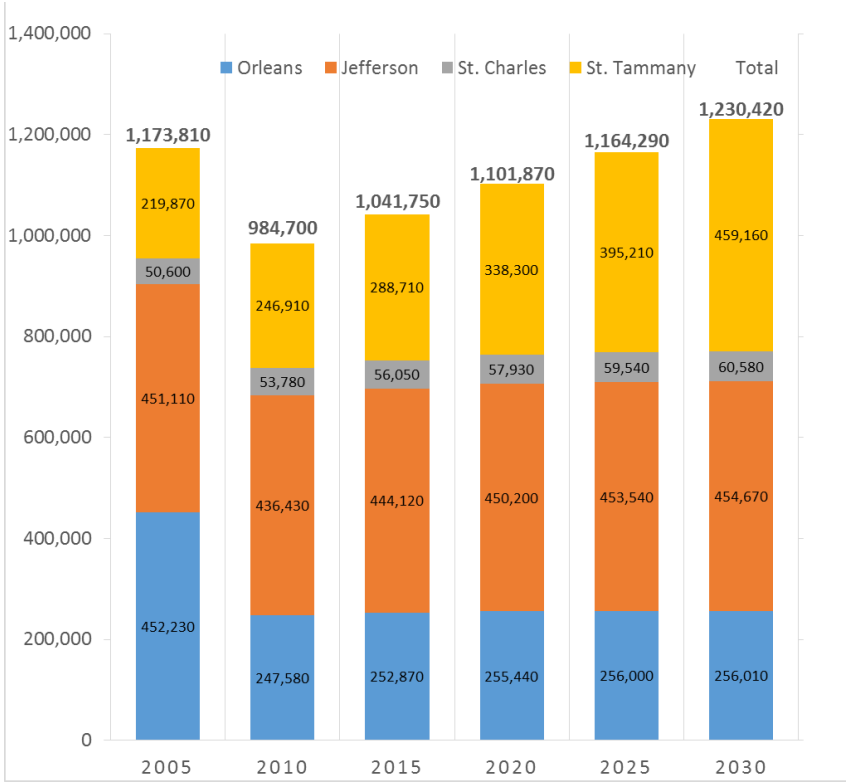
Analysis of the underserved existing population data suggests the New Orleans market is underserved. Analysis of wait lists and survey responses suggests underserved demand on the order of 150 to 200 boats. Looking at the slips per capita in the regional sub-markets suggests the south shore of Lake Pontchartrain has potential for approximately 1,250 additional slips based on the size of the local population.

5.2 POPULATION GROWTH

Similar to underserved existing population, as population grows into the future, one can assume that the boating population will continue to grow at a similar rate. According to the U.S. Census Bureau, the New Orleans

regional population is expected to continue to continue to grow as shown in Figure 5-1. In summary:

- Overall population is not expected to return to pre-Katrina levels until 2025-2030.
- St. Tammany (north of Lake Pontchartrain) did not decline following Katrina and is expected to grow steadily.
- Orleans and Jefferson parishes' population decreased following Katrina



Source: US Census, Moffatt & Nichol

Figure 5-1: New Orleans Metro Area Population Projections

Based on the 2010 population in these four parishes of 984,700 people and the existing slip count of 2,843, the New Orleans market currently has 28 slips per 10,000 people. Assuming that this per capita rate continues into the future and a projected 2030 population for New Orleans of 1,230,000 residents, 3,445 slips will be needed in the New Orleans market by 2030 to maintain the same ratio of slips for the population, or an increase of approximately 650 slips.

Summary

Growth in the market region population is expected to significantly increase the number of vessels in the market. The New Orleans population is expected to increase by approximately 245,000 people by 2030. Assuming per capita boat ownership remains constant, an additional 650 slips are expected to be needed by 2030.

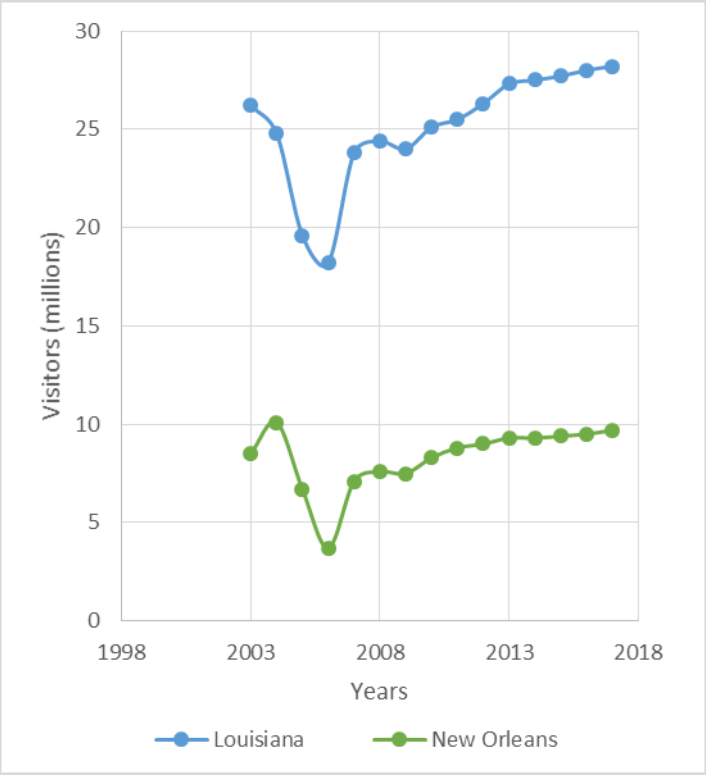
5.3 TOURISM

The transient boating market is comprised of seasonal boaters from inside and outside of the market area. Transient boaters travel to area marinas for socialization and boating experiences. Visitors from outside the market may also visit historic and cultural sites such as those shown in Figure 2-2.

Trends in boating tourism are expected to follow overall tourism trends with the exception of special events like Super Bowls. Recent tourism trends, as shown in Figure 5-2, indicate a recent increase in tourism to the New Orleans. Tourist visits have increases 1 to 2% over the past several years and this trend is expected to continue.

Marina managers report a varying estimate on the number of transient slips offered at each marina. On average, marinas offer 1 to 2% of their slips for transient boaters with additional demand accommodated when

possible in other vacant slips. This suggests that the New Orleans area has approximately 30 to 60 transient slips. Increasing this supply 1 to 2% per year over the next 20 years suggests a demand for 6 to 12 additional slips.



Source: Louisiana Department of Culture, Recreation and Tourism

Figure 5-2: Historical Tourism Trend and Predictions

Summary

Slip demand generated by boating tourism, both from local residents and transient boaters, is projected to grow at a rate consistent with overall tourism rates. Marinas convenient to downtown are most likely to appeal to short term transient boaters.

5.4 PROJECTED SLIP SIZE DEMAND

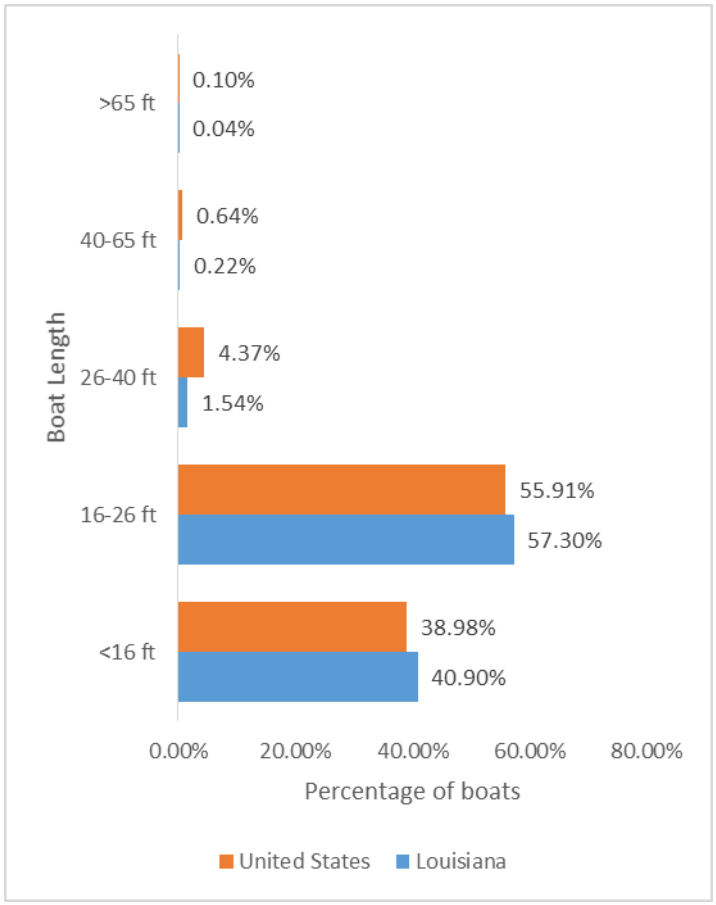
Surveys of boaters by the U.S. Coast Guard suggest that a higher percentage of boats used in Louisiana are less than 26 feet compared to the boat sizes used throughout the U.S. as a whole, as shown in Figure 5-3.

The boat use trend in Figure 5-3 suggests that demand for marina slips in the market may be higher for smaller slips and lower for larger slips. The number and size of existing slips in the market area, grouped by sub-area, is shown in Table 5-2.

The existing market slip mix does not accurately reflect the boat sizes. Due to the age of the marinas in the market, many boats are kept in larger slips to provide additional slip width. For example, 35 ft boats are kept in 50 ft slips.

Boats less than 20 feet are typically trailered with few being kept in slips. The highest percentage of slips accommodate boats 30 to 39 feet long. Over 65% of the slips accommodate boats less than 40 feet long.

These existing slip sizes do not include wait lists for slips or account for boats in wrong sized slips due to slip availability or boat width needs. Wait lists for boats 40 to 50 ft in length suggest that boaters are interested in upgrading to larger boats but are constrained by slip availability. However, some boaters report requesting larger slips in the current market due to narrow widths of the existing slips and the need for width found in the longer slips to fit their boat.



Source: USCG, Moffatt & Nichol

Figure 5-3: Length of Boat Used Most Often

Table 5-2: Marina Slip Size by Sub-Area

Submarket	Total Slips	Percentage of Slips by Length (feet)					
		<20	20-29	30-39	40-49	50-59	60+
New Orleans	**1188**	0%	4.0%	45.9%	31.8%	5.6%	12.8%
North Shore	**1345**	23.3%	30.3%	26.3%	14.6%	4.5%	1.0%
Eastern	**310**	0%	30.7%	28.1%	5.1%	36.1%	0%
Total	**2843**	**10.8%**	**19.2%**	**34.8%**	**24.3%**	**5.0%**	**5.9%**

5.5 SUMMARY

The New Orleans boating market is underserved for boat slips based on population and adjacent market demand. Combining the underserved population with projected population growth suggests potential demand for approximately 1,700 to 2,000 slips.

Transient boat traffic from outside of the market area is impacted by the global economy and tourism trends. Tourism to New Orleans is expected to increase, suggesting increased transient boat traffic.

Based on dockmaster observations and wait lists, marina slips where demand is greater than supply include a significant percentage of slips greater than 40 ft.

6. MARINA PROGRAM

The following marina program is for the MYH and is based on the market assessment. The marina program outlines recommendations for the docks at the marina (number, mix, type, etc), utilities, and amenities.

6.1 DOCKS

The marina dock program includes the number of slips, size of slips, and type of slips.

6.1.1 NUMBER

Based on the market demand, prior slip count of 600, and change in layout required to increase slip width and accommodate the Community Sailing Center, the New Orleans Municipal Yacht Harbor is expected to accommodate 400 to 500 slips.

A final marina configuration should be developed that reflects wider slips, the type of dock (fixed vs. floating), access requirements, and proper fairways for safe navigation.

6.1.2 SLIP MIX

The marina slip mix reflects current market conditions plus consideration of future trends towards wider and longer boats. While there are many more boats shorter than 30 ft in the market than boats longer than 30 ft, the number of slips for these smaller boats is reduced. This lower number of smaller slips reflects the ability to trailer and ramp launch these smaller vessels and the concurrent need for larger boats to have a slip because they cannot be trailered easily as well as the increased revenue potential for larger slips. Some smaller slips are included to encourage new boaters entering the market and to encourage a diversity of boating activity.

Table 6-1 shows the recommended slip mix for the MYH marina. The actual percentage of slips in the new marina will depend on the marina layout which will reflect spatial considerations including the total number of slips that the marina area has the capacity to accommodate.

Table 6-1: Recommended Slip Mix

Slip Size	Existing Regional Mix	Recommended % Slips in Marina	# Slips*
<30 ft	4%	2% – 5%	10 – 25
30 ft – 40 ft	46%	35% – 40%	175 – 200
40 ft – 50 ft	32%	30% – 40%	175 – 200
>50 ft	18%	20% – 25%	100 – 125

*Based on 500 slips total

6.1.3 DOCK TYPE

Dock type can be fixed or floating. The types further can be divided into different materials including concrete, timber, and metal.

The type of dock is often based on the regional tide range. Lake Pontchartrain has a small tide range and many of the existing docks are fixed docks. However, sustained east winds on the Lake can cause “set-up” on the Lake, raising the water level several feet during these wind

events. The higher tides can flood the fixed docks, including the electrical and mechanical systems.

Properly designed floating docks will provide security during elevated water level events by allowing the boats and docks to rise with the water levels, reducing damage to boats and infrastructure. In addition, boaters are becoming more accustomed to floating docks which are perceived to be "state-of-the-art". The docks should be designed for the storm surge, waves, and wind forces during hurricane conditions with boats remaining at the docks.

6.1.4 DIMENSIONS

Docks need to be sized for modern boats with consideration of future trends. Boats are being constructed with wider beams and more appurtenances (bowsprit, swim platform, etc). Figure 6-1 shows data for various boat models – both sailboat and motor boat. The marina should be designed to accommodate a minimum of the 90th percentile of the boats shown.

Slips may be configured with varying widths to allow for some wider boats. Catamarans are becoming increasingly popular and should be considered in the slip dimensions.

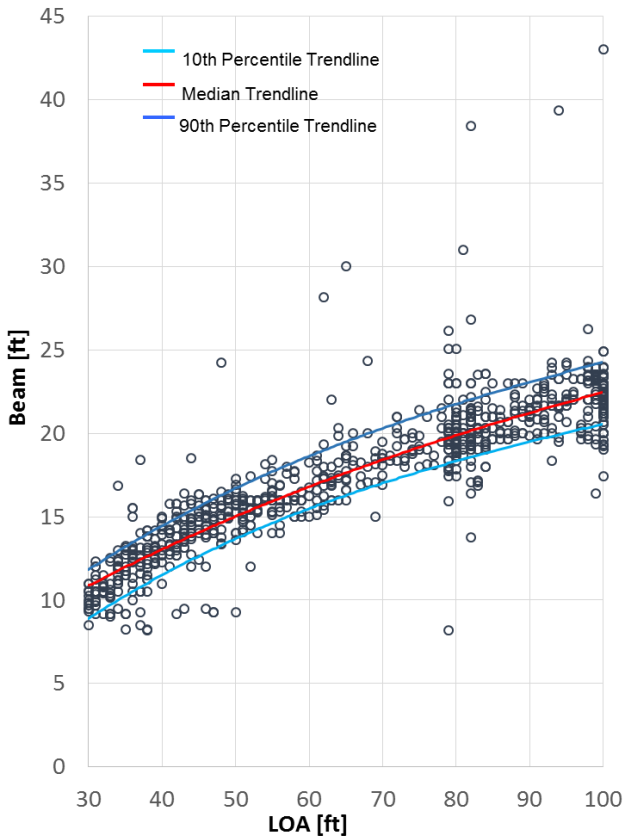


Figure 6-1: Beam vs. LOA

Table 6-2 shows the beam vs. LOA from the figure above for various boat lengths.

Table 6-2: Beam vs. LOA

Boat Length [ft]	90th Percentile Beam [ft]
30	11.8
40	14.4
50	16.6
60	18.5
70	20.1
80	21.4
90	22.5
100	23.5

The slip width should be designed to accommodate the vessel beam plus room for maneuvering and fendering. Slips that are too wide can make securing the lines and accessing the boat difficult and requires extra cost for additional dock area. Table 6-3 shows recommended widths for double slips while Table 6-4 shows widths for single slips.

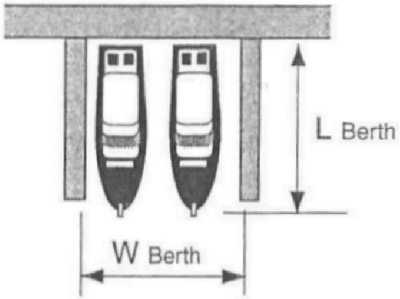


Table 6-3: Recommended Double Slip Width

Boat Length [ft]	Dimensions for W_{Double}	
	Recommended [ft]	Minimum [ft]
20.0	21.0	20.0
30.0	29.0	27.0
40.0	37.0	34.0
50.0	41.0	38.0
60.0	47.0	44.0
80.0	55.0	52.0
100.0	60.0	56.0

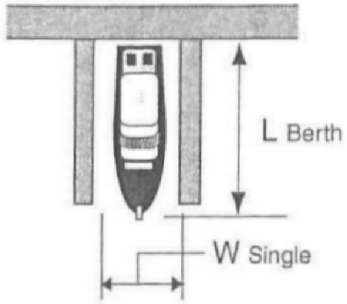


Table 6-4: Recommended Single Slip Width		
Boat Length [ft]	**Dimensions for W_{Single}**	
	Recommended [ft]	**Minimum [ft]**
20.0	10.0	10.0
30.0	14.0	13.5
40.0	18.0	16.0
50.0	20.0	18.0
60.0	23.0	20.0
80.0	28.0	26.0
100.0	30.0	28.0

Fairways are the navigation lanes between boat slips. Fairway widths should be set based on the length of the longest boat expected to use the fairway. Typical marina design allows for a width that is 1.5 times the length of the longest boat to use the fairway. This allows the boat to turn around in the fairway. Fairways as large as 2.0 times the length or as narrow as 1.3 times the length are also found depending upon type of boat, wind directions, and other considerations. Table 6-5 lists recommended fairway widths for various slip lengths.

Table 6-5: Recommended Fairway Width		
Boat Length [ft]	**Fairway**	
	Recommended [ft]	**Minimum [ft]**
20.0	30.0	26
30.0	45.0	39.0
40.0	60.0	52.0
50.0	75.0	65.0
60.0	90.0	78.0
80.0	120.0	104.0
100.0	150.0	130.0

6.1.5 WATER DEPTH

Figure 6-2 shows the draft vs. length overall (LOA) for a broad range of motor and sailboats. Supporting boats up to 75 ft requires a water depth of 6.5 ft (90th percentile) plus 3 ft clear. Larger boats, especially sailboats, have a significant range of potential drafts and require much deeper water.

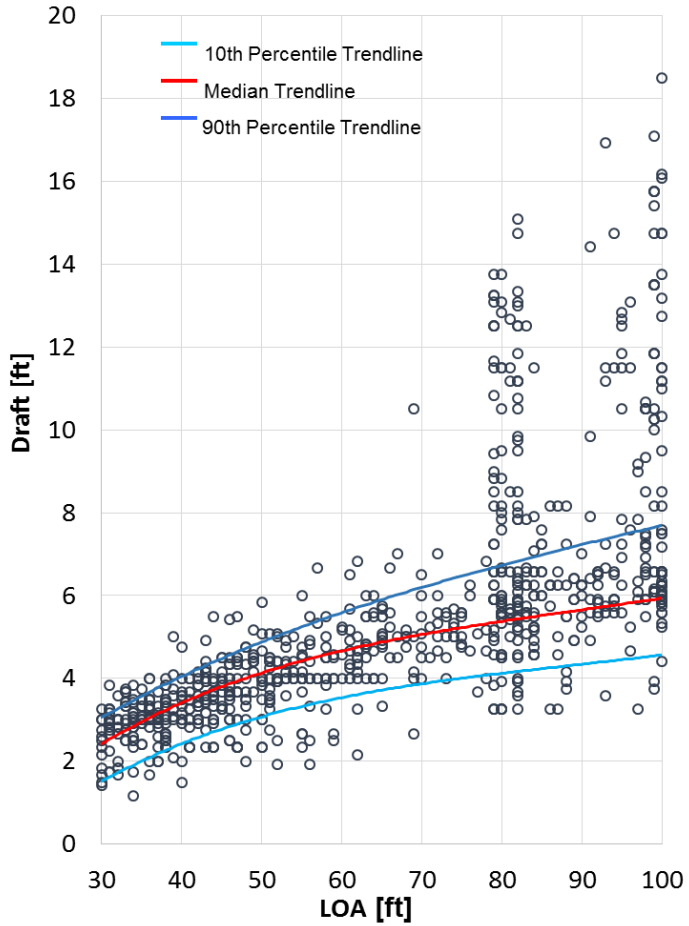


Figure 6-2: Draft vs. LOA

Table 6-6 shows the 90th percentile draft vs. LOA for various boat lengths.

Table 6-6: Draft vs. LOA

Boat Length [ft]	90% Percentile Draft [ft]	Target Dredge Depth (ft)
30	3.0	6.0
40	4.0	7.0
50	4.7	7.7
60	5.4	8.4
70	5.9	8.9
80	6.3	9.3
90	6.7	9.7
100	7.0	10.0

The recommended dredge depth at the marina entrance is 9.0 ft. The marina depth can become shallower further into the marina where there are smaller boats. The minimum recommended draft is 7.0 ft.

6.2 UTILITIES

The following summarizes utilities expected at a modern marina. Basic amenities described here are required to attract and retain boaters in the market. These expected utilities are power, water, wi-fi, security, and parking. Other amenities like showers and laundry are important for attracting transient boaters.

6.2.1 POTABLE WATER

Vessels with onboard water supplies will need to be replenished and augmented while berthed. Additionally, owners will want to clean their boat following use. All dockside water should be a regulated, potable system capable of filling storage tanks without damage to boat plumbing. Consideration should also be given to accommodating external water purification, conditioning, and filtration systems carried by many yachts. If it is not incorporated into the main plumbing, this system may require a location on the dock adjacent to the water supply. The existing public water utility is anticipated to supply a sufficient source of potable water service to the marina. Branch connections could be made from a main line to service the berths in the marina. Water demand has been estimated to be approximately 25 gallons of water per slip per day during peak demand (Tobiasson, 2000) for vessels less than 100 feet. For vessels larger than 100 feet, the demand is estimated at 50 gallons a day.

6.2.2 ELECTRIC

The number of onboard amenities has increased the electrical demand of modern boats. While many large yachts now have the capability of providing their own electrical service, land-based service is preferred to the noise of running generators full time on each yacht while at berth. Electric services should range from 30 to 100 amps with special provisions made for multiple or three-phase hookups for the largest yachts. Typical vessel electrical requirements per boat are estimated as follows:

Table 6-7: Typical Power Requirements

Slip Size	Recommended Power Configuration
30’ - 50’	Two 30 amp 120/240V single phase
50’ - 70’	Two 50 amp 120/240V single phase
70’ – 80’	Two 50 amp 120/240V single phase One 100 amp 208V 3 phase
80’ - 150’	Two 100 amp 120/240V single phase Two 100 amp 208V 3 phase One 200 amp 480V 3 phase

6.2.3 SANITARY

Sanitary systems are designed to be either centralized or located at each slip. A centralized system is less expensive to install, can be easily staffed with marina employees, and is less prone to maintenance issues caused by improper use by boat owners. Service at each slip facilitates proper disposal of wastes by eliminating waiting lines. Some owners will discharge out at sea or in the marina rather than wait in line or return at a later time to a pumpout facility. The provision of clean, well-outfitted, well lighted, and accessible shoreside sanitary facilities reduces the stress on the onboard systems and discourages the use of on-board sewage flow through devices.

Depending on the dock layout it is recommended that one pumpout be provided for each dock. The sewage may be pumped into an on-site holding tank from which it is discharged into the municipal sanitary sewer system. The pumpout should be centrally located and easily accessible. Typically pumpouts are located nearby to fuel dispensing operations. In-slip pumpout facilities provide an added level of service.

To prevent accidental discharges, trained staff should be available to assist boaters with pumpout operations.

6.2.4 SOLID WASTE COLLECTION

Trash floating in the marina is unsightly and must be removed by staff, creating a maintenance issue. Yachters should be encouraged to properly dispose of trash by providing multiple large, covered, convenient trash receptacles. Covered receptacles prevent birds and rodents from accessing and spreading collected trash.

6.2.5 INTERNET/TELEPHONE/TV (CABLE OR SATELLITE)

The increased desire for and expectation of amenities such as telephone, cable television, and high-speed internet access has risen for marinas in recent decades. The availability and use of cellular phones and satellite TV service has also increased to meet this demand. When planning communications infrastructure, the continued rapid growth in new technologies and quick obsolescence of existing technologies must be considered.

Direct telephone wiring to each slip, while providing standard telephone service, also requires the installation of additional equipment to handle the various lines as well as knowledgeable staff to activate and deactivate the lines as necessary. With the increase in Internet Telephony and alternate service providers, direct telephone wiring to each slip is no longer required. Telephone service may be provided through cable television service or using Voice-Over-IP (VOIP) technology with wireless internet services. These technologies also require that the staff have a minimal level of proficiency with the system to provide service to the boat owners.

While many medium length yachts in the United States have portable satellite television dishes temporarily mounted on the dock boxes or railings and larger vessels often have these dishes permanently mounted on their decks for reception anywhere in the world, cable television hookups at each slip may be desirable. One option that is gaining popularity in modern marinas is to have a central satellite television hub in an administrative building that is subsequently linked to individual yachts with a use fee associated with the service.

Wireless services may be provided with minimal infrastructure requirements but may require more expensive equipment and a technically proficient staff to maintain. Wired service connections may be incorporated into electrical pedestals and may have higher initial and maintenance costs.

6.2.6 FIRE PROTECTION –

Modern marinas require that fire-fighting equipment be capable of combating fires quickly and effectively, while preventing the fire from spreading to other vessels within the marina. The most common types of fires in marinas are those fueled by flammable liquids, such as diesel, oil, or gasoline. The possibility of the fire spreading to other vessels along the water surface must be considered, especially when combating such a fire with water, which may push the fire along the water's surface. For this reason, large dry chemical fire extinguishers to suppress Class B (fuel), as well as Class A (wood/paper) and Class C (electrical) fire, should be readily available at key locations throughout the marina. This equipment should be provided in tandem with a centralized high volume water system.

6.2.7 SERVICE DISTRIBUTION

Marina utility power pedestals may be utilized to provide yachts with a single source for water, telephone, cable television, and electrical

hookups while also providing low-glare lighting and racks for cables and hoses. These units are also designed for easy accessibility to wires and connections while being serviced or repaired. It is suggested that these units be provided at each individual dock. Low-glare / low-level lighting should be provided throughout the marina to provide an atmosphere of safety as well as increase the aesthetic appeal of the marina.

6.3 ANCILLARY AMENITIES

6.3.1 SECURITY

Boat owners want to know that while their boat is in the marina, it will be safe from thievery and vandalism. Security measures implemented for the marina should be visible to act as a deterrent while not being intimidating or obtrusive to marina patrons. Security measures may include security staff augmented by video surveillance, monitored vessel access alarm systems, and the creation of secure areas using physical barriers such as fences and gates. Marina security should also include the use of appropriate lighting along walkways and public areas throughout the marina.

Limited access docking configurations provide a means to limit access to berthing areas through the installation of a security gate at each access point that may be controlled with access codes or key cards combined with the physical separation of a marginal dock from the bulkhead.

6.3.2 RESTROOMS AND SHOWERS

Not all boats contain onboard restrooms or shower facilities and many passengers and crews are encouraged to use landside facilities when berthed. Restroom and shower facilities are expected to be clean, private, and plentiful.

6.3.3 LAUNDRY

Laundry facilities serve transient boaters as well as those looking to weekend on their boat. Facilities should be clean and plentiful in a well-lighted location.

6.3.4 ENVIRONMENT

Rules should be clearly posted to minimize the amount of noise generated by boat operations and marina guests. Boat no-wake zones should be strictly enforced for the comfort of the guests as well as the protection of the environment. Provision of absorbent pads may be considered for keeping contaminants in boat bilges out of the marina and facilities for used engine oil disposal may be desirable for use by yachts on longer stays. Maintenance of vessels while at berth should be kept at a minimum or not allowed.

6.3.5 ACCESS

Access ramps and similar provisions must be considered for the disabled and physically challenged.

7. SWOT ANALYSIS

A SWOT analysis is a planning method used to evaluate the Strengths, Weaknesses, Opportunities, and Threats of a business. The analysis involves specifying the objective of the business and identifying the internal and external factors that are favorable and unfavorable to achieve that objective.

Source: Wikipedia

Figure 7-1: SWOT Matrix

The objective for this SWOT analysis is to analyze reconstruction of the New Orleans Municipal Yacht Harbor Marina.

7.1 STRENGTHS

The following factors are identified as characteristics of the MYH Marina business that give it an advantage over other marinas in the market.

Historical Boating Culture

The MYH has historically been the center of boating on Lake Pontchartrain. The marina hosts two yacht clubs that sponsor weekly racing as well as regattas and visiting yacht club members. The marina is proximate to waterfront restaurants and other similar social activities and opportunities. Boaters report that the surrounding neighborhood is generally considered to be safe.

Community Sailing Center

The proposed Community Sailing Center will draw non-boaters and young future boaters to the marina.

Marine Environment

The marina is a well-protected with minimal wave activity during typical conditions.

Market Demand

The marina is the historical center of sailing and boating for the region. Demand is high for slips in this location and the loss of this marina would be crippling to the boating industry in the region.

Amenities

The MYH Marina has infrastructure in place to supply basic amenities expected by boaters in the market including the following:

Potable Water	Shore Power – 30 and 50 Amp
Fuel	Sanitary
Dock Lighting	Restrooms
Showers	Solid Waste Collection
Parking	Security

Location

The marina, located north of downtown New Orleans, is in close proximity to the area's boating population center, making it attractive to yacht club members and long-term slip leasers.

The marina is best situated to serve visiting transient boaters. Nearby restaurants and activities along with the relative security of the surrounding area are attractive to visiting boaters.

7.2 WEAKNESSES

Weaknesses are characteristics that place the MYH Marina at a disadvantage relative to others existing marinas. The following are identified weaknesses at the marina.

Location

The marina is not within walking distance of downtown destinations, making the facility less desirable to transient boaters.

Restaurants and shopping are nearby but not directly at the marina.

Lake Pontchartrain Storm Surge

Potential storm surge on Lake Pontchartrain could damage boats and the marina during future storm events.

Entrance Water Depths

Marina users interviewed indicate that the marina entrance is shallow, with larger boats running aground during low tides. Larger boats will not be able to access the marina with the current entrance depth.

7.3 OPPORTUNITIES

The following factors are identified as external chances to improve performance in the marina market.

Potential to Become Signature Marina of New Orleans

The MYH is positioned to be the signature destination marina for New Orleans. The reconstructed marina will feature modern, state-of-the-art docks with modern power and potable water systems. The marina will continue to be the center of the local sailing community.

The MYH also has the best opportunity to host transient vessels that visit for events and general cruising. The marina is a short drive away from the many tourist attractions in New Orleans and is considered to be in a relatively safe area with minimal violent crime which is necessary for a successful transient marina.

Existing Market Deficit of Marina Wet Slips

Demand for the slips is high and the marina is expected to fill quickly.

Improvement to Public Spaces Associated with the Marina

Adjacent public spaces are planned for improvement that will draw more non-boaters to the marina area, exposing the facility to more potential boaters.

7.4 THREATS

The following factors are identified as external elements in the marina market that could negatively impact the MYH Marina.

Future Storms

The risk of damage due to future storms may prevent boaters from using the marina. The required building codes will also make some facilities less convenient due to higher floor elevations and resulting access challenges.

Competing Marinas

Other marinas may try to lure boaters away with lower lease rates.

8. FINANCIAL ANALYSIS

The costs to construct the New Orleans Municipal Yacht Harbor Marina, as well as potential operating costs and revenues, are further analyzed in this section. The costs and operating expenses are based on a typical marina facility in the market region and do not include site or layout specific services or features.

8.1 WET SLIP CONSTRUCTION

The marina market analysis suggests sufficient demand exists in the New Orleans market to reconstruct MYH marina with approximately 500 slips. Table 8-1 summarizes typical costs to construct concrete floating docks. The cost does not include gangways, platforms, or other site and layout specific infrastructure.

Table 8-1: Wet Slip Schematic Construction Cost

Dock Size	Construction Cost
25 ft Dock	$25,000 - $35,000
35 ft Dock	$30,000 - $40,000
45 ft Dock	$40,000 - $50,000
55 ft Dock	$50,000 - $60,000

These costs are based on the expected efficiency of layout and dock system and include potable water and shore power on the docks. Assuming 500 slips with a slip mix reflected above, cost to construct the marina docks is expected to be on the order of $17,500,000 to $22,500,000. Debt servicing costs (interest) are not included in this analysis.

Additional construction costs include demolition of the existing marina infrastructure, updates to the upland utility infrastructure, construction of gangways and landing platforms, and dredging. Dredging costs included in this report are limited to the marina entrance. Further analysis of bathymetric survey and existing depths is needed.

8.2 OPERATING REVENUE

Analyzing slip leasing shows the revenue potential for the marina when stabilized. These costs and revenues are based on a slip lease rate of $6 to $7 /ft/month (market rate) for 12 months.

Table 8-2: Wet Slip Potential Lease Revenue

Slip Size	Potential Annual Revenue
25 ft Slip	$1,800 - $2,100
35 ft Slip	$2,520 - $2,940
45 ft Slip	$3,240 - $3,780
55 ft Slip	$3,960 - $4,620

The lease rate is based on the rates charged at Orleans Marina (higher) and South Shore Marina (lower) as well as other marinas in the market

area. Utilities and other amenities are not expected to garner higher rates. Boaters interviewed indicated that the marina will not likely be able to charge significantly above market rates as boaters will not return. However, state of the art utilities are expected to improve absorption rates and retention rates.

Assuming a 500 slip marina with a slip mix reflected above results in potential annual revenue of $1.4m to $1.65m. This does not include lost revenue due to unoccupied slips and non-payment.

8.3 OPERATING COSTS

Operational costs typically include labor, maintenance, insurance, utilities, and lost revenue due to unleased slips or unpaid invoice collection efforts.

Salary and benefits for the marina staff is expected to range from $350,000 to $400,000 per year for 5 to 6 full time and part-time employees (includes typical benefits by using a 1.4 base salary multiplier). This is expected to include the management staff as well as seasonal maintenance staff.

Maintenance and insurance costs vary depending on the age of the facility, the skills of the staff, and the type of docks. Floating docks require periodic adjustments and replacement of rollers and other parts. Reserves for these repairs are usually set at 1% of dock construction cost or $175,000 to $225,000 per year.

Marina insurance can cover a range of events. Basic insurance should cover injuries to patrons sustained on the marina property as well as loss due to fire and electrical (boats should be required to have insurance naming the marina as an insured party to cover damage caused by the boat). Insurance can also sometimes be purchased to cover acts of god (flood, wind, snow, etc). Costs vary by region and type of insurance. For this analysis, insurance is assumed to be 1% of dock construction cost.

Utility costs typically include potable water for the entire marina and power for lighting and general operations. Power used by boats is expected to be paid by the boaters at cost. Annual utility costs (marina use only, shore power is assumed to be paid by the user) are expected to be on the order of $25,000 to $45,000 per year.

8.4 MARINA ABSORPTION

Occupancy rates are expected to increase to full occupancy over several years. Initial occupancy is expected to be on the order of 50% due to boaters returning from other marinas and the interest in the two yacht clubs. Occupancy is expected to increase 10 to 15% each year as former boaters return to boating and new boaters enter the market.

The marina is projected to be fully stabilized within a five to seven year window depending on the continued growth of the economy and population growth. A hurricane impacting New Orleans could impact absorption of the marina is damaged. The marina surviving the hurricane with minimal damage could have the opposite effect and increase the occupancy/absorption.

The rates charged at the marina will strongly influence the marina occupancy. Boaters commented that marinas with low occupancy are either due to location or charging above market rates. Charging market rates is expected to result in high occupancy due to the appeal of the marina location. Charging higher rates will slow absorption of the slips and may leave some slips unoccupied.

Table 8-3 shows potential revenue based on occupancy based on $6 to $7 per ft per month.

Table 8-3: Potential Revenue by Occupancy

Occupancy	Potential Revenue
50%	$700,000 to $825,000
60%	$840,000 to $990,000
70%	$980,000 to $1,155,000
80%	$1,120,000 to $1,320,000
90%	$1,260,000 to $1,485,000
100%	$1,400,000 to $1,650,000

8.5 SUMMARY

Table 8-4 shows the revenue and cost projections for the marina when stabilized. Based on the projected operating revenues and costs, the marina is expected to generate a net profit. The break-even occupancy appears to be 60% based on the staffing and cost assumptions outlined above.

Table 8-4: Marina Annual Cost vs. Revenue

Initial Construction Costs		
Marina Slips	($17,500,000)	($22,500,000)
Demo, Dredging, and other Costs	($2,500,000)	($4,500,000)
Construction Total	**($20,000,000)**	**($27,000,000)**
	Low / year	High / year
Annual Revenue		
Slip Lease	$1,400,000	$1,650,000
Revenue Total	**$1,400,000**	**$1,650,000**
Revenue Discounted 10%*	**$1,260,000**	**$1,485,000**
Annual Costs		
Utilities	($25,000)	($45,000)
Marina Staff	($350,000)	($400,000)
Insurance	($175,000)	($225,000)
Maintenance	($175,000)	($225,000)
Cost Total	**($725,000)**	**($895,000)**
Annual Total (based on discounted revenue)	**$535,000**	**$590,000**

*Discounted revenue accounts for unpaid invoices and unoccupied slips

9. CONCLUSIONS

The following bullets summarize the New Orleans marina market and opportunities at the New Orleans Municipal Yacht Harbor Marina.

- Slip demand is heavily dependent upon location. There is strong demand for boat slips at the MYH.
- Based on existing slip demand throughout the region, New Orleans has wet slip demand on the order of 1,200 additional slips.
- Projecting the population of the New Orleans area forward suggests the need for 650 additional slips by 2030.
- Tourism to the New Orleans Area is projected to increase at 1% to 2% per year. The number of transient boats visiting the market area is expected to increase proportionally as well as boats from visiting yacht clubs throughout the New Orleans region suggesting the need for additional transient boat slips.
- Total marina slip demand throughout the market area is expected to increase by 1,700 to 2,000 slips by 2030
- The marina program is expected to include 400 to 500 slips
- The marina docks are recommended to be floating concrete docks designed to withstand storm surge and hurricane forces with boats at the docks.
- Reconstruction of the marina is expected to cost on the order of $20,000,000 to $27,000,000.
- The MYH Marina is expected to have a $535,000 to $590,000 or more annual operating surplus not including cost of any debt servicing.

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APPENDIX A – REGIONAL MARINAS

Bucktown Harbor Marina

Address	325 Metairie Hammond Highway				
	Bucktown, LA				
	70129 United States				
Contact Person					
Telephone	504-364-2650	**Latitude**	30.022411	**Web Page**	
Fax		**Longitude**	-90.12325	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Floating	**Max Slip Length**	66
Dock Material	Composite	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Comments

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	60
40'-49'	10
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Wet Slips	
Wet Slips	70
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$5.40
Monthly (High)	$6.00
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards	
Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips	
Dry Slips	0
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy	
Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous	
Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	N	3 Phase	N

Rates	Meter	/kwH	/Day	/Mo
30A				
50A				
100A				

Associated Events

Upland Amenities	
Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	N
Ice	N
Water Sports	N
Security	Passive Y | Guard | Video

WaterSide Amenities	
Water	Y
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout	
Gas	N
Diesel	N
Pumpout	/use

Transient	
Port Of Entry	N
Transient Berths	
Crews Quarters	N

Bucktown Harbor Marina

Marina Number 2092 **Research Date** 11/2015

Chef Harbor Marina

Address	21135 Chef Menteur Highway New Orleans, LA 70129 United States		
Contact Person	G. L. Viavant III		
Telephone	504-662-5511	**Latitude**	30.071662
Fax		**Longitude**	-89.80141

Marina Description

Web Page	
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber	**Min Slip Length**	
Slip Style	Single	**Approach Depth**	

Slip Sizes

Under 20'	0
20'-29'	31
30'-39'	25
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	56
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	40
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	Y
Environment	

Electric

1 Phase	N	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	N			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	Y
Pool	N
Laundry Facilities	N
Shower	N
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	Y
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout

Gas	Y
Diesel	N
Pumpout	/use

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Chef Harbor Marina

Marina Number 2089 **Research Date** 11/2015

Colbert Cove Marina

Address	1099 Villere St				
	Mandeville, LA				
	70448-5509	United States			
Contact Person	A. Schultz				
Telephone	985-626-8151	**Latitude**	30.353506	**Web Page**	
Fax		**Longitude**	-90.048433	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	65
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	140
20'-29'	60
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	200	**Daily Liveaboard Rate**	/ft
Daily (Low)		**Weekly Liveaboard Rate**	/ft
Daily (High)		**Monthly Liveaboard Rate**	/ft
Weekly (Low)		**Yrly Liveaboard Rate /mo**	/ft
Weekly (High)			
Monthly (Low)			
Monthly (High)			
Yearly (Low) /mo			
Yearly (High) /mo			

Liveaboards

Liveaboards Allowed	

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase		**3 Phase**			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**	
30A	Y				
50A	N				
100A	N				

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			N

Fuel/Pumpout

Gas		N	
Diesel		N	
Pumpout	N		**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Colbert Cove Marina

Marina Number 2084 **Research Date** 11/2015

DeZaire Marina

Address	349 Main St.				
	Madisonville, LA				
	70447	United States			
Contact Person					
Telephone	9856301649	**Latitude**	30.408959	**Web Page**	
Fax		**Longitude**	-90.155257	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	40
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	44
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	44	**Daily (Low)**	
Daily (High)		**Weekly (Low)**	
Weekly (High)		**Monthly (Low)**	
Monthly (High)		**Yearly (Low) /mo**	
Yearly (High) /mo			

Liveaboards

Liveaboards Allowed			
Daily Liveaboard Rate	/ft		
Weekly Liveaboard Rate	/ft		
Monthly Liveaboard Rate	/ft		
Yrly Liveaboard Rate /mo	/ft		

Dry Slips

Dry Slips			
Daily			
Weekly			
Monthly (Low)			
Monthly (High)			
Yearly (Low) /mo			
Yearly (High) /mo			

Occupancy

Busy Season			
Off Season			
Wet Peak Occupancy			
Wet Off Occupancy			
Dry Peak Occupancy			
Dry Off Occupancy			

Miscellaneous

Moorings			
Mooring Rate /mo			
Boat Ramp			
Environment			

Electric

1 Phase	Y	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A				
50A				
100A				

Associated Events

Upland Amenities

Hotel	N	**Restaurant**	N
Shopping	N	**Bar**	N
Pool	N	**Laundry Facilities**	N
Shower	N	**Ice**	N
Water Sports	N	**Security**	Passive | Guard | Video

WaterSide Amenities

Water	Y	**Telephone**	
TV/Cable		**Internet Access**	

Fuel/Pumpout

Gas	N	**Diesel**	N
Pumpout			/use

Transient

Port Of Entry	
Transient Berths	
Crews Quarters	N

DeZaire Marina

Marina Number 2114 **Research Date** 11/2015

Heron's Way Marina

Address	688 Soult St			**Marina Description**	
	Mandeville, LA				
	70448-5531 United States				
Contact Person	Mary Golden				
Telephone	985-626-4287	**Latitude**	30.351949	**Web Page**	
Fax		**Longitude**	-90.047537	**Market**	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	48
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	48	
Daily (Low)		
Daily (High)		
Weekly (Low)		
Weekly (High)		
Monthly (Low)		
Monthly (High)		
Yearly (Low) /mo		
Yearly (High) /mo		

Liveaboards

Liveaboards Allowed		
Daily Liveaboard Rate		/ft
Weekly Liveaboard Rate		/ft
Monthly Liveaboard Rate		/ft
Yrly Liveaboard Rate /mo		/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase **3 Phase**

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			N

Fuel/Pumpout

Gas	N	
Diesel	N	
Pumpout	N	/use

Transient

Port Of Entry	
Transient Berths	
Crews Quarters	N

Heron's Way Marina

Hidden Harbor Marina

Address	205 Rene Madisonville, LA 70447 United States		
Contact Person	Margarete Jenkins		
Telephone	985-845-7656	**Latitude**	30.41241
Fax		**Longitude**	-90.158285

Marina Description

Web Page	
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Floating	**Max Slip Length**	
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes

Under 20'	14
20'-29'	0
30'-39'	7
40'-49'	12
50'-59'	2
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	35
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	15
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	Y	**3 Phase**	N

Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard N | Video N

WaterSide Amenities

Water	Y
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout

Gas	Y	
Diesel	N	
Pumpout	N	**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	

Hidden Harbor Marina

Marina Number 2088 **Research Date** 11/2015

Lake Catherine Marina

Address	26204 Chef Menteur Hwy				
	New Orleans, LA				
	70129 United States				
Contact Person					
Telephone	(504) 662-5741	**Latitude**	30.14985	**Web Page**	http://www.lakecatmarina.com/
Fax		**Longitude**	-89.7406	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	0
20'-29'	14
30'-39'	26
40'-49'	0
50'-59'	6
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	0
Side Tie #	0

Comments

Fishing

Wet Slips

Wet Slips	46		
Daily (Low)	$1.00		
Daily (High)	$1.00		
Weekly (Low)			
Weekly (High)			
Monthly (Low)			
Monthly (High)			
Yearly (Low) /mo			
Yearly (High) /mo			

Liveaboards

Liveaboards Allowed			
Daily Liveaboard Rate	/ft		
Weekly Liveaboard Rate	/ft		
Monthly Liveaboard Rate	/ft		
Yrly Liveaboard Rate /mo	/ft		

Dry Slips

Dry Slips			
Daily			
Weekly			
Monthly (Low)			
Monthly (High)			
Yearly (Low) /mo			
Yearly (High) /mo			

Occupancy

Busy Season			
Off Season			
Wet Peak Occupancy	90%		
Wet Off Occupancy			
Dry Peak Occupancy			
Dry Off Occupancy			

Miscellaneous

Moorings			
Mooring Rate /mo			
Boat Ramp	Y		
Environment			

Electric

1 Phase	Y	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video Y

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			N

Fuel/Pumpout

Gas		Y	
Diesel		Y	
Pumpout	Y		**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Lake Catherine Marina

Marina Number 2075 **Research Date** 11/2015

Lake Pontchartrain Harbor Marina

Address	225 Antibes West, PO Box 61				
	Mandeville, LA				
	70448 United States				
Contact Person	Frank A. Hijuelos				
Telephone	985-626-1517	**Latitude**	30.366485	**Web Page**	lakepontchartrainharbor.com
Fax		**Longitude**	-90.092716	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	75
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	16
20'-29'	110
30'-39'	38
40'-49'	5
50'-59'	0
60'-69'	0
70'-79'	1
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	170
Daily (Low)	$1.00
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$4.50
Monthly (High)	$4.50
Yearly (Low) /mo	$4.50
Yearly (High) /mo	$4.50

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	50
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase		3 Phase			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**	
30A	Y				
50A	Y				
100A	Y				

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	Y
Bar	Y
Pool	N
Laundry Facilities	Y
Shower	Y
Ice	N
Water Sports	N
Security	Passive Y | Guard | Video

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			Y

Fuel/Pumpout

Gas	Y	
Diesel	Y	
Pumpout	Y	**/use**

Transient

Port Of Entry	N
Transient Berths	10
Crews Quarters	N

Lake Pontchartrain Harbor Marina

Marina Number 2085 **Research Date** 11/2015

Marina Del Ray

Address	100 Marina Del Ray Dr				
	Madisonville, LA				
	70447 United States				
Contact Person	Ginger Pirritano or Amy Gennaro				
Telephone	985-845-4474	**Latitude**	30.400007	**Web Page**	www.marinadelrayla.com
Fax		**Longitude**	-90.153421	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Floating	**Max Slip Length**	260
Dock Material	Composite	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Comments

Slip Sizes	
Under 20'	85
20'-29'	110
30'-39'	212
40'-49'	132
50'-59'	49
60'-69'	12
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Wet Slips

Wet Slips	600
Daily (Low)	$1.00
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed		
Daily Liveaboard Rate		/ft
Weekly Liveaboard Rate		/ft
Monthly Liveaboard Rate		/ft
Yrly Liveaboard Rate /mo		/ft

Dry Slips

Dry Slips	90
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	Y
Environment	

Electric

1 Phase		**3 Phase**			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**	
30A	Y				
50A	Y				
100A	Y				

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	Y
Laundry Facilities	Y
Shower	Y
Ice	Y
Water Sports	N
Security	Passive | Guard | Video

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			Y
Internet Access			Y

Fuel/Pumpout

Gas	Y	
Diesel	Y	
Pumpout	Y	**/use**

Transient

Port Of Entry	N
Transient Berths	30
Crews Quarters	N

Marina Del Ray

Marina Number 2086 **Research Date** 11/2015

New Orleans Municipal Yacht Harbor

Address	401 N Roadway Street				
	New Orleans, LA				
	70124 United States				
Contact Person					
Telephone	504-450-7604	**Latitude**	30.025539	**Web Page**	
Fax		**Longitude**	-90.116349	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber & Concrete	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	75
40'-49'	21
50'-59'	15
60'-69'	20
70'-79'	11
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

concrete pier, timber finger docks
mostly sail
owned by city
wants floating docks

Wet Slips

Wet Slips	142
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	90%
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	Y	**3 Phase**	N

Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A				
50A				
100A				

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	N
Laundry Facilities	Y
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard N | Video

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			Y

Fuel/Pumpout

Gas		N	
Diesel		N	
Pumpout	Y		**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

New Orleans Municipal Yacht Harbor

Marina Number 1308 **Research Date** 11/2015

New Orleans Yacht Club

Address	403 N Roadway St New Orleans, LA 70124-1639 United States		
Contact Person	Buzzy McFerrin		
Telephone	504-283-2581	**Latitude**	30.020053
Fax		**Longitude**	-90.119563

Marina Description

Web Page	www.noyc.org
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber and Concrete	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	80
40'-49'	21
50'-59'	15
60'-69'	34
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	0
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	150
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	N	**3 Phase**	N

Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	Y
Telephone	N
TV/Cable	N
Internet Access	Y

Fuel/Pumpout

Gas	N	
Diesel	N	
Pumpout	N	**/use**

Transient

Port Of Entry	N
Transient Berths	0
Crews Quarters	N

New Orleans Yacht Club

Oak Harbor Marina

Address	1640 Harbor Drive				
	Slidell, LA 70458				
	70458	United States			
Contact Person					
Telephone	985-641-1044	**Latitude**	30.216117	**Web Page**	http://www.warrenproperties.com/content/oak-harbor-marina
Fax		**Longitude**	-89.792037	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	110
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	8

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	96
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Residential area.

Wet Slips

Wet Slips	96
Daily (Low)	$1.00
Daily (High)	$1.00
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$4.00
Monthly (High)	$4.00
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	Y
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	75%
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	0
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	Y	**3 Phase**	

Rates	Meter	/kwH	/Day	/Mo
30A	M			
50A	M			
100A				

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	Y
Laundry Facilities	Y
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard | Video

WaterSide Amenities

Water	Y
Telephone	Y
TV/Cable	Y
Internet Access	Y

Fuel/Pumpout

Gas	N	
Diesel	N	
Pumpout	N	**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Oak Harbor Marina

Orleans Marina

Address	221 Lake Marina Avenue		
	New Orleans, LA		
	70124 United States		
Contact Person	Charles Dixon		
Telephone	504-288-2351	**Latitude**	30.022656
Fax	504-288-8123	**Longitude**	-90.116742

Marina Description

Web Page	http://marinasinneworleans.com/OM.htm
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	125
Dock Material	Timber	**Min Slip Length**	28
Slip Style	Double	**Approach Depth**	8

Slip Sizes

Under 20'	0
20'-29'	47
30'-39'	158
40'-49'	118
50'-59'	30
60'-69'	7
70'-79'	17
80'-89'	30
90'-99'	2
100'-109'	1
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Wet Slips

Wet Slips	410
Daily (Low)	$1.75
Daily (High)	$2.25
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$5.50
Monthly (High)	$7.06
Yearly (Low) /mo	$5.50
Yearly (High) /mo	$7.06

Liveaboards

Liveaboards Allowed	Y
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	100%
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	0
Mooring Rate /mo	
Boat Ramp	N
Environment	Clean Marina

Electric

1 Phase	Y	**3 Phase**	N

Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A				
50A				
100A				

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	N
Pool	N
Laundry Facilities	Y
Shower	Y
Ice	
Water Sports	N
Security	Passive Y | Guard N | Video N

WaterSide Amenities

Water	Y
Telephone	N
TV/Cable	Y
Internet Access	N

Fuel/Pumpout

Gas	N	
Diesel	N	
Pumpout	Y	**/use**

Transient

Port Of Entry	N
Transient Berths	6
Crews Quarters	N

Comments

Owned by Levee District; no commercial; 40% are 30'; transient cruisers are from E.Coast & FL; electric is metered by power company; 30/50/100; wants more 40-50' slips; 1 office manager, 2 maintenance & harbormaster same as S. Shore

Orleans Marina

Marina Number 1299 **Research Date** 11/2015

Pelican Pointe Marina

Address	23008 Chef Menteur Hwy. 90				
	New Orleans, LA				
	70129 United States				
Contact Person					
Telephone	(504) 253-8242	**Latitude**	30.166367	**Web Page**	http://pelicanpointemarina.com/
Fax		**Longitude**	-89.740851	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	50
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	16
50'-59'	10
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	0
Side Tie #	0

Comments

35 ton travel lift

Wet Slips

Wet Slips	26
Daily (Low)	$1.50
Daily (High)	$1.50
Weekly (Low)	$8.00
Weekly (High)	$8.00
Monthly (Low)	$5.00
Monthly (High)	$6.00
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	N	
Daily Liveaboard Rate		/ft
Weekly Liveaboard Rate		/ft
Monthly Liveaboard Rate		/ft
Yrly Liveaboard Rate /mo		/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	95%
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	2
Environment	Clean Marina

Electric

1 Phase	Y	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	N
Ice	Y
Water Sports	N
Security	Passive N | Guard Y | Video N

WaterSide Amenities

Water	Y
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout

Gas	Y	
Diesel	Y	
Pumpout	N	/use

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Pelican Pointe Marina

Marina Number 2076 **Research Date** 11/2015

Pontchartrain Landing

Address	6001 France Road New Orleans, LA 70126 United States			**Marina Description**	
Contact Person					
Telephone	504-286-8157	**Latitude**	30.025971	**Web Page**	http://www.pontchartrainlanding.com/
Fax		**Longitude**	-90.033877	**Market**	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Concrete	**Min Slip Length**	
Slip Style	Alongside	**Approach Depth**	15

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	1160
Side Tie #	40

Comments

Wet Slips

Wet Slips	40
Daily (Low)	$1.00
Daily (High)	$1.00
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	N	
Daily Liveaboard Rate		/ft
Weekly Liveaboard Rate		/ft
Monthly Liveaboard Rate		/ft
Yrly Liveaboard Rate /mo		/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	Y
Environment	

Electric

1 Phase	Y	**3 Phase**	

Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A	Y			
50A	Y			
100A	Y			

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	Y
Laundry Facilities	Y
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			Y
TV/Cable			Y
Internet Access			Y

Fuel/Pumpout

Gas		Y	
Diesel		Y	
Pumpout	Y		**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Pontchartrain Landing

Marina Number 2078 **Research Date** 11/2015

Prieto Marina

Address	1298 Madison St				
	Mandeville, LA				
	70448-6000 United States				
Contact Person	Joan Doolittle				
Telephone	985-626-9670	**Latitude**	30.350651	**Web Page**	www.prietomarina.com
Fax		**Longitude**	-90.053391	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	50
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	

Slip Sizes	
Under 20'	0
20'-29'	115
30'-39'	42
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	157
Daily (Low)	$0.50
Daily (High)	$0.50
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$5.25
Monthly (High)	$5.25
Yearly (Low) /mo	$5.25
Yearly (High) /mo	$5.25

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	20
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase		**3 Phase**			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**	
30A	Y				
50A	N				
100A	N				

Associated Events

Upland Amenities

Hotel	Y
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	Y
Ice	N
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			Y
TV/Cable			N
Internet Access			N

Fuel/Pumpout

Gas		N	
Diesel		N	
Pumpout	Y		**/use**

Transient

Port Of Entry	
Transient Berths	
Crews Quarters	N

Prieto Marina

Salty's Marina

Address	117 Highway 22 E. Madisonville, LA 70447-9402 United States		
Contact Person	David Stabler		
Telephone	985-845-8485	**Latitude**	30.406458
Fax		**Longitude**	-90.152424

Marina Description

Web Page	
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	45
Dock Material	Composite	**Min Slip Length**	
Slip Style	Single	**Approach Depth**	

Comments

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	43
40'-49'	41
50'-59'	7
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Wet Slips

Wet Slips	91
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$7.00
Monthly (High)	
Yearly (Low) /mo	$7.00
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	30
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	100
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	Y	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	N
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	N
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout

Gas	Y	
Diesel	N	
Pumpout	N	**/use**

Transient

Port Of Entry	
Transient Berths	10
Crews Quarters	N

Salty's Marina

Marina Number 2087 **Research Date** 11/2015

Schubert's Marine

Address	126 South Roadway, West End Park				
	New Orleans, LA				
	70124-1642 United States				
Contact Person	John Brimer				
Telephone	877-282-8136	**Latitude**	30.023451	**Web Page**	http://schubertsmarine.com/Home.html
Fax	504-283-3407	**Longitude**	-90.118704	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	100
Dock Material	Timber	**Min Slip Length**	
Slip Style	Alongside	**Approach Depth**	

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Boat repair and fuel dock; chandlery; 60% sail 40% power in the area; big boats go to Venice stay for a few months w/fishing season then return; small boats stay in lake

Wet Slips

Wet Slips	15
Daily (Low)	$1.50
Daily (High)	$1.50
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	0
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase	Y	**3 Phase**	

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	Y			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	N
Pool	N
Laundry Facilities	N
Shower	N
Ice	Y
Water Sports	N
Security	Passive | Guard | Video

WaterSide Amenities

Water	Y
Telephone	
TV/Cable	
Internet Access	

Fuel/Pumpout

Gas	Y	
Diesel	Y	
Pumpout	N	**/use**

Transient

Port Of Entry	
Transient Berths	2
Crews Quarters	

Schubert's Marine

Seabrook Harbor

Address	5801 France Road				
	New Orleans, LA				
	70126 United States				
Contact Person					
Telephone		**Latitude**	30.022178	**Web Page**	http://seabrookharbormarine.com/
Fax		**Longitude**	-90.033345	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Floating	**Max Slip Length**	
Dock Material	Steel	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	15

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	36
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	36
Daily (Low)	$1.00
Daily (High)	$1.00
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$8.30
Monthly (High)	$8.50
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	Y
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	450/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	200
Daily	
Weekly	
Monthly (Low)	$9.25
Monthly (High)	$9.75
Yearly (Low) /mo	
Yearly (High) /mo	$8.75

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	Clean Marina

Electric

1 Phase		**3 Phase**			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**	
30A	Y				
50A	Y				
100A	N				

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	N
Laundry Facilities	Y
Shower	Y
Ice	Y
Water Sports	N
Security	Passive Y | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			Y
TV/Cable			N
Internet Access			Y

Fuel/Pumpout

Gas		Y	
Diesel		Y	
Pumpout	Y		**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Seabrook Harbor

South Shore Harbor

Address	6701 Stars & Stripes Blvd				
	New Orleans, LA				
	70126 United States				
Contact Person	Charles Dixon				
Telephone	504-245-3152	**Latitude**	30.039719	**Web Page**	http://marinasinneworleans.com/SSH.htm
Fax	504-245-3188	**Longitude**	-90.015177	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	150
Dock Material	Timber	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	8

Slip Sizes	
Under 20'	0
20'-29'	0
30'-39'	201
40'-49'	189
50'-59'	21
60'-69'	46
70'-79'	0
80'-89'	18
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Owned by Levee District; under construction-currently 165 slips leased; bidding for a restaurant, bar; 1 office manager, 2 maintenance & harbormaster same as Orleans; electric metered by power company, 30/50/100, will have gas/diesel once opened

Wet Slips

Wet Slips	475
Daily (Low)	$1.50
Daily (High)	$1.65
Weekly (Low)	
Weekly (High)	
Monthly (Low)	$4.00
Monthly (High)	$5.58
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	Clean Marina

Electric

1 Phase	Y	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	Y			
50A	Y			
100A	Y			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	Y
Laundry Facilities	N
Shower	Y
Ice	N
Water Sports	Y
Security	Passive Y | Guard Y | Video Y

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			N

Fuel/Pumpout

Gas		Y	
Diesel		Y	
Pumpout	Y		**/use**

Transient

Port Of Entry	N
Transient Berths	8
Crews Quarters	N

South Shore Harbor

Marina Number 1300 **Research Date** 11/2015

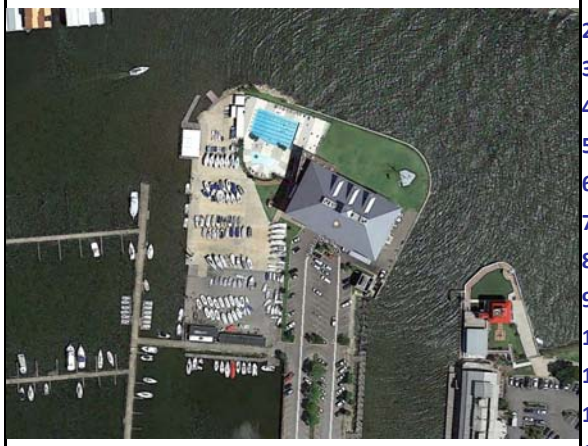
Southern Yacht Club (New Orleans)

Address	105 N Rodeway				
	New Orleans, LA				
	70124	United States			
Contact Person					
Telephone	504 288 4200	**Latitude**	30.027437	**Web Page**	
Fax		**Longitude**	-90.114126	**Market**	US - Louisiana, Gulf Coast

Marina Description

Slip Information

Dock Style	Fixed	**Max Slip Length**	
Dock Material	Timber & Concrete	**Min Slip Length**	
Slip Style	Double	**Approach Depth**	



Slip Sizes

Under 20'	13
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Wet Slips

Wet Slips	13
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	130
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	
Mooring Rate /mo	
Boat Ramp	
Environment	

Electric

1 Phase		**3 Phase**			
Rates	**Meter**	**/kwH**	**/Day**	**/Mo**
30A	Y			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	N
Shopping	N
Bar	N
Pool	Y
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	Y		
Telephone			N
TV/Cable			N
Internet Access			Y

Fuel/Pumpout

Gas	N	
Diesel	N	
Pumpout	N	**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

Southern Yacht Club (New Orleans)

Marina Number 2090 **Research Date** 11/2015

The Dock

Address	118 Harbor View Court Slidell, LA 70458 United States		
Contact Person	Mike		
Telephone	(985) 645-3625	**Latitude**	30.217242
Fax		**Longitude**	-89.797159

Marina Description

Web Page	
Market	US - Louisiana, Gulf Coast

Slip Information

Dock Style	Fixed	**Max Slip Length**	90
Dock Material	Timber	**Min Slip Length**	
Slip Style	Alongside	**Approach Depth**	

Slip Sizes

Under 20'	0
20'-29'	0
30'-39'	0
40'-49'	0
50'-59'	0
60'-69'	0
70'-79'	0
80'-89'	0
90'-99'	0
100'-109'	0
110'-119'	0
120'-129'	0
130'-139'	0
140'-149'	0
150'-159'	0
160'-199'	0
200'+	0
Side Tie LF	
Side Tie #	

Comments

Fuel dock; visits from shrimping & crabbing boats, mostly 75% 18-28'; increases from Katrina until oil spill

Wet Slips

Wet Slips	12
Daily (Low)	
Daily (High)	
Weekly (Low)	
Weekly (High)	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Liveaboards

Liveaboards Allowed	N
Daily Liveaboard Rate	/ft
Weekly Liveaboard Rate	/ft
Monthly Liveaboard Rate	/ft
Yrly Liveaboard Rate /mo	/ft

Dry Slips

Dry Slips	0
Daily	
Weekly	
Monthly (Low)	
Monthly (High)	
Yearly (Low) /mo	
Yearly (High) /mo	

Occupancy

Busy Season	
Off Season	Nov-Jan
Wet Peak Occupancy	
Wet Off Occupancy	
Dry Peak Occupancy	
Dry Off Occupancy	

Miscellaneous

Moorings	0
Mooring Rate /mo	
Boat Ramp	N
Environment	

Electric

1 Phase	N	**3 Phase**	N

Rates	Meter	/kwH	/Day	/Mo
30A	N			
50A	N			
100A	N			

Associated Events

Upland Amenities

Hotel	N
Restaurant	Y
Shopping	N
Bar	Y
Pool	N
Laundry Facilities	N
Shower	Y
Ice	Y
Water Sports	N
Security	Passive N | Guard N | Video N

WaterSide Amenities

Water	N
Telephone	N
TV/Cable	N
Internet Access	N

Fuel/Pumpout

Gas	Y	
Diesel	Y	
Pumpout	N	**/use**

Transient

Port Of Entry	N
Transient Berths	
Crews Quarters	N

moffatt & nichol

Pan American Life Center
601 Poydras Street, Ste. 1860
New Orleans, LA 70130

Ph:

M&N File: 9103-00