

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 12, 2013**

**6:30 p.m.**

**First Baptist Church, 5290 Canal Boulevard, New Orleans, Louisiana**

The meeting was called to order at 6:38 pm and requested a roll call by Taylor Casey.

**Board of Directors Present:**

Reginald Smith  
Warner Tureaud  
Thomas Forbes  
Shannon Sims  
Alva See  
David Halpern  
Howard Rodgers

**Board of Directors Absent:**

Ashlyn Graves  
Connie Uddo

**A quorum was present.**

There were no amendments to the agenda.

The agenda was approved and adopted on a motion by Ric Smith, seconded by Thomas Forbes and unanimously carried.

On a motion by Shannon Sims, seconded by Ric Smith, and unanimously carried, the minutes from the regular meeting of July 22, 2013 were approved.

**Action Items:**

Mr. Casey distributed attachments to the Resolution to the Board. The attachments are as follows: Exhibit "A" is the actual Boathouse Lease Agreement; Exhibit "B" is the Supplemental Lease Agreement which was approved by the City Council Ordinance; and Exhibit "C" is a Checklist of required items from all Boathouse Lessees executing the extended term lease. Mr. Tureaud explained that item "2e" on Exhibit "C" (an executed Tax Clearance Form) is required by the City from all lessees. The City will not enter into a lease with any entity if that particular lessee owes taxes to the City. The City law mandates that MYHMC have that information on the Checklist.

On a motion by Ric Smith, seconded by Shannon Sims, and unanimously carried, the Resolution authorizing the approval of the Boathouse Lease Agreement Form was approved.

**Information and Discussion Items:**

1. The Boathouse Lease Agreement and the Supplemental Lease Agreement were discussed by Mr. Tureaud. The City Council unanimously passed calendar ordinance No. 29,637 approving the boathouse supplemental lease agreement at their meeting on August 8<sup>th</sup>. The next step in opening up the boathouse lease process would be for the Board to discuss and pass the resolution authorizing the Boathouse Lease Agreement Form. The board will then be able to proceed with the granting and issuance of subleases for land for boathouses.
2. The FEMA Update was presented by Mr. Tureaud. Sizeler Thompson Brown Architects has delivered the 50% submittal of the construction documents for the harbor repair project to Capital Projects. Jacobs and CPA have met with FEMA to review the scope of electrical components and structural conditions. CPA and Jacobs is incorporating the scope and funding of the Hurricane Isaac claim into the harbor repair project.

The contract for the boathouses (31 and 93) has been executed by the City. It is anticipated that the notice to proceed will be issued on September 15<sup>th</sup> such that it will be a mutually agreeable date with FEMA and will avoid the 25% reduction on improved projects with respect to Boathouse 31. Boathouse 31 is being demolished by FEMA, and MYHMC is looking at the possibility of redirecting the construction funds to other areas of the harbor such as the reconstruction of the Boat Launch.

CPA has received a Coastal Use Permit from the State of Louisiana for the construction of the fishing pier. Jacobs and CPA requested that Sizler re-issue the opinion of probable cost for the fishing pier to present to FEMA prior to CPA issuing the notice to proceed for the design.

3. The July Financial Report was discussed by Mr. Smith. MYHMC has total assets of \$3.2 million of which \$3,045,000 are held in cash in various accounts at Capital One bank. MYHMC has total liabilities of \$1,155,000 of which the main one is \$622,000 in principal and interest owed to NOAA on the bonds that are in deferment that we hope to have forgiven one day. MYHMC is holding \$365,000 in deposits that will come out of restricted funds once the boathouse leases are signed. Our total equity is \$2,073,000 of which \$1,046,000 is unrestricted. For year-to-date, MYHMC had income of \$363,000 and operating expenses of \$411,000 and ordinary income is a loss of \$48,000. In addition, MYHMC had \$21,000 of other interest expense such that net income for the year-to-date is a loss of approximately \$69,000.
4. The Sport Fish Restoration Application for the Breakwater Dr. Boat Launch was discussed by Mr. Casey. MYHMC is looking to obtain funds for the reconstruction of the Boat Launch from several different sources including excess funds from the reconstruction of boathouse 31. During the City's 2013 capital budget process, MYHMC submitted a funding request for the rebuilding of the boat launch which was not approved. An additional request has been submitted in the 2014 Capital Budget. MYHMC is also in the process of applying for a Sport Fish Restoration Grant through the Department of Wildlife and Fisheries that could be used for boater access at boat ramps and launch facilities. We are in the process of putting the application together, and Sizeler's marine consultant, Chip Conklin, conducted an assessment of the boat launch on Thursday, August 8<sup>th</sup>. He is developing a cost estimate required for the application and he will provide it this week. If MYHMC is successful in obtaining the grant, it will be obligated for 25% of the cost.
5. The No Parking Signs for Breakwater Park were discussed by Mr. Casey. The twenty-five (25) "No Parking Beyond This Point" signs have been manufactured and picked up from the sign company. Kerry Cuccia has offered to assist with some poles in order to get the signs installed.
6. Mr. Casey presented the Executive Director's Report. There were two topics: 1.) The Hurricane Isaac CEA is in routing with an estimated execution date of September 1<sup>st</sup>; and 2.) Delta Blues Productions has expressed interest in a film shoot at the Breakwater Dr. Boat Launch which has been discussed with the City Attorney's office. As per MYHMC's lease with the City, the City Council would need to pass an ordinance that would allow MYHMC to execute a concession agreement and to charge a fee.

**Other Comments and Issues from the Public:**

There was a question with respect to the status of the harbor design plans. It is anticipated by Capital Projects Administration that the construction documents will be completed in November such that the project will be bid during the first quarter of 2014.



New Orleans Municipal Yacht Harbor Management Corporation  
Regular Board Meeting of August 12, 2013

**Adjournment:**

On a motion by Thomas Forbes, seconded by Howard Rodgers, and unanimously carried, the meeting was adjourned at approximately 7:40pm.

**Date and Time of next meeting:**

The next meeting is scheduled for Monday, September 9, 2013 at the First Baptist Church.