

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 13, 2019

6:30 p.m.

Lake Vista Community Center, 6500 Spanish Fort Blvd, New Orleans, Louisiana

The meeting was called to order at 6:35pm and requested a roll call by David Halpern.

Board of Directors Present:

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

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 David Halpern and the motion was unanimously carried.

On a motion by David Halpern, seconded by Howard Rodgers, and unanimously carried, the minutes from the regular meeting of June 11, 2019 were approved.

Action Items:

1. The first Action Item is a Resolution "Authorizing JPMorgan Chase Bank, N.A. to utilize a Federal Home Loan Bank of Chicago Letter of Credit in Order to Collateralize MYHMC's Deposit Accounts". Mr. Smith said that he was not going to ask the Board for approval of this Resolution tonight. He was recently informed by Chase Bank that this is not a mandatory requirement as opposed to continue to have Chase secure MYHMC's funds with U.S. Treasury Bills and notes.

On a motion by Ric Smith, seconded by Alva See, and unanimously carried, the resolution "Authorizing JP Morgan Chase Bank, N.A. to Utilize a Federal Home Loan Bank of Chicago Letter of Credit in Order to Collateralize MYHMC's Deposit Accounts" was tabled until further notice.

2. The next Action Item is a Resolution "Authorizing The Slip Assignment Process". Mr. Smith said that this proposed revision is to allow Tenants who are currently located on the East side of the Harbor to remain in their existing slip such that they would not participate in the slip lottery on September 11th.

On a motion by Alva See, seconded by Ric Smith, and unanimously carried, the Resolution "Authorizing the Slip Assignment Process" was approved.

3. The next Action Item is a Resolution "Authorizing Proposed Amendments to the Harbor Rules & Regulations". Mr. Smith said that this Resolution will make HRR-27 consistent with the verbiage in the Boat Slip Lease with respect to the transfer of slip leases.

On a motion by Ric Smith, seconded by David Halpern, and unanimously carried, the Resolution "Authorizing Proposed Amendments to the Harbor Rules & Regulations" was approved.

Information and Discussion Items:

1. Boathouse Lease Extensions and Transfers: Mr. Casey said, "Although there were no boathouse transfers during the month of July, there were two (2) lease

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of August 13, 2019

extensions that were approved and recognized as income. The first one is to extend the lease for BH 128 on North Roadway to 2068, and the second one is the extension of the 2019 lease for BH 129 to 2030.

2. The FEMA Update was presented by Mr. Casey. There were five items: 1.) The construction of the East side comfort station is in progress. The roof has been installed and the siding has been installed and painted; 2.) The construction of the West side of the harbor is progressing, and is at about 95% complete with the floating dock system installation of electrical and plumbing has started; 3.) The West side electrical platform is in the design phase; 4.) Battco Construction Company was issued a notice-to-proceed (NTP) by Capital Projects on Monday, July 1st and they have started the construction and completion of the renovation of the Administration Building; and 5.) DPW and Roadwork NOLA held a Breakwater Drive/Park Community Meeting on Thursday, June 20th at the Lake Vista Community Center. DPW issued a notice-to-proceed (NTP) to TKTMJ for the Breakwater Drive/Park Project on July 31, 2019. DPW and the Mayor's Office is coordinating a ground breaking ceremony on Wednesday, August 28th.
3. The July Financial Report was presented by Mr. Smith. As of July 31st, MYHMC has total assets of \$3,781,000 with current assets of \$3,219,000 and the bulk of which is in the form of cash of \$3,073,000 in two accounts at JP Morgan Chase Bank. MYHMC now has some fixed infrastructure assets totaling \$559,000 as a result of contributions it has made into some of the work that is underway. On the liability side, MYHMC has total liabilities of \$1,152,000 of which \$647,000 is current liabilities and \$378,000 is accrued interest on the NOAA bonds and unearned revenue on leases of \$111,000. The long term liability of \$505,000 is the balance on the NOAA bonds. That leaves MYHMC with total equity of \$2,629,000 of which \$2,003,000 is unrestricted net assets. For the month of July, gross revenue was \$66,000 and operating expenses were \$61,000 such that operating income was \$5,000. Net other expense was (\$4,300) which yielded net income of \$1,000. Year-to-date gross revenues were \$450,000, and total operating expenses were \$388,000 such that operating income was \$62,000. With (\$27,000) of net other expense on the interest accrual, MYHMC's net income was about \$35,000 for the year-to-date. of about \$35,000.
4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. Mr. Rodgers distributed an exhibit of several different economic initiatives that could possibly bring more people out to the West End Area and generate additional revenue for MYHMC while respecting the boathouse owners.
5. Mr. Forbes said that he did not have anything to report for the Environmental Quality Committee.
6. The Status of New Boat Slip Lease was discussed by Mr. Forbes. Mr. Forbes said, "Since the last Board Meeting, the lease has been moving closer to being finished. The City Attorney's Office has reviewed the lease and has offered several recommendations with respect to liability and insurance issues. These changes

have been forwarded to the Steeg Firm for their review. I believe that we are very close to having the final document that will be able to be introduced as an Ordinance by Councilman Giarrusso”.

7. Quality of Life Committee – Connie Uddo was absent, and there was no report.
8. Executive Director’s Report was presented by Mr. Casey. There were five topics:
 - 1.) The City Planning Commission staff held a public hearing on Thursday, July 25th on MYHMC’s 2020-2024 Capital Budget; 2.) Staff is working with Warner Tureaud and Ric Smith on MYHMC’s 2020 operating budget which will be presented to the Board at the Tuesday, September 10th Meeting; 3.) There are several additional punch list items that the contractor needs to complete at the Boat Launch. The construction of the Breakwater Drive/Park job has also interrupted the opening of the Boat Launch; 4.) Warner, Ric, and I attended a Marina Electrical Webinar called “The Good, the Bad, and the Ugly” on Wednesday, August 11th that was presented by the Association of Marina Industries. It was extremely informative with respect to potential electrical problems in marinas. We have also had a meeting with Robert Mejia who is Moffatt and Nichol’s electrical engineering subcontractor on Thursday, August 8th to discuss the electrical design of the harbor which is designed differently than many of the new harbors/marinas that are having major issues as a result of the requirements to the revisions of the national electric code; and 5.) The lottery to draw names for existing boat slip tenants will be held at NOYC on Wednesday, September 11th at 3PM. The deadline to return the form for tenants who wish to stay in their slip on the East side is Friday, September 6th by 3PM.

Other Comments and Issues from the Board and the Public:

Mr. Tureaud said, “I have two items. As MYHMC looks toward the future, there is a need to establish two (2) additional Committees. David Halpern has agreed to chair the Legislation and Grant Committee that will look into obtaining funding for additional improvements to the West End Area. Howard Rodgers has agreed to Chair the Security and Safety Committee which will look at current and future security needs. I come from a security, police background, and I am going to work with the committee to ensure that we have a plan going forward. I don’t think we can do this without stakeholders, so I am going to ask for a representative from the Boathouse Owners Association as well as the boat slip tenants. It has taken an enormous amount of time to get the marina project to the point where it is, and now it is time to focus on quality of life issues and other important concerns”.

An audience member said that the owner of the security company should be checking on his employees on a regular basis. Mr. Tureaud said that there are a number of things to consider with respect to a contract service versus in-house guards.

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of August 13, 2019

Mr. Cuccia said, "There is no doubt in my mind that security needs to be comprehensive. You need to get some ordinances passed that are enforceable, and regulate what takes place in the West End Area".

Adjournment:

On a motion by David Halpern and seconded by Thomas Forbes, the meeting was adjourned at approximately 8:05pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, September 10, 2019 at 6:30 p.m. at the Lake Vista Community Center.