

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**October 8, 2019**

**6:30 p.m.**

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

The meeting was called to order at 6:40pm and requested a roll call by David Halpern.

**Board of Directors Present:**

Thomas Forbes  
Howard Rodgers  
Reginald Smith  
Alva See  
David Halpern  
Ashlyn Graves  
Connie Uddo  
Warner Tureaud

**Board of Directors Absent:**

None

**A quorum was present.**

There were no amendments to the Agenda.

The agenda was approved and adopted on a motion by David Halpern, seconded by Thomas Forbes and the motion was unanimously carried.

**Action Items:**

1. This Action Item is a Resolution "Approving Existing Boat Slip Rates Until Power is Available on the Respective Sides of the Harbor". Mr. Smith said, "Now that we are starting to get a more definite timeline when things will be available in the Harbor, there is the possibility that power will not be available to the slips

(especially on the West side) when they are ready to be occupied. This Resolution is just an approval of continuing to charge the current slip rates to our existing tenants for as long as they don't have electricity on the piers, and it does not apply to new tenants who are on the waiting list. Although electricity may not be available to the slips for a while, new tenants will be charged the new slip rates. That is the Resolution that has been presented, and I will move the adoption of the Resolution."

On a motion by Ric Smith, seconded by Alva See, and unanimously carried, the Resolution "Approving Existing Boat Slip Rates Until Electric Power is Available on the Respective Sides of the Harbor" was approved.

**Information and Discussion Items:**

1. As per Mr. Casey, there were no boathouse lease extensions during the month of September. Ms. Graves reported that Boathouse #128 transferred during the month, and MYHMC recognized transfer fees in the amount of \$7,170.
2. The FEMA Update was presented by Mr. Casey. There were five items: 1.) The East side comfort station is progressing. The contractor projects that the elevator should be delivered in late November and that Entergy should have power to the East side at that time; 2.) The utilities are being installed on the West side docks of the Harbor; 3.) The West side electrical platform design is awaiting FEMA's approval; 4.) Battco is progressing on the construction of the Administration Building; and 5.) The Breakwater Drive/Park Project is progressing, but the high lake level has prevented TKTMJ from installing the subsurface drainage along Breakwater Drive.
3. The September Financial Report was presented by Mr. Smith. At the end of September, MYHMC had total assets of \$3,688,000 of which \$559,000 were fixed assets as a result of various improvements/reimbursements that MYHMC has made in addition to the funds that have been expended by Capital Projects with respect to the FEMA Claim. There are current assets of \$3,126,000 and the bulk of that is in the form of cash of \$3,055,000. On the liability side, MYHMC has total liabilities of \$1,038,000 of which \$533,000 is current liabilities and \$348,000 is accrued interest on the NOAA Bonds. The long term liability of \$505,000 is the balance on the NOAA Bonds. That leaves MYHMC with total equity of \$2,650,000 of which \$2,003,000 is unrestricted net assets. Mr. Smith said that he will mention this now and it will come up again in the income statement. Although MYHMC is not exactly ready to pay off the NOAA Bonds, a pay off amount was requested and as it turns out MYHMC will not have to pay the ongoing interest after the maturity of the bonds. Although, MYHMC is

responsible to pay the interest that was due at the maturity of the bonds, it has accrued approximately \$300,000 as a liability that will no longer be a current liability. In the meantime we have stopped accruing interest as a liability in the coming year and it will show up in the income statement. For the month of September, gross revenue was \$63,000 and operating expenses were \$61,000 such that net operating income was \$2,600. Year-to-date gross revenues were \$569,000, and total operating expenses were \$516,000 such that operating income was \$54,000. With another \$2,700 of other income due to finance charges and late fees, MYHMC's total net income was \$56,000 for the year-to-date.

4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. Mr. Rodgers said, "Currently we are dealing with the study that was done by the Regional Planning Committee several years ago in regards to what they found that may be suitable for development in terms of business opportunities. Once we finalize the plan and present it to the different chambers, organizations, and stakeholders, we will get a viable outlook on the economic redevelopment potential in the West End Area".
5. There was no report from the Environmental Quality Committee.
6. The Status of New Boat Slip Lease was discussed by Mr. Forbes. Mr. Forbes said, "The Lease was put in final form about the time of the last Board Meeting, and Taylor will take over the task of getting the lease form proposed through the Mayor's office and put up to a vote by the City Council. Mr. Casey said, "Last Thursday at the City Council meeting, the two Ordinances (which were prepared by the Law Department) - one for the lease and one for the slip rates were introduced by Councilman Giarrusso after the various signatures were obtained on the routing sheet from the CAO and the Mayor's Office. Since the Ordinances deal with a financial item, they must lay over for at least twenty (20) days and they are scheduled to be heard at the first City Council Meeting in November which is Thursday, November 7<sup>th</sup>".
7. The Quality of Life Committee was discussed by Connie Uddo, and she said, "I briefly talked to Miguel Viteri today and he is ready to start meeting again. We discussed benches, garbage cans, and the idea of making the Point more of a pedestrian area which he really liked. We are going to start meeting in a week or so". Mr. Tureaud said, "We look forward to the ideas that your committee develops".
8. The Security and Safety Committee was presented by Howard Rodgers, and he said, "The Safety and Security Committee spent the last month digesting a lot of information that has been coming our way in regards to concerns that the residents have had with respect to security by the Point and the whole marina. We will be sharing some information with the Board in the near future. Ms. Liz McAlpine has agreed to serve on the Committee as the contact for the Boathouse Owners".

9. The Legislation and Grant Committee report was presented by David Halpern. Mr. Halpern said, "I do not have anything to report today. I will have something for you at the November meeting."
  
10. Executive Director's Report was presented by Mr. Casey, and there were six topics: 1.) The slip lottery was held at NOYC on September 11<sup>th</sup>. The names and the rank order of existing boat slip tenants has been posted on the website; 2.) Water samples have passed the tests for the East side; 3.) A ground breaking was held earlier today with Mayor Cantrell with respect to the Breakwater Drive Project; 4.) The slip pick function target date for the existing tenants is Wednesday, November 13<sup>th</sup>; 5.) MYHMC is currently working with Cox Business Services for various items including the phone lines that are needed for the elevator on the East side of the Harbor and the fire protection system, and MYHMC has had discussions with Collin Arnold (Director of Homeland Security for the City) with respect to crime and observation cameras; and 6.) The last item is a policy decision that Ric, Warner, and I had a conversation about the usage of future side tie slips in the Harbor. When the Harbor was laid out by Moffatt & Nichol, the intent of the side tie areas was to accommodate catamarans and larger vessels. I thought it would be good to have a discussion about this prior to the slip pick function, so that we can make existing tenants aware of that as well as people who are on the waiting list. Mr. Casey also mentioned that it is the industry norm to charge based on the length of the boat for the side tie areas. The Board was in agreement with the policy.

Mr. Tureaud said, "Let's take questions from the audience. We have to limit it because we have to go into Executive Session".

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

Liz McAlpine mentioned several concerns about the security contractor. I do trust and have confidence that this Board is going to do something about security. As Chairman of the Security Committee, Howard Rodgers said that the Committee is in the process of developing a long range comprehensive plan to revise the approach to security in the West End Area. Mr. Tureaud said, "We have an immediate plan of action which we will discuss in Executive Session this evening. Due to the consent decree, City entities are prohibited from hiring NOPD for supplemental details". Mr. Rodgers said, "I want to encourage you all to attend the Thursday, October 24<sup>th</sup> Lakeview Crime Prevention District monthly meeting at St. Dominic's Church rectory conference room at 6:00 p.m."

Mr. Tureaud said, "Thanks everybody."

Motion by Howard Rodgers and seconded by Connie Uddo to go into Executive Session.

**Executive Session:**

New Orleans Municipal Yacht Harbor Management Corporation  
Regular Board Meeting of October 8, 2019

BAC HOME loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP  
v. Richard A. Goldenberg – Docket No. 7299, Civil District Court, Orleans Parish

Motion by Ashlyn Graves and seconded by Connie Uddo to come out of  
Executive Session.

**Adjournment:**

On a motion by Howard Rodgers and seconded by Ric Smith, the meeting was  
adjourned at approximately 8:40PM.

**Date and Time of next meeting:**

The next meeting is scheduled for Tuesday, November 12, 2019 at 6:30 p.m. at  
the Lake Vista Community Center.