

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 21, 2017

6:30 p.m.

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

The meeting was called to order at 6:34pm and requested a roll call by Ashlyn Graves.

Board of Directors Present:

Reginald Smith
Warner Tureaud
Thomas Forbes
Ashlyn Graves
Connie Uddo
Howard Rodgers

Board of Directors Absent:

Alva See
David Halpern
Douglass Lightfoot

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 Howard Rodgers and the motion was unanimously carried.

On a motion by Ric Smith, seconded by Howard Rodgers, and unanimously carried, the minutes from the regular meeting of January 10, 2017 were approved.

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Action Items:

1. Mr. Casey distributed copies of the Nominating Committee's Report that was presented at the February 7th Board Meeting. The Committee nominated the following Board Members to serve as Officers:

President: Warner Tureaud
Vice-President: Ashlyn Graves
Treasurer: Reginald Smith
Secretary: David Halpern

On a motion by Ashlyn Graves, seconded by Thomas Forbes, and unanimously carried, the Election of Officers was approved.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The paperwork for the extended leases for boathouses 78 and 115 have been submitted in the City's ECMS system, and it is currently being reviewed by the Law Department. Boathouse #130 is in the process of submitting the required paperwork in order to obtain the extended lease. At this time Ms. Graves will report on boathouse sales activity that occurred in February. There was one sale in the month of February (Boathouse #7) and the transfer fee paid to MYHMC was \$8,325.
2. The FEMA Update was presented by Mr. Casey. Since the February Board Meeting the Board's FEMA Claims Committee has had several meetings with the Capital Projects Administration (CPA) and Moffatt and Nichol (M&N) to discuss various details contained in the schematic Master Plan as M&N proceeds to the design stage of the Harbor Plans. CPA and M&N had a meeting with FEMA in February to discuss FEMA's environmental review process which is moving forward. The engineer is working on the preliminary engineering plans, while at the same time FEMA is conducting their environmental review process. Since Federal funds will be expended with the renovation of the Harbor, the Federal Government can't spend any funds if there are any adverse environmental impacts or any impacts that can't be resolved. CPA does not believe that there will be any issues since they have gone through this process previously in order to get the Coastal Use Permit for the fishing pier that is currently in the design stage, and they did not encounter any issues at that time. The committee has been meeting with M&N and CPA on a regular basis going over details with respect to how many slips can be built at this point in time with the funds that are available as a result of the settlement that the City has resolved with FEMA.

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Ric Smith said that the construction drawings are approximately 95% complete and that M&N is planning to deliver the completed documents to CPA in April. CPA is on the proposed timeline and everyone is very positive at this stage. Ms. Graves agreed that CPA is on the projected schedule and the engineers did an excellent job and are knowledgeable and that everyone will be pleased. Mr. Tureaud said that he has been pleased to work with CPA and M&N, and he recognized the dedication of the Committee Members and the work that goes on outside of the monthly Board Meetings. Mr. Casey talks to them daily and keeps track and updates the Committee constantly. Progress is being made and we are close to seeing the start of some substantial improvements.

The contractor received a certificate of occupancy (C.O.) for Boathouse #93 in February and is currently working on punch list items. Mr. Casey and Mr. Cuccia have had discussions, and once that the Fire Department moves their boat into the boathouse MYHMC will notify everyone in the neighborhood.

3. The February Financial Report was presented by Mr. Smith. As of February 28th, MYHMC has total assets of \$3,519,000 with current assets of \$3,510,000 and the bulk of that was in checking accounts totaling \$3,430,000 with Capital One that will soon be moved to Chase Bank. On the liability side, MYHMC has total liabilities of \$988,000 of which \$483,000 is current liabilities which is primarily the accrued interest on NOAA bonds of \$262,000 and unearned revenue on various leases. The long term liability of \$505,000 is the balance on the NOAA Bonds that are currently in deferment. That leaves MYHMC with a fund balance of \$2,532,000 of which \$1,444,000 is unrestricted net assets. For the month of February, total revenue was \$60,000 and operating expenses were \$52,000, such that ordinary income was \$8,000. Net other expense was (\$3,800), such that MYHMC's net income was \$4,200 for the month of February. For the year-to-date, gross revenue was \$112,400 with operating expenses of \$113,500 and net operating income was (\$1,100). Net other expense was (\$7,000) such that it results in a net loss of (\$8,000) for the year-to-date.
4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. The Regional Planning Commission (RPC) has scheduled a meeting on Friday, March 24th for their consultant (Dana Brown and Associates) to present several conceptual designs that would be feasible for the redevelopment of the restaurant parking lot.
5. Executive Director's Report was presented by Mr. Casey. There were three topics:
1.) Revisions to the boat launch front end specifications required by the State Facilities and Control are in the process of being resubmitted by All South Consulting Engineers; 2.) Several meetings have been held with representatives of J.P. Morgan Chase to discuss the details of contract with MYHMC. The contract is currently being routed in the City's ECMS system; and 3.) The 2016 Financial Audit is currently underway.

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Other Comments and Issues from the Public:

Mr. Tureaud had some comments pertaining to Mr. Ballard's letter. He said that people don't realize that this is a governmental agency of the City. A lot of time City employees do not receive their just due. He met with Mr. Ballard who was ecstatic about the degree of service and courtesy he receives whenever he contacts the staff at the office. He was specifically talking about staff member Mr. Bloom and he wrote a note that was included in the Board's meeting packet. Members of the public see and appreciate the good job that the staff is doing.

Mr. Rodgers inquired about the administrative building. Mr. Casey said that the City has settled with the contractor's bonding company. The contractor was renovating the administrative building and went into bankruptcy. It took quite awhile for the Law Department of the City to resolve various issues with the bonding company. Capital Projects turned the job back over to the Sizeler firm (the original architect) to revise the plans so that they can be put out for bid. The City cannot just hire someone to finish constructing the restrooms and the laundry facility on the first floor of the building. Mr. Viteri with CPA thought that the plans would be completed this Spring so that they would be ready to go out for bid.

Mr. Jay Kinberger who owns BH #113 on North Roadway asked if MYHMC was responsible for replacing the light poles and fixtures around West End Park. Mr. Tureaud said that the work was done as a result of a FEMA claim by the City. Mr. Kinberger asked why decorative poles were not used. Mr. Casey said that he was told by the contractor (All Star Electric) that since the light poles were street lights within the City's street right-of-way, the City's Department of Public Works (DPW) made the decision on the poles and the fixtures that were installed. The contractor said that they attempted to re-weld some of the broken poles, but the old cast iron poles were so old and brittle that they were not able to be repaired. The contractor did tell us that they were going to use a decorative fixture that had LED technology for lighting the area. They also put up additional cobra head fixtures attached to some of the wooden power poles in the area such as on West Roadway. Mr. Tureaud said that he had hoped that DPW was going to replace the lighting around the Park with a pole that would be close to the original design. He explained that MYHMC is not responsible for the streets or the street lights in the West End Area, and that DPW did not ask the Corporation for input with respect to the replacement of the lighting system.

Adjournment:

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On a motion by Ric Smith and seconded by Howard Rodgers, the meeting was adjourned at approximately 7:00pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, April 11, 2017 at 6:30 p.m. at the Lake Vista Community Center.