

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 9, 2016

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:

David Halpern
Reginald Smith
Warner Tureaud
Thomas Forbes
Howard Rodgers

Board of Directors Absent:

Alva See
Ashlyn Graves
Connie Uddo
Shannon Sims

A quorum was present.

There were no amendments to the agenda.

The agenda was approved and adopted on a motion by Howard Rodgers, seconded by Ric Smith and the motion was unanimously carried.

On a motion by Thomas Forbes, seconded by Howard Rodgers, and unanimously carried, the minutes from the regular meeting of July 19, 2016 were approved.

Action Items:

1. "Color Scheme G" was submitted by Christina Martin who is the decorator for William Neilsen (BH #89). Yesterday, Ms. Martin delivered 5 additional color combinations to the MYHMC office. These are more nautical and will be distributed to the board for future discussion. She also made a recommendation that instead of having three colors on the palette, there should be four colors so that there will be two trim colors instead of one trim color to give the exterior color options some variety. Mr. Ric Smith asked if we can include input from the Boathouse Owners Association. Mr. Casey said that he had included Mr. Kerry Cuccia in an email about this request, and will include him and the Association in future discussions. Mr. Rodgers asked about boathouses that are not painted with an approved exterior color. Mr. Casey said that the currently approved colors were adopted when the MYHMC Board approved the Boathouse Design Criteria in 2009. Since many of the boathouses were constructed in the late 1950s, several other colors were "grandfathered" prior to the adoption of the 2009 Criteria. Mr. Tureaud added that boathouses with "grandfathered" colors have been allowed to be repainted.

On a motion by Ric Smith, seconded by David Halpern, and unanimously carried, the resolution "Authorizing a Revision to the Boathouse Design Criteria" was approved.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The MYHMC staff is continuing to work with the Law Department with respect to the extended lease for Boathouse #78. The 3% transfer fee of \$7,200 will be recognized as income when the extended lease is executed.
2. The FEMA Update was presented by Mr. Tureaud. The FEMA Claims Committee met with the Capital Projects Administration (CPA) on Wednesday, July 27th to receive an update from Miguel Viteri. FEMA is interested in environmental impacts of the proposed harbor construction and their EHP group has started their environmental review process. August 17th is the target date for CPA and Moffatt and Nichol to meet with FEMA. The revised design contract with Sizeler for the fishing pier is in process. All South Consulting Engineers has completed a project worksheet (PW) version of damages for the Breakwater Drive Shoreline

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restoration project which is being reviewed by the Department of Public Works (DPW) and the Capital Projects Administration (CPA).

3. The July Financial Report was presented by Mr. Smith. As of July 31st, MYHMC has total assets of \$3,509,000 of which the majority was in cash totaling \$3,358,000 in Capital One Bank accounts. On the liability side, MYHMC has total liabilities of \$984,000 of which \$505,000 are long-term liabilities consisting of the NOAA Bonds that are in deferment and current liabilities of \$478,000 which are primarily made up of \$109,000 of unearned revenue on various lease payments received by MYHMC and accrued interest of \$236,000 on the NOAA bonds. That leaves MYHMC with a total fund balance of \$2,526,000 of which \$1,422,000 is unrestricted net assets. For the month of July, total income was \$53,000 with ordinary expenses of \$53,000. There was an additional (\$3,300) in net other income (monthly interest accrual on the bonds) such that the total loss for July was (\$3,400). For the year-to-date through the end of July, total operating income was \$434,000 and operating expenses were \$404,000 which amounts to net operating income of \$31,000. Net other income was an expense of (\$23,000) such that the total net income was \$8,000 for the year-to-date. Boathouse #78 which had been in foreclosure, recently sold and MYHMC collected a receivable totaling \$8,600 which represented past due rent, parking tax, and late fees.
4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. MYHMC has received an email from Maggie Woodruff with the Regional Planning Commission (RPC) following up on the West End Redevelopment Meeting that RPC held on June 24th. The RPC is finalizing a scope of work for the continuation of the West End Master Plan with respect to the impact on the old restaurant parking lot. The contractor for the Corps of Engineers anticipates that the parking lot will continue to be used as a construction staging area until the pumping station is completed and it becomes operational. There is also the possibility that the lot may continue to be used as a staging area when the temporary station is dismantled. MYHMC is well on its way with respect to working with the RPC on the continuation of the West End Master Plan. Mr. Tureaud said that just because the availability of the property may be two years away, MYHMC needs to continue pursue the master plan for the site along with a time schedule.
5. Mr. Casey presented the Executive Director's Report. There were three topics: 1.) The temporary repairs for the dip on West Roadway are progressing. The Orleans Levee District received bids on July 27th and they awarded the job to install the basin, sump pump, and force main to TKTMJ, Inc. which is owned by Thomas Tubre. Construction is scheduled to start within the next week. There was a discussion by the Board of the condition of the rocked emergency access road from West Roadway. The Board reconfirmed their commitment to assist the Orleans Levee District (OLD) and the Non-Flood Protection Asset Management Authority (NFPAMA) with the cost of paving repairs to the connector road from West Roadway; 2.) The Boat Launch plans and specs have been approved by the

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State Parks Office. The plans are currently being reviewed by the Louisiana Department of Wildlife and Fisheries and Facilities, Planning, and Control; and 3.) The RFP for banking services has been posted by the Bureau of Purchasing and responses are due by August 26th.

Other Comments and Issues from the Public:

Ric Smith asked how staff was progressing with getting the Marina Market Feasibility Study posted on the MYHMC website as part of the FEMA Claims updated information. Mr. Casey stated that the updated verbiage for the boathouse rules and regulations are now directly linked from the homepage so that people don't have to search for the boathouse information. With respect to the FEMA Claims updates, Mr. Tureaud said that the outdated information should be removed and replaced with an abbreviated update with a link to the Marina Market Feasibility Study.

Richard Provensal asked if MYHMC or if the City of New Orleans has been paying the engineering bills and the cost of all of the studies. Mr. Tureaud said that MYHMC has assisted the City with the costs for consultants with respect to the FEMA Claim. All of the costs for the design of the Harbor will be paid from the FEMA award that will be received by the City. Mr. Casey said that MYHMC is responsible for 25% of the repair costs of the damage caused by Hurricane Isaac. Hurricane Katrina was a dollar for dollar replacement by FEMA in terms of approved claims due to the size of the storm, and Hurricane Isaac was a 75/25 match. It was documented by the City's Capital Projects Administration (CPA) that over one million dollars of additional damage was done to the Harbor by Hurricane Isaac such that MYHMC is responsible for approximately \$320,000.

Mr. Provensal also asked about money owed on the loan from years back and will it have to be repaid. He also asked if some of the FEMA funds could be used to pay the interest on the loan. Mr. Tureaud anticipates that MYHMC will have to continue paying on the loan, and he said that FEMA funds cannot be used to pay the interest expense on the loan. Mr. Smith said that forgiveness of the loan may be difficult to accomplish as long as MYHMC has assets.

Adjournment:

On a motion by Howard Rodgers and seconded by Ric Smith, the meeting was adjourned at approximately 7:15pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, September 13, 2016 at 6:30 p.m. at the Lake Vista Community Center.