

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**April 14, 2015**

**6:30 p.m.**

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

The meeting was called to order at 6:30pm and requested a roll call by David Halpern.

**Board of Directors Present:**

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

**Board of Directors Absent:**

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 Alva See 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 March 10, 2015 were approved.

**Action Items:**

1. Mr. Tureaud called for a resolution thanking the First Baptist Church for what they have done for MYHMC. First Baptist New Orleans opened its doors and has allowed the Board to hold monthly meetings. Although it was anticipated that MYHMC would hold meetings at First Baptist on a temporary basis, it has turned out to be a five to six year time period. They have been more than gracious and accommodating and MYHMC cannot thank them enough for their help and hospitality. It is moved to open the floor for this resolution to be approved by the Board officially thanking First Baptist New Orleans. We can get this Resolution framed so that it can be delivered and presented to them. Alva See asked if we can ask the District Councilmember to bring it to the City Council for a proclamation to be issued. Mr. Tureaud said he thought that would be a nice gesture. Mr. See will get with either Mr. Francis, Councilperson Guidry, or Enrico Sterling in order to obtain the proclamation.

On a motion by Alva See, seconded by Howard Rodgers, and unanimously carried, the resolution "Thanking First Baptist Church" was approved.

2. MYHMC is getting to the point where some additional items need to be produced and provided to FEMA with respect to resolving the harbor claim. FEMA wants a professional Business Plan/Market Study which would include the allocation of slip sizes and market rental rates. MYHMC will also need to submit this information to the City Council in order to receive their approval to set new rates for the restored slips. MYHMC has continued to include funds in the annual budget anticipating that a professional report would possibly be required. Mr. Casey said this resolution authorizes MYHMC to work with the City's Purchasing Department to prepare and issue a RFP for the solicitation of proposals from qualified firms to do this market study. This resolution is not for the approval and the award of the RFP which will come back to the Board for approval through the City selection process.

On a motion by Thomas Forbes, seconded by Alva See, and unanimously carried, the resolution "Authorizing the Preparation and Issuance of a Request For Proposals (RFP) for a Business Plan Including a Slip Occupancy Analysis and a Market Study" was approved.

**Information and Discussion Items:**

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. Several discussions have been held with Ms. Rebecca Dietz (Executive Counsel) with

respect to the extension of the three (3) boathouse leases that expire at the end of 2019. The City administration wanted MYHMC to get the bulk of the leases resolved prior to addressing the unique situation of the options that were not exercised with respect to the extension of the three (3) 2019 leases to 2030. Mr. Kerry Cuccia is very familiar with this situation and the Boathouse Owners Association has been supportive of it. The MYHMC Board had previously passed a resolution that was forwarded on to the Administration and to Councilmember Guidry who has also been very supportive of the lease extension as well. A report summarizing the status of the leases discussing the requirement for the City Council to pass an ordinance in order to implement the extension was provide to Ms. Dietz in March.

2. The FEMA update was provided by Mr. Tureaud who said that resolution of the Harbor FEMA Claim is advancing and that FEMA is asking the City for some additional information, which is why the Board was asked to approve the Resolution authorizing the preparation of the Market Study RFP. Mr. Tureaud has not received any additional information from the City with respect to the settlement of the FEMA Claim and he did not have any further information to provide to the Board.

The MYHMC's FEMA Claims Committee met with Miguel Viteri at CPA in early April. As per Mr. Viteri, the take over agreement for the construction of boathouse #93 is in routing through the City's electronic system and should be executed by the end of April so that the new contractor can start work in May.

Capital Projects recently issued a notice to proceed to Sizeler for preliminary design plans for the fishing pier and the restroom facility which they should furnish to Capital Projects in April. Miguel Viteri is planning to attend a future Board Meeting to present Sizeler's preliminary design/development plan.

3. The Financial Report for March was presented by Ric Smith. MYHMC had total assets at the end of March of \$3,430,000 of which \$3,412,000 were current assets and the bulk of that was in cash totaling \$3,344,000 which is on deposit at Capital One Bank in various interest earning checking accounts backed by securities that protect MYHMC's funds. On the liability side, MYHMC has a total of \$872,000 of long-term liabilities consisting of the NOAA bonds of \$505,000 in principal and current liabilities of \$366,000 of which \$181,000 is accrued interest on the NOAA bonds. That leaves MYHMC with a fund balance of \$2,559,000 of which \$1,459,000 is unrestricted and the remainder is restricted. For the month of March, MYHMC had total income of \$53,000 and total operating expenses of \$56,000 which resulted in an operating loss of \$3,000. Other net expense, which is the monthly accrual of interest expense, totaled (\$3,000) which resulted in a net loss of (\$6,000) for the month. For the year-to-date, total income was \$180,000 with operating expenses of \$166,000 which resulted in ordinary income of \$14,000. Total other expense amounted to (\$10,000) yielding net income for the year-to-date of \$4,000.

Mr. Tureaud inquired about the NOAA bonds. He discussed getting an update on the NOAA bonds at next month's meeting and the process of resolving the issue. He also inquired about the available funds for the RFP for a Market Feasibility Study and asked if MYHMC was still forecasting an amount in the 2015 Budget. Mr. Smith said that there is

an amount of \$50,000 that is included in the 2015 Budget. Four years ago when he did the research on the cost of a potential study, it was estimated that a study would cost between \$35,000 and \$50,000 which would include the items that might be required.

4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. On March 27th, a meeting was held including Howard Rodgers, Taylor Casey, Connie Uddo, and Kerry Cuccia. The restaurant parking lot along West Roadway between South and North Roadway Drives contains approximately four (4) acres that can be redeveloped for economic use. There are several potential development concerns including the location of the Orleans-Jefferson Parish Line which runs through the property. Although boathouse residents would like to see additional restaurants built in the area, they are concerned about trash, security, and heavy traffic. Several items that need to be discussed at a future meeting involves the Orleans-Jefferson Parish Property Line issue and the public/private development aspects. The Committee will set up a meeting with the Mayor's Executive Counsel to discuss the various issues.

Mr. Tureaud mentioned that the Committee should also keep Enrico Sterling informed with respect to the process. Someone asked if "Friends of West End" is involved in these discussions. Mr. Tureaud said that "Friends of West End" is currently in a dormant state but will be resurrected fairly soon and will be included in future discussions.

Ric Smith commented about the proposed development of the Dock Restaurant that is proposed to be built on the old Fitzgerald's site. There was a news story some time ago, but he had not seen any further information concerning the plans. Mr. Tureaud said that this facility will impact the redevelopment of the area and the availability of parking.

Someone asked Mr. Cuccia if boathouse owners would like to see the development of restaurants on the site that would have a view of the lake. Mr. Cuccia said this was a welcomed idea of the commercial aspect coming back to the West End Area.

Mr. Rodgers thought that it would be nice if a boardwalk could be built overlooking the Lake along the existing concrete headwall in order to take advantage of the view. Another aspect would be the view toward West End Park toward the historic fountain. Mr. Cuccia thought that Entergy had expressed an interest in restoring the fountain. Mr. Tureaud said that he would welcome any public or private participation to restore the fountain.

5. A request by the American Heart Association to install "Walking Distance Signage" in West End Park was discussed by Mr. Casey. Contained in the Board's packet is a request from Ms. Nicole Psilos of the American Heart Association for permission to install walking path distance signage along the sidewalk in West End Park. The Heart Association will install the signs at their cost, but the maintenance and repair/replacement of the signs would be MYHMC's responsibility (\$80.00/sign). They don't know how many signs are needed yet until they come out and measure. They are currently working with Parks and Parkways to install signs in parks throughout the City.

6. Mr. Casey presented the Executive Director's Report. There were three topics: 1.) Wegmann Dazet is in the process of completing the 2014 Financial Audit and they will make a presentation at the May 12<sup>th</sup> meeting; 2.) PCCP Constructors will also make a presentation at the May meeting to provide an update of the 17<sup>th</sup> St. Canal Pumping Station Construction. They are scheduled to have two (2) major concrete pours prior to the next Board Meeting; and 3.) On Saturday, May 16<sup>th</sup> Community Sailing is co-sponsoring a Soldier Ride with the Wounded Warrior Project. MYHMC will assist by sending the notice out to our email list encouraging boathouse owners and slip tenants to come out to West End Park to cheer for the warriors at the end of the bike race. Approximately 50 veterans will participate and Community Sailing is coordinating a sailing outing for them.

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

Alva See said that Google fiber is coming to New Orleans and would like to include it in the renovation of the harbor. Mr. Tureaud doesn't think MYHMC has a plan for it that can fit within the budget. He suggested that Mr. See look into it and possibly form a Committee.

Mr. Cuccia commented about the condition of the "Dipö" on West Roadway and he has received several calls on this issue. Mr. Casey said that MYHMC was told by the Department of Public Works that they are now coordinating repair projects between Sewage and Water Board and Public Works so that they don't tear up the streets twice. S&WB currently has a pending FEMA Claim to repair some utilities in the area of the "Dipö" but he did not know the status of the claim. MYHMC had been told by DPW that they anticipated that it would take some time for S&WB to resolve the claim.

**Adjournment:**

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

**Date and Time of next meeting:**

The next meeting is scheduled for Tuesday, May 12, 2015 at 6:30 p.m. at the Lake Vista Community Center.