

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 9, 2018

6:30 p.m.

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

The meeting was called to order at 6:31pm and requested a roll call by David Halpern.

Board of Directors Present:

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

Board of Directors Absent:

Warner Tureaud

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 Alva See and the motion was unanimously carried.

On a motion by David Halpern, seconded by Alva See, and unanimously carried, the minutes from the regular meeting of December 12, 2017 were approved.

Action Items:

1. The Appointment of the Nominating Committee Members were announced as:

Ashlyn Graves

Ric Smith

David Halpern

Howard Rodgers

Ashlyn Graves asked if anyone else would like to volunteer or serve as well. The Committee will give its report at the February Board Meeting.

2. Mr. Casey said that the City's Bureau of Purchasing handled the bidding of the armed roving patrol security contract for MYHMC. The low bidder is Gulf Coast Security Enterprises, LLC and they have gotten all of their paperwork into purchasing. They are a certified DBE contractor in Mississippi and they have received their certification in Louisiana. Purchasing has issued a letter of intent to execute the contract, but it will take some time to go through the process in order for the Mayor to execute the contract and for a notice to proceed to be issued. Ric Smith asked about the cost difference between Gulf Coast Security and Bayou State Security (Vets Securing America). Gulf Coast's bid is about \$1.90 an hour less for the vehicle and the guard, and MYHMC has the flexibility to adjust Gulf Coast's hours. MYHMC can work with the Boathouse Owners Association to determine if a police detail is needed at certain times due to traffic, speeding, etc.

On a motion by Howard Rodgers, seconded by Alva See, and unanimously carried, the resolution "Adopting the execution of a contract with Gulf Coast Security Enterprises, LLC" was approved.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The extended 2030 leases for boathouses #21 and #130 were approved by the Law Department and executed by the Mayor in December. MYHMC recognized \$10,000 of income as a result of these two transactions. Now that these

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extensions have been accomplished, these owners can apply for the extended lease to 2068. There were no boathouse sales during the month of December.

2. The FEMA Update was presented by Mr. Casey. As per the Capital Projects Administration (CPA), the redevelopment of the harbor is in the award phase. The contract is in routing through the City's ECMS process. Capital Projects will notify MYHMC when the contract is expected to be executed with the Mayor.

Work is progressing on the administration building. Battco Construction, who is a job order contractor for the City, has removed the defective ductwork and plumbing from the first floor and is in process of completing the punch list items on the second floor office. Capital Projects anticipates having a new contract executed with Sizeler Architects for the design revisions by the end of January.

3. The December Financial Report was presented by Mr. Smith. MYHMC has total assets at the end of December of \$3,538,000 of which \$3,530,000 is current assets and the bulk of that is \$3,423,000 in the form of cash in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC has a total of \$994,000 of which \$505,000 is the NOAA Bonds and \$489,000 is current liabilities and the largest of which is accrued interest of \$300,000 on the NOAA bonds. That leaves MYHMC with a fund balance (total equity) of \$2,544,000 of which \$1,444,000 is unrestricted net assets. For the month of December, total revenues were \$62,000 with operating expenses of \$50,000, resulting in net operating income of \$12,000. Net other expense was (\$3,400) which is primarily the monthly interest accrual on the NOAA bonds which resulted in net income of \$9,000 for the month. For the year of 2017, total revenues were \$738,000 and total operating expenses were \$694,000 such that net operating income was \$44,000. Net other income totaled (\$40,000) such that net income was \$4,000 for the year.
4. The Economic Redevelopment Committee Report was presented by Howard Rodgers. MYHMC is in the process of arranging for the Regional Planning Commission (RPC) to make a presentation of the West End Redevelopment Study at the February 20th meeting. Ric Smith made a comment about a proposed condo project on the New Basin Canal to the East of West End Park. He believes that it will present increased traffic loads in the area and could possibly create parking issues, and he asked if we are tracking this issue. Mr. Casey said that he copied Howard Rodgers on his email, and that he is in the process of getting a hold of Leslie Alley with the City Planning Commission to discuss this issue and parking requirements that the condo project would have to meet. Since there is no land there, they will also have to obtain Army Corps of Engineers and State Coastal Use Permits in order to develop that area on the Canal. From the standpoint of parking, Capital Projects and Moffat and Nichol worked out the issue with City Planning and they submitted a parking plan to them which does not include any of the spaces in front of the boathouses on North Roadway in the Harbor's parking count. The Harbor parking is basically around the park and the east parking lot up to Southern Yacht Club's property. It is on record with City Planning that those areas are designated as parking for the Harbor. Ric Smith said that it concerned him that

there will be a new harbor, but people may not be able to park their cars to get to their boats. Mr. Casey said that if the proposed condo development can get Corps of Engineers and State Coastal Use permits to construct in what is now water, they will probably have to do what the other multi-story condo building did on Lakeshore Drive and have parking underneath the structure. It would be best to have a discussion with City Planning first due to the fact that they have regulatory authority over parking requirements. Mr. Cuccia had a question about proposing to use the parking around West End Park. Mr. Casey said that it is a part of the Harbor parking and parking lot count, and it is historically where people have parked for the use of the Harbor. Mr. Casey said he wants to talk with Leslie Alley to see what has been submitted to City Planning. City Planning is the regulatory authority that controls and enforces parking requirements, and to keep in mind that this site is located in Orleans Parish, such that all property taxes will be collected by the City if this project is approved and developed.

5. Executive Director's Report was presented by Mr. Casey. There were seven topics:
 - 1.) As of January 8th, Joe Valencino with Burglass and Tankersley has not received a settlement proposal from the attorney for Bank of America with respect to boathouse #127;
 - 2.) The Boat Launch bids are scheduled to be received by Purchasing on Wednesday, January 17th at 2:00 p.m.;
 - 3.) On January 4th, Mr. Bloom and I met with representatives of Gulf Coast Security Enterprises, LLC to discuss the site and operational issues;
 - 4.) MYHMC is working with the City of New Orleans's Mosquito Control Board with respect to the ant problem in the green space areas;
 - 5.) Deputy Mayor Judy Reese Morse is the City's new Chief Administrative Officer (CAO) as well as the transition team leader for the current administration;
 - 6.) Erickson Krentel has submitted all of their documents for the contract process for the 2017 Audit and the contract is ready for them to execute; and
 - 7.) Staff is working with Sewage and Water Board and several boathouse owners on North Roadway with respect to issues with the sewer collection line that is attached to the old flood wall. Mr. Jay Arnold with Sewage and Water Board's Plumbing Department has informed plumbers that the collection line is S&WB's responsibility.

Other Comments and Issues from the Public:

In regard to Sewage and Water Board's collection line, Mr. Casey said this is a major issue that MYHMC has been dealing with for several years. The Sewage and Water Board had been stating that the line that is attached to the flood wall that the boathouses tie into on North Roadway is not their responsibility. Previously, S&WB said that it was the responsibility of the boathouse owners to repair the connections to the collection line. Over the past two (2) years, there were several instances where some of the house connections had become disconnected as a result of the 90 fittings on the main line shearing off and they had to be replaced with new saddles. Although it has taken some time, it is a major accomplishment that Mr. Arnold finally agreed that the collection line belongs to S&WB. MYHMC's staff has been talking to the Customer Service Department

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at Sewage and Water Board on a daily basis attempting to resolve this issue, and we are trying to pin them down with respect to a time frame when they are going to get this work done. Mr. Casey said that he had a conversation with another person with S&WB this morning explaining to them that it is a health hazard, and that we want to prevent EPA from getting involved in the situation. As we all know, Sewage and Water Board has more issues than they can shake a stick at right now. Hopefully we will get a call back tomorrow with a definitive date on when they are going to repair the connections. We currently know of three boathouses that are missing connections along North Roadway, and it has been a very time consuming process to pursue this issue.

Mr. Cuccia suggested that if S&WB does not respond to MYHMC's request, the Board should take some formal action by passing a resolution at its next meeting and sending it to them. Mr. Casey said that MYHMC can administratively send a certified letter to Sewage and Water Board to put them on notice if necessary.

Ms. Graves asked if there were any more comments or questions. There was a question from someone in the audience about the start of construction of the Harbor improvements. Mr. Casey said that as per Capital Projects, the contract is in routing and it has not been executed. Once the contract is executed, Capital Projects will be able to issue a notice to proceed to start work. There was a comment about the status of the boat launch. Mr. Casey said the bids are scheduled to be submitted to Purchasing at 2:00PM on January 17th.

Adjournment:

On a motion by David Halpern and seconded by Connie Uddo, the meeting was adjourned at approximately 7:15pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, February 20, 2018 at 6:30 p.m. at the Lake Vista Community Center.