

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 8, 2014

6:30 p.m.

First Baptist Church, 5290 Canal Boulevard, New Orleans, Louisiana

The meeting was called to order at 6:39 pm and requested a roll call by Ashlyn Graves.

Board of Directors Present:

Howard Rodgers
Alva See
Ric Smith
Connie Uddo
Warner Tureaud
Thomas Forbes
Ashlyn Graves

Board of Directors Absent:

Shannon Sims
David Halpern

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 Thomas Forbes, seconded by Ashlyn Graves, and unanimously carried, the minutes from the regular meeting of June 10, 2014 were approved.

Action Items: None

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. Currently, no additional lease extensions of the remaining 17 boathouse leases are in process. Erica Beck who has served as the Mayor's Executive Counsel helped MYHMC on a number of issues including the resolution of the extended lease. She recently transferred to the N.O. Public Belt Railroad as V.P. and Chief Legal Counsel and MYHMC has been assigned to Ms. Suchitra Satpathi who is the director of State, Federal Relations, and Boards and Commissions.
2. The FEMA update was provided by Mr. Casey. As per the Capital Projects Administration (CPA), the Governor's Office of Homeland Security (GOHSEP), is still reviewing R.S. Means' preliminary report for the estimates to repair or replace the harbor facilities. CPA has been asked by GOHSEP to also review the preliminary report concerning the proposed scope of work and the quantities to assure that both areas match all of the items that are listed in the FEMA Project Worksheet (PW). CPA anticipates that it will take approximately four (4) weeks for them to provide a complete response to GOSHEP.

As part of the additional structural analysis by R.S. Means, Stantec is scheduled to perform some concrete coring and sampling of the concrete piers this week (7/9 – 7/11).

The 70' piles that have been ordered for boathouse 93 are scheduled to be inspected this week. It is anticipated that they will be shipped to the job site next week. The subcontractor (Vogt Construction) is also driving the piles for boathouses 91 and 92. He is hoping that he will receive all of the piles in order to get both jobs driven at the same time.

3. The Financial Report was presented by Mr. Smith. As of the end of June, MYHMC has total assets of \$3,390,000 of which the bulk is \$3,363,000 which are current assets and the majority of that is in the form of cash in the bank totaling \$3,326,000. On the liability side, MYHMC has a total of \$811,000 of which \$505,000 are the NOAA bonds which are currently in deferment. The accrued interest on those NOAA bonds is \$152,000 and that totals the bulk of the liabilities. That leaves MYHMC with total fund position of \$2,579,000 of which \$1,514,000 is unrestricted net assets. For the month of June, revenues amounted to \$65,000, ordinary expenses were \$55,000, net ordinary income was \$10,000, and other expense was \$3,000. So MYHMC made roughly \$7,000 in total net income for the month. For the year-to-date, MYHMC has total revenues of \$338,000 versus ordinary expenses of \$351,000 for net ordinary income of (\$12,000) and net other income of (\$19,000) for a total net loss of (\$31,000).

4. Vehicle Parking was discussed by Mr. Casey. MYHMC has been working with the Law Department and with the Office of Real Estate and Records to place notices on trailers and vehicles to vacate the old restaurant parking lot. Also included in your packet is a copy of the Boathouse Rules and Regulations and draw the Board's attention to sections BHRR-4 and BHRR-5 which address vehicle parking. Currently the owner of BH 57 has a white box truck that has either been parked on Breakwater Dr. or in front of BH 89 or BH 90. Both of these boathouses are in the process of being sold and the option to park in this location will be eliminated. The truck had been parked on Breakwater Drive for an extended time period and another boathouse owner called on the vehicle. As of last week, the truck was moved from BH 89 back to Breakwater Drive across from BH 57. Currently MYHMC does not have a specific rule prohibiting the parking of box trucks at the boathouses. It is also important to note that a number of BH owners drive various vehicles including one who has a small bus for his non-profit foundation. It was suggested by Mr. See that MYHMC coordinate its efforts with respect to parking with the City Planning Commission relative to the City's proposed zoning revisions which are currently in process.
5. Mr. Casey presented the Executive Director's Report. There were six topics: 1.) The Law Department has been assisting us with the Bad Debt Write-Off Policy, the Parking Tax Issue, and several rental collection items; 2.) The City Planning Commission held a public hearing on June 25th to discuss MYHMC's capital budget for 2015-2019; 3.) A meeting has been scheduled on July 23rd with Amber Seely who replaced Kara Renee at the Regional Planning Commission to discuss the MYHMC's Proposed Capital Budget; 4.) Mr. Casey attended the Lakeview Crime Prevention District meeting on June 26th and met Sgt. Rene' Benjamin who is the new Commander; 5.) The Coastal Use Permit process for the Breakwater Drive permit application is proceeding and included in your packet is a comment letter from the Louisiana Department of Wildlife and Fisheries to the Louisiana Department of Natural Resources stating that they do not have an issue with the proposed permit. Another positive note is that MYHMC has received a Programmatic General Permit from the U.S. Army Corps of Engineers; and 6.) the New Orleans Fire Department's fire boat "Blaze" was docked at the administrative building dock for the July 4th weekend. They may keep it behind our building for awhile. They see it as a benefit to be able to get to the lake quicker than coming from the Coast Guard facility out in Michoud.

Other Comments and Issues from the Public

Burt Benrud who is a member of Southern Yacht Club had some questions and offered several comments to the Board. He believes that there is a need for additional dry boat storage since as a result of Hurricane Katrina there is a limited number of boat slips in the harbor. The NOYC dry storage area is cramped and he asked if MYHMC might have a small sliver of land that could be available for permanent boat parking such that it would generate an additional source of revenue. Another observation concerns the status of the Breakwater Dr. Boat Launch repairs. There is the Bonnabel Boat Launch in Jefferson Parish and there is another boat launch at the Seabrook Bridge on the other side of town. In the Lakeview area, it would be appreciated by the

community if there was a place to launch boats in the immediate area. Maybe this is something that should be a higher priority such that it could get done in a relatively short period of time.

Mr. Tureaud explained that although the boat launch was damaged as a result of Hurricane Katrina, it became unusable as a result of Hurricane Isaac. MYHMC has looked at several alternative sources to find the necessary funds to repair the boat launch. MYHMC wants to put the launch back into service and it has applied to the Louisiana Department of Wildlife and Fisheries for a Wallop-Breaux Boater Access Grant which would provide 75% of the costs to repair the three docks and the four ramps. If MYHMC is successful and receives the Grant, it would be responsible to pay the 25% (\$42,000) required matching amount from its reserves. Since the Board has limited financial resources, it would be helpful if the required matching funds could be raised through donations. With respect to the harbor repairs, FEMA has currently obligated a total of approximately \$12 million dollars for the Katrina and the Isaac Claims which is not adequate to repair the facility.

Adjournment:

On a motion by Howard Rodgers and seconded by Connie Uddo, the meeting was adjourned at approximately 8:10pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, August 12, 2014 at 6:30 p.m. at the First Baptist Church.