

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 13, 2021

6:30 p.m.

Virtual Meeting Via Teleconference

The meeting was called to order at 6:47pm by Warner Tureaud. David Halperin performed a roll call.

Board of Directors Present:

Warner Tureaud

Ashlyn Graves

David Halpern

Eli Feinstein

Connie Uddo

Thomas Forbes

Howard Rodgers

Board of Directors Absent:

Jennifer Heebe

A quorum was present.

There were no amendments to the Agenda.

The agenda was approved and adopted on a motion by Tom Forbes, seconded by David Halperin and the motion was unanimously carried.

Warner Tureaud asked Bryan Whited to present the Agenda.

Action Items:

- 1) **Report of Nominating Committee:** Ashlyn Graves said the nominating committee which consisted of her, Eli Feinstein, and Howard Rodgers met and recommend the following slate of new officers: President – David Halperin, Vice President – Eli Feinstein – Treasurer – Howard Rodgers – Secretary – Tom Forbes.
- 2) **Election of Officers:** On a motion by Ashlyn Graves, seconded by Howard Rodgers, and unanimously carried, the following officers were elected:

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President – David Halperin
Vice President – Eli Feinstein
Treasurer – Howard Rodgers
Secretary – Tom Forbes

- 3) **Resolution Authorizing the Execution of a Lease Amendment for Boathouse #96:** Bryan Whited said that the owner of Boathouse #96 located at 8136 Breakwater Drive, is desiring to amend the existing lease by adding ten feet of frontage along Breakwater Drive increasing the site from twenty feet to thirty feet. Bryan said this is the last boathouse along Breakwater Drive and there are no plans to build any additional boathouses extending past this boathouse by the City of New Orleans. Preliminary construction plans were submitted and presented to the Rules and Standards Committee in November 2020. The Committee requested that the tenant receive approval from the City’s Law Dept. The Law Department recently approved the attached First Amendment to the lease. The annual increase in rent would be \$2,049.20, which represents a 50% increase as the frontage is increasing by the same percentage. On a motion by Warner Tureaud, seconded by Ashlyn Graves, and unanimously carried, a Resolution “Authorizing the Execution of a Lease Amendment for Boathouse #96” The next step will be for MYHMC to present the Lease Amendment to the City Council for approval.
- 4) **Discussion of a Proposed Amendment to the Harbor Rules and Regulation Allowing for the Short Term Rental of Non-Slip Areas to Clubs and Organizations:** Bryan Whited expressed a concern regarding the multitude of guest boats using non-slip dock space during events by both Yacht Clubs and the potential future use by other community organizations. The difficulty of obtaining insurance information and payment from as many as several dozen boats of various sizes creates liability problems. An amendment to lease these areas on a short-term basis to the organizing party would pass this liability through the appropriate documentation to the organizer. The rates for the linear dockage would be based on a per foot basis of the standard boat slip with a similar surcharge used to rate our seasonal tenants. The appropriate insurance documentation is yet to be determined. A member of the public attending the meeting ask for clarification of these areas and was assured they were not in already leased areas by the yacht clubs. He also wanted to be sure it was not to stop a boat from picking up and dropping off passengers on the floating docks. Again, he was assured this was not the issue at hand. David Halpern asked if we had reached out to the CNO Law department for an opinion of rates. Bryan responded that we had not at this time. The discussion was concluded with the possibility of bringing forward a resolution at the next meeting.

Information Item & Discussion Items

- 1) **Financial Report:** Wayne Bloom presented the following financial report. At the end of March 2021, MYHMC had total assets of \$4,264,000 with current

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assets of \$3,059,000 and the bulk is in the form of cash of \$3,030,000 in two accounts at Chase Bank. Fixed assets totaled \$1,200,000. On the liability side, MYHMC had \$715,000 in liabilities, all being current. The bulk is the amount due to the City of New Orleans for the CEA Agreement which is in process of being executed. This leaves MYHMC with a fund balance of \$3,550,000 of which \$3,134,000 is in unrestricted net assets. For the month of March, operating revenue was \$120,000 with expenses of \$74,000 resulting in net income of \$46,000. YTD operating revenue was \$369,000 with operating expenses of \$211,000 resulting in a YTD net income of \$158,000.

- 2) **Economic Redevelopment Committee:** Howard Rodgers had nothing new to report
- 3) **Environmental Quality Committee:** Tom Forbes had nothing new to report
- 4) **Quality of Life Committee:** Connie Uddo said she will be meeting with Kerry Cuchia and should have a report next month
- 5) **Security and Safety Committee:** Howard Rodgers had nothing to report. Bryan Whited said that he has begun the hiring process for two new Security Officers. The next step is for the candidates to get drug tested, background check, psychological evaluation and a physical.
- 6) **Executive Director's Report:** Since Taylor Casey was not able to attend the meeting, Bryan Whited provided the following report: Earlier today, Entergy partially completed the work to energize the West Marina and Admin Building. Next step is for the electrical contractor to commission and energize the docks. Completion of these projects are expected to happen in the next few weeks. MYHMC is in the process of executing a Job Order Contract (JOC) with Battco Construction for the construction of the North side electrical platform which will provide power to the pump out station and boat launch lighting. A Notice to Proceed to Battco is expected to be issued this week. It was brought to our attention that there is a safety issue caused by the closeness of the dock transformers to the NOYC Dry Storage. There could be a problem when boats with their masts up are entering or exiting the dry storage area. MYHMC is looking into utilizing bollards and striping so that boats entering or exiting the Dry Storage area are a safe distance from the transformers. MYHMC will be utilizing a JOC to ensure a quick resolution. The West berm along Breakwater Drive is mostly complete. The walkway and curbs are finished and grass seed has been laid down. Additional curb work along the North side of Breakwater Drive is underway. NOYC is currently reviewing bids for the chair lift and will begin work ASAP.

Other Comments and Issues from the Board or the Public:

Frank Scurlock, owner of Boathouse #30, said he appreciates the letter that was sent to the owner of Boathouse #29 addressing the insurance issue, but he would

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like the issue with respect to the owner making renovations that were not part of the approved plans be addressed also.

Adjournment:

On a motion by Tom Forbes and seconded by Ashlyn Graves, the meeting was adjourned at approximately 7:32PM.

Date and Time of next meeting:

The next monthly Board meeting is scheduled for Tuesday, May 11, 2021. It has not been determined if the meeting will be in person or virtual.