

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 12, 2017

6:30 p.m.

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

The meeting was called to order at 6:35pm and requested a roll call by.

Board of Directors Present:

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

Board of Directors Absent:

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 Alva See and the motion was unanimously carried.

On a motion by Howard Rodgers, seconded by Alva See, and unanimously carried, the minutes from the regular meeting of November 14, 2017 were approved.

Action Items: None

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 are still going through the City's ECMS process. There were no boathouse sales during the month of November.
2. The FEMA Update was presented by Mr. Tureaud. 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 by the Mayor. The target date for the execution of the contract was 60 to 90 days from the bid date, and it has been almost 60 days.
3. The November Financial Report was presented by Mr. Smith. MYHMC has total assets at the end of November of \$3,567,000 of which \$3,559,000 is current and the bulk of that is \$3,443,000 in the form of cash in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC has a total of \$1,032,000 of which \$505,000 is the NOAA bonds and \$526,000 are current liabilities and the largest of which is accrued interest on the NOAA bonds. That leaves MYHMC with a fund balance of \$2,535,000 of which \$1,444,000 is unrestricted net assets. For the month of November, total revenues were \$52,000 with operating expenses of \$50,000, resulting in ordinary income of about \$1,100. Net other expense was (\$3,200) which is primarily the monthly interest accrual on the NOAA bonds which resulted in net income of a loss of (\$2,000) for the month. For the year-to-date through the end of November, total revenues were \$676,000 and total ordinary expenses were \$644,000 such that net ordinary income was \$32,000. Net other income totaled (\$37,000) such that the net loss was (\$5,000) for the year-to-date.
4. The Economic Redevelopment Committee Report was presented by Howard Rodgers. Representatives of the Regional Planning Commission (RPC) were not available to attend this evening's Board Meeting. They may be able to attend either the January 9th or the February 20th Board Meeting to give a power point presentation on the West End Redevelopment Area Feasibility Study. Mr. Tureaud, Mr. Rodgers, and Mr. Casey will meet prior to the RPC's presentation to discuss what has exactly been developing thus far. Mr. Tureaud said he would like to see what the proposed plans are even though they are preliminary at this time.

5. Executive Director's Report was presented by Mr. Casey. There were five topics:
 - 1.) Joe Valencino with Burglass and Tankersley has discussed the situation with respect to Boathouse # 127 with the attorney for Bank of America (BAC) and he anticipates receiving a proposal in the near future;
 - 2.) The intent to award a contract to Gulf Coast Security Enterprises, LLC has been issued by the Bureau of Purchasing;
 - 3.) Purchasing has started the advertising process for the bidding of the Breakwater Drive Boat Launch. It is anticipated that the bid opening will be on January 17th;
 - 4.) Staff is working with Ericksen Krentel on the submission of documents for the contract process; and
 - 5.) Mr. Bloom has resolved the final items with Chase Bank in order for MYHMC to accept ACH payments.

Other Comments and Issues from the Public:

Mr. Tureaud commented about systems in place with respect to houseboat squatter that was on the leased area of Boathouse #2, and how does MYHMC proceed in the future to resolve similar issues. Mr. Casey said that this issue has not been fully resolved with the City's Law Department. Mr. Tureaud said that although the owner of houseboat left semi-voluntarily, staff is working on a definitive plan in the event another squatter appears on a boathouse site. MYHMC does not want to go through this again due to the fact that the situation could have been detrimental to other boathouse owners. MYHMC does not intend to wait for the next situation to occur to decide what legal action can be taken. The Board knows that Rudy's tow service cannot be called to have a squatter removed, even if NOPD wanted to help MYHMC and they had a mechanism to remove a similar vessel from the Harbor. MYHMC will be looking at boathouse leases 1 and 2 since the sites have been vacant for a while. Had the structures been rebuilt, the houseboat would not have been able to squat in that location. Mr. Casey said that he will also be discussing this issue with the Law Dept.

Mr. Casey said that MYHMC will also be working with the City Attorney's office on several other issues relative to the vacant site of Boathouse #31 that was part of the FEMA claim that it has recently been resolved by Capital Projects.

Mr. Forbes asked about the new location of the houseboat. Mr. Tureaud said the owner removed it, and its whereabouts are unknown. It is not at either South Shore Harbor or Orleans Marina. Mr. Casey said he was told that the owner had a place across the lake to keep it. It was unique situation in that he was a subtenant of a boathouse lessee (BH #4), and the boat was moored on the leased area of boathouse #2 without permission. Mr. Tureaud said that MYHMC still needs to find a way or mechanism to solve this issue very soon such that it does not happen again.

Thomas Forbes had a question about PCCP and Army Corps of Engineers concerning the 17th Street Canal Pump Station Project. Mr. Casey said that he had several meetings with some representatives from PCCP and Martha Griset who is in charge of Real Estate Records with Property Management for the City. There was a meeting last week and there are still some issues that PCCP still needs to correct in the parking lot area. Ms. Griset

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could not make the meeting, and Mr. Casey will inform her of the status since the release will be executed by the City and not MYHMC. There was some equipment working in some areas of the parking lot that still needed to be rectified. A discussion has been held with PCCP with respect to their leaving the fence and gates in place, so that the parking lot does not become a dump site of boats and trailers like it had been after Hurricane Katrina. PCCP owns the fence and have agreed to do leave it in place. They actually have moved the gates closer to West Roadway on both ends of the site that line up with the extension of North and South Roadway Drives. There was a plan done by the consultant for Regional Planning Commission for the redevelopment of that property. From the Army Corps of Engineer standpoint, they need the site a little bit longer. PCCP as a contractor is trying to get their issues cleaned up and resolved, but the Army Corps of Engineers still has to go through some more testing of the pump station. They will probably be ready to give up their rights to the site early next year. Tom Long commented that PCCP has stated to the Lake Vista Neighborhood Assn. and the Army Corps of Engineers has confirmed that PCCP's goal is to complete the testing and the punch list items of all three pump stations by February 1st so that they can be turned over to the State.

Corky Potts commented on speed bumps on Breakwater Drive. Are there any objections from any of the boathouse owners putting those down or do you have any information? Mr. Tureaud said that MYHMC cannot comment on that since Breakwater Drive is a public City street and it is not controlled by the Board. Although MYHMC cannot tell you if anyone has broken the law with respect to the installation of speed bumps, it does not condone people breaking the law and Boathouse Owners should contact the City's Department of Public Works (DPW) with respect to this issue. Mr. Potts said that several were removed and now there are five speed bumps on Breakwater Drive. Mr. Tureaud said there were a lot of complaints. Mr. Casey said it was a double row and the garbage trucks were hitting them, and a lot of people who lived in the area complained to Councilmember Susan Guidry and the Department of Public Works. DPW contacted MYHMC and asked if permission had been given to anyone to install speed bumps. The answer was no, and it was referred to the Department of Public because they are the regulatory agency responsible for the streets. Mr. Tureaud said that speeding is a major concern. Mr. Potts said he would volunteer to buy some and put them down. Mr. Tureaud said that MYHMC cannot control that. What it can control is when there is a new security guard contract in place, the Board and staff will have more flexibility with respect to the possible use of an off-duty police officer (when required) and not be penalized under the contract. It is not in place at this time, but when it is MYHMC will be looking at sitting down with the staff and boathouse owners' representatives to discuss possible times that may be a better use of our funds to have a uniformed New Orleans police officer on site versus the security guards. Mr. Potts asked if the installation of speed bumps on the public street is a breach of the Boathouse Lease. Mr. Tureaud said that MYHMC does not have any involvement with the installation one way or another.

There was a comment about the next step after January and the timing of the executed construction contract for the Municipal Yacht Harbor. Mr. Casey said that Capital Projects is the claimant for the City with respect to FEMA claims. They are involved in all the construction projects and they would be the one who would issue a notice to proceed to

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the contractor. At what point does everything on the East side need to be removed from the Harbor? Mr. Casey said that MYHMC is in the process of doing that in anticipation that CPA is working towards getting the contract signed in January. Mr. Bloom has tracked boat owners down through Wildlife and Fisheries and has obtained some phone numbers.

There was a question about the boat launch. Mr. Casey said that bids are scheduled to be taken in mid-January. MYHMC will have to go through a contract process with the Law Dept. such that it will probably be spring by the time a contractor can start work. It's not a very long job and it should be completed by the end of the summer. Someone asked if the fishing pier will be constructed after the boat launch. Mr. Casey said there has been a delay by Capital Projects on that issue due to the final FEMA claim that has not been resolved between Capital Projects and FEMA which is for the shoreline restoration of Breakwater Park. There is erosion taking place along the Lake especially where the concrete head wall of the Point meets the concrete rip rap. That has to get resolved because that job is going to interfere with the construction of the fishing pier. The timing is such that Capital Projects will be able to have both of those projects going on simultaneously. They have to get some work done and then the fishing pier will come in after that. There is not an exact time on an the anticipated completion date since this last remaining FEMA claim has not been resolved.

There was a question about four telephone poles that were installed near BH #74. The new poles have been installed within two to three feet south of the existing poles closer to the boathouses and it says AT&T on the poles. Someone said that there is a contract underway where either Entergy or AT&T is replacing power poles in the City. Mr. Casey said we had not been contacted by either Entergy or AT&T. From past experience some poles are installed by Entergy and some by AT&T and they share the cost and the use of the poles. Typically when they install new poles, they ultimately remove the old poles. Mr. Tureaud said that MYHMC may have better luck finding out what is going on.

Mr. Forbes had a question about the phasing of the marina construction once the contract is executed. Mr. Casey said that the east side will be demoed and reconstructed first, and that the north pier will be incorporated into the west side. Mr. Forbes asked if that is part of plan and not up to the contractor. Mr. Tureaud said "No" and especially since there are existing tenants on the west side of the Harbor.

Adjournment:

On a motion by Thomas Forbes 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, January 9, 2018 at 6:30 p.m. at the Lake Vista Community Center.