

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 7, 2017

6:30 p.m.

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

The meeting was called to order at 6:45pm and requested a roll call by David Halpern.

Board of Directors Present:

Reginald Smith
Howard Rodgers
David Halpern
Warner Tureaud
Ashlyn Graves
Douglass Lightfoot

Board of Directors Absent:

Alva See
Thomas Forbes
Connie Uddo

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 David Halpern, seconded by Ashlyn Graves, and unanimously carried, the minutes from the regular meeting of January 10, 2017 were approved.

Action Items:

1. Mr. Casey said that the Louisiana Compliance Questionnaire had been emailed in advance of the meeting so that the Board Members would have an opportunity to review it. The Questionnaire is required by the Legislative Auditor as a part of the Board's annual audit. No new questions were added to last year's questionnaire. The term of office dates for the Board Members have been updated on the attachments to the Questionnaire. Once the Board passes the Resolution adopting the Questionnaire, Mr. Casey will sign it and provide it to the auditors.

On a motion by Ric Smith, seconded by Howard Rodgers, and unanimously carried, the Resolution "Adopting the Louisiana Compliance Questionnaire for the 2016 Audit" was approved.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. Boathouses 78 and 115 have submitted their paperwork to obtain the extended boathouse lease. Both of these boathouses were included in the Ordinance that was passed by the City Council and signed by the Mayor which applies to the twelve boathouse leases that are outstanding. There were no boathouse lease transfers during the month of January.
2. The FEMA Update was presented by Mr. Tureaud. Since the January board meeting, the public comments that were sent to Moffatt and Nichol along with the responses prepared by the project team have been posted on the Municipal Yacht Harbor's website. Emails were sent to boathouse owners, slip tenants, and the agenda distribution list informing them of the posting of this information. Boathouse #93 is nearing completion and the contractor anticipates receiving a Certificate of Occupancy (C.O.) in February.
3. The January Financial Report was presented by Mr. Smith. As of January 31st, MYHMC has total assets of \$3,572,000 with current assets of \$3,552,000 and the bulk of that was in checking accounts totaling \$3,467,000. On the liability side, MYHMC has total liabilities of \$1,043,000 of which \$537,000 is current liabilities which is primarily the accrued interest on the NOAA Bonds and unearned revenue that has been received but has not been recognized as income. The long term liability of \$505,000 is the balance on the NOAA Bonds that are currently in deferment. That leaves MYHMC with a total fund balance of \$2,529,000 of which \$1,446,000 is unrestricted net assets. For the month of January year-to-date, total revenue was \$52,000 and operating expenses were \$61,000 with net other income of (\$3,400) which is the monthly interest accrual on the NOAA Bonds such that net income was a loss of (\$13,000) for the month.

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4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. The Regional Planning Commission's (RPC) consultant (Dana Brown and Associates) is continuing to work on the Master Plan for the restaurant parking lot site. It is anticipated that a follow up meeting will be scheduled either later this month or in March. Mr. Tureaud asked about the status of MYHMC's involvement in the planning process. Mr. Rodgers responded that the RPC is in the early stages of the process and that the City of New Orleans and Jefferson Parish will still have a number of issues to discuss and resolve.

5. The Report of the Nominating Committee was given by Ms. Graves.

President ó Warner Tureaud

Vice-President ó Ashlyn Graves

Treasurer ó Ric Smith

Secretary ó David Halpern

Ms. Graves stated that this is an open process and input from other Board Members is welcomed.

6. The MYHMC Website Comments Section was discussed by Ms. Graves who would like the site to have a comments and response section that would be available to the public. She has researched other sites and would like MYHMC to have something that is user friendly. Mr. Casey will contact Firefly Digital to get some input from them in order to see what it would take to expand the website. Mr. Rodgers asked about the current comment section that is on the website and where the information goes. Ms. Graves said there currently is a comment section where you fill in certain fields and it goes to Mr. Bloom and Mr. Casey, but the public does not see questions asked by others. As far as providing the responses to questions, they could possibly be published similar to how New Orleans Yacht Club has a comment and response section. The webmaster will be asked for suggestions as to how this might be accomplished for MYHMC's website. Mr. Rodgers volunteered to assist with the project.
7. The 2016 Personal Financial Disclosure Statement was distributed to the Board and discussed by Mr. Casey. Every year the State of Louisiana requires that Board Members fill out a financial disclosure statement which is due by May 15th. The form has changed slightly since last year and it can also be complete online.
8. Executive Director's Report was presented by Mr. Casey. There were six topics:
 - 1.) The Boat Launch front end specifications required by the State Facilities Planning and Control are still in the review process;
 - 2.) A meeting was held on January 13th with Al Delaporte (City's Risk Manager) and Hank Wolf (Insurance Broker) to go over the transition between builders risk and permanent insurance on the boathouse #93;
 - 3.) The Bureau of Purchasing held a selection committee

meeting for the banking RFP and J.P. Morgan Chase Bank was awarded the contract. A meeting has been scheduled next week with Alan Lambert and Greg Rattler to work out the details; 4.) The Real Estate Committee and the Board of the Non-flood Protection Asset Management Authority approved MYHMC's agreement to meet at the Lake Vista Community Center for an additional two (2) years; 5.) Additional no trailer parking signs have been ordered so that they can be added to the new street light poles that will be installed around West End Park; and 6.) Several boathouse residents in the West End area who have been caring for the stray cats would like to work with the LA. SPCA to install some cat feeders that would be raccoon and possum proof. The cats would be able to access the food, but the nuisance animals would not. According to Julie Hugel, some boathouse owners have had some problems with other animals that have been attracted to the cat food. Also, Lafreniere Park has installed several feeders along their trail system, and it has improved their situation. It was suggested that Ms. Hugel contact Kerry Cuccia to discuss the proposed feeders.

Other Comments and Issues from the Public:

There was a question/comment from boathouse owner Russell Pearson about the proposed West Marina Entrance. He read the responses to the comments, and it gave him the feeling that the answer to the issue would create a parking problem and that there would be a need to designate parking for the boathouse owners on North Roadway. It seems like no consideration is being given to moving the West Entrance. He wanted to know if the architectural plan is fixed in stone such that the proposed entrance is going to stay in that location. Mr. Tureaud said that at this point in time, the proposed West Entry is still in the schematic stage. Mr. Tureaud asked Mr. Pearson if his concern is that he would have cars over run his boathouse even if there is adequate parking and a buffer between the proposed entry and the boathouses. Mr. Pearson said that if the entry gate is located there, people will tend to park as close to the gate as possible. Mr. Tureaud said that some thought has been given to this issue. With human nature being what it is, that would actually be the least convenient gate that could possibly be used. There will be another entrance where the existing West Entry is currently located that would be much more convenient. Boat slip tenants would most likely use the entry where they would have to walk the least, because when they enter the proposed West gate they won't be able to walk directly down the pier and they would have to walk towards the existing gate anyway. Mr. Casey said that basically where the access currently is on the West side of the Administration Building (between the Administration Building and NOYC's dry storage area) is going to remain accessible and gated for security purposes, so that NOYC members will be able to get into the dry storage area and the back of the Club as well as slip tenants will be able to get access to the marina in that area. Now that the West marina plan has been flipped back like it currently exists with the main pier running north-south on the western side of the harbor, Mr. Tureaud said that the incentive for people wanting to park at the proposed main West gate has been removed. We shifted the layout of the West side of the Harbor based on the comments that Ms. Graves and her team responded

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to and, now people will basically want to park as far away from the proposed West gate as possible. Mr. Tureaud said that a committee was created to review and read each and every one of the comments and that the most recent document is posted online.

Adjournment:

On a motion by Ric Smith and seconded by David Halpern, the meeting was adjourned at approximately 7:20pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, March 21, 2017 at 6:30 p.m. at the Lake Vista Community Center.