

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 8, 2012

6:30 p.m.

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

Warner Tureaud called the meeting to order at 6:45 pm and requested a roll call by Ashlyn Graves.

Board of Directors Present:

Ashlyn Graves
Warner Tureaud
Reginald Smith
Connie Uddo
Thomas Forbes

Board of Directors Absent:

Winston Burns
Alva See
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 Ashlyn Graves and unanimously carried.

On a motion by Ric Smith, seconded by Connie Uddo, and unanimously carried, the minutes from the regular meeting of September 11, 2012 were approved.

Action Items:

1. On a motion by Ashlyn Graves, seconded by Thomas Forbes, and unanimously carried, a resolution was adopted approving the 2013 budget.
2. On a motion by Ric Smith, seconded by Connie Uddo, and unanimously carried, David Halpern was nominated as Secretary by nominating committee members Ashlyn Graves, David Halpern, and Connie Uddo.

Information and Discussion Items:

1. Ms. Kara Renne updated the board on the West End Master Plan public comments received by the Regional Planning Commission. There was a study that started during 2005 with a grant from EPA. During the spring of 2006 community meetings were held to discuss the redevelopment of the area where the restaurants used to be and the area across from it. There was a market and absorption study that had some good recommendations but then the Corps of Engineers decided to use the property for the new pump station. Friends of West End also did some additional Master Plan work including the park and along Breakwater Drive. Public meetings were held in which there was a lot of input and concepts were presented that incorporated discussions and involved additional revenue generation. There were two West End options that evolved. The first option involved the redevelopment of the West side of the property where the restaurants previously existed. This plan also expanded the green space and parking areas along the Northern edge of Breakwater Drive. The second option addressed the concerns of the Board for additional revenue generation. In addition to the items covered in the first option, this alternative included development within the eastern end of the park including an additional 234 parking spaces. The planners felt it would be best to take green space away from the park by introducing additional park space along the lake such that the overall green space would increase. During the 30 day comment period, the Regional Planning Commission received approximately 70 comments. Although many of the comments objected to development within the park, most of the comments were in support of the first option which includes developing the Western end of the area. Comments received also included that people wanted a recreational area for volleyball courts along with kite surfing in addition to a beach at the lake edge. There could be an amphitheater in the park where small concerts could take place. There is also a plan for a Community Sailing Center in which a non-profit organization will get people familiar with sailing as a recreational activity. The next step in this process will be the discussion and preparation of a financial study.
2. Mr. Casey discussed the Administrative Building. There was a meeting with Capital Projects to give Precision Construction an ultimatum relative to the replacement of

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subcontractors by October 8th. The subcontractor left the job, and Precision Construction was supposed to have everything resolved. We will have a better idea later this month as far as the outcome. The other alternative is that the City could step in and get the bonding company to take over the job if the general contractor refuses to move forward. That decision will be made by Capital Projects.

3. Mr. Tureaud discussed the FEMA update. The City has agreed in principle to accept the project worksheet valuing the claim at \$10,000,000. We have to start considering whether we are going to accept a cap on the FEMA funding vs. not accepting a cap. If the FEMA claim is capped at \$10 million, we will not be entitled to any additional monies if we discover additional damage during construction. We tested a sampling of pilings in which we didn't know if every piling or finger pier was standard or sub-standard. An advantage to accepting a cap is that we can possibly move quicker and proceed with the project as an improved project. If the project is not capped we could only replace items in kind, but if the costs increase for unforeseen reasons, or if the bids come in substantially higher, those expenses will be covered. If the project is capped and the bids come in higher, it will not be a good situation since the additional costs will not be covered by FEMA.
4. Gulf States Regional Consortium Conference – (October 12th) Sponsored by Community Sailing of New Orleans, Inc. and the National Sail Center and Hall of Fame. All Board members have received an invitation to attend the seminar on Friday, October 12th and everyone should respond online by Tuesday, October 9th.
5. Mr. Casey presented the Executive Director's Report. There were three topics: 1.) Harbor debris removal: Capital Projects has met with some contractors and is formulating a scope of work to meet FEMA regulations; 2.) Met with contractors to discuss temporary repairs; 3.) West End Park has been cleaned of storm debris and the City's contractor is picking up the debris.

Other Comments and Issues from the Public:

None.

Adjournment:

On a motion by Ric Smith, seconded by Thomas Forbes, the meeting was adjourned at approximately 8:05pm.

Date and Time of next meeting:

The next meeting is scheduled for Monday, November 12, 2012 at the First Baptist Church.