

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

May 11, 2021

6:30 PM

Virtual Meeting Via Teleconference/Video Conference

The meeting was called to order at 6:37 PM and requested a roll call by David Halpern.

Board of Directors Present:

Ashlyn Graves
David Halpern
Howard Rodgers
Eli Feinstein
Connie Uddo

Board of Directors Absent:

Jennifer Heebe
Thomas Forbes

A quorum was present

Mr. Halpern read the following statement that was posted on the Board Meeting Agenda:

In accordance with R.S. 42:17.1, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) will convene a Regular Board Meeting on Tuesday, May 11, 2021 at 6:30 PM virtually via a telephone/video conference call.

The telephone/video conference call is accessible for observation by the public by following the participant instructions as listed above.

Public comments on an agenda item may be submitted in real time during the meeting via email to bryan.whited@nola.gov from thirty (30) minutes prior to commencement of the meeting and until action on an agenda item upon which a vote is to be taken, in accordance with La. R.S. 42:14(D). Public comment submittals should include the commenter's name and who they represent. All public comments on agenda items will be properly identified and acknowledged during the meeting and are limited to what can be read in two minutes.

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There were no amendments to the agenda.

On a motion by Mr. Rodgers, seconded by Ms. Uddo, and unanimously carried, the agenda was approved and adopted.

The agenda was presented by Mr. Halpern.

On a motion by Ms. Graves, seconded by Ms. Uddo and unanimously carried, the minutes of the April 13th Meeting were approved.

ACTION ITEMS

None

INFORMATION ITEMS

1) Mr. Casey reported that Boathouse #50 transferred in April for \$317,000 which yielded \$9,510 in transfer fees to MYHMC.

2) The April 2021 Financial Report was presented by Mr. Bloom. At the end of April, MYHMC had total assets of \$4,511,000 with fixed assets of \$1,205,100 and current assets of \$3,300,800 and the bulk of which was in the form of cash of \$3,270,700 in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC had total liabilities of \$902,340 of which \$902,340 was current liabilities and the bulk was due to the City of New Orleans of \$500,000 along with unearned revenue of \$217,000. That leaves MYHMC with a total fund balance of \$3,608,620 of which \$3,133,770 is unrestricted net assets. For the month of April, total operating revenue was \$120,510 and operating expenses were \$61,750 such that net income was \$58,790. Year-to-date gross revenues were \$489,470, and total expenses were \$272,430 which yielded \$217,110 in net income.

3) Mr. Rodgers gave the report from the Economic Redevelopment Committee. He said that the City of New Orleans and Jefferson Parish have come to terms on a one (1) year Cooperative Endeavor Agreement (CEA) with respect to the development of a Request for Proposals (RFP) for the old restaurant parking lot site, and he is continuing to work with Councilman Joe Giarrusso on this issue. Mr. Halpern discussed the possibility of MYHMC getting some paid advice, and Mr. Rodgers will look into the options. Mr. Kerry Cuccia said that the Boathouse Owners look forward to ongoing discussions with respect to the future development of the site.

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- 4) There was no report from the Environmental Quality Committee.
- 5) Ms. Uddo gave the report from the Quality of Life Committee and said that she and Mr. Kerry Cuccia met to discuss a possible future City Council Ordinance for Breakwater Park and West End Park that would assist MYHMC with the management of the West End Area. He has looked at several existing City Ordinances, and Ms. Uddo felt that the “City Park Ordinance” (which he also sent to Mr. Rodgers from a security standpoint) was a good starting point. Mr. Cuccia mentioned that currently the only “West End Ordinance” deals with trespassing at the Breakwater Dr. Boat Launch. He is drafting an Ordinance that would carve-out the future development of the restaurant parking lot site such that it would focus primarily on Breakwater Park (Lakefront Area) and West End Park by establishing hours of operation from sunrise to sunset in an attempt to reduce lawlessness which occurs mainly after dark. Certainly, any items in the draft could be modified by the MYHMC Board. He also added that the reconstruction of Breakwater Park by Thomas Tubre and TKTMJ is spectacular.
- 6) Mr. Rodgers said that there was no update from the Security and Safety Committee.
- 7) Mr. Casey discussed a revised request from Ms. Lee Walker with the U.S. Army Corps of Engineers for two (2) alternate locations in the Municipal Yacht Harbor for a Water Level Gage Tower that had been emailed to the Board along with a site map. He directed the Board’s attention to locations #4 (between boathouses #36 and #37) and #5 (adjacent to the Pump-Out Dock) along with Mr. Whited’s email to Ms. Walker informing her that location #5 was out of the question since it would block access to the Pump-Out Dock and restrict boathouse access from the Harbor. Mr. Casey mentioned that a boathouse owner had expressed interest in possibly leasing the area between BH #36 and BH #37 in order to install a boat lift. Ms. Graves said that she had spoken with Ms. Walker who had indicated that the Corps wanted to work with MYHMC to find a suitable location, and that they did not intend to force a location. Ms. Graves commented that both proposed locations do not work for MYHMC.

Ms. Uddo made a motion, seconded by Mr. Rodgers and unanimously carried, “Authorizing Mr. Casey to notify the Corps of Engineers of the Board’s opposition to both location #4 and location #5 and to request that the Corps informs MYHMC prior to taking any action in the area”.

- 8) The Executive Director’s Report was presented by Mr. Casey:
 - A) The CEA Ordinance for the payment of \$300,000 to the City has been introduced and is scheduled to be heard at the May 20th Council Meeting.
 - B) The Harbor West Side Electrical has been connected by Entergy, and Hi Tech Electric along with Eaton is scheduled to start commissioning the facilities this week.

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- C) Mr. Whited assembled and submitted the package to the Law Department for the introduction of the Ordinance for the Amendment to the Lease for Boathouse #96.
- D) Savarino Construction has finally completed the underwater repairs at the Boat Launch and the final inspection is in process.
- E) The 2020 Financial Audit has started and Mr. Bloom is gathering information for the auditors.

Other Comments and Issues from the Board and the Public

There were no comments from either the Board or the Public.

Adjournment

On a motion by Mr. Rodgers and seconded by Ms. Uddo, the meeting was adjourned at approximately 7:30 PM.

Date and Time of Next Meeting

The next Regular Board of Directors Meeting of MYHMC is scheduled to be held virtually on Tuesday, June 8, 2021 at 6:30 p.m.