

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**October 11, 2016**

**6:30 p.m.**

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

The meeting was called to order at 6:30pm and requested a roll call by Ashlyn Graves.

**Board of Directors Present:**

Reginald Smith  
Warner Tureaud  
Thomas Forbes  
Ashlyn Graves  
Connie Uddo  
Shannon Sims  
Howard Rodgers

**Board of Directors Absent:**

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 the motion was unanimously carried.

On a motion by Ric Smith, seconded by Thomas Forbes, and unanimously carried, the minutes from the regular meeting of September 13, 2016 were approved.

**Action Items:** None.

**Information and Discussion Items:**

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The MYHMC staff is continuing to work with the City's Law Department with respect to the extended lease for several boathouses. Currently, there are about a dozen leases including the ones that expire in 2019. At this time Ms. Graves will give an update on the boathouses that transferred in September. Ms. Graves said that MYHMC recognized boathouse transfer income in September for BH #79 in the amount of \$12,000.
2. The FEMA Update was presented by Mr. Casey. The MYHMC FEMA Committee attended a meeting with the Capital Projects Administration (CPA) on October 5<sup>th</sup>. CPA is working closely with Moffatt and Nichol on a number of issues with respect to the permitting and the design of the harbor improvements. Moffatt and Nichol's geotechnical consultant is currently performing soil borings in the area. Their hydrographic consultant will be conducting a survey of the harbor this week. Representatives from CPA and Moffatt and Nichol have asked to be on the November 15<sup>th</sup> Board Meeting agenda to discuss the redevelopment of the harbor.
3. The September Financial Report was presented by Mr. Smith. As of September 30<sup>th</sup>, MYHMC has total assets of \$3,459,000 of which \$3,451,000 are current assets and \$3,318,000 is in cash. On the liability side, MYHMC has total liabilities of \$911,000 of which \$405,000 is current liabilities which is primarily made up of accrued interest of \$244,000 on the NOAA Bonds. The long-term liabilities consist of \$505,000 of NOAA Bonds that are in deferment. That leaves MYHMC with a total fund balance of \$2,549,000 of which \$1,422,000 is unrestricted. For the month of September, MYHMC had revenues of \$65,700 with ordinary expenses of \$56,200 such that ordinary income totaled \$9,500. There was an additional (\$3,000) in net other income (monthly interest accrual on the bonds) such that net income for September was \$7,000. For the year-to-date through the end of September, total operating income was \$576,000 with operating expenses of \$515,000 which amounts to net ordinary income of \$60,000. Net other income was an expense of (\$29,000) such that the total year-to-date net income was \$31,000.
4. The Economic Redevelopment Committee Report was presented by Mr. Casey. The Regional Planning Commission (RPC) issued a request for proposals (RFP) for the Master Planning of the old restaurant parking lot. RPC received three (3) proposals and they recently awarded a contract to Dana Brown and Associates. Maggie Woodruff with RPC anticipates that a notice to proceed will be issued by the end of October.

5. Mr. Casey presented the Executive Director's Report. There were three topics: 1.) The Boat Launch plans and specs are still being reviewed by the LA. Department of Wildlife and Fisheries and Facilities, Planning, and Control; 2.) The response to the Banking Services RFP is currently being reviewed; and 3.) MYHMC's 2017 operating budget will be presented to the City Council on Wednesday, October 26<sup>th</sup>.

**Other Comments and Issues from the Board and the Public:**

Mr. Tureaud inquired about the extension of the security contract and he also asked about the status of "The Dip" on West Roadway Dr. Mr. Casey said that he and Mr. Bloom were working on the one (1) year security contract extension, and that they were also starting the process to prepare an RFP for a new contract that will start in late 2017. Mr. Casey said that the concrete access drive had been completed which was authorized at the last Board Meeting. MYHMC will continue to work with the Orleans Levee District and the Non-Flood Asset Authority concerning the installation of signs at the emergency access drive. The paving of the drive replaced the rocky area where a number of vehicles were getting stuck when West Roadway Dr. flooded. The Non-Flood Asset Authority and the Orleans Levee District installed a sump, pump and force main to deal with rain water that accumulated in "The Dip". They also installed a flap gate in the drainage outfall line which prevents the street from flooding when a high tide (1.5') event occurs. There has not been a heavy rain event since the sump and pump were installed to really see how fast it will pump the water off of the street. The Orleans Levee District has hired an engineering firm to design some street improvements which will ultimately elevate West Roadway. Until that is completed, the street is still subject to being flooded when an excessive high tide (4'+) occurs as a result of water coming in from the Lake such that the emergency access road will still be needed.

There was a question about the RFP for the restaurant parking lot. Is the RFP to repave the parking lot? Mr. Casey said that the Regional Planning Commission's RFP is for the master planning and the redevelopment of the parking lot area. With respect to construction of the new pumping station, the Corps of Engineers will not allow structures to be built out in the water as they were previously due to the location of the discharge point for the new pump station. Also, the new pumping station is much larger than the existing pump station by the railroad tracks, and there are some velocity issues with respect to the force of the outfall and the potential impact on structures. Although the State Lands Office could possibly rent out water bottom sites in the area, lessees may not be able to get Army Corps of Engineers and Coastal Use Permits as well as various approvals from Jefferson Parish. About one third of the area is in Jefferson Parish and two thirds of it is in Orleans Parish. MYHMC's Economic Development Committee has discussed the issue and is aware that an elevated structure will have to be built above the base elevation of +17 feet. Orleans and Jefferson Parishes will have to get together and work out some details, and that is where Regional Planning Commission (RPC) enters the picture. They

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have allocated \$50,000 to fund a master plan which is specific to the property. That is why the RPC issued an RFP to get a planning/engineering firm to do a study in anticipation that the property will revert back to MYHMC and Jefferson Parish possibly by the end of 2017 or mid 2018.

Someone asked about being able to have restaurants again like Fitzgerald's. Mr. Tureaud said that another restaurant could possibly be built on the old Fitzgerald's site which is not in the direct outfall of the pumping station provided that various permits (Corps, Coastal Use, and Jefferson Parish Bldg. Dept.) could be obtained. Mr. Casey said the Corps of Engineers may consider allowing something such as a boardwalk to be built adjacent to the existing concrete bulkhead, provided that it is designed to withstand the force of the flow coming out of the pumping station. MYHMC wants to be ahead of the curve with respect to anticipating the redevelopment of the old restaurant parking lot.

There was another question concerning the approval of the Breakwater Dr. Boat Launch repair plans by Facilities, Planning, and Control (FP&C). Although MYHMC is receiving a Federal Grant through the Louisiana Department of Wildlife and Fisheries, FP&C (part of the State's Division of Administration) views the Grant as if it falls under the State's Capital Outlay Budget and they must approve the plans. MYHMC is hopeful that the plans will be approved and that the repairs will be completed by the summer of 2017.

Someone asked if the Fishing Pier will be completed after the Boat Launch. The replacement of the Fishing Pier is being funded as a separate FEMA Claim which has finally been resolved. It is currently in the design phase by the firm of Sizeler, Thompson, Brown, and it is anticipated that it will be completed in late 2017 after the repairs are made to the boat launch.

Someone asked about the replacement of the bicycle/pedestrian bridge across the 17<sup>th</sup> Street Canal near the pumping station. The RPC is also working on this issue with Jefferson Parish who would like to see the bridge replaced.

There was a comment about the new contractor who cuts the grass in the area with respect to the quality of their work compared to the previous contractor. It was noted that the area along Breakwater Dr. toward the "Point" had finally been cut although the weeds had gotten rather tall. MYHMC staff has had several discussions and meetings with the new contractor, and they now understand the areas that need to be weeded in addition to the green spaces that they mow.

There was a question concerning speeding and the possible installation of additional 25 mph speed limit signs on Breakwater Dr. Mr. Casey responded that requests to the City can be made by calling 311 (Monday-Friday) for signs, street lights, and pot holes. Another question was asked if speed bumps could be installed on Breakwater Dr. Mr. Casey said that the City probably would not install them on a public street due to the liability issue.

**Adjournment:**

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On a motion by Ashlyn Graves and seconded by Connie Uddo, the meeting was adjourned at approximately 7:00pm.

**Date and Time of next meeting:**

The next meeting is scheduled for Tuesday, November 15, 2016 at 6:30 p.m. at the Lake Vista Community Center.