

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 11, 2018

6:30 p.m.

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

The meeting was called to order at 6:37pm and requested a roll call by Howard Rodgers.

Board of Directors Present:

Ashlyn Graves
Alva See
David Halpern
Thomas Forbes
Reginald Smith
Warner Tureaud
Howard Rodgers

Board of Directors Absent:

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 Ric Smith, seconded by Thomas Forbes, and unanimously carried, the minutes from the regular meeting of November 13, 2018 were approved.

Action Items: None

Information and Discussion Items:

1. Boathouse Lease Extensions and Transfers were discussed by Mr. Casey. There were no boathouse transfers or lease extensions in the month of November.
2. The FEMA Update was presented by Mr. Casey. There were six items: 1.) Demolition of the East side of the Harbor has been completed; 2.) The installation of the tie-backs to the new bulkhead has also been completed and the contractor has started to pour the concrete cap on the bulkhead; 3.) Dredging operations should be completed by Dec. 21st; 4.) The dock delivery and installation is scheduled to start on Monday, Dec. 17th. Access to the "Point" will be limited due to the fact that the contractor will set up a crane at the "Point" in order to "launch" the floating dock sections on Monday, Dec. 17th and Tuesday, Dec. 18th for the entire "Mö" dock and portions of "Lö" dock. This is a portion of the dock that runs North-South on the East side of the Harbor; 5.) As per Capital Projects, the construction contract for the Administration Building should be signed by the City by the end of December; and 6.) The Breakwater Drive/Park Project is being managed by the Department of Public Works (DPW) and not Capital Projects as was previously discussed. Miguel Viteri with Capital Projects is still going to be involved in the process. It is anticipated that the job will be out for bid by the end of December or early January.

Mr. Casey asked if there were any questions.

Mr. Tureaud had a comment with respect to the Administration Building. There is some additional work that needs to be done separate from the FEMA Claim, and Vice President Graves has graciously volunteered to spearhead this project. Subject to the Board's approval, MYHMC plans to hire an architect to provide a professional opinion with respect to the programming and use of the space on the first floor of the Building. Capital Projects (CPA) has been working with the Sizeler Firm with respect to the FEMA Claim process, and they are most familiar with the Admin. Bldg. I want to first of all thank Ashlyn for taking on yet another assignment, and this one is very time sensitive. Although there have been a number of delays, this project is finally coming to fruition. Ms. Graves mentioned that Mr. Casey has developed a list of needs for the ground floor of the Administration Building that are not included in the FEMA Claim, and we will further develop and prioritize that program with the assistance of an architect. Although it is preliminary now, I will get with Taylor and try to take up as little of his time as possible and further develop the program to give to the architect who then will give MYHMC a proposal for the design of this phase. Mr. Tureaud said

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that is very well put, and this process will work in concert with Economic Development since we have a clean slate with the building. Hopefully we will come up with some great ideas which will be a very good use of space in a lot of ways including the beautification of the main entrance. Mr. Tureaud asked if there were any questions or comments.

Mr. Rodgers mentioned sending comments and questions to Ashlyn. Mr. Tureaud said that Board Members should do so and copy him since Ashlyn is running the show on this project. He asked if there were any other FEMA items that needed to be discussed. Mr. Casey said that he did not have any additional items.

3. The November Financial Report was presented by Mr. Smith. At the end of November, MYHMC has total assets of \$3,639,000 with current assets of \$3,635,000 and the bulk of which is in the form of cash of \$3,519,000 in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC has total liabilities of \$1,067,000 of which \$562,000 is current liabilities, and the bulk of that is accrued interest on the NOAA bonds of \$344,000. The long term liability of \$505,000 is the balance on the NOAA Bonds. That leaves MYHMC with a fund balance of \$2,573,000 of which \$1,944,000 is unrestricted net assets. For the month of November, total revenue was \$55,000 and operating expenses were \$47,000 such that net ordinary income was \$8,000. Net other expense was (\$4,000) which is the interest accrual on the NOAA bonds, such that net ordinary income was \$4,000 for the month. For the year-to-date, MYHMC had total revenues of \$640,000 and operating expenses of \$565,000 which yielded \$76,000 in ordinary income. Net other expense was (\$38,000) such that net income for the year-to-date was \$38,000. Mr. Smith said that concluded his report.
4. The Economic Redevelopment Committee Report was presented by Mr. Casey. Mr. Casey said that he and Mr. Rodgers spoke earlier today, and there is no new information to report from what was stated in the November Meeting minutes.
5. The Environmental Quality Committee was discussed by Mr. Forbes. Mr. Forbes said that he has no new information to report over the last month. The Committee is still encouraging the boathouse owners as they are able to see their way fit to have their plumbing systems inspected.
6. Quality of Life Committee was discussed by Mr. Cuccia on behalf of Ms. Uddo. Mr. Cuccia said that Connie wanted to talk about the palms that surround the oak trees in West End Park. She took several pictures to give you an example of what the area looks like. She has spoken to the person who cut some palms for her organization and obtained a price of \$6,000 to cut them all down, clean them up, and haul them away. I asked her if there will be a follow up later to keep it that way, and she believes that if the regular grass cutting people will just weed whack them when they are small that MYHMC will never have to incur this kind of expense again. Mr. Tureaud asked if he knows how many palms are growing

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- around the oak trees. Mr. Cuccia said every oak tree on the south side of the Park is almost overwhelmed by them. Mr. Tureaud asked if it is just an eye sore or will the palms endanger the trees. Mr. Cuccia said that he asked Connie about that, and she said that they are not parasitic and that they will not damage the trees. Mr. Tureaud said that if they are growing too close to the street side, they may be an obstruction to parking. The ones that I am looking at in these photographs are growing in the middle of the park and I kind of thought it was kind of cool to see. I guess the Board will do with what they will, but \$6,000 if it is not a nuisance at this particular time, I would like to open that up for discussion with the Board and see exactly how you feel about it. That puts a pretty big dent in our grass cutting and Park maintenance budget. I am not saying that we cannot cut them down but maybe we can get with Friends of West End to get some volunteers out there with clippers and cut them up on a Saturday or something. Mr. Tureaud said that he wanted to open this up to the floor to discuss if this is a good use of funds at this time or if it is possible to get assistance from volunteers. Someone in the audience suggested that he knew some hunters who may want to cut and remove some of the palms for duck blinds and that he would spread the word. Mr. See asked if MYHMC could get assistance from the City's Department of Public Works, and Mr. Tureaud responded that MYHMC is responsible to pay for the maintenance of West End Park and this item is not included in the grass cutter's contract. Ms. Graves made a comment that it would be nice to at least cut down the dead palms, and that we might be able to do that with volunteers. Mr. Tureaud said that is a good idea, and that we also need to obtain other estimates. Mr. Casey said that a meeting has been scheduled with the grass cutting contractor to obtain a quote. Mr. Tureaud said that we have to be good stewards of the public's money. I am not saying that we shouldn't do it, but we have to get more than one estimate which is in process. Someone in the audience said that he would also spread the word to duck hunters that they can cut and remove the palms.
7. The Slip Assignment Process was discussed by Mr. Casey. The item in your packet was sent out to the Board last Friday, and Mr. Casey stated that the development of the proposed process has been a collaborative effort of Mr. Smith, Mr. Tureaud, and myself to come up with an open and fair process to deal with moving the boats from the West side of the Harbor to the East side of the Harbor when the slips are available on the East side. The existing West side tenants who are in good standing will need to move from the West side of the Harbor to the East side of the Harbor so that the West side can be demoed and rebuilt. Ric Smith really was the one who helped formulate this proposed process because he was involved in the slip assignment process when he was president of the Slip Tenants Association when the harbor reopened after Katrina. Ric Smith stated that those of you who have been around here a while know that the Tenants Association really came to the table after Katrina, because at that time the Board had no staff so the Slip Tenants Association came up with a lottery system to assign slips prior to the Harbor reopening. Although it may have been ugly, it got the job done and I think that everyone felt like it was a fair process. Unfortunately in subsequent years, the Slip Tenants Association kind of self destructed which we are hoping somewhere along the line to get one and put back together as we

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have had one for the boathouse owners. Just trying to follow through with the process and because we might have to be actually moving boats as early as February although we think it might move back a month to get this put together and promulgated and get input and then finally approve it at the January meeting. That is where we are today and this proposed process will be posted on the MYHMC website so that you will have about 8 or 9 days to make public comments prior to when it comes in for final approval at the January Board Meeting. This process basically applies to people who are existing West side tenants in the harbor who are in good standing. There will be a slip lottery, and it will be in two parts. The first part will be purely pulling the names of existing tenants at random and sequentially assigning numbers to them. This will be a public process and people can attend and observe the drawing of the names. The second part will also be a public process where MYHMC will have actual slip numbers on a plan of the docks on the East side. At that time, people will select a slip in the order that their name was drawn in the first part of phase one, and that is where your boat will be docked for the next six months or so after you move to the East side while the West side of the harbor is under construction. Keep in mind that this is an interim move of the boats to the East side, and we are not trying to make permanent slip assignments by East side/West side. There is a second phase of the process that will take place prior to the completion of the West side of the Harbor such that people who want to be back on the West side will have the opportunity to do so and that process is also spelled out. Also, anybody who wants to remain is on the East side will have an opportunity to shift around into what will become their permanent slip. At this point in time, no new leases will be signed due to the fact that permanent power will not be available to the interim slips on the East side. It's basically the same conditions that existing tenants in the Harbor are living with right now. There may be a few open slips after everyone who is the harbor now gets accommodated and staff will go through the wait list for appropriate size slip for people and allow them to move in depending on timing. We are going to draw the names on Thursday, January 3rd at New Orleans Yacht Club beginning at 1:00PM. We are going to do this in an open setting, so that you can make sure that we not stacking the deck. Then the actual assignment of slips will be held by lottery on Wednesday, January 30th again at the New Orleans Yacht Club beginning at 1:00PM. The tenant or their authorized in writing representative can come and actually make the selection of the slip at that stage in the game. This along with the next thing that Taylor is going to talk about, which is the proposed amendments to the harbor rules will be posted on MYHMC's website. We would like to have comments back from the public back to Taylor by the 20th of December, so that we can make whatever changes and promulgate the rules 14 days in advance of the meeting which is required. Mr. Smith said that there are proposed amendments to the Harbor Rules that will also be posted on MYHMC's website. He said to take a look at them and if you see a problem, address it because we prefer addressing it in advance and coming into the next meeting with everybody on the same page, as opposed to all of a sudden trying to rewrite them line by line as we hold the next meeting.

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There was a question from Mr. Cuccia asking, "What is the purpose of the first drawing?" Mr. Smith said the first drawing is strictly to assign numbers to existing tenants. Kerry commented further by saying, "But those numbers have no significance as to picking a slip." Mr. Smith replied, "That will be the order in which the tenants draw a slip at the following meeting. And then they will actually come in and put a sticker or do something that indicates who is now picking first and says he wants this particular slip. The selection process on January 30th is going to be in the order of the numbers that were assigned on the first day." Mr. Tureaud said, "As long as it is in accordance with the rules, and the rules say that you have to have an appropriate sized vessel for that slip, so you can't pick a 35' slip if you have a 45' boat." Mr. See asked "For clarity Mr. President, have the rules been drafted?" Mr. Tureaud answered, "They have been drafted and sent to the Board for your review last week." Alva said "Thank you, but they have not been posted on the website?" Mr. Tureaud said, "Of course not. We wouldn't do that before the Board has had a chance to review it. That is why we are discussing it."

Mr. Cuccia said, "People have to sign up to be in the selection process and to make it for existing tenants." Mr. Smith said that is just for existing tenant list at this stage who are in "good standing" as defined by who have all their insurance information and paid up-to-date. It is things that were in the resolution that was passed several meetings ago, because quite frankly we don't need people who don't pay on time in the new Harbor. After we move them, they will be big cranes tearing the docks apart and they need to be gone. We have proposed the decision because of the width of some of the fairways that when we define what the appropriate size boat is, it means that the boat has to fit entirely within the slip, so that none of this 5% or 10% over and will be checked because it is not hard to see if someone's bow is sticking out. The boathouses have their own set of rules. This is purely for the boat slips. Mr. Tureaud said, "I guess this a good segway. A long time ago those of us who have been coming to the Board meetings for a long time knew that we did not have an executive director, and the Board actually acted as the staff and the executive director and everything else. With so many balls in the air, you will see a lot more of that now. Taylor has a myriad of different things that he is doing. There are things that I could not have the time to inform the public but that the Board Members are aware. A lot of these things like these two documents that you see, Ric, Taylor, and I worked on these items. Ashlyn is handling quite a few things. The three of us are handling quite a few FEMA things. Taylor is managing that and then some. Now is great time until we get this Harbor back open to revisit our roots. I applaud the Committee members who are doing this. When you have a Committee, run your committee and please don't give it to Taylor to run because he is only one person, Wayne is only one person. Wayne does a thousand different things outside of his normal job description. He has been doing that for years. We don't have an extensive staff. We have Taylor, Wayne, and Kim and that's it. So now is a great time for us to roll up our sleeves and be the hard working Board that we always were and get this Harbor running. When the Harbor is up and running and we can afford if we have full rent from 350 or however many boats we end up with and the boathouses in concert, we

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will be able to do a lot of things such as beautification things, but right now we will have to be good stewards of the money. We also have to be good stewards of our time. For many, many years we did not hire an executive director, because we could not honestly afford an executive director and that is not to say that Taylor is not making a million bucks a year, we just couldn't afford the salary and benefits because Lord knows he is worth a lot more than what we can afford to pay him. We just couldn't afford to pay that over a period of 7, 8, or 9 years. Currently we can't afford to hire a full complement of people to do all the things that we are asking of Taylor to do, so you will probably hear more and more from me to volunteer a little more and when I take a job from Taylor, I do the job. I will go over it with him my finished product, but if Ric volunteers to do something, he does it and that's the only way we are going to get through this. We have to do it together. We can't just say throw it on the staff. Don't have that type of staff. We have to roll up our sleeves and do like so many of you all are doing now and have done and I applaud you. We are going to be calling on you at least until the Harbor is up and running in the next 6 to 9 months to a year to really put forth some effort and let's just pull together and get this thing done because we are very close. As we feared, we have so many balls up in the air because we have so many projects going on at one time. Did we plan on having the Administration Building coming 3 to 4 years behind schedule; absolutely not. Did we plan for the Boat Launch to take this long even though we were awarded the money; absolutely not. A lot of these things we just didn't plan to happen simultaneously like the Breakwater Drive project. We didn't plan for them to all start popping up at the same time, but this is what we are faced with and somebody has to manage them along with the day to day tenant issues, questions, calls, and everything else. And frankly it is too much for one person to do. Ric, Ashlyn, and I decided that we are going to share the load. Taylor has done a fantastic job. I don't know how he manages the things that he manages, but it is just getting to the point now when someone from the outside can look in and see that you are overwhelmed and you have too many things on your plate, then that means that it's probably worse than what I am seeing. If you hear from me, and if I call you and say, "Can you handle such and such". I hope that you can help out just a little bit more, until we can get to the point where we can really start hiring staff to help the staff that we do have.

Mr. Smith said that when you look at it there is a process for after everyone is in the Harbor, and when we have a full Harbor and somebody leaves a slip there is a process for how that slip is reassigned with the priority of people already in the Harbor. We are hoping that this is a comprehensive way of handling slips going forward, but if there is something that we missed it can be approved and we are always happy to do that.

Mr. Tureaud said that since we currently do not have a Slip Tenants Association, it would be helpful if we could get a representative from each facet like the boathouse owners, the current slip tenants, and the yacht clubs like maybe one from Southern and one from New Orleans. Do you think that you guys can muster up someone from the Slip Tenants Association and work together because you may have some great ideas that we did not think about. We are okay and good

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with talking these things over. If we could just not have a thousand people calling Taylor, we could meet as a group representing each party such as Southern, New Orleans, and the slip tenants. I know most of you have a boat in the Harbor, and I know Kerry your people may or may not want to put a boat in the Harbor. If we can get just at least the two yacht clubs and the boathouse owners to send one representative, or have one representative follow their ideas. I don't have any specific ideas, and we don't have an organized slip tenants' association, but if there is a way that we can get that and they can elect a spokesperson. It will be to discuss the rules and selection process because we want this to be open. I will talk more about the rules and regulations which are designed to keep the Harbor orderly but not too restricted. I've looked at quite a few marinas with my boat, and I sort of know what works and hopefully we've got a good mixture, but it's open for discussion. There are certain things that are not going to be allowed.

Mr. Smith said that emailed comments would be most helpful because they tend to be way more detailed than telephone calls. Like Warner said this is an extremely busy time because construction is going on. The City, because we are a public body, the amount of administrative overhead that has to happen for Taylor and his staff gets a little challenging at times. I don't mind getting called if someone has a comment that they want to discuss. We can email Southern Yacht Club tomorrow. Mr. Tureaud said if we can get Kerry with Boathouse Owners Association and we can get somebody from New Orleans Yacht Club and I will email it to the existing slip tenants. Mr. Cuccia said that he will collect the comments from the boathouse owners, and it will probably come down to four or five. Mr. Tureaud said that will be great.

Mr. Tureaud asked if there were any comments on this so far from the Board and if you need more time to digest. Mr. Forbes said that part of the process is the intention that if temporarily let's say you needed a 30' slip for a 30' boat, but all that was available was a 40' slip then we would charge you for a 30' slip. Mr. Tureaud said that is correct. Mr. Casey said basically the slip rates will remain the same based on the length of the boat in terms of the transitional slips. Mr. Tureaud said to Mr. Forbes that is a good point because it is kind of buried in there but I think that is in the spirit of fairness that Ric was trying to accomplish.

8. The Harbor Rules and Regulations ó Proposed Amendments was discussed by Mr. Casey. Mr. Tureaud said that he thinks that we covered the Harbor Rules and Regulations enough and will be distributed and like Ric said, and Kerry you can leave with my copy because we don't have a representative from any other group here this evening. Mr. Casey had a comment and said that these are the existing rules that are on the website that are being modified and added to. We already have the Harbor Rules and Regulations posted on our website, so these are additional items that are in bold print and we will note that when we post it on the website that are being added to. This will not be the last time that these Rules get

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changed either. This was a good opportunity to do this in conjunction with making the move of the boats, so that the boats are not sticking out of the slips.

Mr. Smith had a comment that we have not discussed live-a-boards. We have made no decision about that yet. He did not read anything in rules and that is a decision that the Board still needs to make and needs to define. Someone said that they thought that the Board addressed that issue several months ago. Mr. Tureaud asked, "What was the outcome?" The person said there were a lot of people here at that Board Meeting, and not one person in the audience was in favor of allowing anyone to live onboard a boat in the Harbor. Mr. Tureaud said that it may have been discussed but it was never voted on by the Board. The person said that everybody on the Board all agreed and everybody sitting in the audience also agreed that people who are living in the back harbor are a mess, and we don't want any clothes lines and people living on board and playing loud music at night. Mr. Tureaud said that he agrees with all those things because it was discussed, but the Board did not make a final decision on that issue. Mr. Tureaud said that this issue will be addressed by the Board. Someone mentioned a temporary thing like when a person comes in over the weekend. Mr. Tureaud said that transients are a different situation. There are pros and cons to live-a-boards, and I won't share my personal opinions on the issue because it will be discussed and decided by the Board. We all have our own opinions about the issue, and we definitely want to maintain a Quality of Life in the Harbor. I have sent pictures of other marinas to Taylor as an example of what we do not want to occur in the Harbor. Someone made a comment about a couple of years ago there was a guy living on sailboat and he ran his generator all night long, and it was a very loud generator. Mr. Tureaud said that is in our Rules and Regulations that there is quiet time and it includes generators. Mr. Tureaud said that if the Board decides to allow live-a-boards it will have to develop a specific document all within itself because it has to be thought out and discussed and if it is allowed, it has to be heavily regulated. When we get to that discussion, we will talk about a lot of that. Mr. Smith said that it will be just like these amendments to the Rules and promulgated in advanced. Mr. Tureaud said that it will be a meeting just for that with a light agenda, because people have views on it, so let's just take it up and it will be another thing we will have to put on the check list.

Mr. Smith made a comment about someone wanting to come and stay on their boat over the weekend. Mr. Tureaud said that is not considered a live-a-board. Mr. Smith said the most important thing is to define what a live-a-board is versus a long-term transient. Mr. Tureaud said, "Let me just share this with you. No matter what good intentions you may have, I have had neighbors who lived on their boat, but according to the rules and regulations they didn't 'live' there because they received their mail at a permanent address."

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9. The Executive Director's Report was presented by Mr. Casey. There were three topics: 1.) Staff has updated the home page of MYHMC's web site to notify the public that access to the "Point" will be restricted starting on Monday, December 17th. As of today, TKTMJ is planning to receive and off load docks on Monday, December 17th and Tuesday, December 18th. It is anticipated that the contractor will provide additional information this week. Mr. Rodgers asked if they will put up a barrier on Breakwater Dr. Mr. Casey said he doesn't know the details and that is what they will talk about at the construction meeting this week. They will be launching the dock sections with a crane. The plan is that the first group that comes in on those two days will be placed in the water and Bellingham who is the supplier of the docks will be sending a crew here to put the components together. The plan is that the first group that comes in is all of those eight sections to be put together by the end of the week by December 21st. Mr. Smith asked if there is a work area on the "Point". Mr. Casey said, "No, once they are in the water they are put together by Bellingham". There was a question about the installation of a barricade on Breakwater Dr. Mr. Casey said the contractor has informed us that they are planning for those two days to limit access to the "Point" past the last boathouse. Mr. Tureaud said we have no control of that particular street that leads up to Breakwater Drive at the "Point". That is all a City street and this is a City contractor, so they are telling us what they are going to do and we give them suggestions and if you guys give us a recommendation or plea we will bring it to them, but we don't actually control it. Mr. Casey said we will get some information as to when the next scheduled delivery is going to arrive. This comes from a manufacturing plant in Jacksonville, FL. We don't have a complete schedule yet. Mr. Tureaud asked, "Are you going to post it as it changes?" Mr. Casey said, "We will have to do something as we get more information from the contractor." There was a question from someone else about what the water access issues are going to be in the Harbor and working a crane off the "Point" along the East side of the Harbor? Mr. Casey said that he assumes that it's going to be inside the "Point" at the entry to the Harbor. The person asked, "Do you know what they are going to do as far as access up and down into the harbor via water?" Mr. Casey said that they have tow boats, and they will be pushing them just like they are pushing the barges so I would imagine as they unload one, they will push it to a location because they will coordinate the pile driving operation that hold the sections in place. Mr. Tureaud said when there is a big boating event or regatta we have a whole schedule, and all four of us meet every other Thursday to discuss, "Okay you can't exactly do this on this day because it going to impact something. We are not anticipating any closures"; 2.) The Boat Launch construction is proceeding and the concrete back-down slabs have been delivered to the site. They are still dealing with high lake levels and will have to continue to deal with that as they make the repairs; and 3.) The notice to vacate Boathouse #129 was sent to Richard Goldenberg on November 20, 2018 and the eviction petition has been filed. As of December 10th, a hearing date has not yet been set by the judge in First City Court. In your packet you will see a list of items associated with securing and disposing of the leasehold improvements once the Board gets control of the leasehold improvements. This is just a draft of the

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beginning of this process. David had asked to have something for this meeting to start the process. We are working with Chad Dyer who is a Deputy/CAO formerly with the Law Department who is working on getting someone in the Law Department specifically assigned to us for this project, because this is not a usual thing that the City deals with on a regular basis or we have dealt with.

Someone asked, "What do we do with it after we get it back?" Mr. Tureaud asked, "David do you have a comment on that list of things that Taylor sent out?" David said, "I looked at it, and I am a little surprised that the First City Court Judge has not set an eviction date." Mr. Tureaud said, "As far as the ground work that Taylor's got out, is that okay?" David replied, "I talked to Joe also a couple of times since the meeting, so I have a pretty good handle on it. I think that it's going to go pretty well. Although we don't know what we are going to do with it afterwards and we probably will have to go through these procedures." Mr. Casey said, "And that is what we are trying to get a handle on with the City because basically Real Estate and Records has a process for surplus property. Technically and Warner and I have discussed this, this may not be considered surplus property, but we have to follow what the City tells us to do because we have a master lease with the City." Mr. Tureaud said it's complicated and not as simple as you might think I can assure you. Mr. Casey agreed and said that it is very complicated, and especially on leased property it is not a typical situation where you own a piece of property and kick a tenant out. The reason why we are now at this stage is because our lease actually primes the mortgage that Mr. Goldenberg has on the property, and MYHMC is in the primary position. Mr. Casey said the disposition of the leasehold improvements is the issue.

Other Comments and Issues from the Public:

Kerry Cuccia gave a presentation pertaining to closing down Breakwater Drive for the construction at the "Point". He pointed to a plan and said that this is the North side of Breakwater Drive and that this is the last boathouse, so assuming that TKTMJ blocks the street somewhere past the last boathouse, all the traffic now is headed to the "Point". All of the traffic that normally goes there will be trying to turn around in that area where the road will be closed. Due to the potential congestion, he suggested asking the contractor to install some signage and barricades near the intersection of North Roadway and Breakwater Dr. informing the general public that access to the "Point" is closed. He also suggested posting the security guard in the area as well so that the general public will be encouraged to turn around and to avoid driving down Breakwater Dr. Mr. Tureaud said that the issue is that the security guard cannot conduct any traffic control whatsoever. They are not allowed to do that, but not because we don't allow them. They don't have the legal capacity to do that, but we can ask them to monitor the traffic. We can also ask TKTMJ to install signs and barricades to limit access to Breakwater Dr. Mr. Tureaud said that this issue will be discussed

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with TKTMJ at CPA's construction meeting this Thursday, and we will see what recommendations that they agree to accept.

Mr. Cuccia asked about the status of spreading the fill that was dredged from the Harbor since the mound continues to grow. Mr. Tureaud said that the plan has always been that the material has to dry out for some period of time in order for the contractor to be able to spread it.

Mr. Tureaud asked if there are any other comments from the Board or the audience.

Elizabeth McAlpine asked if it would be possible to open the Boat Launch parking lot for the Christmas Boat Parade. Mr. Tureaud commented that the contractor is in control of the Boat Launch.

Adjournment:

On a motion by David Halpern and seconded by Howard Rodgers, the meeting was adjourned at approximately 7:50pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, January 8, 2019 at 6:30 p.m. at the Lake Vista Community Center.