

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**January 12, 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:**

Ashlyn Graves  
Warner Tureaud  
David Halpern  
Reginald Smith  
Thomas Forbes  
Howard Rodgers  
Connie Uddo

**Board of Directors Absent:**

Alva See  
Shannon Sims

**A quorum was present.**

There were no amendments to the agenda.

The agenda was approved and adopted on a motion by Ashlyn Graves, seconded by Thomas Forbes and the motion was unanimously carried.

On a motion by Connie Uddo, seconded by Ric Smith, and unanimously carried, the minutes from the regular meeting of December 8, 2015 were approved.

**Action Items:**

1. Mr. Tureaud appointed the following board members to the Nominating Committee. The Committee will serve to select Board Officers for the upcoming year: Ms. Ashlyn Graves (Chair Person), Mr. Ric Smith, Ms. Connie Uddo, and Mr. Howard Rodgers.

The committee will present their report at the February Board meeting, and the new officers will be voted on at the March meeting.

2. A Resolution was presented to the Board along with exhibit "A" attached authorizing the write-off of two (2) bad debts. This is something that Ric Smith has discussed previously, and MYHMC had established a reserve for both of these debts several years ago in accordance with the Board's "Bad Debt Write-Off Policy" that was approved by the City Attorney's Office. The first item totals \$684.88 and is for past due slip rent from 2011 when the debtor sold the boat. The second item totals \$1312.61 and is for past due slip rent from 2013. Both cases had been turned over to the City Attorney's office for collection, and they were unable to make any progress in collecting these two past due debts due to the fact that both debtors could not be located and served with a law suit. In accordance with the policy, Mr. Tureaud stated that there cannot be write-offs without the Board's approval.

On a motion by Thomas Forbes, seconded by Ashlyn Graves, and unanimously carried, the Resolution "Authorizing the Write-Off of Bad Debts for the 2015 Fiscal Year" was approved.

**Information and Discussion Items:**

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1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. Currently there are twelve (12) boathouse lessees that have not provided complete information in order to obtain the extended lease that will expire in 2068. The leasehold improvements of Boathouse #29 were sold in December for \$240,000 and MYHMC received a 3% transfer fee which totaled \$7,200.00, which is reflected in the financial statements. There are no new lease extensions.
2. The December Financial Report was presented by Mr. Smith. MYHMC has total assets at the end of the year of \$3.45 million dollars of which \$3.4 million are current assets primarily in cash at Capital One Bank. On the liability side, MYHMC has a total of \$916,000 of which long-term liabilities are the NOAA bond of \$505,000 and current liabilities of \$410,000 which includes \$211,000 in accrued interest on the NOAA bonds. MYHMC owes a total of \$716,000 to NOAA on bonds that are currently in deferment. MYHMC has total equity of \$2,530,000 of which \$1,140,000 is temporarily restricted and \$1,459,000 is unrestricted. On the revenue side for the month of December, total income was \$61,000 with expenses of \$99,000 such that ordinary income amounted to a loss of \$39,000. Other income which is the monthly interest expense on the bonds totaled (\$3,000) such that MYHMC had a net loss of (\$42,000) which included the cost (\$44,000) of the Marina Market Feasibility Study. For the 2015 year, MYHMC had revenues of \$750,000 with expenses of \$740,000, such that ordinary income totaled \$10,000. Net other income amounted to (\$35,000) which yielded a net loss of (\$25,000) for 2015.
3. The FEMA Update was presented by Mr. Tureaud. The Moffatt and Nichol Marina Market Feasibility Study has been presented to the Capital Projects Administration (CPA). MYHMC expects to hear back from CPA in approximately 2 weeks. Corrected photographs were included in the most recent version of the report. Mr. Tureaud asked Board Members to send emails to him if they have any changes or comments concerning the study and copy Mr. Casey, Mr. Smith, and Ms. Graves as well. CPA would like to move forward and they are waiting to hear that the Board is satisfied with the report. If he doesn't hear from anyone by Friday (1/15), he will assume that everyone is in agreement with the report.
4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers. A marina by the name of Nelson Park which is located in the Lakeshore Landing Area in Decatur, IL was selected to review their master plan which includes a park to see how it might apply to the West End Area. The Committee will look over their master plan in order to determine how it might apply to MYHMC's situation to see if MYHMC needs to pursue a feasibility study and to establish a time-frame of how to accomplish the process.
5. Mr. Casey presented the Executive Director's Report. There were three topics: 1.) The engineering contract with All South Consulting Engineers for the boat launch has been signed by the Mayor. A meeting will be held with All South this week to

discuss their project schedule; 2.) A one year extension to the memorandum of understanding (MOU) between the MYHMC and the Non-Flood Protection Asset Management Authority (NFPAMA) has been approved by their Commercial Real Estate Committee and will be presented to their Board at their January 21<sup>st</sup> meeting; and 3.) It is anticipated that there will be a Rules and Standards Committee meeting on Tuesday, February 16<sup>th</sup>.

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

Kerry Cuccia commented on the discussion concerning the status of the "Dip" on West Roadway. The Orleans Levee Board (O.L.D.) who is the owner of West Roadway Drive has said that they will fix the problem after the pump station construction is completed. In the last round of extreme flooding (severe high tide), four boathouse owners lost their engines as a result of high water covering the road. The problem occurs when the lake level rises substantially above the normal tide range such that the shut off the valve that is broken on the outfall drain line allows water to flood the road. Mr. Cuccia wants to urge the MYHMC Board to convince the Levee Board to do something in the form of a temporary fix. A possible solution is an additional temporary connection to the Levee Board's road that serves the boathouses on West Roadway such that the road could be used for access in and out of the area. Mr. Cuccia stated that this needs to be a cooperative effort by boathouse owners, MYHMC, SYC, NOYC, and the boat yards to look at creating a temporary emergency detour to the other road.

Ken Kuebel who owns boathouse #79 is concerned about the safety issue for the boathouse owners. In high water there were residents who could not get out. His sister was locked in her place for three days, and she could not leave the area to buy food due to the flooding of the "Dip" on the roadway. He believes that lessees of boathouses have the right to access their property. Ms. Mary Cunningham with Councilmember Guidry's Office said that there was an email from the O.L.D. Engineering Department about the dip, and she wanted to get everyone's contact information. Mr. Tureaud said that he would like to see a copy of the email that Ms. Cunningham received.

Mr. Tureaud said the "Dip" has a negative economic impact on the West End area and has been a long-term problem. We were planning to approach it from an economic standpoint. SYC loses tens of thousands of dollars as well as other area businesses because of this dip. There is also a human cost because someone could be stranded and have a medical emergency which would be unthinkable. Although MYHMC does not have control over West Roadway, the Board may be able to do certain things to assist with the process. Mr. Tureaud appointed a committee to work with Ms. Mary Cunningham and Kerry Cuccia to look at the various plans and to see if we can get something workable to bring to the Levee Board to find an interim solution. The appointed committee members are: Thomas Forbes as chairman, Connie Uddo, and Howard Rodgers. He wants the Committee to look at all options and see if they can come up a short term solution prior to the Levee Board completing their permanent improvements.

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Mr. Tureaud requested that documentation of flooding problems in the area of the dip be provided to Thomas Forbes. He asked if Mr. Forbes would contact the Levee Board to see if he can obtain a definitive explanation of the root cause of the problem, and to see what emergency actions the MYHMC Board may be able to take.

Steve Doody who owns boathouse #13 added some comments about the flooding situation on West Roadway. He stated that it was not necessarily the fault of people who lost an engine who drove through the flooded area due to the fact that they may have had an emergency and had to get to a family member at their house. He was glad to see that the focus is not only on the ultimate repairs to the area but on how to provide an immediate interim solution to the problem.

Mr. Tureaud would like to get a progress report from the Committee in two (2) weeks before the next meeting.

**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, February 16, 2016 at 6:30 p.m. at the Lake Vista Community Center.