

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**December 10, 2012**

**6:30 p.m.**

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

The meeting was called to order at 6:38 pm and a roll call was requested.

**Board of Directors Present:**

Ashlyn Graves  
Alva See  
David Halpern  
Reginald Smith  
Connie Uddo  
Thomas Forbes  
Warner Tureaud

**Board of Directors Absent:**

None

**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 Alva See and unanimously carried.

On a motion by Connie Uddo, seconded by Ashlyn Graves, and unanimously carried, the minutes from the regular meeting of November 12, 2012 were approved.

**Action Items:**

1. On a motion by Ric Smith, seconded by Ashlyn Graves, and unanimously carried, a resolution was adopted authorizing the execution of a contract with Wegmann, Dazet & Co., LLC to prepare the 2012 Audit.

2. On a motion by David Halpern, seconded by Alva See, and unanimously carried, a resolution was adopted requesting an amendment to the New Orleans City Code Section 170-645.

**Information and Discussion Items:**

1. Mr. Casey discussed the Administration Building. Precision Construction returned to the administration building job in mid November to start the installation of door frames and doors. So far no electrical, air conditioning, or plumbing subcontractors have been on the job. As per Miguel Viteri, this issue is not fully resolved and Capital Projects is still working with the contractor.
2. Mr. Casey discussed the FEMA update. Capital Projects submitted a version request in November and a meeting was held with FEMA on November 28<sup>th</sup> to discuss additional items such as code upgrades and mitigation items. FEMA has requested some additional information from the structural and the electrical engineers. Capital Projects has applied for a state coastal use permit for the construction of the fishing pier. The plans for boathouse 93 have been approved by the Rules and Standards Committee.
3. The Financial Report was presented by Ric Smith. MYHMC has \$3,118,000 in cash of which \$365,000 is in refundable deposits and \$505,000 is in NOAA bonds that are still out there. The deposits plus the reserves that we are required to keep as long as we have the outstanding NOAA bonds, are temporarily restricted assets of \$1,140,000. Our unrestricted net assets are \$1,147,000. For the year-to-date we have total income of \$524,000 and total expenses of \$689,000. We had an insurance settlement on the fire boat and booked a gain of \$109,500. With the gain of the insurance settlement, we are \$55,000 negative year-to-date which is still ahead of the budget. With the filing of the Goldenberg bankruptcy (Boathouse #127), we approached the City Attorney about helping us gain possession of our asset. We have not had a response on that yet. We need to get possession of our property and cancel the lease. We need to either get the City attorney or engage our own attorney to do this. Bank of America was awarded the boathouse in the bankruptcy but they never did anything to perfect their claim. Bank of America or the prior owner is in default of the lease and we need to get our asset back in our possession.

There was a motion by David Halpern and seconded by Ric Smith that unanimously carried requesting that someone appear from the law firm of Burglass and Tankersley at the next board meeting to make a presentation with respect to a basic plan including as much specificity as possible and an estimated cost to resolve the issues associated with Boathouse #127.

Also, as per Ric Smith, the Board needs to consider writing off uncollectable past due rents for Slip W150 (\$684.88) and Boathouse #133 (\$3647.36). The owner of the boat

that was in slip W150 no longer has a boat in the harbor and the lease on Boathouse #133 was allowed to be assigned by a previous Board several years ago. Staff is directed to investigate the City's write-off policy (if one exists) with the Finance Department.

4. Mr. Casey presented the Executive Director's Report. There were four topics: 1.) The City Council approved MYHMC's 2013 budget; 2.) Capital Projects is working with FEMA with respect to a bid package for Isaac debris removal and a damage assessment; 3.) Bids have been obtained for temporary repairs to four finger piers that impact 8 - 70' slips. American Diesel Repair submitted a low bid of \$3,400.00; and 4.) On Friday November 23<sup>rd</sup>, during a national sailing event, an incident occurred involving a gun in the North Roadway Drive parking lot between an individual and a boat equipment supplier. Fortunately the gun was not discharged. I have met with Julian Richards of Southern Yacht Club and Sgt. Joe Bouvier of the Lakeview crime prevention district to discuss security and lighting in the area. Southern Yacht Club will be looking at providing additional security when events are held.

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

Thomas Forbes distributed some additional information about the National Sailing Center's programs in conjunction with local community sailing centers.

**Adjournment:**

On a motion by David Halpern, seconded by Thomas Forbes, the meeting was adjourned at approximately 7:55pm.

**Date and Time of next meeting:**

The next meeting is scheduled for Monday, January 14, 2013 at the First Baptist Church.