

New Orleans Municipal Yacht Harbor Management Corporation
MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

April 12th, 2022

6:30 PM

**Municipal Yacht Harbor Administration Building
First Floor – West Meeting Room
401 North Roadway St.
New Orleans LA 70124**

1)The meeting was called to order at 6:32 PM and requested a roll call by Tim McConnell

2)Board of Directors Present:

Timmothy McConnell
Christopher Hammond
Mark Heck
Akeisha Tircuit
Jessica Addison
Monya Criddle
Keith Amacker
L. Jameel Shaheer
Roger Watkins

A quorum was present

3)There were no amendments to the agenda.

4)On a motion by Mr. Watkins, seconded by Mr. Heck, and unanimously carried, the agenda was approved and adopted.

5)The agenda was presented by Mr. McConnell.

6)Approval of March 8th regular board meeting minutes. (Mr. McConnell) Motion: Mr. Watkins, Second Heck. Unanimously Carried.

7)Approval of March 23rd special board meeting minutes. (Mr. McConnell) Motion:Mr. Hammond, Second Heck. Unanimously Carried.

ACTION ITEMS

1. Approval of Recommendations of the Rules and Standards Committee:

Mr. Heck made a motion by committee to approve the recommendations from our architect pending receipt of the letters of the neighboring boathouses that are required for boathouse 94 and 95. There was no discussion from the board or public. Motion carries unanimously.

2. Presentation of West End Restaurant Site Opportunity Assessment

A presentation of the Draft of the MYHMC Opportunity Assessment were given by Ms. Hackett and Mr. Antrum of the Hackett Group, LLC. The assessment and presentation will be posted to the MYHMC website when the draft review has been completed. There were substantive comments from both the board and the public regarding the concern over the type of retail uses and the expected success of said uses. Also brought up was other environmental, wildlife, construction, and security concerns. Ms. Hackett responded to these statements by stressing that this is the time to discuss and compile all of these items so the MYHMC can position itself during the development process.

3. Update on Executive Director Search

Mr. McConnell gave an update on the director search. The position had been advertised for approximately three months. There were three candidates who started interviews with the previous board members. Since there was a board reset, the new executive committee reached out to the candidates for another interview. One candidate declined. One candidate was interviewed before the meeting, and the last interview will take place after the meeting so that the committee can make their decision to present to the board.

INFORMATION and DISCUSSION ITEMS

1. Discussion of Potential Expansion of the Lease to Southern Yacht Club of Adjacent Water Bottoms.

Mr. Whited explained the history of the lease with Southern Yacht Club and the properties it covered. SYC lease a portion of the land near their dry storage and an area of water bottoms creating a basin by the marina dock structure. With the redesign of the marina, some of this area has been expanded, there are also two additional areas not covered by the existing lease that have been in use by SYC for many years. SYC had this area surveyed and MYHMC commissioned an appraisal for these areas. We are working to amend the lease to include the new areas. SYC and MYHMC will meet to discuss these areas and define the exact terms of the new lease areas. Dr. Criddle asked about the timeframe of these changes. Mr. McConnell stated that there were two parts to the question regarding timing. He directed Mr. Whited to engage with SYC to determine the details and come to an agreement regarding the lease terms, then once this has been

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completed, to engage City of New Orleans Law Department to start work on the lease amendment.

2. Discussion of Date and Time of Regular Board Meetings

Mr. McConnell noted that this item is to make sure the seven new board members are able to make these meetings at this scheduled time. Since there was minimal feedback to changing the times, he asked that the item be tabled unless there comes to be any issues with attendance.

3. Financial Report (Ms. Addison)

As of March 31st, MYHMC has total assets of \$4,157,300 with current assets of \$2,955,000 and the bulk of which is in the form of cash of \$2,885,100 in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$134,700 of which all are current liabilities (and that consists primarily of unearned revenues of \$26,600 and accrued sick and annual leave of \$80,300). That leaves MYHMC with total equity of \$4,022,600 of which \$3,120,800 is unrestricted net assets. For the month of March MYHMC had revenues of \$142,200 and operating expenses of \$85,400 which resulted in Net Income of \$56,800. Year to date revenues are \$410,700 with total expenses of \$266,700, resulting in a year to date profit of \$144,000. Current slip occupancy is 88%.

There was a question regarding the financial responsibilities of MYHMC regarding the point and fishing pier projects. Mr. Whited stated that these are FEMA funded projects but there will likely be some small contribution required by MYHMC for completion.

Motion to accept report by Mr. Hammond, Second by Capt. Amacker. Motion Carries.

4. Committees General

Mr. McConnell is stated that the committees have not been officially formed due to the new board members and will be looking for volunteers to serve on these committees. Several stake holders asked to be involved in the committees. MYHMC will reach out to interested stakeholders to get input for their respective committees.

5. Economic Redevelopment Committee (Mr. McConnell)
Nothing new to report.

6. Quality of Life Committee (Dr. Criddle)

There was a discussion regarding the maintenance of the park and trimming of the jasmine, picking up branches and maintaining the pond. It was discussed that MYHMC would investigate adding these items to the current contract for cutting the grass as well as possible going to bid for a new contract for all these items.

An additional question was regarding to the maintenance of boathouse in disrepair including the boathouse currently in the possession of MYHMC. Staff asked that photographs of maintenance issues which could lead to damage to other property or the marina. If this information is received MYHMC will act regarding the lease requirements. Other potential remedies were discussed such as calling 311 to request code or blighted property enforcement. MYHMC will move to look at ways to clean up the boathouse in their possession including demo or other options.

7. Security and Safety Committee – (Chris Hammond)

It was requested that additional security was provided for West end area to extend the current Orleans Levee Detail ending at 3:00 AM. MYHMC noted that inhouse patrols do continue until 5:00 AM and are expanding security staff.

8. Director's Report (Mr. Whited)

1. The Point: The recommendations have been provided to All-south Engineering to modify their plans. They should be complete by the end of next week and will be provided to us for review. Once these are reviewed and accepted, they will process the change order and resume construction. Completion date is expected to be June 2022.

1. Boat Launch: All electrical contractor work is complete. They are scheduling an inspection. The Entergy design work is complete and has been release to Entergy Construction division. They have 30 days from the release to complete the project. Their deadline is early May but could be sooner.

1. Marina: The Marina is currently at 90% occupancy. MYHMC staff is currently working the waiting list and filling slips. Cox is still in progress for dock Wi-Fi. Pump-out – same as boat launch.

1. West End Park: Nothing new to report.

1. Fishing Pier: An RFQ is in the works through CNO Capital Projects for a new Architecture and Engineering firm. The RFP pre-meeting occurred today. Submission Deadline is April 27th.

1. Sale of Boathouses: MYHMC Staff met with property management to begin the process of the sale of the two boathouses. Process is ongoing and we are following up with next steps.

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ADDITIONAL ISSUES PRESENTED FROM THE BOARD OR FROM THE AUDIENCE

A question regarding adding signage to the area regarding trash, dog waste, etc. was discussed. MYHMC will investigate adding signage where needed.

EXECUTIVE SESSION

Mr. Watkins moved to go into Executive session. Second by Mr. Heck.

Discussion of Potential Litigation Regarding Boathouse 30.

Adjournment

Mr. Hammond made a motion to adjourn at 8:45 PM Second by Mr. Watkins
Motion carries unanimously.

Date and Time of Next Meeting

The date and time of next meeting will be May 10th, 2022 at 6:30 PM in the First floor of the MYHMC admin building at 401 North Roadway Street