

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

August 10, 2021

6:30 PM

Virtual Meeting Via Teleconference/Video Conference

The meeting was called to order at 6:35 PM and requested a roll call by David Halpern.

Board of Directors Present:

David Halpern
Eli Feinstein
Howard Rodgers
Thomas Forbes
Ashlyn Graves
Keith Amacker
Tim McConnell
Connie Uddo

Board of Directors Absent:

A quorum was present

Mr. Halpern read the following statement that was posted on the Board Meeting Agenda:

In accordance with R.S. 42:17.1, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) will convene a Regular Board Meeting on Tuesday, August 10, 2021, at 6:30 PM virtually via a telephone/video conference call.

The telephone/video conference call is accessible for observation by the public by following the participant instructions as listed above.

Public comments on an agenda item may be submitted in real time during the meeting via email to whbloom@nola.gov from thirty (30) minutes prior to commencement of the meeting and until action on an agenda item upon which a vote is to be taken, in accordance with La. R.S. 42:14(D). Public comment submittals

should include the commenter's name and who they represent. All public comments on agenda items will be properly identified and acknowledged during the meeting and are limited to what can be read in two minutes.

There were no amendments to the agenda.

On a motion by Ms. Graves, seconded by Mr. Forbes, and unanimously carried, the agenda was approved and adopted.

The agenda was presented by Mr. Halpern.

On a motion by Mr. Forbes, seconded by Mr. Rodgers and unanimously carried, the minutes of the July 13, 2021, Meeting were approved.

ACTION ITEMS

1. Mr. Whited said that Active Solutions streamed lined their quote for the Phase 1 security camera installation which now includes a red and blue light camera on West Roadway St. at the entrance to West End, cameras mounted on the emergency call boxes and at the front of the entrances on each side of the Harbor, along with the computer and monitoring systems. The revised quote is for \$54,000 which is more in line with MYHMC's 2021 budget of \$50,000. Phase 2 would include the Boat Launch and the Point areas to be installed in the future. The Board discussed the procurement process, and Mr. Whited said that Active Solutions has an existing State bid contract that the City also uses which covers the items in their quote. MYHMC can also "piggy-back" on this existing contract. Mr. McConnell said that in addition to the quote, staff should obtain a detailed scope of work from Active Solutions as to exactly what will be provided with the specific locations where will it be installed prior to the commencement of the work.

On a motion by Mr. Rodgers, seconded by Mr. McConnell, and unanimously carried, a Resolution was adopted "Authorizing the Issuance of a Purchase Order to Active Solutions, LLC" subject to the staff obtaining a specific scope of work from Active Solutions prior to the commencement of the work.

2. Mr. Rodgers said that this Resolution pertains to the Hackett Group performing a feasibility study at a cost of \$15,000 with respect to the West End commercial site (old restaurant parking lot) relative to the type of development that can suit the area. The consultant will provide actionable development plans along with projected revenue streams from the future development of the site that MYHMC can present to the City.

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On a motion by Mr. McConnell, seconded by Mr. Forbes, and unanimously carried, a Resolution was adopted “Authorizing the Execution of a Contract with the Hackett Group, LLC”.

3. A discussion was held with respect to a draft of a proposed ordinance that would regulate the use of West End Park and Breakwater Park. There was a consensus of the Board that there should be additional input and discussion with respect to the wording of the ordinance.

On a motion by Mr. McConnell, seconded by Ms. Uddo, and unanimously carried, a Resolution requesting that the City Council adopt a “Proposed Ordinance with Respect to West End Park and Breakwater Park” was deferred.

4. Mr. Halpern said that he wanted to offer the next Resolution “Thanking Warner Tureaud for his many years of service as a Board Member and for serving over ten (10) years as President of the MYHMC Board of Directors:

“WHEREAS, the New Orleans Municipal Yacht Harbor Management Corporation (“MYHMC”) is a Public Benefit Corporation of the City of New Orleans, which leases from the City of New Orleans its property rights at West End; and

WHEREAS, MYHMC is responsible for the operation and management of the City’s assets in the West End Area; and

WHEREAS, Warner A. Tureaud has been volunteering actively at the Municipal Yacht Harbor (MYH) since 2009 as a member of the Board of Directors of MYHMC; and

WHEREAS, Warner A. Tureaud has served as President of the MYHMC Board as well as Chairman of both the Rules and Standards Committee and the FEMA Committee; and

WHEREAS, Warner A. Tureaud has worked very closely with the City’s Capital Projects Administration, the MYHMC Board and Staff as a Member of the Executive

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Committee over the years, providing consistent and uninterrupted dedication assisting with the resolution of the various MYHMC FEMA Claims along with the redevelopment of the West End Area;

NOW, THEREFORE, the Board of Directors of MYHMC expresses its heartfelt thanks to Warner A. Tureaud for his years of service, leadership, and guidance that he has provided to the New Orleans Municipal Yacht Harbor Management Corporation”.

Mr. Halpern went on to say that Warner put in a substantial amount of time over the years as an unpaid Board Member for the betterment of the West End Area, and that he was always willing to listen to comments from others prior to responding in a very diplomatic manner.

Ms. Graves said that Warner led the Board during a very important time relative to the City’s settlement of the various West End FEMA Claims and the redevelopment of the Municipal Yacht Harbor and the West End Area.

Mr. Corky Potts (Past Commodore of Southern Yacht Club) was very complimentary of Warner as well as the Board and staff and thanked him for his leadership especially with respect to the reconstruction of the Harbor.

Mr. Kerry Cuccia (President) thanked Warner for his dedicated service on behalf of the Boathouse Owners Assn. with respect to the recovery of West End.

On a motion by Mr. Halpern, and seconded by Mr. Forbes and unanimously carried, a Resolution was adopted “Thanking Warner A. Tureaud for his years of service, leadership, and guidance that he provided to the New Orleans Municipal Yacht Harbor Management Corporation”.

INFORMATION ITEMS

1) Mr. Casey reported that two (2) Boathouses (#8 and #46) transferred in July for a total value of \$543,000 which yielded \$16,290 in transfer fees to MYHMC.

2) The July 2021 Financial Report was presented by Mr. Rodgers. At the end of July, MYHMC had total assets of \$4,292,750 with fixed assets of \$1,000,800 and current

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assets of \$3,286,900 and the bulk of which was in the form of cash of \$3,135,800 in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC had total liabilities of \$599,760 of which \$599,760 was current liabilities. That leaves MYHMC with a total fund balance of \$3,693,000 of which \$2,633,770 is unrestricted net assets. For the month of July, total operating revenue was \$142,000 and operating expenses were \$106,700 such that net income was \$35,300. Year-to-date gross revenues were \$852,320, and total expenses were \$551,030 which yielded \$301,480 in net income.

- 3) Mr. Rodgers said that there were no additional items to discuss with respect to the Economic Redevelopment Committee.

- 4) There was no report from the Environmental Quality Committee.

- 5) There was no report from the Quality-of-Life Committee

- 6) Mr. Whited reported with respect to the Security and Safety Committee that one of the new Grounds Patrol Officers resigned, and that he is in the process of hiring a replacement.

- 7) Mr. Whited discussed the possibility of moving the proposed 10% slip rate increase from 2023 to 2022 due to increased liability insurance costs of \$100,000. A rate increase would have to be approved by a City Council Ordinance and it will take some lead time to accomplish. Mr. Bloom mentioned that projected annual slip revenue would increase by approximately \$113,000 at 100% occupancy. Mr. Halpern asked that a feasible plan be presented so that it can be discussed at the next meeting.

- 8) Mr. Whited reported that there is interest from several parties in leasing the area that fronts on the curve of Breakwater Dr. between the boathouses at 7828 and 7840. The site has more land area along the road than water frontage on the Harbor. One party is interested in installing a boatlift. The site will have to be surveyed and appraised, and he will start the process.

- 9) The Executive Director's Report was presented by Mr. Casey:
 - A) Savarino Construction provided a Clear Lien & Privilege Certificate for their work at the Boat Launch to All South Consulting Engineers. All South has submitted an approved application for payment of the retainage in the amount of \$12,325 to MYHMC.

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- B) Battco Construction is underway with the construction of the ADA chairlift for New Orleans Yacht Club (NOYC). It is projected that the job will be completed in early September in advance of the September 21, 2021, date called for in the agreement between NOYC and MYHMC.

- C) Mr. Bloom had previously sent an email to the Board describing the Rules and Standards Committee that it consists of five (5) Board Members, and that the Committee needs two (2) additional members due to the recent changes of Board Members. Mr. McConnell said that he would like some additional information about the Committee. Mr. Halpern asked Mr. Whited to send some additional information about the Committee to the Board between now and the next meeting. Mr. Whited mentioned that he and Mr. Bloom have discussed the possibility of the Board passing a Resolution giving the consulting architect the authority to approve Boathouse Plans. Mr. Halpern said that the Board may be hesitant to give up that authority.

Other Comments and Issues from the Board and the Public

Mr. Bloom said that he received an email from a Boathouse Owner asking about the status of the Boat Launch and Breakwater Park/Drive. Mr. Casey responded that he had reported at the July Board Meeting that TKTMJ had temporarily demobilized from the job while they are waiting on the City's Department of Public Works (DPW) to approve the "Point" upgrade plan and the associated change order. TKTMJ as the overall contractor is in control of the site and access to the Boat Launch.

Mr. Cuccia said that several Boathouse Owners asked him to discuss with the Board the condition of West Roadway between South and North Roadway that there is a need to resurface this area, and what can be done to accomplish this since this is the entrance to the new improvements along the Lakefront. Mr. Whited responded that the streets are owned by the City and that the work is the responsibility of DPW. Mr. Casey mentioned that the Orleans Levee District (OLD) repaired the portion of West Roadway from the Levee to South Roadway several years ago since DPW determined that OLD owned that portion of the street. Mr. Halpern said that Mr. Cuccia's point is well taken, and that the resurfacing of the road should be part of the RFP with respect to the redevelopment of the "Old Restaurant Parking Lot". Mr. Cuccia agreed that would be a way to get it done.

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Mr. Halpern mentioned that this was Mr. Casey's last Meeting and thanked him on behalf of the Board for getting MYHMC through some rather tough situations and a great service that he provided to the West End Area over the past ten years.

Adjournment

On a motion by Ms. Uddo and seconded by Mr. McConnell, the meeting was adjourned at approximately 8:05 PM.

Date and Time of Next Meeting

The next Regular Board of Directors Meeting of MYHMC is scheduled to be held on Tuesday, September 14, 2021, at 6:30 p.m.