

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting
Tuesday, August 9, 2022, 6:30PM
Municipal Yacht Harbor Administration Building
1st Floor – West Meeting Room
401 North Roadway Street
New Orleans, LA 70124

PRELIMINARIES

1. Meeting called to order at: 6:37pm by Tim McConnell.

Attendance was taken by Mr. McConnell. Board members present:

Tim McConnell
Jessica Addison
Keith Amacker
Mark Heck
Roger Watkins
Monya Criddle

2. Approval of July 18, 2022 meeting minutes. Motion by Mr. Watkins, seconded by Mr. Heck. Motion carried unanimously.
3. There was a request to amend the agenda to add action for consideration for approved funding by to have drawing made of the west parking lot development with a 65ft. building on it. No motion made.
4. Motion to approve agenda as sent out by Mr. Watkins, seconded by Mr. Heck.
5. Meeting agenda presented by Mr. McConnell.

ACTION ITEMS

1. Consider a motion to obtain a survey and cost estimate from surveyor and architect to place a fenced storage area and waste disposal area in the unused grass area in the Northwest section of the marina yacht basin, across from the boat launch.

Since the meeting agenda had been sent, a second storage area has been identified. Option 2 – Towards the Jefferson Parish line, at the intersection of N. Roadway and Breakwater Dr.

Motion to approve by Mr. Watkins, seconded by K. Amacker. Motion carried unanimously.

Boathouse 37 owners presented concerns of the electricity tower as a sight nuisance and requested to have their concerns addressed. This grievance was handed over to Quality of Life.

FINANCIAL REPORT (Jessica Addison)

1. As of July 31, 2022, MYHMC has total assets of \$4.6 million with current assets of \$3.4 million and the bulk of which is in the form of cash. \$3.2 million in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$441,200 of which all are current liabilities (that consist primarily of unearned revenues of \$287,900 and accrued sick and annual leave of \$83,800) that leaves MYHMC with a total equity of \$4.2 million of which \$3.7 million is unrestricted net assets. For the month of July, MYHMC had revenues of \$141,800 in operating expenses of \$96,200 which resulted in net income of \$45,700. Year to date revenues are \$1,500,200 with total expenses of \$683,200 which resulted in a year to date profit of \$321,900. Current slip occupancy is at 93%.

Motion to accept the financial report by Mr. Watkins, seconded by Mr. Heck. Motion carried unanimously.

2. Director's Report (Mr. Whited)

1. Staff Hiring: Two additional grounds patrol officers have had approved requisitions. We will be contacting applicants for interview. We are putting together a requisition for a Maintenance Electrician who will act as general maintenance and will also be able to deal the marina electrical system.

_Question from K. Amacker: Regarding the budget for the Maintenance Electrician, is there any allowance for a workshop or supplies he/she may need?

Wayne Bloom: Yes, we do have funding.

Amacker: Is there a place to storage supplies?

Bryan Whited: Yes, the building has lots of available storage. The biggest point was to get a mobile trailer/workstation.

Amacker: Would the electrician handle the maintenance of the pump-out station?

Whited: If he/she was qualified. If not, we would call out a service company.

Restaurant Site: I am putting together an invitation to bid for installation of permanent fencing along the site to properly secure it. The cost for this fencing as well as fencing around the North Electrical platform will be approximately \$25,000 based on a rough estimate. The lawn maintenance contractor has been requested to start regular trimming of the area.

3. The Point: The change order is now currently routing. The city hopes to issue a notice to proceed within two weeks, but the work will not start until after hurricane season is over. The plan for the point is to be redeveloped by contractor with FEMA monies to make it primarily for pedestrians and smaller turnaround. There will be no parking at the point.

4. Boat Launch and Pump-out Dock: Boat launch gates have been put in operation. Initial signage has been installed and during discussion of the safety and security meeting we determined what additional signage is required. It has been ordered.

5. Marina: The Marina is currently at 93% occupancy with a steady flow of transient vessels. MYHMC staff is currently working the waiting list and filling slips. There was another meeting with COX and their contractor. They are still working out installation details.

6. Fishing Pier: The A and E contract routing is finishing up and they will restart the design process.

7. Sale of Boathouses: A legal opinion regarding the status of the leasehold improvements has been obtained and provided to Dep. Of Property Management. We are waiting for their review for the next step.

_One is an empty lot between two boathouses, and one is on N. Roadway. The goal is to put them up for auction, but PRM isn't sure what next steps are.

Dr. Criddle: Who owns the property?

Mr. Whited: Technically it's owned by the State who leases it to the City> MYHMC
>tenant

8. Marina trash and waste pickup – See action item.

Question from Dr. Criddle: What area will be fenced?

Mr. Whited: There will be a concrete paddle of fencing that has yet to be designed by an architect.

Dr. Criddle: Is the dumpster for the contractors using the space or is it for residents?

Mr. Whited: Neither. It's for the MYHMC staff to deal with all of the trash cans around the marina.

Dr. Criddle: I'm concerned that the dumpster will become attractive to others.

Mr. McConnell: The dumpster will be 100% enclosed.

Dr. Criddle: Is it the same area as the construction site?

Mr. Whited: It is adjacent to it.

Mr. McConnel: The developers can put something else there if it doesn't pan out. We need something now because we're putting in a bunch a new trash cans and we have nowhere to put our trash.

Dr. Criddle: What is the timeline? How long will it take to get the dumpster?

Mr. Whited: Several months. It's not a small construction project.

Ms. Addison: With the placement of the dumpster, we're going to have to figure out order control. Right now, it's not next to anything but if we're building something next to it in the future, the odor may be an issue.

Mr. Whited: That's five years down the road.

9. Parking enforcement along breakwater drive etc. - We have asked the Law Department for an opinion regarding legality of strict parking enforcement and street closures etc. As discussed at the last meeting.

Public comment card by Mr. Faia: On the point, there used to be a navigational signal light for boaters coming in.

Mr. Whited: The navigation marker was removed with permission from the US Coast Guard as it was already placed on their redundant list and they did not want to repair it. The notice was sent out to all mariners through the legal coast guard notifications.

Public comment card by Rick Paulk: Requested to have permanent cans installed.

B. Whited: That is the goal. We are working on it.

UNFINISHED BUSINESS (Tim McConnell)

1. Introduction of Deputy Director, Ariane Robinson.
2. Approval of Rules and Standards – Boathouse 50 had previous discrepancies in plans and have since been amended and approved to ensure they adhere to the 60 ft. rule of overhang.

Motion to approve boathouse plans to boathouse 50 by T. McConnell. Vote is unanimous.

Boathouse 45 plans was tabled until next meeting. Waiting on new plans from architect.

ECONOMIC REDEVELOPMENT COMMITTEE (Mr. McConnell)

Did not have meeting. Mr. McConnell will push the administration to determine where they are with hiring someone to develop scope of work.

Public Comment by Mr. Kuebel: Believe that park area would be eligible for grant funding to repair park for recreational use. Cassidy passed legislation to develop parks with matching funds 1:3 from the government.

Mr. McConnell: We'll look into it.

Mr. Kuebel requested to have floaties in the water to prevent boats from coming in at full speed.

Mr. Whited: We'll look into it.

Public Comment by Mr. Marsala: With the new development, what are the numbers for the revenue split.

Mr. McConnell: There will be a split, but we are still unsure of any projected revenues.

Mr. McConnell: We need to make sure the development looks at the Stafford Act in depth to see if there is money available.

QUALITY OF LIFE COMMITTEE (Dr. Criddle)

Committee met on August 2, 2022 and discussed the following:

Signage regarding park hours and no weight zone.

Dr. Criddle requested a timeline regarding the purchasing of signs.

Mr. Whited did not have an estimate on installation but could get them ordered next week.

Committee also discussed maintenance and lawncare. The current company cuts the grass every 10 days.

As it relates to dumping in West Park– Mr. Whited is actively working on gathering information regarding the City's invitation to bid process. The department has never put a professional service out to bid; therefore unable to give an ETA on completion.

Dr. Criddle: Does MYHMC have the staff to pick up debris if/when items are dumped?

Mr. Whited: We do not. That would have to be contracted out. It would not have to be pre-approved depending on the cost.

Dr. Criddle: Boathouse violations – what could be done to help enforce regulations. Attorney on committee advised we would not be able to fine owners because of the lease agreement. Will have a list of houses in violation and will send out a letter to owners to make them officially aware.

Does the lease state that parking a trailer on the street is prohibited?

B. Whited: Yes, it's in the rules and regulations.

Public comment by Angie Henderson: Can we get an update on boathouse 151?

Mr. Whited: We received more pictures stating the boathouse was in disrepair. The owners did mention they plan on selling.

Public comment by Rick Paulk: The current grass schedule is inadequate. Requested the grass is cut weekly.

Wayne Bloom: We can request the contractor cut weekly but they are extremely busy during the summer months.

Jessica Addison: Can we have a contractor to supplement during the summer months?

Mr. McConnell: Can Bryan check to see if the current contractor can accommodate our request.

SAFETY & SECURITY

An antenna is needed for the security cameras (on order). We are waiting on parts for the cameras of the boat launch. Talked about the hiring of more security for when cameras are installed.

Sgt. Sanders – Harbor Police is working with State Police to monitor car clubs on the weekends. Harbor Police is also working with NOPD on lakeview carjackings. Law enforcement across the nation is extremely thin.

Public comment from Barbara B.: Can speedbumps be installed on Breakwater Dr.?

Mr. McConnell: That is something the Board will address.

Public Comment from Liz M.: Can the boathouse owners be notified when arrests have been made in the area.

Mr. McConnell: Join the Next Door community (app). They will have the most up to date information.

OTHER PUBLIC COMMENTS

Comment by Bob F.: Are boathouses allowed to Air BnB?

Mr. Whited: There is no prohibition in the lease. Owners do have to follow City laws and regulations.

Comment by Charles Marsala: Request for a drawing of proposed housing at West End park.

Mr. McConnell: This may be a bit premature because there is no RFP yet.

Mr. Heck: The board is not willing to fund the theory.

Ms. Addison: We may not be able to complete a drawing, but maybe we can schedule meetings now with J. Giarrusso and Dana Brown to be able to shape the RFQ/RFP.

Mr. McConnell: We will get a meeting scheduled with the Economic Redevelopment Committee.

Ms. Addison: Can we have a meeting with Mr. Cuccia and the residents before the ERC meets.

Motion for adjournment by Mr. Heck. Motion carried unanimously.

Time: 8:10 PM

Date & Time of Next Meeting

Tuesday, September 13, 2022 | 6:30 PM

MYHMC Admin Building