

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

December 14, 2021

6:30 PM

**MYH Admin Building
401 North Roadway Street
New Orleans, LA 70124**

The meeting was called to order at 6:36 PM and requested a roll call by David Halpern.

Board of Directors Present:

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

A quorum was present

There were no amendments to the agenda.

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

The agenda was presented by Mr. Forbes.

On a motion by Mr. Forbes, seconded by Mr. Rodgers and unanimously carried, the minutes of the October 12, 2021, Meeting were approved.

ACTION ITEMS

1. Mr. Halpern introduced a Resolution authorizing the Execution of a contract with Ericksen, Krentel, LLP to prepare the 2021 Financial Audit. Mr. Rodgers noted that we normally change auditors approximately every three years and asked what year this was for this firm. Mr. Whited stated he believed it was the fourth year. Mr. Rodger stated that

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we should switch firms for the next year. Mr. Whited stated that it will likely exceed \$15,000 and would need to go out for bid; and he would put it on the calendar to do so next year. Motion to approve by Mr. Forbes, Second by Mr. McConnell. Unanimously carried.

2. Mr. Halpern introduced the Resolution authorizing Write-offs of Bad Debts for the 2021 Fiscal Year. Mr. Whited described the following:

1. Squatter – Paul Castedo – **Amount of Write-Off \$67.98**. In December 2020, It was discovered that Paul Castedo was squatting on the West side. We determined that the boat had been moored in slip D-202 since July. Mr. Castedo was then invoiced for the period of July through Dec., and the invoice was short paid by \$67.98. After the payment was received, Mr. Castedo was told that he could not stay in the slip as we have a waiting list. We told him we would add him to the list. Mr. Castedo was not happy that he had to leave, but did so. Attempts to collect the remaining balance were unsuccessful.
2. Slip J-124 – Eric Raymond – **Amount of Write off -\$3284.06**. Mr. Raymond has been a slip tenant since 2016. Mr. Raymond attended the slip picking function to pick a permanent slip and picked slip J-124. He later claimed that he requested a slip closer to the main dock to accommodate his spouse who is mobility impaired and although we were willing accommodate his request, he stopped paying the rent. Attempts to collect the outstanding balance have been unsuccessful. The vessel has recently been removed from the Marina.

Motion by Mr. Rodgers. Second by Ms. Graves. Carried Unanimously.

INFORMATION ITEMS

1) Update on Executive Director Applicants: Mr. Bloom stated that as of the meeting there have been two applicants for this position. Both resumes have been submitted to the executive committee. It was asked how long the position has been posted. Mr Bloom stated that it was posted on October 20th 2021. Mr. Halpern suggested a time to pull the posting and move forward with selection on December 31, 2021. It was agreed by the board to do so.

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2) Discussion regarding the options to develop the rules and regulations for West End Park and Breakwater Park. Mr. Whited reported that after discussions with the CNO Law department, MYHMC can set hours of operations and fee schedules by resolution as opposed to ordinance. This assessment has been provided in writing via email. Various Boathouse residents asked what type of hours and enforcement was going to happen. Mr. Whited stated that a proposal based on the other parks of the City will be coming forward and we would be happy to accept suggestions. Enforcement will be provided by MYHMC security, the Levee board police detail, and the NOPD.

3) Boathouse Transfers: Boathouse 134 transferred for \$225,000 of which MYHMC gets 3% or \$6750.00

4) The November 2021 Financial Report was presented by Mr. Rodgers.

As of November 30th, MYHMC has total assets of \$4,174,100 with current assets of \$3,016,900 and the bulk of which is in the form of cash of \$2,857,400 in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$330,600 of which all are current liabilities (and that consists primarily of unearned revenue of \$123,800 and accrued sick and annual leave of \$137,900). That leaves MYHMC with total equity of \$3,843,600 of which \$2,633,800 is unrestricted net assets. For the month of November, MYHMC had revenues of \$133,700 and operating expenses of \$107,800 which resulted in Net Income of \$25,800. Year to date revenues are \$1,390,900 with total expenses of \$939,200, resulting in a year to date profit of \$452,000.

5) Economic Redevelopment Committee:

Mr. Rodgers introduced Ms. Hackett for the Hackett group who is providing a feasibility study. Ms. Hackett stated the the contract with MYHMC has been signed and they are moving forward. They will be looking at the process to for redevelopment and what similar harbors across the country have done.

6) Environmental Quality Report: Mr. Forbes stated that there is nothing to report.

7) Quality of life committee:

Ms. Uddo asked about the the development of the point. Mr. Whited stated that it is going through analysis by Parks and Parkways to ensure appropriate design and construction by a Landscape Architect. Boathouse 127 was brought up by the neighbors. Mr. Whited said an appraisal has been ordered. Mr. Halpern asked Mr. Whited to provide a concrete timetable for its completion and auction. The neighbors asked if there is a “road home” or similar provision to have right of first refusal. Mr. Whited will look into it.

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8) Mr. Whited stated that a new security guard should be hired as soon as possible after the new year.

9) The Director's Report was presented by Mr Whited:

1. Budget Hearing: I presented the budget to the City Council in November. There were minimal comments, and it is expected to be approved.
2. Hurricane Ida Update: All repairs and items are complete and operational except a couple of dock box issues. Replacements are here and should be installed this week.
3. The Point: The change order is going through City internal review then will be rerouted to MYHMC quality of life committee. Work should begin first quarter 2022. There is some damage to the roadway from a Sewerage and Water Board leak. They are working with capital projects to tie the repair in with the completion of the point.
4. Boat Launch: The electrical platform for boat launch lighting and the pump-out dock is complete. TKTMJ and their contractors are on-site installing the electrical components and conduit.
5. Marina: The Marina is currently at 83% occupancy. MYHMC staff is working the waiting list and hope to be at 90% occupancy by year end. Phase 1 of the security camera installation is proceeding. The contractor will begin installation Early January. They are still waiting for the cameras due to supply chain / chip shortage issues but will install a temporary demo camera if the new cameras are still not available.
6. West End Park: H&O have been contracted to remove the trash trees around the pond scheduled for the end of December. Bayou Tree has been contracted piggy backing on their contract with Parks and Parkways to complete safety and clearance tree trimming. They started work Yesterday.
7. Appraisals of BH 127, 31 and SYC additional lease area are underway. The fist appraisal should be complete in early January. Once BH 127 and BH 30 appraisals are complete MYHMC will start the process to sell the improvements and lease the property.

Other Comments and Issues from the Board and the Public

A boathouse tenant asked about an online forum regarding items to be on the next board meetings. Mr. Whited stated that he compiles all requests and puts any reasonable item as a discussion item on the next meeting agenda. MYHMC will look into putting these on the website for discussion before the next meeting.

The board went into executive session.

Adjournment

On a motion by Mr. Halpern and seconded by Mr. Rodgers, the meeting was adjourned at approximately 8:15 PM.

Date and Time of Next Meeting

The next Regular Board of Directors Meeting of MYHMC is scheduled to be held on Tuesday, January 11, 2022, at 6:30 p.m.