

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting
Tuesday, February 20, 2024, 6:30PM
Municipal Yacht Harbor Administration Building
2nd Floor – New Orleans Yacht Club – East Meeting Room
403 North Roadway Street
New Orleans, LA 70124

PRELIMINARIES

1. Meeting called to order at: 6:30pm by Tim McConnell.

Attendance was taken by Tim McConnell. Board members present:

Tim McConnell

Akeisha Tircuit

Christopher Hammond

Mark Heck

Monya Criddle

Roger Watkins

Wendy Washington

Ryan Banks

2. Motion to adopt agenda as posted by C. Hammond. Seconded by R. Watkins. Motion carried unanimously.
3. Approval of January 9, 2024 regular meeting minutes and Safety & Security committee meeting minutes.

T. McConnell: Would like to make an amendment to reflect the proper changes to Article III, section 1B. To be inserted: Meetings may be rescheduled temporarily due to conflicting schedules (i.e. holidays, etc.).

Motion to amend minutes by M. Heck, seconded by R. Watkins. Motion carried with W. Washington and R. Banks abstaining from voting.

ACTION ITEMS

1. Resolution thanking Capt. Keith Amacker for serving on the MYHMC Board of Directors. Keith's term expired last April but he stayed on board.

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, Captain Keith Amacker has been volunteering actively at the Municipal Yacht Harbor Management Corporation as a member of the Board of Directors of the MYHMC; and

WHEREAS, Captain Keith Amacker has worked very closely with the MYHMC Board and Staff providing consistent and uninterrupted dedication to the MYHMC; now therefor

RESOLVED, the Board of Directors of MYHMC expresses its heartfelt thanks to Captain Keith Amacker for his service, leadership, and guidance that he has provided to the New Orleans Municipal Yacht Harbor Management Corporation.
February 20th, 2024

The undersigned certifies that they are the properly appointed and qualified Secretary of the MYHMC, a corporation duly conformed pursuant to the laws of the state of Louisiana, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation. This resolution has been approved by the Board of Directors of MYHMC on the 20th of February 2024.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

Secretary

Motion by C. Hammond, seconded by M. Heck. Motion carried.

2. Report of the Nominating Committee (Presentation of Nominated Officers)

Tim McConnell – President
Christopher Hammond – Vice President
Monya Criddle – Secretary
Roger Watkins – Treasurer

Nominations accepted. Voting will take place next meeting.

3. Resolution to approve and submit the 2023 Louisiana Compliance Questionnaire for the 2023 Audit.

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 was placed in control of its own funds in 2010; and

WHEREAS, MYHMC is required to have an annual audit of its financial records and practices; and
WHEREAS, MYHMC entered into a contract with the public accounting firm of Bruno and Tervalon LLP., for the purpose of preparing its 2023 Audit; and
WHEREAS, MYHMC is required as part of its financial audit to complete, adopt and provide the Louisiana Compliance Questionnaire, attached hereto as Exhibit “A”, to Bruno and Tervalon, L.L.P., prior to the commencement of the 2023 Audit; and
WHEREAS, MYHMC confirms that the responses to the Questionnaire have been made to the best of MYHMC’s knowledge and belief;

RESOLVED, the Board of Directors of MYHMC hereby formally adopts the Completed Louisiana Compliance Questionnaire by a formal Resolution in an open meeting, attached hereto as Exhibit “A”, and authorizes its President, Treasurer and Secretary execute and to provide a copy of the Completed Louisiana Compliance Questionnaire and a copy of this Resolution to Bruno and Tervalon, L.L.P.

The undersigned certifies that they are the properly appointed and qualified Secretary of the MYHMC, a corporation duly conformed pursuant to the laws of the state of Louisiana, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation. This resolution has been approved by the Board of Directors of MYHMC on the 20th of February 2024.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

Secretary

Motion by M. Criddle, seconded by R. Watkins. Motion carried.

INFORMATION AND DISCUSSION ITEMS

1. Financial Report by Roger Watkins

As of January 31, 2024, MYHMC has total assets of \$17,805,100 with current assets of \$3.99 million and the bulk of which is in the form of cash of \$3.72M in two accounts at JP Morgan Chase Bank. Net fixed assets total \$1.348M Other assets include Leases Receivable of \$12.295M and Deferred Outflow of Pension Resources of \$166,100. On the liability side, MYHMC had total liabilities of \$13.677M of which \$912,900 are current liabilities consisting mainly of accounts payable and accrued expenses of \$368,100, accrued annual leave and sick leave of \$167,100 and unearned revenue of \$367,700. Long term Liabilities

consisted of net pension liability of \$496,100 and \$12,268,700 for deferred inflow of long term leases. That leaves MYHMC with total equity of \$4.217M of which \$3,627,400 is unrestricted net assets. For the month of January, MYHMC had revenues of \$187,000 and operating expenses of \$367,100 which resulted in a Net Loss of \$180,100. In January, MYHMC contacted to have 120 trees cut at a cost of \$180,500 which was not budgeted and is a one-time expense. The harbor's occupancy is 93%.

Motion to accept the financial report by C. Hammond, seconded by M. Heck. Motion carried.

2. DIRECTOR'S REPORT by Bryan Whited 16.37

1. Update on Sailing Center Construction: Piling driving complete. No issues reported to us.
2. Staff Hiring: Grounds Patrol Officers - currently 2 on staff 3rd in process.
3. Fishing pier: No update. Still in negotiation with FEMA and Capital Projects.
4. Sale of Boathouses: Council ordinance in process. Should be finished routing next week.
5. BH127 issues, Repairs to entrance completed.
6. West End Park and Breakwater Park: Continuing with site upgrades – plumber contracted to repair drinking fountains and hose spigots.
7. Permit issues: Maps still not updated. Will force issue next opportunity.
8. Parking lot rental: notification of illegally parked vehicles has been released and signage has been installed. Trailer owners requested to contact us by March 11th.
9. Marina: WiFi – concrete pads installed in preparation for pole delivery and installation.
10. QOL requests: Boat Launch lights have been adjusted.
11. The point parking improvements and other striping meeting was held. Drawings for East Entrance striping received. Reaching out for quotes. Meeting with design team for park improvements.
12. West End Development Expenses
2023 West End Development Expenses \$65,666.85
2024:

Company	Invoice Date	Expense
Stone Pigman	1/23/2024	\$2,220

C. Hammond: I want to take the opportunity to congratulate Bryan on a job well done on the park. The trees were trimmed and everything looks great.

M. Criddle: If the owner's of the trailers don't contact you by March 11, what is the next step?

B. Whited: We we'll proceed with legal notifications required for removal. Depending on the type of vehicle, we may have to go out to bid for towing. For example, we have 2 RV's parked which would not be considered a standard tow.

M. Criddle: That's great news. By March 30th we shouldn't have any trailers that are not paying rent, correct? What about the trailers that are parked on the street?

B. Whited: We can't control street parking but the City has towed several trailers. I have reported many and the City has stickered quite a few of them. There are some trailers that the city will not sticker because of parking regulations in the area. If I am able to identify the boathouse owner

they will be in violation of their lease. If I cannot identify them as a boathouse owner and they are obeying parking regulations, they can do it.

T. McConnell: What's the difference with the regulations?

B. Whited: I'm not sure exactly what the regulation is but if the trailer has expired plates the city will tow it. If the plates are not expired and the trailer is moved periodically, it may be OK.

R. Watkins: Does the City Council know that the boathouse auction ordinance is headed their way?

B. Whited: Once it's routed, yes. For land use issues historically I've always seen them refer to the council member whose district it involves.

M. Heck: What will the auction process look like? Is that something we do in-house?

B. Whited: Yes.

M. Criddle: Have you met with Stone Pigman lately? What's the status?

B. Whited: Yes, they've been working on many things. Specifically on the development, they've been working with Giarrusso on bringing in some of the non-boards, political parties and government officials to start briefing them on where we are.

3. RULES & STANDARDS – Did not meet
4. UNFINISHED BUSINESS – None
5. ECONOMIC REDEVELOPMENT COMMITTEE – No update
6. QUALITY OF LIFE by Monya Criddle

The committee met today at 5:30pm. We wanted to commend Bryan and the staff for addressing many of the requests that were previously mentioned by the QOL committee. One of them being the boat launch lights which was addressed in the director's report. The trees look good. The constituents have concerns regarding the blighted property and wondering what steps are being taken. Is there a list of blighted properties that need to be addressed aside from the two that are always mentioned? They would like to be able to see the progress as you try to address the homeowners. Someone mentioned a type of tick infestation. I'm not sure if it's widespread but maybe it's something you can look into. There are more requests for pressure washing. There were questions regarding the tree trimming. Some trees were trimmed but some weren't. Is that because of contract limitations? If so, could we make sure that all trees are included next time?

T. McConnell: The question that was asked was why was some trees between the sidewalk and the street trimmed and some were not.

M. Criddle: There seem to be some inconsistency with the grass cutting. The last question was regarding dumpsters. It was said that a dumpster was going to be ordered but instead there are trash cans behind a fence. Also, please talk about the storage area for trailers for everyone's clarification.

B. Whited: The tree trimming contract was for the oak trees and dead trees.

M. Criddle: They did not include palm trees?

B. Whited: No, but palm trees that were dead were removed.

T. McConnell: One of the boathouse tenants noticed that some of the oleander trees were trimmed but not others.

B. Whited: They cut the oleanders right outside for free just to increase parking. Lawn mowing has always slowed down to about once a month in the winter months because the grass doesn't grow as fast. I'm not sure about the dumpster question.

T. McConnell: Didn't we have a pad down to put up a dumpster?

B. Whited: No. Permits shut it down.

Public Comment by Rick Sinclair: There are a bunch of trash cans at the end of the street next to the gated area where the trailers are being stored.

B. Whited: Those cans belong to Metro Disposal, who we had a contract with. They never picked them up but I will follow up with them. For the trailer storage, we have sent out information for lease agreements which are going to be month-to-month leases. For anyone that wants to legally park their trailer or vehicle in the West lot it will be \$175 per month. Call the office to request a lease.

Public Comment by Charles Marsala: Are the trees between the sidewalk and the street the homeowner's responsibility or the city? When completing the contracts, could we add something to give the homeowners an option to have their trees cut as well? They did trim a couple of my trees and the oleanders for free.

Yesterday the State and City issued its parks report, and it did say that in July they were going to look at seemingly bringing the park back under City control. The report talked about the need for health and exercise, and that 18% of the city is over 65, so that's something to be thinking about. I went to Monroe and they have grants out there that are 4 to 1 matching right now for the state. HR&A was supposed to do community engagement with us but Joe Giarusso said he put an end to that. Does that mean we will not have any meetings with HR&A?

T. McConnell: If the trees are between the sidewalk and the street, it would seem to be our responsibility, much like trees in the city. I think we should add them prior to our next cycle of it. Maybe we can get maintenance to make an assessment so we can deem if we should bring the guys back out to trim the trees that were left behind.

HR&A – There will be meetings; we are just not at that point yet.

Public Comment by Liz McAlpine: Bryan, could you tell me what has been done regarding boathouse #50?

B. Whited: An eviction letter was sent out with official notice.

L. McAlpine: What happens next?

B. Whited: She still has time to respond.

T. McConnell: I will not have my administration to go beyond notice of eviction in a public meeting. Anything beyond that would not be appropriate.

M. Criddle: The director's report mentioned the entrance of BH127 being completed.

T. McConnell: That's ours. The ordinance is routing so that we can auction it off.

7. SECURITY & SAFETY – Did not meet. Next meeting will be in March.

Date & Time of Next Meeting: Tuesday, March 12, 2024 | 6:30PM

NOYC 2nd Floor