

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting
Tuesday, July 11, 2023, 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: 6:31pm by Tim McConnell.

Attendance was taken by Monya Criddle. Board members present:

Tim McConnell

Christopher Hammond

Jessica Addison

Keith Amacker

Mark Heck

Monya Criddle

Christopher Hammond

Roger Watkins

2. Motion to adopt agenda as posted by M. Heck. Seconded by R. Watkins. Motion carried unanimously.
3. Approval of June 13, 2023 meeting minutes. Minutes shall be amended to correct the statement by Mr. McConnell under Quality of Life to “Committee chairs will make the decision...” as well as during Additional Remarks as follows: “Please respect the process.” Motion by M. Heck, seconded by R. Watkins. Motion carried unanimously.

ACTION ITEMS

None.

INFORMATION AND DISCUSSION ITEMS

1. Standing Committee Meetings Quarterly: QOL Starting August, Safety and Security Starting September, Finance Starting October; Location 401 N. Roadway, 1st floor East Meeting Room at 5:30 PM. Regular Board Meeting Permanent Location at NOYC.

T. McConnell: Any chair can request a meeting whenever they feel it's necessary.

M. Criddle: What about the economic redevelopment meetings?

T. McConnell: Those meetings will not be held quarterly; we will have them regularly as we receive information from the consultant.

J. Addison: Could we get a meeting on the books since all the other committees have something scheduled?

T. McConnell: We could, but the meetings will be held more frequently. When the consultant has something to report we will have those meetings monthly at least.

J. Addison: I think we should get a meeting on the books since we are expecting Stone Pigman to have something for us fairly soon. They have been working on this for a few months.

T. McConnell: At the last meeting, Stone Pigman had just got HR&A under contract. It's going to be a few months before they have something to present. I don't want to call a committee meeting until I know we have something, and I know it's going to be monthly. I don't see putting it on a quarterly cycle.

J. Addison: Yes, we just got the consultant under contract, but we have been paying the attorneys since February. I would imagine they have something at this point even if it's just materials being prepared. It makes sense to get a meeting on the schedule because we need an update. At this point, any update would be helpful. If it's not going to be long, it doesn't need its own meeting.

M. Criddle: In the contract, when does it say they'd be ready to present something?

T. McConnell: I believe within 90 days. Bryan can answer when Stone Pigman started paying them. Was it in April?

B. Whited: I don't believe we pay any money to HR&A at all. When we spoke to Stone Pigman a few weeks ago via phone call they still had not finalized the contract.

J. Addison: I was referring to Stone Pigman who we have been paying since January. Although HR&A just got under contract, \$4,000/month is more than enough phone calls to provide an update. Through May and June what progress has been made? Is there anything we can see to justify the money being spent?

T. McConnell: Bryan will reach out to Stone Pigman and see if they have anything to report.

J. Addison: I see that we've paid them on June 26, May 31, April 25. They have been getting paid every month so I think we should have something.

M. Heck: Stone Pigman came two months ago and presented would they have been working on for months which was going through procurement and selection process to bring on a consultant. At the meeting, they told us they were going to negotiate a contract with HR&A (that had not started yet). Bryan just told us that the contract has not been finalized as of a few weeks ago. Stone Pigman also said that once HR&A started, it would take 90 days for a deliverable. I don't know what update we would get aside from them continuing negotiations with HR&A.

J. Addison: The meeting was 2 months ago and we have spent \$5,000 since then.

B. Whited: I'd be happy to send you the invoicing so that you can see exactly what they've billed us for.

T. McConnell: For the record, every time we bring them to a meeting, it increases our billing. We don't want to bring them to a meeting just to say they are still negotiating a contract with HR&A.

J. Addison: I'm fine with Bryan sending me the billables. I want to be able to confidently tell the residents I know what the money is being spent on.

M. Criddle: If we are paying them, I think we should be able to dictate the timeframe in which we expect an update. We don't want negotiations to get dragged out while paying \$5,000/month.

Public comment by Charles Marsala: I had a question about scheduling the economic redevelopment meeting but that has already been answered. I think it's a good idea to have something on the schedule because I travel a lot and the more notice, the better. There is a lot of money out there for bike path grants. I don't think we should just be having meetings to get updates from Stone Pigman and HR&A. Jefferson Parish said they have \$15 million in environmental and recreation and we should be thinking about that as well; not just commercial. Also, when does HR&A go on the clock? Does that happen once negotiations are finished or is the negotiations a part of their billables? I believe they are already under contract with the City and a part of their contract is \$50,000 for publicity. I'd be interested to see what the contract looks like.

T. McConnell: The contract for HR&A is the deliverable. They are not billing us by the hour for negotiations. They have a project that they need to deliver to us. The amount of time that they spend on it is not an hourly rate.

C. Marsala: I didn't realize it was a fixed rate. Could you refresh my memory as to what the price is?

T. McConnell: I'm not sure off the top of my head, but you can go back and look at the minutes which are posted on our website. Maybe \$140K-\$150K.

M. Heck: It is broken up into 3 phases.

J. Addison: Charles asked finding grant funding and mentioned the work that Jefferson Parish is doing. Are we going to respond to that? Do we see the need to hold a meeting for items not related to the redevelopment project?

T. McConnell: You may respond.

J. Addison: In general, I think looking for a grant funding is a great idea. At the last meeting, you [Marsala] mentioned offering your services for grant writing. I'm not sure if we should set up another meeting to discuss grants. It looks like the idea is to wait for HR&A to bring something back before we schedule another meeting. If the Board decided to look for grant funding, that is something we could discuss at a redevelopment meeting.

M. Criddle: At a previous meeting, we discussed maybe bringing on a grant writer. The board does not have an abundance of time to dedicate to the process of grant writing. Maybe we create a special task committee to focus specifically on grant funding. Or maybe the current office staff can take on the task.

J. Addison: How do we move forward? Do we make a motion and then put it to a vote?

T. McConnell: Anyone can make a motion and bring it to a vote. I definitely think we should pursue grants. I would entertain the board hiring a professional grant writer. The topic of grants have been brought up at several meetings, but I've never received any information on where to apply. We need to be able to see what the grant requires and then determine if it's something we can handle in-house, or if a professional grant writer is needed. If anyone knows of a specific grant we should be considering, please forward that to the office staff.

K. Amacker: There has been much conversation regarding grants as it relates to pickleball and bike paths. Why would we put in the work to secure a grant for pickleball and bike paths when that would undermine the efforts being put forward by the company we've hired to put a blueprint together for development? I am not against grants but what

is the ultimate objective? Why hire a consultant if we're just going to put a pickleball or basketball court there? We can't have conflicting projects going on. We shouldn't be requesting grants without a clear idea of what's going on out here.

M. Heck: The grant information should be passed on to the potential developers. The developers should be responsible for putting the grants together and making it a part of the development. We could have them front the cost of having the grant put together with us. It would not be unheard of in a PPP.

M. Criddle: What is the next step moving forward because this topic comes up at every meeting? Is this an action item that we are researching? Are we waiting until we hear something from HR&A?

R. Watkins: It seems as if the grant ideas are being thrown around as an alternative option to what we are working on now. I think we need to move forward with what we have already voted on as a Board.

T. McConnell: We are still waiting for our consultant and potential developers to inform us as to what areas can be developed. Until we have this information, we should not be requesting grants that could disrupt this process in any way. If anyone knows of other grants that would be beneficial to other areas of the property we manage, please pass that information along and we would certainly entertain the idea.

M. Criddle: At the last meeting, we talked about repairing the fountain. Would that be a part of the redevelopment?

T. McConnell: No. The fountain is in the park and the redevelopment site is on West Roadway St.

R. Watkins: Would the fountain repairs be under Redevelopment or Quality of Life?

T. McConnell: QOL makes the most sense. We will continue looking into getting the fountain repaired. If we could get a grant for the repairs that would be great. At the last meeting, someone mentioned getting in touch with the family who originally donated to the fountain to see if they would be interested in helping us. I mean if I have not heard anything yet.

M. Criddle: Should we move forward with trying to secure grants for the fountain, or should we wait until the development is done?

T. McConnell: These are two separate issues. The redevelopment has nothing to do with the park and should not interfere with any repairs in the park. Do we remember the amount quoted to repair the fountain?

B. Whited: Off the top of my head, it was about \$300K-\$400K to get the fountain barely functional. To make it a slightly better fountain it was about \$1 million. So make it fully functional as when it was first installed it was about \$1.5 million. At the last meeting, I was instructed by the Board to look into grants for the fountain, park and pond. I have started doing research to see what's out there. Although my specialty is not grant writing, I am certainly capable of doing the research. The information is in my Director's Report.

J. Addison: Ideally, we would like to find a park repair/restoration grant to cover the cost of the park repairs. Charles has been talking about this grant for some time. I would just like to provide some type of answer, so we do not have to keep revisiting this every month.

2. FINANCIAL REPORT by Roger Watkins

T. McConnell: The financial report will sound substantially different. The auditors have informed us that per GASB (Governmental Accounting Standards Board) [87], we will need to change the way we report our financials. A major change you will see is that we must include the value of all leases in the financial report. Last month, we said our assets were \$4.5 million and now it's about \$17 million.

As of June 30th, MYHMC has total assets of \$17,242,600 with current assets of \$3,449,600 and the bulk of which is in the form of cash of \$3,427,300 in two accounts at JP Morgan Chase Bank. Fixed assets total \$1,327,100. Other assets include Leases Receivable of \$12,295,200 and Deferred Outflow of Pension Resources of \$166,100. On the liability side, MYHMC had total liabilities of \$12,764,800 of which \$211,900 are current liabilities consisting mainly of accounts payable and accrued expenses of \$49,800 and accrued annual leave and sick leave of \$142,000. Long term Liabilities consisted of net pension liability of \$496,100 and \$12,268,700 in deferred inflow of long term leases. That leaves MYHMC with total equity of \$4,265,900 of which \$3,765,900 is unrestricted net assets. For the month of June MYHMC had revenues of \$189,200 and operating expenses of \$154,600 which resulted in Net Income of \$34,600. Year to date revenues are \$1,119,400 with total expenses of \$854,300, resulting in a year to date profit of \$265,100. Current slip occupancy is at 94%.

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

Public Comment by Charles Marsala: I didn't realize the Board had voted on commercial development as opposed to recreational. Last month, when Councilman Green was here, we talked about how much money worth easily available for bike path grants.

T. McConnell: Do you have anything in the minutes that reflects the Board making that decision?

C. Marsala: The discussion that was just had said you didn't want to do any grants because the decision was made to go with HR&A to get a quote.

T. McConnell: I'll clarify. We don't want to do anything in that area until a decision has been made. We still don't know what's going in that area. We don't want to request a grant while we are still unsure if we even want it. No decision has been made. You continuously make untrue statements every meeting and say things people did not say. You do it all the time. I've had to stop you before.

C. Marsala: My point is that you guys just decided not to secure grants for that area because it's going to be contradictory to HR&A.

T. McConnell: It may be contradictory.

C. Marsala: Some of those infrastructure grants that Joe Biden had, may be expired by the time this whole thing is done.

J. Addison: I didn't hear we weren't going to do grants I heard we were going to search for grants for the park repairs.

M. Heck: we have engaged a company and have a large contract. We don't want to go after grants that are going to disrupt what we just voted on 3 months ago. We are spending a large sum

of money for them to complete a study to find developers to put together a plan. That could be a recreational area where we can use some of those grants, or it could be a commercial area where those grants are worthless. We want to wait until that planning process has been completed before we go after grants that are for specific purposes.

3. DIRECTOR'S REPORT by Bryan Whited

1. Staff Hiring: Still looking for a third grounds patrol officer. We have started handing out info cards to other GPO's and we have an interview scheduled for Thursday of this week.
2. West Lot: We are working through the details with the City Council to give MYHMC and other Public Benefit Corporations authority to enter into month to month or less than one year leases. This should be on the next meeting agenda.
3. Sale of Boathouses: No update. Legal team is still working on this.
4. West End Park and Breakwater Park: We are looking at options to address the algae and other issues on the West End Park pond. An initial quote for the system is \$6,000 without electric. I am acquiring additional quotes for aeration and quotes for the electric service. I have started looking for available grants and learning the process. If we find anything promising we will look into hiring a grant expert to help with this process.
West end park water has been turned on for an initial investigation. There are numerous fittings in need of repair but no major leaks have been discovered. One of the water fountains that were damaged will be replaced with the Hurricane Zeta FEMA claim.

K. Amacker: Is the water supply only for the water fountains, or does it supply water to the large fountain as well?

B. Whited: We did find the water to access the fountain which is a large main that was turned on and it created a large leak. We will not be moving forward with that repair until much more money is available to repair the fountain.

K. Amacker: Could we move forward with the other leaks?

B. Whited: Yes, that is a separate line.

K. Amacker: The leak from the water main to the fountain is the fountain itself? Or is there a line break?

B. Whited: There are 2 large leaks between the water main at the street and the fountain.

K. Amacker: Are we repairing those lines as well?

B. Whited: I would not repair them until we repair the fountain. Those lines are not connected to the drinking fountains.

J. Addison: I thought you said there were no major leaks and now you're saying there are 2 major leaks.

B. Whited: There are two separate systems. The Darlington Fountain has the 2 major leaks which we are not concerned about repairing at this time. The drinking fountains and spicket leaks are minor. Once we get those leaks repaired, we will have the ability to pressure wash and get the pavilions and shelters cleaned up.

The Point rules signs have been installed and dog waste bags have arrived and should be installed this week.

5. Marina: Contractor is working with an engineer for the WIFI poles.
6. Board member email addresses are posted on our website.

7. The draft financial audit is complete and came out clean. It has been submitted to the City for their audit. The auditor will come to the next board meeting to present findings.
8. West End Development Expenses

Company	Invoice Date	Expense
Stone Pigman	2/28/2023	\$4,740.00
Stone Pigman	3/28/2023	\$4,870.00
Stone Pigman	4/25/2023	\$420.00
Stone Pigman	5/31/2023	\$2,160.00
Stone Pigman	6/26/2023	\$3,030.00
Total West End Development Expenses		\$15,220.00

K. Amacker: Has the security cameras at the point been installed?

B. Whited: No. There's no ETA but I will ask for an update.

K. Amacker: Has there been any further discussions about the shielding at Southern Yacht Club?

B. Whited: That is something that will be addressed after installation. The camera lights are set on solid and dim so I don't think there will be any issues with glare. It will be the same settings as the boat launch. There were similar concerns with the boathouse owners and we haven't had any issues.

T. McConnell: Let's at least mention the concern to the contractor as he is installing.

Public Comment by K. Cuccia: I want to thank Bryan and the office for the maintenance of the park and Breakwater Dr. The overall operations have improved drastically over the last three years. I believe that is largely due to Bryan's leadership.

4. RULES & STANDARDS – N/A

5. UNFINISHED BUSINESS – N/A

6. ECONOMIC REDEVELOPMENT COMMITTEE by Timothy McConnell

As stated earlier, I do not anticipate calling a meeting until we have received information from the consultant. If something else comes up that fall under the umbrella of economic development, such as grants, we will begin to schedule meetings accordingly.

Public Comment by C. Marsala: I went to Councilman Giarrusso's meeting where he introduced to the Planning Commission the idea of no housing. There was much pushback because they had just spent 3 hours discussing the need for housing. I will send you guys the link to your e-mail addresses. He said that this area had been commercial since the turn of the century until Katrina. If I am biased as to where this development ends up, it is because of other things in play at City Hall.

7. QUALITY OF LIFE by Monya Criddle

Did not meet. Will be meeting on August 8 at 5:30pm on the 1st floor of the administration building.

Public Comment by Frank Scurlock: As you may know, I have been in a 5+ year situation with another boathouse owner. We are in litigation with the neighbor and this Board because he

exceeded what he was allotted to build. The authorized architect approved the plans 7 years ago for boathouse #29. Over a year ago, he was asked to go back out to determine if what was built was approved. The architect confirmed it was not approved. I was also provided a copy of the document signed by the owner of #29 acknowledging that if he wavers from what is approved, it would be grounds for immediate termination of the lease. I don't have the authority to terminate his lease but this Board does. I would like to put this matter to bed and have a quality of life. I would be appreciative if you could tell me if the rules and standards exist. Why hasn't an 18 month directive at your expense been enforced? This is costing me money everyday because I have to live somewhere else. I am asking for your help.

T. McConnell: We are in a lawsuit with you right now. I will ask the Board to not make any comments and allow the lawyers to answer any questions. I will pass your questions on to our attorney.

F. Scurlock: What other complaints has the Board received between homeowners? We have no authority. You guys work for us. It is up to the 9 of you to make these decisions. We are asking for a few little things and you are wasting time on grants. We all pay quarterly dues. Things should be happening now and not being kicked down the road. I have to pay my dues whether I have access to my dwelling or not. I want to let you out of this suit, but I can't because you all won't work with us. You have the authority to tell the attorney to figure out a way to settle this. I don't want him to but my attorney is coming after you. You and your board can stop this. These people that are paying dues are going to have to indirectly pay me when the verdict is already against you. I don't want them to have to do that. If you would just tell them that they broke the rules we could just settle this. They should be penalized; that's why we have penalties.

8. SECURITY & SAFETY COMMITTEE by Christopher Hammond

We did meet last month. Our meetings are now going to be quarterly. The next one is scheduled for September.

Public Comment by C. Marsala: What happened to the wheels on the Mustang?

B. Whited: There was a crime committed on a public street in the West End area. They asked us if we had camera footage- which we did not.

T. McConnell: Where was this?

B. Whited: Towards the corner of N. Roadway and West Roadway.

T. McConnell: Should we add a camera down there?

B. Whited: I don't see that area being any different than the other areas around the park.

J. Addison: I cannot confirm the accuracy of this statement, but I have been informed and asked to disclose that a registered sex offender has moved into one of the boathouses. The concern of the resident was that the boathouse owners should have been notified. There is a request to ensure that proper procedures of notification was followed. I understand that this type of notification is not our job, but I wanted to bring it to the attention of the safety and security committee. Please check with the boathouse owners to determine if they have been notified. Maybe make a few phone calls specifically to the residents with children, so they are notified.

T. McConnell: Do you have a specific boathouse number?

J. Addison: All I have is a name. Maybe Bryan has more information.

B. Whited: I have heard nothing about this.

T. McConnell: Please share what information you have with Bryan. Of the boathouse owners that are here, has anyone received any type of notification?

C. Marsala: I do remember getting some sort of e-mail or text.

T. McConnell: Has anyone received a US postcard informing them that a sex offender have moved into the neighborhood?

Public Comment: Owner of boathouse #32 - I did not receive a postcard but I do know of the situation. The guy lives on Roadway, I'm not sure what boathouse it is.

T. McConnell: Please share that information with Bryan, we will follow up with probation and parole or whoever they directors to and make sure the proper authorities are notified.

Public Comment: You guys own the empty boathouse next to me, and children are coming to fish. There can be a serious liability issue if the cement is not fixed because there could be a drowning situation. The seawall at boathouse 33 is deteriorating.

T. McConnell: Thank you for your comment. We do not take it lightly. That is something that we have been working on getting fixed for quite some time.

Public Comment by Michael Marsiglia: Every day, I watch these kids get in the sailboats in the harbor and they're jumping in and out. I've seen four alligator sightings this year. Is there any way that we can get wildlife and fisheries? I'm not sure what they can do but these kids are swimming out here.

B. Whited: It's against the rules to swim in the harbor. All of the camps know this already. We have called and continued to call wildlife and fisheries. Members of the public should do so as well; the more the better. Get the item number and then call Gary- he's the local guy. We will give you his number. He will then come and trap or shoot them. The more item numbers Gary has the more he can catch. If he only has 2 item numbers he can only catch 2 Gators.

T. McConnell: The person that sees the Gator should be the one to call it in. Of course we don't mind being notified.

M. Marsiglia: At the end of Breakwater Dr. There is construction going on and I am concerned about the pilings sitting in the street. If we have a hurricane, and those pilings are still sitting there, they're going to wipe out about 7 boathouses.

T. McConnell: Where are the pilings being stored? How long have they been there?

M. Marsiglia: In the parking spots. About three months.

B. Whited: They are putting the pilings in now.

B. Whited: Just a note: the subcontractor that's involved in this project has worked on other boathouses and they had scaffolding on the entire side of the house before Ida and they had it down within a day.

M. Heck: Safety and Permits, when there is a storm, they send out an e-mail blast to every open permit alerting them that it is their responsibility to secure everything. They also drive around and check on projects.

B. Whited: I will address the contractor.

Additional remarks by T. McConnell: I would like to recognize Ms. Valerie Bouldin- Director of Boards and Commisions, from the Mayor's Office for being here today.

Motion for adjournment by Mr. Heck Seconded by Mr. Watkins. Motion carried unanimously.
Time: 7:36PM

Date & Time of Next Meeting : Tuesday, August 8, 2023| 6:30 PM

NOYC 2nd Floor