

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

July 13, 2021

6:30 PM

Virtual Meeting Via Teleconference/Video Conference

The meeting was called to order at 6:40 PM and requested a roll call by David Halpern.

Board of Directors Present:

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

Board of Directors Absent:

Eli Feinstein
Connie Uddo

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, July 13, 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 Mr. Rodgers, seconded by Mr. McConnell, and unanimously carried, the agenda was approved and adopted.

The agenda was presented by Mr. Halpern.

On a motion by Ms. Graves, seconded by Mr. Rodgers and unanimously carried, the minutes of the June 8, 2021, Meeting were approved.

ACTION ITEMS

None

INFORMATION ITEMS

1) The June 2021 Financial Report was presented by Mr. Rodgers. At the end of June, MYHMC had total assets of \$3,964,800 with fixed assets of \$1,006,500 and current assets of \$2,953,200 and the bulk of which was in the form of cash of \$2,955,900 in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC had total liabilities of \$309,540 of which \$309,540 was current liabilities. That leaves MYHMC with a total fund balance of \$3,655,200 of which \$2,633,770 is unrestricted net assets. For the month of June, total operating revenue was \$115,760 and operating expenses were \$97,980 such that net income was \$17,780. Year-to-date gross revenues were \$710,320, and total expenses were \$446,730 which yielded \$263,700 in net income. The 2020 Financial Audit has been completed and the Corporation received a clean audit.

2) Mr. Rodgers gave the report from the Economic Redevelopment Committee. He proposed that MYHMC use the Hackett Group (an urban planning consulting firm that has been used by the Morial Convention Center) to perform a sixty (60) day feasibility study with respect to the development of the old restaurant parking lot site for a total cost not to exceed \$15,000. The proposed scope of work includes various items such as potential legal and financial structures, possible uses for the property development opportunities, and revenue potential. Mr. Halpern asked several questions with respect to what will be included in the consultant's report. Mr. Rodgers said that he

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will schedule a conference call with the consultant to discuss their deliverables. Mr. Halpern, Ms. Graves, and Mr. McConnell said that they want to be included on the call, and Mr. Whited will get with Mr. Rodgers to schedule the call. Subject to the discussions with the consultant, Mr. Halpern said that this could be placed on the August Meeting Agenda as an Action Item.

3) There was no report from the Environmental Quality Committee.

4) Mr. Whited gave an overview of the proposal for security cameras for the Security and Safety Committee. The proposal from Active Solutions which has been circulated to the Board starts at the entrance to West End, includes the marina entrances, Breakwater Dr, to the "Point", and the Boat Launch area. It is divided into three (3) phases such that the first phase covers the entrance to West End, the cameras around both entrances to the marina along with the computer system required for all the monitoring. His recommendation would be to proceed with phase one even though it is above the current budget for cameras. The cost might be able to be reduced by possibly deferring the installation of some of the cameras. He introduced Brad Giacone with Active Solutions who prepared the proposal.

Mr. Giacone explained that from a procurement standpoint, Active Solutions has a State contract (which the City also uses) that covers all the items listed in the proposal, and that phase one includes the server and the software. Although the system will be independent such that it can be viewed by MYHMC's security staff, it will also tie into the City's system that is monitored at the real time crime center when there is a call for service.

Mr. Whited will writeup a proposal for phase one that will include the specific details and the cost so that it can be placed on the August Agenda as an Action Item.

Mr. Amacker asked about the ability to monitor the system on a 24/7 basis as well as the system's storage capacity. Mr. Whited responded that hopefully as income continues to grow, MYHMC will have the ability to monitor the system 24/7. Mr. Giacone said that the video server will have the capacity for 30 days of storage.

Mr. Cuccia said that while many of his concerns have been addressed, he does not understand the need for cameras all along Breakwater Dr. with blinking lights that he considers to be very annoying. Mr. Giacone said that the cameras can be programmed to have a solid blue light in residential areas. Mr. Halpern said that between now and the next meeting he would like to schedule a call with Mr. Rodgers, Mr. Cuccia, and Mr. Giacone to discuss Mr. Cuccia's concerns with the lights on the cameras.

5) Mr. Kerry Cuccia gave a presentation of the proposed City Council Ordinance with respect to Breakwater Park and West End Park for the "Quality of Life Committee". He drafted the proposed ordinance which was distributed to the Board to assist MYHMC with the management of the West End Area as well as to create some regulations that can be enforced by security and law enforcement. Currently, the existing Boat Launch Ordinance regulates the public's access to the Boat Launch from 5 AM to 9 PM. He looked at the existing City Ordinances and found that the ordinance that regulated the use of City Park could be adapted to regulate the use of West End Park and Breakwater Park

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from sunrise to sunset while not restricting access to the yacht clubs and the commercial uses in the West End Area. Mr. Rodgers said that he had met with Mr. Cuccia several months ago to discuss the proposed ordinance, and he is supportive of modeling it after the City Park Ordinance since it is a residential area and will help to minimize traffic after closing hours. Mr. Halpern said that he would like to get more input from the Board, and that he will schedule a meeting with Ms. Uddo, Mr. Rodgers, Ms. Graves, and Mr. Cuccia so that it can be presented as an Action Item at the August Board Meeting.

6) The Executive Director's Report was presented by Mr. Casey:

- A) The Certificate of Substantial Completion has been issued to Savarino Construction for their work at the Boat Launch, and All South Consulting Engineers is waiting on them to provide a clear lien certificate in order to closeout that portion of the job.
- B) TKTMJ has temporarily demobilized from the Breakwater Dr./Park job while they are waiting on DPW to approve the "Point" upgrade plan and the change order.
- C) New Orleans Yacht Club (NOYC) has signed a contract with Battco Construction for the installation of the ADA chairlift. Battco has started some minor demolition work while they are waiting on the issuance of the building permit by the City.
- D) As mentioned by Mr. Rodgers the 2020 Financial Audit was completed in June, and there were no issues or exceptions. A presentation by Ericksen Krentel will be scheduled for a future meeting.
- E) The 2022-2026 Capital Budget Request was heard by the staff of the City Planning Commission on June 30th. Miguel Viteri with Capital Projects recommended adding a request for \$375,000 in 2022 for a playground structure in Breakwater Park. Mr. Cuccia commented that Breakwater Park was intended to be an open passive park, and that it would be better for a structure to be located near the parking lot for the future fishing pier. Mr. Casey confirmed that was the location that Miguel recommended. Mr. Cuccia also asked about the striping of Breakwater Dr., and Mr. Casey responded that is an item that TKTMJ will complete when they remobilize and return to the site.
- F) Mr. Casey read the following statement: "Over the past approximately ten (10) years, I have enjoyed working with the MYHMC Board, various Committees, fellow staff members, Capital Projects, engineers, and contractors in being part of the team involved with the reconstruction of the Harbor and the redevelopment of the West End Area which has been one of the most challenging development projects that I have been associated with during my 40+ years in the development

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business. I appreciate having had the benefit of being able to participate in the recovery of West End since I had the opportunity to crew for a number of sailboat owners during my younger years. Due to an ongoing medical condition, I have decided to submit my application for retirement effective August 31st. Once again, I would like to thank everyone that I have had the opportunity to work with in assisting to bring West End back”.

Other Comments and Issues from the Board and the Public

Mr. Halpern thanked Mr. Casey on behalf of the Board for everything he has done for MYHMC over the years.

Adjournment

On a motion by Mr. Forbes 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, August 10, 2021, at 6:30 p.m.