

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting
Monday July 18th, 2022, 6:30 PM
Municipal Yacht Harbor Administration Building
1st Floor – West Meeting Room
401 North Roadway Street
New Orleans, LA 70124

PRELIMINARIES

1. Meeting Called to Order 6:30 PM by Mr. Hammond

Attendance was taken by Dr. Criddle. Board Members Present:

Akeisha Tircuit

Tim McConnell (Arrived Late)

Christopher Hammond

Mark Heck

Monya Criddle

Roger Watkins

2. There was an amendment to the agenda to add an action item to consider a motion to accept the recommendation of the Rules and Standards Committee regarding the construction plans of boathouse 50 and boathouse 96. Motion carries unanimously.
3. Approval of May 10th regular board meeting minutes. Motion by Mr. Watkins, Second by Mr. Watkins. Motion carries unanimously.
4. The amended agenda was presented by Mr. Whited.

ACTION ITEMS

1. Presentation of 2021 MYHMC Financial and Statewide Agreed Upon Procedures (SAUP) Audit by Eriksen Krentel –

Mike Caparotta CPA of Eriksen Krentel presented the audit. In summary, there was an unmodified opinion on the financial statements dated June 24, 2022. A fairly stated “in relation to” opinion on the schedule of compensation, benefits, and other payments to agency head. Condensed financial position statements are available by request. Auditor’s tests regarding the Internal Control Communications by the Government Auditing Standards resulted in no material weaknesses, significant deficiencies, or instances of noncompliance material to

the financial statements. There were no exceptions to the Louisiana Legislative Auditor Statewide Agreed-upon Procedures. The financial statements disclosures were neutral, consistent, and clear. There were no difficulties or disagreements with management while performing the audit.

A board member asked if this result was similar to previous years, and was answered in the affirmative. There were no deficiencies found in the previous audits performed by Eriksen Krentel. There were no additional comments. Mr. McConnel has arrived and will now preside over the meeting. Motion to accept the audit by Mr. Watkins, Second by Mr. Hammond. Motion carries unanimously.

2.

Resolution authorizing the execution of a contract with Burglass and Tankersley, LLC for General Legal Services. No Comments from the board. Motion by Watkins, Second by Hammond. Motion carries unanimously.

RESOLUTION

(Authorizing the Execution of a Contract with Burglass and Tankersley, L.L.C.)

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, it had previously been proposed to MYHMC by the Law Department of the City of New Orleans that there may be occasions when outside counsel is needed to provide legal services to MYHMC; and

WHEREAS, the Legal Committee of MYHMC had interviewed several firms from the City of New Orleans’ approved list; and

WHEREAS, the firm of Burglass and Tankersley has agreed to provide legal services to MYHMC in accordance with hourly rates as provided in the Maximum Hourly Fee Schedule of the Office of the Louisiana Attorney General, dated on February 8, 2016 for public bodies set forth below:

\$225.00 per hour for attorneys having experience of ten years or more in the practice of law

\$175.00 per hour for attorneys having experience of five to ten years in the practice of law

\$150.00 per hour for attorneys having experience of three or five years in the practice of law

\$125.00 per hour for attorneys having experience of less than three years in the practice of law

\$60.00 per hour for paralegal services

\$40.00 per hour for law clerk services;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of MYHMC hereby authorizes its President or its Executive Director to enter into a contract with

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of July 18th, 2022

the firm of Burglass and Tankersley for general legal services not to exceed \$15,000. July 18th 2022.
3.

Resolution Authorizing a 15% Boat Slip Rate Increase Starting January 1st 2023.
Mr. McConnell noted that the rates increase will have to go before city council and read the resolution:

RESOLUTION

(Authorizing Boat Slip Lease Rates for Municipal Yacht Harbor beginning 2023)

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 leasing boat slips in and the management of the New Orleans Municipal Yacht Harbor (MYH); and

WHEREAS, MYHMC is responsible for the development of Boat Slip Lease Rates for Municipal Yacht Harbor; and

WHEREAS, MYHMC’s staff researched and analyzed current market forces, increasing expenses, and inflationary forces to recommend a 15% increase in slip rents for all boat slip leases renewing or starting January 1st 2023.

NOW, THEREFORE, the Board of Directors of MYHMC authorizes and adopts the “Proposed Boat Slip Rates to begin January 1st, 2023” which is attached as Exhibit “A”, and requests that the New Orleans City Council approve the Proposed Rates.

July 18, 2022

EXHIBIT “A”

Municipal Yacht Harbor

Proposed 2023 Boat Slip Lease Rates in Municipal Yacht Harbor

Slip Size	Proposed 2023	
	Current 2022 Quarterly Rates	Rates (15% increase)
30	\$442.90	\$509.34
35	\$515.00	\$592.25
40	\$772.50	\$888.38
45	\$849.75	\$977.21
50	\$952.75	\$1,095.66

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of July 18th, 2022

55	\$1,055.75	\$1,214.11
60	\$1,133.00	\$1,302.95
65	\$1,339.00	\$1,539.85
70	\$1,442.00	\$1,658.30
80	\$1,545.00	\$1,776.75
90	\$1,725.25	\$1,984.04
100	\$1,905.50	\$2,191.33

Water and a dock box are included in the Boat Slip Lease Rental Rate.

Electricity is not included in the Boat Slip Rental Rate.

Posted Rates include a 3% City Tax

Mr. Whited explained the slip rate justification. It has been three years since the slips rates were adjusted. Insurance expenses increased this year by over \$70,000. Multiple staff positions are to be filled and will increase our operating expenses. Total revenue increase with the slip rate increase will be approximately \$150,000. A market analysis shows we will be approximately 3% higher than Orleans Marina. Market analysis shows we are competitive locally and regionally we are in the middle of wide variations.

This rate increase will be communicated via renewal letter or new lease. It would be announced as soon as city council approves.

Watkins commented on the numbers. We are \$102,000 under budget for payroll. Total net over income is \$190,000 so this is a good move.

Typically, it will take three months to get the ordinance through city council. No comments from public.

Motion by Mr. Heck to pass the resolution. Second Mr. Watkins. Motion passes unanimously.

4. To consider a motion to accept the recommendation of the Rules and Standards Committee regarding the construction plans of boathouse 50 and boathouse 96. Mark Heck relates that the Rules and Standards committee reviewed the plans with our in house architect and states that the committee will make a recommendation to approve the plans for boathouse 50 and boathouse 96. Mr McConnell states there is a motion from the committee to approve boathouse 50. There are no comments from the board. There is a comment from the public stating that he is concerned about the length of the deck per the plans. There is a motion to approve the plans if it is in compliance with the rules, there are no exceptions, pending review of plans by in house architect. Motion by Mr. Watkins, second by Mr. Heck. No more comments. Motion carries unanimously.

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of July 18th, 2022

There is a motion by committee to approve the plans for boathouse 96. There are no comments from board members or audience. Motion carries unanimously.

INFORMATION ITEMS & DISCUSSION ITEMS

1. Financial Report (Mr. Watkins)

As of June 30th, 2022, MYHMC has total assets of \$4,311,100 with current assets of \$3,117,000 and the bulk of which is in the form of cash of \$3,107,700 in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$156,300 of which all are current liabilities (and that consists primarily of accrued sick and annual leave of \$85,200). That leaves MYHMC with total equity of \$4,154,800 of which \$3,654,800 is unrestricted net assets. For the month of June MYHMC had revenues of \$146,700 and operating expenses of \$115,100 which resulted in Net Income of \$31,500. Year to date revenues are \$863,300 with total expenses of \$587,000, resulting in a year to date profit of \$276,300. Current slip occupancy is at 92%. Underbudget for \$102,000 for payroll and benefits which will be move closer to budget number as we hire staff. This shows that we will not be as profitable as the positions are filled. There are no questions.

Motion to accept the report by Mr. Hammond, Motion carries unanimously.

2. Director's Report (Mr. Whited)

Director's Report 18-July-2022

1. Deputy Director Hiring: We are pleased to announce the hiring of Ariane Robinson, formerly of the City of New Orleans CAO's office will be serving as the Deputy Director position. She will start August 1st.
2. The Point: The Point project is under administrative review due to upcoming FEMA deadlines. I will continue to monitor the progress as it becomes available.
3. Boat Launch and Pump-out Dock:
4. The pump-out dock is now operational. The boat launch lights are operational. I am waiting for the sign installer to have availability to install the launch ordinance and hours signage. We will start closing the launch gates after the signs are installed. Camera update?

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of July 18th, 2022

4. Marina: The Marina is currently at 92% occupancy with a steady flow of transient vessels. MYHMC staff is currently working the waiting list and filling slips. Cox will cover the installation cost of the wifi system for the marina except for the poles mounted to the floating dock. They are still working on their construction plans but we are moving forward.
5. West End Park: Nothing new to report.
6. Fishing Pier: An A and E Firm (Mark Design) has been selected and the next phase of the project is moving forward.
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.
8. Marina trash and waste pickup – Trash pickup has returned to mostly normal schedule. We are still moving forward with other plans such as permanent cans and a dumpster site.

Mr. McConnell thanked the executive board for their work to hire Ms. Robinson and noted the rigorous standards which were used to score and interview the nine qualified applicants.

3. Unfinished Business (Mr. McConnell)

Mr. McConnell related that Mr. Shaheer resigned from the board and the mayor's office will appoint a new board member.

4. Economic Redevelopment Committee (Mr. McConnell) Have not had a meeting. Mr. McConnell is waiting on the mayor's office to determine the next steps for the development of the restaurant site.
5. Quality of Life Committee (Dr. Criddle) Held a virtual meeting with members of the committee. Three areas to focus on. Maintenance and upkeep – Dr. Criddle met with Mr. Whited for an update. Grass, weeds, and trash are working more on schedule. Signage – stating rules for boat launch and park – staff is currently working on adding signs and developing verbiage. Dr. Criddle also discussed possibilities of a covenant and the difficulties of enforcing rules by staff due to the only option being notice of eviction. No comments from the board or audience.
6. Safety and Security Committee (Mr. Hammond) A meeting is scheduled for Tuesday August 2nd at noon. We will discuss cameras, signage, and safety concerns. Mr. Hammond stated he is always available when needed. Would like to be preemptive with this committee. Mr. McConnell noted that we are hiring

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting of July 18th, 2022

additional security and maintenance, so the area has staff 24 hours a day. No comments from the board. One comment from the audience, when are the gates going to be closed? Is there going to be more supervision- there appeared to be drug selling, use of the boat launch for other reasons other than launching boats. Requested more security. A comment from another member of the public commented that there was no signage what kind of rules will be instated for the parking lot. Mr. McConnell stated that we would research the kinds of signage needed, and the plan for a comprehensive use plan for the park and boat launch. Mr. Watkins noted that a good time to hash this out is in the committees.

ADDITIONAL ISSUES PRESENTED FROM THE BOARD OR FROM THE AUDIENCE

A comment from the public that it would be a good idea to use the restaurant site as a trailer storage. It could add income and allow additional security. Could make it happen quickly. Mr. McConnell noted that the site is obligated to the contractor – staff will inquire with the contractor what we can do to start using the site. Mr. McConnell would like to have the economic development committee to look to this. Another comment from the public noted that many of the trailers belong to the boathouse owners. Would like the staff to enforce the provision of the rules to put the owners in violation of their lease.

Another item from the public from Charles Marsala has an update regarding the development of the Restaurant site. Had concerns about the possible proposed high rise commercial and condo development. Would like it to be open space. Mr. McConnell stated that there has been no communication regarding this development.

DATE & TIME OF NEXT MEETING
Tuesday August 9th and 6:30 PM

MYHMC Admin Building; 1st Floor – West Meeting Room

401 North Roadway Street

New Orleans, LA 70124

ADJOURNMENT

Motion by Mr. McConnell, seconded by Mr. Watkins. Motions carries unanimously.