

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 14, 2015

6:30 p.m.

Lake Vista Community Center, 6500 Spanish Fort Blvd, New Orleans, Louisiana

The meeting was called to order at 7:05pm and requested a roll call by David Halpern.

Board of Directors Present:

Ashlyn Graves
Howard Rodgers
Warner Tureaud
Alva See
David Halpern

Board of Directors Absent:

Reginald Smith
Connie Uddo
Shannon Sims
Thomas Forbes

A quorum was present.

There were no amendments to the agenda.

The agenda was approved and adopted on a motion by Ashlyn Graves, seconded by Alva See and the motion was unanimously carried.

On a motion by David Halpern, seconded by Ashlyn Graves, and unanimously carried, the minutes from the regular meeting of June 9, 2015 were approved.

Action Items: None.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The owner of boathouse #19 has provided the required items in order to obtain the extended lease, and it is going through the approval process with the City Attorney's Office. The City Council Ordinance allowing the extension of the three (3) leases that expire in 2019 has been drafted by the law department. As per Mr. Tureaud, boathouse #21 sold for \$225,000 and it has a lease that expires in 2019. The 3% transfer fee yielded \$6,750 to MYHMC.
2. The FEMA Update was presented by Mr. Tureaud. There will be a meeting on the 23rd of July with The Capital Projects Administration. FEMA has requested that the City conduct a marina market feasibility study that will address slip sizes and the mix of slips for a reconstructed facility. The Department of Purchasing issued an RFP for the study on May 22nd and three proposals have been received from Jones Lang LaSalle, Applied Technology & Management (ATM), and Moffatt and Nichol. Purchasing will conduct an Evaluation Committee Meeting on Friday, July 17th to rank the proposals. Members of the Committee include the City's Chief Administrative Officer, the Chief Financial Officer, Taylor Casey, Wayne Bloom, and Miguel Viteri. FEMA will not execute an agreement with the City of New Orleans resolving the claim until the study is completed and presented to them for their review. MYHMC does not have any additional information other than it is moving forward as quickly as possible to get a firm under contract to conduct the study.

A question was asked if any of the three firms have the capability to provide advice for the non-marina commercial portion of the property? Mr. Casey responded that MYHMC staff has seen several studies online that have been performed by Moffatt & Nickel where they have prepared reports for multi-use commercial developments such as hotels and restaurants that are associated with marinas. They recently completed a major multi-use marina/commercial development study in Washington D.C.

Mr. Casey stated that the FEMA Harbor Claim does not include the restaurant parking lot, and Mr. Tureaud said that the City and FEMA are primarily interested in slip sizes, the mix of slips, market rental rates, and other operational information pertaining to the Harbor. In the interest of time and the associated cost of the study, MYHMC wants to get this report completed as quickly as possible so that the FEMA Claim can get resolved.

A question was asked concerning the estimated cost of the study. Mr. Casey said that the fee proposal is submitted in a separate envelope from the "scope of work" response to the RFP. Although the responses to the RFP "scope of work" proposals have been distributed to the members of the Selection Committee, the fee proposals will be opened by Purchasing at the Committee Meeting on Friday. Mr. Tureaud said that the 2015 MYHMC Budget includes a line item amount of \$50,000 to have the study performed which is based on research previously performed by the Board.

A suggestion was offered concerning slip sizes that are going to be proposed by the consultant. Perhaps the Slip Owners Association and the marina users can circulate by email or paper copy a listing of 30', 35', 40', 45', 50', 60', and 70', etc. slips where they can check a box and make comments so that a poll can be obtained from the users of the Harbor with respect to potential desirable slip sizes. Mr. Tureaud said that MYHMC has had offers from SYC personnel to assist with a survey and members of NOYC and the Power Squadron will also be included in the process. Mr. Casey said that the RFP requires that the consultant who is chosen is required to meet with boat brokers and slip users and other stake holders in the area in addition to gathering information with respect to competing marinas relative to the monthly/quarterly charges for slip fees.

3. The Financial Report was presented by Mr. Casey. MYHMC has total assets at the end of June of \$3.4 million of which \$3.39 million are current and the bulk of that is \$3.2 million in the form of cash at Capital One Bank. On the liability side, MYHMC has a total of \$856,700 of which \$505,000 are long-term which are NOAA Revenue Bonds that are in deferment. Current liabilities total \$352,000 with the major item being accrued interest of \$191,000 on the bonds. That leaves MYHMC with unrestricted net assets of \$1,459,000. For the month of June, total income was \$73,515 with ordinary expenses of \$70,140 yielding net operating income of \$3,375 along with an additional (\$3,800) in other interest expenses. The total income for June was approximately \$1.00. For the year-to-date through the end of June, total revenues were \$360,900 and ordinary expenses were \$348,500 which amounts to net income of \$12,400. Net other income amounted to (\$20,000) such that the total net loss was (\$7,600) for the year-to-date.
4. The Economic Redevelopment Committee Report was presented by Mr. Rodgers who stated that last month a meeting was held and the Committee is still in the information gathering stage with the City concerning the old restaurant parking lot.
5. Mr. Casey presented the Executive Director's Report. There were three topics:
 - 1.) The Purchasing Department will conduct an Evaluation Committee Meeting on Friday, July 17th at 11AM to rank the proposals that were received in response to the marina market feasibility study RFP;
 - 2.) A public hearing will be held tomorrow afternoon by the City Planning Commission with respect to MYHMC's 2016-2020 Capital Budget. It includes the anticipated funding of the harbor FEMA claim; and
 - 3.) On June 25th official notices to vacate were placed on vessels on the East side of the Harbor.

Other Comments and Issues from the Public:

None.

Adjournment:

On a motion by Howard Rodgers and seconded by Alva See, the meeting was adjourned at approximately 7:25pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, August 11, 2015 at 6:30 p.m. at the Lake Vista Community Center.