

New Orleans Municipal Yacht Harbor Management Corporation
Regular Board Meeting
Tuesday, March 12, 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: 6:32pm by Tim McConnell.

Attendance was taken by Monya Criddle. Board members present:

Tim McConnell

Mark Heck

Monya Criddle

Wendy Washington

Ryan Banks

Roger Watkins

2. Motion to adopt agenda as posted by M. Heck. Seconded by R. Banks. Motion carried unanimously.

OFFICIAL ANNUAL MEETING – Annual meeting is held every March where we accept the nominations for committees of the Board.

ACTION ITEMS

1. Election of Officers by T. McConnell
Current Nominations by committee
 - a. President – Timothy McConnell
 - b. Vice President – Christopher Hammond
 - c. Secretary – Monya Criddle
 - d. Treasurer – Roger Watkins

With no additional nominations from the board, all nominees are accepted unanimously.

2. Resolution thanking Jessica Addison for her service to the MYHMC Board by T. McConnell

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, Jessica Addison has been volunteering actively at the Municipal Yacht Harbor Management Corporation as a member of the Board of Directors of the MYHMC; and
WHEREAS, Jessica Addison has worked very closely with the MYHMC Board and Staff providing consistent and uninterrupted dedication to the MYHMC; now therefore
RESOLVED, the Board of Directors of MYHMC expresses its heartfelt thanks to Jessica Addison for her service, leadership, and guidance that she has provided to the New Orleans Municipal Yacht Harbor Management Corporation.

March 12th, 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 12th of March 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 M. Heck. Motion carried.

3. T. McConnell: Would like a motion to reorganize committees and committee schedules. Usually some of the same topics come up at different committee meetings so we have talked about combining committees so we are not having repetitive discussions. Of course, any safety and security issue will become a quality of life issue. Merging the two committees will allow us to get better feedback and not duplicate efforts.

Motion to combine QOL and Safety & Security committee by M. Heck, seconded by M. Criddle. Motion passed unanimously.

The set dates for these committee meetings are: May 14, 2024, August 13, 2024, November 12, 2024, February 11, 2025.

Finance committee meetings are set for June 11, 2024, September 10, 2024, December 11, 2024 and March 11, 2025.

All dates will be published to the website in advance of meetings.

C. Hammond: Who will be the chair person for the QOL committee?

T. McConnell: That has not yet been set. We recently changed the bylaws and we are still going through that process waiting on legal review and signature. We will announce that at the next meeting.

Committees are only Board members. One of the things that the new bylaws allow is for employees to be added to committees. When items come up in committee, the committee will take a vote to bring it to the full board for adoption.

UNFINISHED BUSINESS by T. McConnell

At the last meeting the big green easy study that was done by the city of New Orleans was brought up. The study came out two days prior to our last meeting so we asked the public to give us some time to actually look at it which was a 205 page report. The City wants to come up with a unified plan to secure more funding so they are looking at what parks are developed versus what parks are not developed. They are looking at what the parks are used for and where they are located. The plan set forth is in the very beginning stages and has a long way to go for its development. One of the items that were mentioned is that the City wants to investigate the transfer of ownership and management of West End Park to the City. The study talks about the creation of a new Chief Park Planning Officer which has not yet been created but this person would oversee all of the planning and funding for all city parks. The study notes that we are the only major community over 250,000 in population that does not have this position. We have Parks and Parkways and NORDC that manage most of the city's green space. They are looking to bring all of the parks under one umbrella. I have not been able to get in touch with anyone with the City that is aware of what this means specifically for us here at West End. The consultants have had very brief conversations with us. They wanted to know what do we do how do we operate and what allows us to operate the way that we do. If the City decides to adopt this recommendation, then we will do what we can to help with the transition. We are also mentioned in the study as being a destination park with a #2 priority. By definition, a destination park is iconic and serve the whole community in addition to visitors. These parks belong to everyone, bring people together for community-wide events, for tourism and economic development. The City did an economic development study last year that was published so the study mentions that we are one of the future economic development districts. We have yet to see what that means for us. Everyone is well aware that we are already looking at economic development. We have a committee. We've hired a consultant, and we're well into that. Whatever steps they take, whether they leave us intact, move it to a new management model, the work we're doing will just be passed on to whoever will be running it. We will continue to move forward with development and have our meetings as promised and if management changes, we will pass on the toolbox to the next entity.

M. Heck: It would be interesting to see what they define as West End Park. I don't think MYHMC would cease to exist. We would still proudly be responsible for it. I'm thinking it'll just be the green space.

M. Criddle: Will the study be used in pursuit of the RFQ? Who's using this study?

T. McConnell: No. The City is using this study to determine how to manage green spaces with the resources that they have and obtain additional resources. They were like citizens to be able to walk to a park from their house within a 30 minute walk.

2. FINANCIAL REPORT by Roger Watkins

As of February 29, 2024, MYHMC has total assets of \$17,343,000 with current assets of \$15,829,000 and the bulk of which is in the form of cash of \$3,372,000 in two accounts at JP Morgan Chase Bank. Net fixed assets total \$1,343,000. 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 \$13,221,000 of which \$457,000 are current liabilities consisting mainly of accounts payable and accrued expenses of \$75,400, unearned revenue of \$203,700 and accrued annual leave and sick leave of \$147,300. 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 \$4.12M of which \$3.62M is unrestricted net assets. For the month of February, MYHMC had revenues of \$181,500 and operating expenses of \$187,500 which resulted in a Net Loss of \$6,000.

Motion to accept the financial report by M. Heck, seconded by R. Banks. Motion passes unanimously.

3. DIRECTOR’S REPORT by Bryan Whited

1. Notice of Fireworks for Wednesday Night Racing opening. Wednesday 7:45 PM
2. Staff Hiring: Grounds Patrol Officers – fully staffed with three.
3. Fishing pier: No update
4. Sale of Boathouses: Council ordinance introduced on first read last Thursday. Once the ordinance is approved, we will move forward with auctions. Details will follow.
5. West End Park and Breakwater Park: Continuing with site upgrades –Drinking fountain work in progress and spigot work in progress.
6. Permit issues: No Change
7. 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.
8. Marina: WiFi – concrete pads installed in preparation for pole delivery and installation. – no change
9. QOL requests: no update
10. 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.

11. West End Development Expenses

2023 West End Development Expenses	\$65,666.85
2024: \$29,270	

Company	Invoice Date	Expense
Stone Pigman	1/23/2024	\$2,220
Stone Pigman	2/29/2024	\$27,050 includes Stone Pigman expenses to HR&A and Ehrhardt Group

T. McConnell: What payment methods are accepted for the trailer storage lot?

B. Whited: Credit cards, check, or ACH payment. We are using the same management system that we use for the wet slips.

M. Criddle: What about the trash cans discussed at the last meeting.

B. Whited: Yes, they were picked up and removed.

M. Criddle: We also discussed pressure washing, signage for dogs and additional trees being cut now and in the future.

B. Whited: At the last meeting we discussed the contractor cutting the trees that were defined in the contract. One of the boathouse owners said that their trees were skipped. I did an inspection of all the trees along the boathouses and none of them appeared to need any trimming. In the future we can make sure to include the rest of the trees.

T. McConnell: With the inspection, it looked like the contractor had trimmed two out of the five trees because only two of the trees needed trimming.

M. Criddle: The meetings that HR&A are having with the public officials, are you attending those meetings?

B. Whited: Yes.

M. Criddle: What does those meetings look like? What is being discussed? What's the purpose of those meetings.

B. Whited: To inform the political stakeholders of what's going on so that when they're ready to start taking public input, they're aware of what's happening.

M. Criddle: How many elected officials do they have to meet with before we can move forward with the next step?

T. McConnell: At least five. They certainly need to reach out to the officials whose district it falls in.

R. Watkins: Can you share what officials have already had meetings?

B. Whited: We've met with Joe Giarrusso.

M. Criddle: I know that there may be a challenge with schedules and availability but what does the timeline look like to get these meetings done? It seems that we should have some sense of urgency to get these meetings done.

T. McConnell: They have only been ready to present something for about a month so they are just now starting to ask to meet with them. I've met with Giarrusso and I know there's a meeting with Liljeberg coming up so I don't anticipate it being a long time. Keep in mind that the stages went into session so hopefully, they can get a meeting with Hilfery's office soon.

For clarity, the land that we are referring to that is usually referred to as the "restaurant area" is clearly under our management. The land in Orleans parish is managed by MYHMC. The property in Jefferson Parish is state property. The land in New Orleans is also state property but it is leased to the City and subleased to MYHMC for management. Jefferson parish does not have an agreement to manage that property with the State. This means that anything that is developed in that area will require an agreement between Orleans/MYHMC, Jefferson and the State. Hilfery has put forth legislation that will allow for an agreement to lease that property to someone. No matter what happens, everyone will have to agree. Although we are developing this RFP, before it goes out it will still be considered a draft. Everyone will still need to take a look at it to determine if they will accept the contents of the RFP or request a meeting for changes.

4. RULES AND STANDARDS – NO MEETING

5. QUALITY OF LIFE – NO MEETING

6. SAFETY AND SECURITY – Meeting held today. No public attendees showed.

We had discussion on the signage discussed at the last meeting with regard to Friends of West End. This is currently in the works. We have also made a request for speeding signs.

Meeting adjourned with motion by R. Watkins.

Next Meeting: Tuesday, April 9, 2024 at 6:30PM

NOYC

403 N. Roadway Street, 2nd Floor