

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 10, 2015

6:30 p.m.

First Baptist Church, 5290 Canal Boulevard, New Orleans, Louisiana

The meeting was called to order at 6:40pm and requested a roll call by Ric Smith.

Board of Directors Present:

Ashlyn Graves
David Halpern
Howard Rodgers
Reginald Smith
Thomas Forbes
Warner Tureaud

Board of Directors Absent:

Alva See
Connie Uddo
Shannon Sims

A quorum was present.

There were no amendments to the agenda.

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

On a motion by Ashlyn Graves, seconded by Ric Smith, and unanimously carried, the minutes from the regular meeting of February 10, 2015 were approved.

Action Items:

Ashlyn Graves discussed the Report of the Nominating Committee and the election of Officers as follows: Warner Tureaud ó President, Ashlyn Graves ó Vice President, Ric Smith ó Treasurer, and David Halpern ó Secretary.

The Board Members were given the opportunity to offer any comments or additional nominations.

On a motion by Ric Smith, seconded by Thomas Forbes, and unanimously carried, the action item "Election of Officers" was approved.

Information and Discussion Items:

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. The owners of boathouse #115 on North Roadway Drive along with their architect recently met with Wayne Bloom and Taylor Casey to discuss their proposed construction plans. It is anticipated that they will submit plans to be reviewed in the next month or two. Several discussions have been held with Ms. Rebecca Dietz (Executive Counsel) with respect to the extension of the three boathouse leases that expire at the end of 2019. A report is currently being prepared summarizing the situation for Ms. Dietz.
2. The FEMA update was provided by Mr. Casey. In October 2014, the Governor's Office of Homeland Security (GOHSEP) submitted the R.S. Means Report to FEMA, and the Capital Projects Administration (CPA) also submitted Sizeler's 98% completed harbor construction documents to GOHSEP and to FEMA for their review. Capital Projects is continuing to wait for a final decision from FEMA. MYHMC has been informed by Capital Projects that the harbor claim has been elevated to FEMA's Region 6 office in Texas.

The MYHMC's FEMA Claims Committee met with Miguel Viteri at CPA last week. As per Mr. Viteri, the "Take Over" agreement for the construction of Boathouse #93 is in routing through the City's electronic system and it should be executed in April so that the new contractor can start work.

Capital Projects recently issued a notice to proceed to Sizeler for preliminary design plans for the fishing pier and the restroom facility which they should furnish to Capital Projects in April.

3. The Financial Report was presented by Mr. Ric Smith. MYHMC has total assets at the end of February of \$3,455,000 of which \$3,435,000 were current and of those current assets \$3,357,000 was in cash at Capital One Bank. On the liability side, MYHMC has a total of \$886,000 of which \$505,000 is long-term NOAA bonds and the current liabilities of \$381,000 are accrued interest on the NOAA bonds and unearned revenue from prepaid lease payments of \$72,000. That leaves us with an unrestricted fund balance of \$1,462,000. On the income side for the month of February, MYHMC had \$73,000 in total income and ordinary expenses of \$52,000 which yielded \$22,000 in ordinary income and there was other expense consisting of accrued interest of \$3,000. The net income was positive at \$18,000. (It was positive because there was \$20,000 in boathouse transfer fees). For the year-to-date from January through February, total income was \$127,000 and total ordinary expenses were \$110,000. Net income was \$17,000 and other expenses totaled \$7,000 such that net other income totaled \$10,000. There is finally some movement on the Goldenberg bankruptcy which includes Boathouse #127. A partial payment in the amount of \$1,500 has been received by MYHMC and it looks like Bank of America is getting involved in the process to take possession of the boathouse such that it can ultimately be sold.
4. Mr. Casey presented the Executive Director's Report. There were six topics: 1.) The contract for the 2014 Audit with Wegmann Dazet has been executed and the audit is underway; 2.) The Cooperative Endeavor Agreement (CEA) between MYHMC and the Louisiana Department of Wildlife and Fisheries for the grant to repair the Breakwater Drive Boat Launch has been executed by the State Office of Facility Planning and Control; 3.) The Non-Flood Protection Asset Management Authority has provided MYHMC with a Memorandum of Understanding (MOU) for the use of the Lake Vista Community Center for the monthly Board Meeting. Insurance certificates have been ordered and it is anticipated that the April 14th Meeting will be held at the new location; 4.) With respect to the future leasing and development of the restaurant parking lot, last week Mr. Casey met with Ms. Fletcher at Real Estate and Records and she is looking through their files for a survey of the property; 5.) It has been helpful having the NOFD's fireboat on site in the harbor. Two college students were rescued by NOFD during the Mardi Gras Regatta on February 21st; and 6.) The Leukemia Cup Regatta will be held on March 21st and 22nd. In addition to this event, the Leukemia and Lymphoma Society is sponsoring "Take the Lake Floatilla" on Sunday afternoon March 29th on the Lake at the Bayou St. John inlet.

Other Comments and Issues from the Public:

Ric Smith asked if anyone had heard any additional information concerning plans to rebuild the "Dock" restaurant. Mr. Casey replied by saying that he had not heard any new information about the proposed construction other than the story that was in the news several months ago with respect to a proposal to rebuild on the old Fitzgerald's site.

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Ric Smith also mentioned that there had been an article in the newspaper that anticipated that the 17th St. Canal Pumping Station would be completed in April of 2016. Mr. Casey said that he would contact PCCP (the contractor) to arrange for an updated presentation at a future Board Meeting on the status of the construction and the use of the lay-down area. Mr. Smith said that there is a certain amount of lead time in order to develop a plan for the old restaurant parking lot. Mr. Tureaud also added that MYHMC will have to obtain a site valuation study and present it to the City Council in order to receive approval to lease the site.

There was another question about an inventory of the actual property that will ultimately be available for lease by MYHMC. Mr. Casey said that he met with Ms. Fletcher at Real Estate and Records last week and asked her to research their files to see if she could locate any surveys showing the area owned by the City and the area owned by Jefferson Parish. Mr. Casey is also attempting to obtain a current survey from the contractor. It is important to note that within the green space islands on the West side of the parking lot, there are signs with arrows pointing downward indicating where Jefferson Parish claims the Parish Line to be. Mr. Tureaud said that a dialogue should be started between the Board and Jefferson Parish with respect to the future development of the parking lot since it is jointly owned by the City and by Jefferson Parish. Mr. Casey suggested that MYHMC should include Ms. Rebecca Dietz along with the City's External Governmental Affairs Department in any Parish to Parish discussions.

Howard Rodgers asked about the status of the construction the first floor of the Administration Building. Mr. Casey said that he recently spoke with Miguel Viteri with Capital Projects and there are still some unresolved issues between the Law Department and the bonding company. Capital Projects has instructed Sizeler to prepare revised construction plans outlining what work still needs to be completed along with the existing deficiencies that need to be corrected.

Warner Tureaud appointed Howard Rodgers to chair MYHMC's Economic Development and Revitalization Committee. Mr. Tureaud also appointed David Halpern, Connie Uddo, and Ashlyn Graves as members of the Committee. Kerry Cuccia, President of the Boathouse Owners Association, volunteered to serve on the committee in an ex-officio capacity. In the future a report from the Economic Development and Revitalization Committee will be added as a discussion item to the Board's Agenda.

Adjournment:

On a motion by Ric Smith and seconded by Ashlyn Graves, the meeting was adjourned at approximately 7:25pm.

Date and Time of next meeting:

The next meeting is scheduled for Tuesday, April 14, 2015 at 6:30 p.m. at the Lake Vista Community Center.