

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING**

**February 8th, 2022**

**6:30 PM**

**Virtual Meeting**

The meeting was called to order at 6:36 PM and requested a roll call by David Halpern.

**Board of Directors Present:**

David Halpern  
Howard Rodgers  
Thomas Forbes  
Ashlyn Graves  
Connie Uddo  
Keith Amacker

**A quorum was present**

There were no amendments to the agenda.

On a motion by Mr. Rodgers, seconded by M. Uddo, and unanimously carried, the agenda was approved and adopted.

The agenda was presented by Mr. Halpern.

On a motion by Ms. Graves, seconded by Ms. Uddo and unanimously carried, the minutes of the January 11th, 2022, meeting were approved.

**ACTION ITEMS**

1. Update on Executive Director Position (David Halpern): Three candidates were interviewed. Mr. Rodgers, Mr. Forbes and Mr. Halpern interviewed the first candidate. Mr. Forbes and Mr. Halpern interviewed the second candidate (Mr. Whited). And Mr. Halpern interviewed the third candidate himself due to scheduling conflicts. Mr. Halpern would like to meet with all the board members to give impressions and discuss the options. Mr. Halpern and Mr. Bloom separately received request from the same person to submit a resume after the posting had been taken down. Mr. Halpern asked the board if their thoughts regarding accepting more candidates or were the three qualified candidates enough. Ms. Ashlyn asked to how many applicants were received total. Captain Amacker

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confirmed three was enough. Mr. Rodgers also confirmed three was good. The board concluded that it was not necessary to open the application process for additional candidates.

Mr. Halpern concluded that a meeting with a board to discuss these three qualified applicants is necessary and they should be ready to select the applicant at that point. He asked Mr. Whited to research the proper meeting protocol for HR and Hiring.

2. Resolution: MYHMC will allow an exception to the Harbor Rules and Regulations to allow Tulane Sailing Team to affix approximately 80' of floating docks to the floating marina.

Bryan Whited introduced the coach of the Tulane Sailing team, Charles Higgins, and stated he be available to answer any questions after the resolution is described. Mr. Whited stated that according to the Harbor Rules and Regulations, it is not permissible to attach objects to the floating docks, so an exception must be allowed to attach the EZ dock floating dock system. Mr. Rodgers made a motion to approve the resolution and Mr. Forbes seconded. Captain Amacker had reservations about how the attachment of the EZ dock would affect the buoyancy and stability of marina docks as both of these issues are of extreme importance, especially in heavy weather. Mr. Whited stated he would ask the Marina dock manufacturer for their input before approving this installation. The resolution gives the executive director the final say in the specific installation plan of the docks and this would be resolved with further input from both dock manufacturers. Coach Higgins stated that they would comply with any installation requests and hurricane plan requirements put in place by the harbor. Captain Amacker still had reservations and wanted to table the resolution. Since the motion had been made and seconded it was put to a vote. Captain Amacker opposed, all other in favor. Motion passes. Mr. Whited stated he would follow up with the dock manufacturers to alleviate Captain Amacker's concerns.

## **INFORMATION ITEMS**

1 The January 2022 Financial Report was presented by Mr. Rodgers.

As of January 31st, MYHMC has total assets of \$4,341,700 with current assets of \$3,134,300 and the bulk of which is in the form of cash of \$2,981,000 in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$416,300 of which all are current liabilities (and that consists primarily of unearned revenues of \$279,400 and accrued sick and annual leave of \$78,800). That leaves MYHMC with total equity of \$3,925,300 of which \$3,120,800 is unrestricted net assets. For the month of January MYHMC had revenues of \$133,600 and operating expenses of \$86,800 which resulted in Net Income of \$46,800.

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5) Economic Redevelopment Committee:

The Hackett Group gave an initial presentation regarding the redevelopment of the former restaurant site in the West side of the MYHMC management area. They mostly discussed peer water front developments and overall goals. The presentation is available by request from MYHMC staff.

6) Environmental Quality Report: Mr. Forbes discussed the problem of several boathouse having a sewer smell in their area. MYHMC staff has contacted all boathouse owners and focused on some specific boathouses with suspected sewerage damage. All boathouse owners have stated they will have plumbing inspections and make repairs if necessary.

7) Quality of life committee: Ms. Uddo stated that she met with the CNO project manager and the Parks and Parkways landscape architect to give ideas to the engineer. Mr. Whited stated, Design advisor committee meeting is scheduled for February 16<sup>th</sup>. We will have new comments on the Draft proposal from All south engineering to make the point a pedestrian area with parking on the north side of the street. Once these comments are given to all-south, They will rework the plans and work will resume.

8) Security and Safety Committee: Nothing new to report

9) The Director's Report was presented by Mr Whited:

1. The Point: Design advisor committee meeting is scheduled for February 16<sup>th</sup>. We will have new comments on the Draft proposal from All south engineering to make the point a pedestrian area with parking on the north side of the street. Once these comments are given to all-south, They will rework the plans and work will resume.

1. Boat Launch: Operational except for the lights. The electrical platform is complete and Entergy has started the approval process and has asked the electrical contractor for the required documentation they need.

1. Marina: The Marina is currently at 84% occupancy. MYHMC staff is currently working the waiting list and filling slips. Phase 1 of the security system is complete and running. We are beginning the prep for phase 2 which requires the completion of the boat launch lighting. Cox has developed a field proposal for WIFI for the docks. It is currently going through Cox approvals. Pump out – same as boat launch.

1. West End Park: Staff is starting the process for a plumbing and electrical survey of the park.

1. Fishing Pier: An RFP is going out this month for a new Architecture and Engineers firm. MYHMC staff is working on an insurance estimate and operational estimates for planning purposes.

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1. Appraisals of BH 127, 31 and SYC additional lease area are underway. MYHMC has provided the appraiser with information he has requested. We will move forward as quickly as possible regarding the new lease with SYC and selling the boathouse properties.

**Other Comments and Issues from the Board and the Public**

**Adjournment**

On a motion by Mr. Rodgers and seconded by Ms. Graves, the meeting was adjourned at approximately 7:46PM.

**Date and Time of Next Meeting**

The date and time of next meeting will be March 8<sup>th</sup>, 2022 at 6:30 PM in the First floor of the MYHMC admin building at 401 North Roadway Street or virtual depending on current COVID 19 situation.