

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING

November 17, 2020

6:30 PM

Virtual Meeting Via Teleconference/Video Conference

The meeting was called to order at 7:02 PM and requested a roll call by Ashlyn Graves.

Board of Directors Present:

Warner Tureaud
Ashlyn Graves
Reginald Smith
Connie Uddo
Jennifer Heebe
Thomas Forbes
Howard Rodgers
Eli Feinstein

Board of Directors Absent:

David Halpern

A quorum was present

Mr. Tureaud read the following statement that was posted on the Board Meeting Agenda:

In accordance with R.S. 42:17.1, the New Orleans Municipal Yacht Harbor Management Corporation (MYHMC) will convene a Regular Board Meeting on Tuesday, November 17, 2020 at 6:30 PM virtually via a telephone/video conference call.

The telephone/video conference call is accessible for observation by the public by following the participant instructions as listed above.

Public comments on an agenda item may be submitted in real time during the meeting via email to whbloom@nola.gov from thirty (30) minutes prior to commencement of the meeting and until action on an agenda item upon which a vote is to be taken, in accordance with La. R.S. 42:14(D). Public comment submittals should include the commenter's name and who they represent. All public comments on agenda items will be properly identified and acknowledged during the meeting and are limited to what can be read in two minutes.

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There was one (1) amendment to the Agenda:

Mr. Smith offered a motion to defer Action Item #2 (“Resolution Approving Revisions to the Harbor Rules and Regulations”) to the December Meeting. The motion was seconded by Mr. Forbes and it carried unanimously.

On a motion by Mr. Smith, seconded by Ms. Graves, and unanimously carried, the agenda was approved and adopted.

The Agenda was presented by Mr. Tureaud.

ACTION ITEMS

1. On a motion by Ric Smith, seconded by Tom Forbes, and unanimously carried, a Resolution was adopted “Approving the Final Construction Plans for New Orleans Yacht Club (NOYC)”.

INFORMATION ITEMS

1) The October 2020 Financial Report was presented by Mr. Smith. At the end of October, MYHMC had total assets of \$3,701,620 with current assets of \$2,990,340 and the bulk of which was in the form of cash of \$2,887,770 in two accounts at JPMorgan Chase Bank. On the liability side, MYHMC had total liabilities of \$342,350 of which \$342,350 was current liabilities and the bulk was unearned revenue of \$180,000. There are no long-term liabilities listed on the Balance Sheet due to the fact that the balance of the NOAA Bonds in the amount of \$505,000 were paid in full in October. That leaves MYHMC with a total fund balance of \$3,359,270 of which \$2,324,930 is unrestricted net assets. For the month of October, total operating revenue was \$100,660 and operating expenses were \$75,320 such that net income was \$25,340. Year-to-date gross revenues were \$913,140, and total expenses were \$612,780 which yielded \$225,250 in net income.

2) Mr. Rodgers presented the Economic Redevelopment Committee Report. He said that currently there are no major movements relative to discussions between the City and Jefferson Parish with respect to an agreement to develop the old restaurant parking lot site. He mentioned that he had some discussions with the New Orleans Business Alliance prior to the “pandemic” with respect to the short-term rental of space on the first floor of the Administration Building.

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- 3) Mr. Forbes discussed the Environmental Quality Committee, and reported that he has not heard from Boathouse Owners on N. Roadway with respect to any sewer issues. Mr. Casey mentioned that he was informed that the East Parking Lot on the extension of N. Roadway (where S&WB replaced a water distribution line) is scheduled to be paved starting on December 14th.
- 4) Ms. Uddo said that there was no report from the Quality of Life Committee.
- 5) Mr. Rodgers said that there was nothing new to report from the Security and Safety Committee.
- 6) The Executive Director's Report was presented by Mr. Casey:
 - A) The proposed amendment to the Lease for Boathouse #96 was discussed in the Rules and Standards Committee earlier this evening, and an email was sent to the Board yesterday outlining the possible adjustments to the Lease Rate for an additional ten (10) feet of width to be added to the East side of the site.
 - B) NOYC will be moving forward with the installation of the ADA approved chairlift as per the Board's Resolution approving the construction plans.
 - C) NOYC has expressed an interest in leasing the Western side of the first floor of the Administration Building in addition to the area needed for the chairlift (subject to MYHMC's need for storage space). They propose to use the space for a conference room (which is being eliminated on the second floor with the installation of the chairlift) and to install fenced areas that could be leased to their members for the storage of sails and non-flammable items. Mr. Rodgers suggested that MYHMC look at the possibility of developing and leasing some of the area for storage.
 - D) The West Electrical Platform is under construction, and the bulk of the structure is scheduled to be completed the week of Thanksgiving. Miguel Viteri (Capital Projects) currently anticipates the completion of the West side electrical by the end of December subject to Entergy's construction schedule.
 - E) MYHMC is working with Miguel Viteri and the Law Dept. on the amendment to the CEA with the City in order to transfer funds to the City this year as well as next year to cover non-FEMA eligible Harbor repair costs.
 - F) MYHMC's 2021 Budget Hearing was held before the City Council on Tuesday, November 10th, and Councilman Giarrusso asked some detailed questions with respect to the Operating Budget and insurance matters which allowed more time for me to give the presentation.

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- G) The Breakwater Dr./Park construction is progressing, and Capital Projects currently projects that it will be completed in the second quarter of 2021.

Other Comments and Issues from the Board and the Public

Mr. Forbes mentioned that he has joined the Community Sailing Center as a Family Member.

Mr. Tureaud said that someone with Community Sailing will get with the members of the City Council to address the related questions that they asked during MYHMC's Budget Presentation.

Mr. Frank Scurlock (owner of Boathouse #30) discussed problems that he has had as a result of the renovation of Boathouse #29. Mr. Scurlock informed the Board that Dr. Stuart Phillips (owner of Boathouses #27 and #28) has filed suit against Mr. Kurt Heitmeier (owner of Boathouse #29). He commented that he believes that the City's Dept. of Safety and Permits should condemn Boathouses 29 and 30.

Adjournment

On a motion by Howard Rodgers and seconded by Jennifer Heebe, the meeting was adjourned at approximately 8:25 PM.

Date and Time of Next Meeting

At this point in time as a result of Emergency Due to COVID-19, The Board of Directors has not determined the date of the next Board Meeting of MYHMC.