

**New Orleans Municipal Yacht Harbor Management Corporation**  
**Regular Board Meeting**  
**Tuesday, October 10, 2023, 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: 6:30pm by Tim McConnell.

Attendance was taken by Tim McConnell. Board members present:

Tim McConnell

Christopher Hammond

Jessica Addison

Keith Amacker

Mark Heck

2. Motion to adopt agenda as posted by C. Hammond. Seconded by M. Heck. Motion carried unanimously.
3. Approval of September 12, 2023 regular meeting minutes and Safety and Security meeting minutes. Motion by C. Hammond, seconded by T. McConnell. Motion carried unanimously.

**ACTION ITEMS**

Resolution to approve the 2024 budget to be submitted to City Council for approval.  
Motion by committee to approve 2024 budget.

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, in the Fall of each year MYHMC must submit to the Chief Administrative Officer of the City a budget for the ensuing calendar year, which said budget is drawn together with the other budgets of the City and submitted to the City Council for consideration; and

WHEREAS, the MYHMC 2024 Budget documents have been reviewed by the Board; and

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of MYHMC approves the 2024 Budget.

### **October 10, 2023**

K. Amacker: Group hospitalization has gone down considerably. Why is that?

B. Whited: Those items are tied to salaries. In 2023, we projected having more staff members, which is why we anticipated those benefits being higher.

K. Amacker: Why is there no budget for tree cutting services?

B. Whited: The last standard tree trimming was in 2022. Based on the recommendations of the arborist, we wouldn't have to do trimming for three to five years. We would only be doing safety trimming after a storm and that will come out of our hurricane budget.

Motion to approve 2024 budget is approved unanimously.

#### **1. FINANCIAL REPORT by Bryan Whited**

As of September 30th, MYHMC has total assets of \$17,372,600 with current assets of \$3,548,900 and the bulk of which is in the form of cash of \$3,317,300 in two accounts at JP Morgan Chase Bank. Net fixed assets total \$1,357,800. 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 \$13,021,900 of which \$257,100 are current liabilities consisting mainly of accounts payable and accrued expenses of \$93,200 and accrued annual leave and sick leave of \$138,900. 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 \$4,350,700 of which \$3,850,700 is unrestricted net assets. For the month of September, MYHMC had revenues of \$178,100 and operating expenses of \$133,400 which resulted in Net Income of \$44,700. Year to date revenues are \$1,660,400 with total expenses of \$1,310,900 resulting in a year to date profit of \$349,900. The harbor's occupancy is at 94%.

#### **2. DIRECTOR'S REPORT by Bryan Whited**

Cameras at the point are installed and functioning

Staff Hiring: Continuing to interview.

Fishing pier: No Change

Sale of Boathouses: Outside council is working on new lease and drafting ordinance to present to City Council.

West End Park and Breakwater Park: Volunteer cleanup crew did great job. MYHMC, Shawn was working that day to provide assistance and MYH provided a roll off dumpster which the volunteer crew filled. Thanks to Lee Henderson for organizing. Current projects underway – pond, water fountain was replaced – overall plumbing will be repaired next. ZETA FEMA claim complete, except for interior lighting tops replacement, after these are installed, electrical repair to these circuits and large shelter will commence.

K. Amacker: For clarification, you are speaking of the drinking fountains?

B. Whited: Yes.

K. Amacker: What about the big fountain?

B. Whited: I have received no directives from the Board to proceed with those repairs. The full repair was upwards of \$2M.

T. McConnell: There was discussion of maybe a donation from the family who originally invested in it. We have received no updates.

Marina: Wifi pole contract completed – met with engineer, reviewed, and asked for design changes. We have been looking into grants – most recently a marina debris removal but it ended up not being feasible due grant minimums. Thank you to Mr. Marsala for the other grant recommendations, we will look into them.

#### West End Development Expenses

Company	Invoice Date	Expense
Stone Pigman	2/28/2023	\$4,740.00
Stone Pigman	3/28/2023	\$4,870.00
Stone Pigman	4/25/2023	\$420.00
Stone Pigman	5/31/2023	\$2,160.00
Stone Pigman	6/26/2023	\$3,030.00
Stone Pigman	7/31/2023	\$480.00
Stone Pigman	8/30/2023	\$1980.00
Stone Pigman	9/27/2023	\$90.00
Total West End Development Expenses		\$17,770.00

Public comment by Charles Marsala: Lee is applying for a grant to plant trees around the lagoon. He planted a few cypress trees 2-3 years ago and they are doing well.

3. RULES & STANDARDS COMMITTEE: Did not meet.
4. UNFINISHED BUSINESS: None.
5. ECONOMIC REDEVELOPMENT COMMITTEE by Tim McConnell

We will have a community meeting on October 26, 2023. We will have feedback from HR&A for the development of the RFQ. We will post relative information to the event on our website within the next two days.

J. Addison: What time and where will the meeting be held?

T. McConnell: The time has not yet been confirmed. The location will be determined based on the number of people we expect to attend. We will be doing media outreach and publishing the information in the newspaper. We are expecting to have over 100 people in attendance.

J. Addison: I'm not sure how we expect to have several hundred people in attendance with only a two-week notice.

T. McConnell: HR&A is using a professional company to do the outreach. I have high hopes that they will be successful. If not, we will have our core group of people there and they will receive the information. The location will definitely be in the Lakeview area.

K. Amacker: Did HR&A suggest the October 26 date?

T. McConnell: Yes.

K. Amacker: So they believe the two week notice will be sufficient to have the outcome we desire?

T. McConnell: Yes. This is something that has been brought up at every meeting for months. I said we will have a committee meeting once we have something to present. That is what is happening. This Board has promised that we will give the community an opportunity to provide feedback on the RFQ. We need to have this meeting so that we can continue to make progress.

K. Amacker: Is it correct that HR&A will attend virtually?

T. McConnell: Yes. We will also have our attorneys present.

K. Amacker: Could they be persuaded to attend in person?

T. McConnell: For them, this particular meeting will be virtual. This is only to develop the qualifications. They will be here in person for the RFP meeting.

J. Addison: I am not in opposition to the meeting but to the lack of time the public is being given to attend the meeting.

M. Heck: The City regularly has meetings like this where there are no more than two weeks notice. People have been asking for this meeting for months. If this meeting is important to them, two weeks is enough time to make arrangements.

J. Addison: I am thinking of the people that are passionate about this project and would like to attend the meeting but have already planned to be out of town. Will the public be given the opportunity to attend the meeting virtually as well?

T. McConnell: The public will not be able to attend virtually but will have an opportunity to submit questions in writing prior to the meeting.

J. Addison: I don't think it's fair to give the public two weeks notice and we are the ones that have to attend the meeting in person. HR&A can pick any day they want because all they have to do is log on the computer. If we are not going to give the public the option to be virtual, HR&A needs to provide some flexibility.

K. Amacker: I think the two-week notice is adequate given the mass communication we have available now.

T. McConnell: There usually aren't public meetings for RFQ's so we have had to push very hard because we've promised this group that they would have input.

Public Comment by Charles Marsala: I think that Joe Giarrusso and Jennifer Van Ranken should speak on the CEA with clarification regarding the development and the restriction or non-restriction of housing. No one is speaking on this issue.

T. McConnell: Not exactly true. The CEA is nonexistent. It is expired. The only entity that signed it, (that I'm aware of) is the City Council. The State nor Jefferson Parish signed it. That's not to say that our governmental partners do not have a say in the matter. They absolutely do. All parties will have to sign off on the RFP. Our goal is to get off of zero and develop a draft RFP to send to the State and Jefferson Parish for feedback. I would ask you to direct your question regarding housing directly to Giarrusso.

C. Marsala: I have the signed 2019 CEA on my website.

T. McConnell: It is expired. Therefore, it is no longer valid.

C. Marsala: There was a penalty clause in the agreement for non-renewal of the contract. Shouldn't they have said something to the public about why they let the contract expire?

T. McConnell: I think those questions should be directed to the government officials you are referring to.

C. Marsala: Since the issue of housing has not been resolved, I think that is something HR&A have to consider when developing the RFQ.

J. Addison: Who said the contract was expired?

T. McConnell: The date on the CEA.

M. Heck: Jeff Schwartz has stated that they are working to finalize the terms of the agreement, but it is not currently a priority.

C. Marsala: The CEA was for one year. It was on the agenda to be renewed and then it disappeared from the agenda with no explanation to the public.

Public Comment by Mike Gertler: Could you be more specific regarding the qualifications for the RFQ?

T. McConnell: I think that question would best be directed to HR&A.

M. Heck: HR&A would need to outline how they're going to request qualifications. Typically, it's a very general subject where you are asked to provide relevant experience. For this project we would want to look at successful water-based developments. The next part of the project would be proposals. We would get input from the community and the selected qualified entities would build a proposal based on feedback.

J. Addison: The meeting on the 26<sup>th</sup> will be for community input for HR&A to put together the RFQ. If you would like the developer to have experience in "xyz", this would be the time to vocalize that input. For specifics concerning what is going to be built, that part is going to come at the RFP.

6. QUALITY OF LIFE n/a

7. SECURITY & SAFETY by Christopher Hammond

Next meeting will be held in December.

Motion to adjourn at 7:07pm by J. Addison, seconded by M. Heck. Motion carried.

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**Date & Time of Next Meeting :** Tuesday, November 14, 2023| 6:30 PM

NOYC 2<sup>nd</sup> Floor