



# MUNICIPAL YACHT HARBOR SLIP TENANTS' ASSOCIATION, LLC

P. O. BOX 850572  
NEW ORLEANS, LA 70185  
info@NOHarborTenant.org  
[www.NOHarborTenant.org](http://www.NOHarborTenant.org)

## WINTER 2009 NEWSLETTER

We are finally ready to beginning slip leases for those who were successful applicants for a temporary slip lease on the West Pier. The list is posted on our web site for your review. This is the list that will be used to prepare the leases for signature in March. These assignments contain all changes that have been approved through the required process through the MYHMC board meeting of February 9. This list now locked down until the lease signing process starts next month.

**If your name is not on this list and your boat is presently on the West pier, you must move your boat to another pier by February 26th.** Eviction notices will be issued after that date for unauthorized boats on the west pier and the process will begin to have those boats still remaining towed so that successful temporary slip applicants can move into their assigned slips.

For those who have been assigned slips, the process will proceed as follows:

- 1) Individual slip lease packages are being prepared and will be complete by the end of February. The package will contain several complete lease forms (a copy of which is on our web site), a copy of the Harbor Rules and Regulations (a copy of which is on our web site), and an acknowledgement that you have received them.
- 2) During the month of March, the Slip Tenants Association will set several dates to meet with successful tenants, provide them with packages and receive the executed documents back; we will notify you of these dates well in advance. **At that time, you will be required to supply a copy of your insurance policy on your boat in full compliance with the insurance provisions contained in the lease. Please see the attached lease form and make certain that your insurance is in compliance as we have been advised that no deviation will be allowed from this requirement.** In addition, the remainder of your lease fee will be collected at that time; your annual and semi-annual lease fee is contained on the attached list. For your information, you must pay at least the semi-annual amount (less the deposit you have already paid) at the time of lease signing. Personal checks, cashier's checks and money orders will be accepted in payment; **cash will not be accepted.** For your information, the annual lease fee was calculated at \$25 per foot of length overall (LOA) of your boat, rounded up to the next full foot.
- 3) If the column titled "Process Complete" has an "N" for your boat, it can be for one of two items that must be completed prior to lease signing. If the column titled "Regist/Doc Rec'd" has an "X", we do not reflect having received the documentation and/or registration on your boat or you may have had a transfer of ownership in process. Please bring a copy of the proper document with you to the signing. See the lease section for documentation requirements to make sure you are in compliance. If the column titled "Boat Inspection OK" contains an "N", it means

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that we wither could not find your boat when we went searching for it back in December (it may have been out of the harbor or you may have given us the incorrect slip number on your application) or there may have been something that may have had us question whether its condition met the terms of the resolution authorizing this process. To cure this issue, we will ask you to move the boat to the dock at the Harbormaster's office under its own power. In the case of a sailboat with a motor, it may use either form of power to make that trip.

4) If you had a slip lease before Katrina and still have past due amounts unpaid, these amounts must be paid prior to signing your slip lease.

5) **Successful applicants have until 3/31/09 to complete this process; if they do not, their slip will be reassigned to an eligible applicant on the Waiting List.**

Through this process, 162 leases have been awarded in 158 slips. Of the successful applicants, 50 will remain in the same slip where they presently reside on the West pier. That means 112 applicants will have to move their boats into West pier slips which, in turn, means that 112 boats will have to vacate the slips where they presently reside. There will certainly be issues with these moves. We are asking everyone (both successful and unsuccessful applicants) to have patience with this process. If you have been assigned a slip on the West pier **and you are willing and able to comply with the terms of the Lease and Harbor Rules and Regulations,** you may move into your assigned slip whenever it becomes vacant, even before signing your lease.

For the 112 successful applicants who are not staying in their current slips, please be patient during the eviction process. Evictions will be registered by slip number, so it is possible that an eviction notice will be posted on your boat during the process. If that happens, do not get excited; just email me with the slip number you are in and we will remove it from the list. While the notice process will be done by MYHSTA volunteers, many boats are not clearly marked and it may be impossible to tell for sure if you belong in the slip.

Now, as to the unofficial but best information we have at present, here is what will be happening in the harbor:

1. In March, the final applications should be in FEMA's hands to start the official process of determining whether the harbor will be rebuilt or repaired. This process takes about 90 days.
2. In March, various dredging permit applications will be filed; approval is expected to take about six months.
3. In August, contracts for demolition, dredging and construction should be put out for bids.
4. In November, contracts should be awarded with work beginning about 60 days later and continuing for 10-12 months.
5. January, 2011, harbor open for business.

The big unknown is whether the work in the harbor will be phased or will be done as one continuous project (the decision being driven by cost). If it is done as one project, we should expect to vacate the harbor around November of this year and not be able to return until the harbor is open for business. This is not the most desirable outcome for any of us, but this is not an issue we are going to get to vote on and we all must keep our eye on the goal of a completely operational and modern harbor when the project is finished.

We will look forward to seeing all of you at the meeting of August 2<sup>nd</sup>. Look for further updates on a more frequent basis. In the meanwhile, check our new web site [www.NOHarborTenant.org](http://www.NOHarborTenant.org)

Ric Smith.  
President