BOARD MINUTES

THE HARBOR CENTER BOARD
THURSDAY, AUGUST 7, 2025, 9AM
100 HARBOR CENTER BLVD. SLIDELL, LA 70461

The meeting was called to order at 9:02 am by Board Chairman, Mr. Mark Myers.
Invocation: Mr. Eric Calvin led the prayer and Pledge of Allegiance.

Ms. Victoria Paz performed roll call. Present: Grant Black, Kevin Davis, Mark Myers, Kathleen Wilkin, Eric Calvin, Glen Boyer, Troy Brackett, and Linda Larkin. Absent: Kurt Bozant, Donna O'Daniels, Darrell Smith, Athena Tzuanos, Don Thanars, Greg Ireton. Staff present: Victoria Paz, Jessica Hester, Jessica Smith and Judi Chase. There was no guest or public comment.

Approval of Agenda: Mr. Black moved to approve the agenda and Ms. Larkin seconded with all in favor.

Approval of Minutes: Ms. Wilkin moved to approve the July 10, 2025 minutes, Ms. Larkin seconded with all in favor.

Treasurer's Report: In Mr. Ireton, the Treasurer's, absence, Ms. Paz went over the financial statements through August 1st. First Ms. Paz briefed the Board on the balance sheet and then the P&L Previous Year Comparison. Overall income exceeded budget on multiple income accounts and we are ahead of budget on total income as of August 1st. Then Ms. Paz moved on to expenses, reporting that expenses are over budget on wages, which she will discuss in more detail during the budget meeting. Additionally, Ms. Paz reported that most of the contingency budget stems from the retro-fit project and that we are trying to make up for the gap in net income. Mr. Brackett moved to approve the Treasurer's report and Ms. Wilkens seconded with all in favor.

Old Business - Highway Sign Update: Ms. Paz reported that the issue with the sign had been resolved and stemmed from an incomplete setup at initial install of the new modem when it was installed in January. It was discovered that a majority of the panels on the sign were black and needed service. Daktronics told us the sign is very old, not worth saving and we should just get a new sign. Ms. Wilkin asked Mr. Davis what advice he has regarding the impasse with the sign. Mr. Davis recommended leasing a sign instead so that they would be the ones to maintain and repair it. This idea was agreeable to the Board. The board discussed sending a letter to Signlite to address issues and concerns with the sign and the troubleshooting. Mr. Myers also agreed that leasing a sign is the best way to move forward. Ms. Paz will report an update next month with options.

New Business – Budget Committee Update: Ms. Paz stated that the Budget Committee has had its first meeting in July and will conduct a second meeting to continue budget discussions regarding the remainder of the year. Ms. Paz went over items that were discussed as they pertained to labor, potential contract savings, and updates to rental pricing.
Mr. Davis mentioned that people still do not seem to know we are here. He'd like to talk to Mr. Jabbia at STPSB regarding graduations. Mr. Davis recommended pursuing a development district and that he will meet with Mr. Jabbia to have a conversation about helping with acquisition to expand. Mr. Calvin mentioned that we still need an adjacent hotel. A $120K grant has been approved for a feasibility study for hotel and entertainment area.

General Manager's Report: Ms. Paz reminded the Board to complete the Ethics and Sexual Harassment Prevention training. Ms. Paz then spoke about raising money through the Community Partnership Advertising Program. The goal is to obtain a partnership with businesses and put a permanent ad wrap on the walls of the lobby or halls or on digital signage for a fee. Ms. Paz is getting options for the digital signage including a potential partnership with Social Pixel Marketing. Ms. Paz then stated there will be a meeting with parish legislators on September 4 to discuss funding opportunities. Ms. Paz informed the Board that residents in Lakeshore had approached THC to ask for help with the Lakeshore Roundabout Beautification Project and she'd refer to individuals and organization that may help. Ms. Paz then went on to say that our Business Open House is coming up on August 28 from 11am to 2pm and that we sent invitations to area businesses, legislators, and even Stennis in Mississippi. Ms. Paz then reported that we are striving to save money on our service agreements and that Michael has met with multiple landscapers and is awaiting quotes; the Tech Committee has received two quotes for IT systems and will review. Ms. Paz said we'd reapply for Capital Outlay funds for our ductwork that did not get approved in a previous session. We are having Michael get quotes for that project as well as paving the parking lot and a few other things to submit for Capital Outlay. For the other things that don't qualify for Capital Outlay such as tables and chairs, Ms. Paz spoke with Rep. Berault regarding an appropriations package for maintenance and equipment. Ms. Paz then spoke about Tri-Parish works and that our intern Jessica is leaving for college and we are getting a new intern, Austin, to help in marketing.

Sales Report: Ms. Hester went over the sales data and bookings for August and September. Ms. Hester reported that our Facebook followers are up 16 percent since January 2025 and then updated the Board on our Fox 8 brand awareness campaign. Jessica also notified the board of inquiries and booking, and associated revenues, with this Fox 8 campaign.

Commissioner Comments: Mr. Myers informed the Board of the next three Lobby Lounge entertainers and mentioned how much recognition and positive feedback he's received about THC staff at the Red Beans Cookoff. Mr. Myers also relayed that the new Lobby Lounge logo is getting positive feedback and that Lobby Lounge merchandise will be for sale soon.

Mr. Myers stated the next meeting is September 4, 2025.

Adjournment: Mr. Boyer motioned for adjournment with Mr. Davis seconding and then all approved to adjourn.

Respectfully Submitted,

Judi Chase