

New Orleans Municipal Yacht Harbor Management Corporation
Annual Board Meeting
Tuesday, April 14, 2026 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 6:32pm by Christopher Hammond.

Attendance was taken by Christopher Hammond. Board members present:

Akeisha Tircuit
Lydia Cutrer
Mark Heck
Roger Watkins
Wendy Washington - Late

2. Motion to proceed with agenda as posted by R. Watkins, seconded by A. Tircuit. Motion carried.
3. Approval of March 10, 2026, regular meeting minutes. Motion by M. Heck, seconded by R. Watkins. Motion passes unanimously.

ACTION ITEMS:

1. Consider a motion to approve Admin Building bathroom and shower floor coatings to repair areas peeling up, increase comfort and longevity and ease of cleaning to spend no more than \$20,000.

B. Whited: The coating that is currently in the restrooms specced by FEMA and it is not holding up well. The coating is coming up severely in the shower which also makes it difficult to clean. We would like to replace it with a higher quality coating we are currently getting bids to get this done it should be significantly less than \$20,000, but the \$20k threshold will give us some cushion. It should be somewhere within the \$10,000 range.

C. Hammond: Will this fall within our budget?

B. Whited: Yes.

Motion to approve \$20,000 threshold by M. Heck, seconded by R. Watkins.

2. Consider a motion to give MYHMC Executive Director authority to Cosign as property owner of Conditional Use Permit Applications for Commercial Short Term Rental for Boathouses along Breakwater Drive and N. Roadway Street.

B. Whited: The City changed its policy regarding commercial short term rentals which would apply to us, as we are not zoned as residential. The policy requires A conditional use permit that all owners must sign. The City Attorney Say that since we technically

own the water bottoms, we are counted as part owners of the property. We would have to co-sign the conditional use permit application as part owner. The City Planning Commission reached out to ask if we had any prohibitions against it. We said no. I sent a letter to city planning letting them know that we don't have any rules of rental prohibitions. We have not had any complaints regarding rentals since I've been here for the past 5.5 years. Since the application is essentially asking to change the zoning for that specific property, it needs to come before the Board. We do have the ability to change the boathouse rules and regulations following the procedures, which require board meetings and public votes. Therefore, It would not limit our ability in the future to make changes or put in additional restrictions. As stated before, several of the boat houses have been short-term rentals, and we have not had any issues.

C. Hammond: Is this a similar process for other government organizations that fall under "landlord" status?

B. Whited: City Planning didn't even know what to do, so I think it's new for everyone.

M. Heck: There's a IZD (Interim Zoning Districts) that has been put into place for any commercial transient property, including hotels. Until the IZD goes away, everything has to get a conditional use permit. A part of that process is getting the owners to sign the application so that tenants aren't making zoning changes without the owner's knowledge.

R. Watkins: I have lived next to a short term rental property within owner who lived in another country so I understand the troubles of trying to manage it from a distance. I'm curious to hear the experiences we've had with them already. Do people not call us because we can't enforce anything?

B. Whited: We have just had no issues to be reported. The tenants of the short term rental will still have to follow the boathouse rules and regulations, ex: quiet hours. We have received complaints about people being loud, but honestly, it's the Marina people that are being loud, and the boathouse owners are complaining.

R. Watkins: This would not lock us into anything, and we can come up with additional rules if needed?

B. Whited: Yes. If we were to start receiving complaints obviously, we can put policies into effect.

Public Comment by Lee Henderson: I live on N. Roadway and there are at least 1-2 rental properties out there and we've had no problems.

Motion to approve MYHMC's Executive Director authority to Co-sign as property owner for Conditional Use Permits relating to Short Term Rentals by Roger Watkins, seconded by Akeisha Tircuit. Motion passed unanimously.

Public Comment by James Cali: I am the lease holder of 8112/8114 Breakwater Dr. and I'm the one that put the request in for the permit. We started short term rentals back in 2016 with MYHMC's permission. I have two daughters that have spent every summer here since they were born. I currently live in Dallas, TX. I want to keep the two boat houses for my daughters. I've spoke with all of my neighbors regarding the rental and no one had any issues with me applying for the conditional use permit. The city Planning Commission has been amazing in helping me get this done. With your approval, hopefully we can get back on the docket in two weeks because this is financially killing me at the moment.

Public Comment by Rick Sinclair: Does the short-term rental request extend to the boat slips as well? Occasionally, I get people wanting to rent my slip for a week or two, and I usually just get a certificate of insurance from them.

B. Whited: The only requirement in your lease is to collect the person's insurance which you are doing; however, that would not be considered a short-term rental, so the city's policy wouldn't apply.

INFORMATION AND DISCUSSION ITEMS:

1. Financial Report by Roger Watkins

As of March 31, 2026, MYHMC has total assets of \$18,124,900 with current assets of \$4,376,400 and the bulk of which is in the form of cash of \$4,333,800 in two accounts, one at JP Morgan Chase Bank and the other at LAMP. Net fixed assets total \$1,182,100. Other assets include leases receivable of \$12,186,000 and deferred outflow of Pension Resources of \$375,700. On the liability side, MYHMC had total liabilities of \$13,016,600 of which \$313,400 are current liabilities consisting mainly of accounts payable and accrued expenses of \$81,000, unearned revenues of \$39,600 and accrued annual leave and sick leave of \$182,800. Long term Liabilities consisted of net pension liability of \$956,000 and \$11,747,200 for deferred inflow of long term leases. That leaves MYHMC with total equity of \$5,108,200 of which \$4,608,200 is unrestricted net assets. For the month of March, MYHMC had total revenues of \$215,700 with total expenses of \$156,000 which resulted in a Net Profit of \$59,800. Current slip occupancy is 95%.

Motion to accept the financial report by M. Heck, seconded by L. Cutrer. Motion carried.

2. Director's Report by Bryan Whited

1. IHRA Boat Racing was held over the weekend. We hosted the Personal Water Craft pit area at the boat launch which allowed us to make some money this year instead of spending a bunch like we did last year. For the most part I would call it successful and be happy to have them back with a few minor changes.

2. Derelict/abandoned boats – process continuing.

3. Pond upgrades and repair. I am putting together an RFP for a landscape architect for up to \$100,000 to create a plan for repairs and upgrades. We will likely have to move some money around in the budget to make these repairs once we get the proposals in. This item is important for the safety and overall health of the park.

4. Nutria removal – still monitoring

5. Lease of Boathouse 31: in process

6. A 7.5' alligator in the pond was removed by Wildlife and Fisheries on Friday. We will follow up if there are any other sightings.

--One thing to add, we did hire a replacement GPO, so we're back fully staffed with security. We also hired a second maintenance worker, so we're going to slowly move janitorial and custodial work in house to be able to provide better service. He'll be cleaning the restrooms and doing trash runs regularly.

West End Development – We’re currently working to finalize the CEA amongst Jefferson Parish, the City and the State, and a lease document from the State to MYHMC for the state water bottom portion of the property. We are also finalizing an RFQ that we hope to put out to the development community by mid-year. There will be two public hearings between the RFQ and RFP. Also, Rep. Stephanie Hilferty has authored HB 892 to establish an Economic Development District over the development site. The bill has not gone to the full session of the state yet. The District will be governed by a Board comprised of representatives from Orleans and Jefferson Parishes and will have the power to levy a sales tax within the district for purposes of funding infrastructure improvements and other economic development projects in and adjacent to the District. The funding to be provided by the District is necessary to render the site and its supporting infrastructure suitable for redevelopment by the privately funded developer that will be selected through the redevelopment process.

7. West End Development Expenses

2023 West End Development Expenses	\$65,666.85
2024: \$89,791	
2025: \$14,054	
2026: \$37,200	

Company	Invoice Date	Expense
Stone Pigman	1/25/2026	\$9,998
Stone Pigman	2/26/2026	\$19,987
Stone Pigman	3/27/2026	\$7,215

Public Comment by Rick Sinclair: Once the RFQ is done, does this body get rent from that land like everything else in the area?

B. Whited: Yes.

Rick Sinclair: The way the Hilferty’s press Release was worded, it looks like they can extend across the street into our park for the parking lots.

B. Whited: It has been stated multiple times that West End Park, the actual park - not the parking lot - will not be touched as part of the development. The wording is so that, for example, the money could also be used to repair a broken pipe outside of the development zone in the immediate area. The development will not extend across to the park.

Rick Sinclair: Do you have any information regarding how the site will be prepared, to get the soil hard enough to build on? I read an article that says it'll take about \$20 million to do that, and I don't think 20 million will touch it.

B. Whited: I'm not sure where that number came from, but the expenses will be paid for by the developer.

Public comment by Kerry Cuccia: I would like to discuss the growing use of Breakwater park such as the IHRA race, there was a movie filmed out there, and of course, the citizens' usage. Having these events are great and I want to commend Bryan on the way he handled what appeared to be a quickly emerging issue with the IHRA race. The participants in the race were parking in the boat launch and they started parking their trailers on the grassy area at the western end of Breakwater Park. I called him because I was concerned that private citizens would see those cars parked on the grass and they would follow suit. Bryan quickly jumped on the issue

and had the area roped off and added additional signage, which worked out perfectly. However, that doesn't stop damage from being done to the grass. If you go take a look out there, you will see how brown that area of the grass is as opposed to the grass everywhere else in the park. That is because vehicles and trailers are being parked there, such as when the movie was being filmed. They should either not be allowed to park on the grass at all, or there has to be a provision to remediate whatever damage is done. I have photos from when people were parking on the grass all the time of how abused the grass had gotten. If this continues to happen the grass will stop growing. Maybe that area needs to be roped off to give it some time to grow and get healthy again, maybe the area needs to be watered.

Secondly, I'm not sure what's going on with the second-to-last boathouse on Breakwater. They were given permission to use a portion of the area to lay down yards for construction. Now the area has been fenced off and there's nothing but scraps in it. It is not building material, just trash, and it's been sitting there for months. They need to get it cleaned up or get a dumpster to put the trash in.

3. Rules and Standards Committee: N/A
4. Unfinished Business: N/A
5. Economic Redevelopment Committee: N/A
6. Quality of Life and Safety Committee: Next meeting scheduled for May 12, 2026.

Motion for adjournment by M. Heck, seconded by R. Watkins at 6:59PM

Next meeting: Tuesday, May 12, 2026
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