

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF A REGULAR BOARD OF DIRECTORS MEETING**

**January 11, 2022**

**6:30 PM**

**Virtual Meeting**

The meeting was called to order at 6:32 PM and requested a roll call by David Halpern.

**Board of Directors Present:**

David Halpern  
Howard Rodgers  
Thomas Forbes  
Ashlyn Graves  
Tim McConnell  
Connie Uddo  
Keith Amacker

**A quorum was present**

There were no amendments to the agenda.

On a motion by Mr. Rodgers, seconded by Mr. Forbes, and unanimously carried, the agenda was approved and adopted.

The agenda was presented by Mr. Halpern.

On a motion by Mr. McConnell, seconded by Mr. Rodgers and unanimously carried, the minutes of the December 14, 2021 meeting were approved.

**ACTION ITEMS**

1. Update on Executive Directors Report: Wayne Bloom, one additional applicant in December to bring total of 3 applicants. The job posting has been removed per instructions from the board on or about January 1<sup>st</sup>, 2022. Mr. Halpern stated that he would like to schedule phone interviews by the executive board and the applicants before the next board meeting.

2. Resolution: Authorizing the Adoption of the West End Park and Breakwater Park Rules and Regulations.

Mr. Halpern asked Mr. Whited to give a brief overview. Mr. Whited stated that the rules were put together from using rules and ordinances used by City Park, NORD, and Parks and Parkways. Mr. Whited stated that they had been reviewed by Mr. Cuccia of the Boathouse Owner's association, who spent a substantial amount of time researching and providing a draft of the rules and regulations and reviewed by Council Member Uddo.

The rules are as follows:

West End Park and Breakwater Park—Rules and Regulations For the purposes of this article, the premises of West End Park are the area bounded by South Roadway, North Roadway, and West Roadway; the premises of Breakwater Park are the lakeside area of breakwater drive, beginning at the intersection of Breakwater Drive and North Roadway and is bounded by the Jefferson Parish line on the west, Lake Pontchartrain on the north, and the easternmost point of Breakwater Drive on the east. (M.C.S., Ord. No. 22155, § 1, 3-2-06) I. Hours of operation. West End Park and Breakwater Park shall be open to the public daily from 6:00 am to 9:00 PM at which time all persons must vacate the premises. (a) Overnight parking, walking, sleeping, and camping by individuals or groups is prohibited within the confines of West End Park and Breakwater Park except upon special written permission obtained from the New Orleans Municipal Yacht Harbor Management Corporation. (b) Any person found on park premises between the hours of 9:00 PM and 6:00 AM or without special written permission shall be considered to be disturbing the peace by their presence in such areas and shall be presumed to be doing damage to the grass, foliage, and other property of West End Park and Breakwater Park. (c) Exceptions to (b) above include special events extending beyond hours with written permission by the New Orleans Municipal Yacht Harbor Management Corporation, or a person actively launching or retrieving a motor or sailing vessel of at least six feet in length at the public boat launch area. Persons attending permitted special events are required to vacate the premises of West End Park and Breakwater Park within 30 minutes of the end of any such event.

(M.C.S., Ord. No. 22155, § 1, 3-2-06) II. Prohibition of certain activities. [from Art. VII, City Park, 106-301] It shall be unlawful for any person to engage in any of the activities herein below listed while within the confines of West End Park and Breakwater Park. Those activities which shall be unlawful unless specifically approved by the New Orleans Municipal Yacht Harbor Management Corporation are: (a) No individuals or groups will be permitted to purchase or sell any food, drinks or novelties within the confines of the parks, unless approved in writing by the New Orleans Municipal Yacht Harbor Management Corporation. (b) There shall be no trapping, hunting, discharging of firearms, or other noisemaking devices whatsoever in the park. (c) It is prohibited to injure, molest, or kill any bird or animal in the park. (d) No dog or other animal will be allowed to roam at large in West End Park, and Breakwater Park. Orleans Parish leash laws for dogs must be adhered to except in designated dog parks or "off-leash" areas. (e) It is unlawful to throw into the lake, lagoons, fountains and

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basins any rock, trash or any other object whatsoever. (f) It is prohibited to climb or get upon any tree, statue, fountain, fence, gateway, or railing within West End Park and Breakwater Park or to use any structure within those premises for other than the purpose for which it is intended, and in accordance with the regulations applying thereto. (g) It is prohibited to deface, injure, move or remove any sign, notice or label placed by park management within West End Park and Breakwater Park to write upon, deface, defile or otherwise injure any building, fence, fountain, seat, statue, gateway, wall, or other structure within those premises. (h)

It is prohibited to lie down upon, or to sleep upon, or overturn or damage any seat, bench, bridge, railing, or floor within West End Park and Breakwater Park. (i) No boisterous, indecent, or vulgar language will be tolerated, nor any public nuisance shall be permitted. Disorderly conduct, indecent exposure, profanity and excessive noise, music, and other sounds are prohibited. (j) Visitors are prohibited from cutting any flowers, destroying, removing or defacing any plants, grass, trees or shrubbery, or any other property in West End Park and Breakwater Park. (k) It is prohibited to bathe or wade in or enter any pool, lagoon, or fountain. (l) No horses or any other animals may be ridden anywhere within West End Park and Breakwater Park, except in areas where specific permission has been obtained from the New Orleans Municipal Yacht Harbor Management Corporation. (m) It is prohibited to drive or propel any motor vehicle at a greater speed than that posted, or to drive or propel any vehicle except in established driveways and in the direction indicated by signs, or to park any vehicle excepting in areas provided for parking and as designated by the New Orleans Municipal Yacht Harbor Management Corporation. i. Parking is prohibited on sidewalks, grass covered areas, and bare ground. ii. No boats, vessels, recreational vehicles, campers or trailer of any kind may be parked in any vehicle parking area or on any street within West End Park and Breakwater Park, except that a vessel's trailer and towing vehicle may be parked in a parking space in the boat launch area for as long as the vessel is actively being used on Lake Pontchartrain and its adjoining waters. iii. Motorized conveyances of any type (except those used for mobility assistance as required by the Americans with Disabilities Act) and skateboards are prohibited on the sidewalks and pedestrian areas.

(n) It is prohibited to drop, throw, scatter, or leave upon any part of West End Park and Breakwater Park any type of litter, except into receptacles provided for such purpose. (o) It is prohibited to leave any abandoned vehicle within the confines of West End Park and Breakwater Park. (p) It is prohibited to have an open fire in West End Park and Breakwater Park. Fires in barbecue pits or grill are allowed; however, caution should be taken in disposing of hot coals. It is prohibited to dump coals except in approved receptacles. III. Drug-free zone. [from Art. VII, City Park, 106-302] West End Park, Breakwater Park, and Public Boat Launch shall be designated as a drug-free zone, with no controlled substances allowed within the park. Access to West End Park and Breakwater Park Whenever the New Orleans Municipal Yacht Harbor Management Corporation finds it necessary to close the entrance to West End Park or Breakwater Park, or the public boat launch due to traffic congestion, weather conditions, or enforcement of the regulations set forth herein the New Orleans Municipal Yacht Harbor

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Management Corporation is hereby authorized to limit access to those areas by either placing a barricade which leaves one lane open for local traffic or by stationing an officer at any location deemed appropriate by the New Orleans Municipal Yacht Harbor Management Corporation.

Mr. Forbes asked if there were any leash free areas in the park. Mr. Whited stated that there was not at this time.

Motion by Mr. Rodgers. Second by Ms. Uddo. Carried Unanimously.

### **INFORMATION ITEMS**

1 The December 2021 Financial Report was presented by Mr. Rodgers.

As of December 31st, MYHMC has total assets of \$4,083,400 with current assets of \$2,928,100 and the bulk of which is in the form of cash of \$2,807,500 in two accounts at JP Morgan Chase Bank. On the liability side, MYHMC had total liabilities of \$194,400 of which all are current liabilities (and that consists primarily of \$99,300 of accounts payable, and accrued sick and annual leave of \$73,100). That leaves MYHMC with total equity of \$3,889,000 of which \$2,633,800 is unrestricted net assets. For the month of December, MYHMC had revenues of \$129,300 and operating expenses of \$82,800 which resulted in Net Income of \$46,500. Year to date revenues are \$1,520,500 with total expenses of \$1,023,000, resulting in a year to date profit of \$497,500.

5) Economic Redevelopment Committee:

Mr. Halpern asked if there was any update from the Hackett Group. Mr. Rodgers said they had 90 days from the execution of the contract which had just occurred. Mr. Rodgers said the CNO and Jefferson Parish both want to get this project going.

6) Environmental Quality Report: Mr. Forbes stated that there is nothing to report.

7) Quality of life committee: Ms. Uddo stated that the Project Manager from CNO and Landscape architect from Parks and Parkways are meeting to move the project forward. Ms. Uddo is pushing to complete this project. Mr. Halpern asked how it was funded, Mr. Whited stated that it is currently funded by FEMA. Mr. Rodgers asked if paving West Roadway was included, Mr. Whited said that was not part of the project.

8) Security and Safety Committee: Mr. Whited stated that a new security guard should be hired as soon as possible after the new year. Cameras are currently being installed.

9) The Director's Report was presented by Mr Whited:

1. The Point: There has been so difficulties coming up with a design that can withstand the severe weather the Point sees during hurricane season. The City Project Manager has been in touch with Ms. Uddo and the Landscape Architect from Parks and Parkways to work on a feasible design.
2. Boat Launch: The electrical components are installed and waiting for Entergy to finalize their plans for connection.
3. Marina: The Marina is currently at 83% occupancy. MYHMC staff is currently working the waiting list and filling slips. Phase 1 of the security camera installation is in progress, work was started this week. The pump-out dock is waiting for power on the same project as the boat launch lights.
4. West End Park: The pond bank has been cleared and the trees have been trimmed of dead wood and dangerous issues. Multiple additional maintenance items are planned for this year, such as shelter cleaning, water and electric
5. Appraisals of BH 127, 31 and SYC additional lease area are underway. Once BH 127 and BH 30 appraisals are complete MYHMC will start the process to sell the improvements and lease the property.

**Other Comments and Issues from the Board and the Public**

A boathouse tenant asked about pressure washing the seawall and to lights out on the park. Staff will look into this. The tenant also stated his concern for the new development and the pelican rookery. The board stated they would keep this under advisement.

**The board went into executive session.**

**Adjournment**

On a motion by Mr. Rodgers and seconded by Ms. Uddo, the meeting was adjourned at approximately 7:30PM.

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**Date and Time of Next Meeting**

The date and time of next meeting will likely be February 8<sup>th</sup> 2022, at 6:30 PM  
but virtual or in person is unknown at this time due to Covid 19.