

**New Orleans Municipal Yacht Harbor Management Corporation**  
**Regular Board Meeting**  
**Tuesday, June 13, 2023, 6:30PM**  
**Municipal Yacht Harbor Administration Building**  
**1<sup>st</sup> Floor – West Meeting Room**  
**401 North Roadway Street**  
**New Orleans, LA 70124**

**PRELIMINARIES**

1. Meeting called to order at: 6:31pm by Tim McConnell.

Attendance was taken by Monya Criddle. Board members present:

Tim McConnell

Akeisha Tircuit

Christopher Hammond

Jessica Addison

Keith Amacker

Mark Heck

Monya Criddle

Christopher Hammond

Roger Watkins

2. Motion to adopt agenda as posted by M. Heck. Seconded by R. Watkins. Motion carried unanimously.
3. Approval of May 9, 2023 meeting minutes. Motion by J. Addison, seconded by Mr. Heck. Motion carried unanimously.
4. Motion to approve the May 9, 2023 Rules and Standards meeting minutes by T. McConnell, seconded by J. Addison. Motion carried unanimously.
5. Meeting agenda presented by Mr. McConnell.

**ACTION ITEMS**

1. Recognizing the reactivation of Friends of West End.
  - a. Stanton Murray: The primary goal is to communicate with the stakeholders and boards and make sure everyone is on the same page. With official communication, we want to make sure that everyone is aware of changes and has the same information. Officially, the Friends of West End is here to restore, maintain and improve the public use of West End and the surrounding areas of New Orleans. We are an exclusive charitable and educational 501(c)(3) organization. The stakeholders are marine affiliated businesses of West End represented individually and by the West End Marine Business Association.

There are 20+ restaurants, 5 clubs, 2 boathouse owners groups, 2 marina slip tenants associations, 7+ condominiums and 3 marinas. The Friends of West End will not take a stand on anything. We are simply getting the information out there to all stakeholders. We have here Kerry Cuccia – President of West End Boathouse Owners Association. Cletus Junius – Junius Shipshape, Dwight Leblanc-Quantum Sails, amongst a few others. We'll have stats on how many employees out here and how many visitors on average that can help you make some decisions moving forward.

Public Comment by Rick Sinclair: I am curious about the rules as to what the FWE are allowed to do. A few years ago, FWE said they were going to make some major upgrades to this area without any notification to the residents. We need to know what's going to happen long before planning begins.

Public Comment by Charles Marsala: I was told that FWE was looking to put a bike path in the park a few years ago and I think that would still be a great idea.

T. McConnell: As we have stated before, there will be transparency in everything that we do. FWE does not have any authority to do anything out here without this board 's permission. Any proposed changes to the park will go on the agenda open for discussion.

2. Motion to approve Active Solutions Phase 3 for security cameras at the Point Recreational Area. This vendor is our contract for the previous camera installations. We have received the quote to move forward with the steps. The contract is for \$40,112.87. Motion by C. Hammond, seconded by R. Watkins. Vote pass unanimously.

Public Comment by Kerry Cuccia: SYC has requested to have the cameras installed without the red and blue lights beaming into the dining room.

B. Whited: I spoke with Tom. We agreed to proceed with the camera installation with a solid burn at the dimmest level- as it is that the boat launch. If the lighting is a problem, we will revisit and have it changed after installation.

Public Comment by Corky Potts: Adding on to Kerry's comment – if lighting is an issue, maybe you could put a shield over the camera and Southern Yacht Club would be responsible for the costs.

K. Amacker: If the cameras are using a wireless connection, wouldn't a shield create some sort of interruption?

T. McConnell: The contractor would have to tell us what the possibilities are.

J. Addison: Did we get quotes from anyone else?

T. McConnell: We did not. There was a bid process, and this was the vendor that was selected by the City. Therefore, we are using the City 's contract.

J. Addison: Has the prices been vetted by the City?

B. Whited: Yes. To clarify, this is a State contract that the City is piggybacking.

Vote to move forward with phase 2. Motion passes unanimously.

## Discussion Items:

### 1. Discussion of Regular Board Meeting Location

- a. T. McConnell: I received an e-mail about the last meeting and the space not being large enough to accommodate larger crowds. We have looked at changing the dates of our meetings before, but it doesn't align with the board members' schedules. With the development moving forward and the Friends of West End coming into play it would not be a bad idea to look into booking on larger space.

C. Hammond: What facilities have been looked at so far?

B. Whited: I've looked at several churches, but it wasn't cost efficient for them to have staff on site. I've looked at UNO and Delgado as well. UNO has been a challenge due to lack of response. Their fees are higher than Delgado. I met with Delgado in their student life center. They have several meeting rooms in various sizes. There is a room twice the size of this one with the ability to have overflow. There is sufficient parking security and lighting and still close to this area. Delgado is the location I would recommend.

K. Amacker: What is the cost?

B. Whited: \$360/meeting.

J. Addison: I think we should keep the meeting here because it is more accessible to the residents. I don't think we should be spending money to have the meeting somewhere else. If we have a large crowd we can move the meeting upstairs if necessary.

K. Amacker: Agreed. I don't see the need to create an additional expense.

T. McConnell: We are having this discussion because it has come up several times that this is not enough space. We are usually notified very late that there's going to be a large crowd and it is unfair for staff to have to scramble to find a new location. My suggestion is to find a new permanent location so no matter the attendance, we can accommodate everyone. NOYC may not be viable because they have their meetings at the same time as MYHMC.

K. Amacker: maybe we can move our meetings to the 1st or 3rd Tuesday.

T. McConnell: We also cannot expect NOYC to allow us to use their space for free, especially since we charge them for rent. It is not good business practice. We can definitely reach out to them and see what times they have available and take a poll of the board members to determine if that time works for them. Whichever location we choose, it needs to be locked in permanently. I am anticipating that as this development progresses our attendance to these meetings are going to increase. We have to make sure that every board member who have committed to serve in this volunteer position on the second Tuesday of every month is available.

J. Addison: Preference would be to see if the space upstairs is available, if not, we can reach out to Southern Yacht Club.

Councilmember Eugene Green: As a board member, I fully support getting a permanent schedule in place.

T. McConnell: the goal is to have all of our constituents' attend these meetings; including boathouse residents and slip tenants as well as the citizens of New Orleans. We don't want to force people to stand in a corner in a room that gets overheated.

Public Comment by Rick Sinclair: The previous board had meetings at the Lakeview Community Center.

T. McConnell: Bryan will look into it. We need to get this locked in. I don't want this to drag out for several months. Whatever we decide, I need 100% of the board members to be in agreement. If the time or location does not work for one board member we will not move forward.

Public Comment by Charles Marsala: I vote to have the meetings moved to the 3rd Tuesday of every month. Holidays tend to fall on the second Tuesday. The board did not have a quorum in April due to scheduling conflicts.

T. McConnell: A quorum was not the issue of April 's meeting. I said that I had a personal issue and we had nothing on the agenda, so the meeting was cancelled.

## 2. FINANCIAL REPORT by Roger Watkins

As of May 31, 2023, MYHMC has total assets of \$4.9 million with current assets of \$3.6 million and the bulk of which is in the form of cash. \$3.5 million in two accounts at JP Morgan Chase Bank. Of this, about \$2.4 million is in committed reserves which includes amount for insurance reserves, operating expenses, 18 months of personnel expenses, 6 months of other operating, dredging, dock replacement, etc. On the liability side, MYHMC had total liabilities of \$406,000 of which all are current liabilities (that consist primarily of unearned revenue of \$172,700. and accrued sick and annual leave of \$142, 500). That leaves MYHMC with total equity of \$4.5 million of which \$3,780,000 is unrestricted net assets. For the month of May, MYHMC had revenues of \$217,800 and operating expenses of \$156,600 which resulted in Net Income of \$61,300. Year to date revenues are \$930,000 with total expenses of \$696,700 resulting in a year to date profit of \$233,900. Slip occupancy is currently at 93%.

Motion to accept the financial report by M. Heck, seconded by M. Criddle.

Public Comment by Charles Marsala: Any idea how much we've paid Stone Pigman?

T. McConnell: Yes and we will report on it monthly.

R. Watkins: It's approximately \$12,190 (Feb-May 2023)

B. Whited: This is the amount we've paid to Stone Pigman as it relates to anything regarding the development.

Motion carried unanimously.

### 3. DIRECTOR'S REPORT (Mr. Whited)

1. Staff Hiring: Still looking for a third grounds patrol officer. We have started handing out info cards to other GPO's.
2. West Lot: We are working through the details with the City Council to give MYHMC and other Public Benefit Corporations authority to enter into month to month or less than one year leases.
3. Sale of Boathouses: Our legal team is researching the appropriate method to sell the boathouse leases in our possession. They reached out for information last week and are working on the methodology.
4. West End Park and Breakwater Park: Permanent park trash cans have been installed and are being picked up by our in house maintenance. We are looking at options to address the algae and other issues on the West End park pond.

K. Amacker: The report from 2012 indicates the renovation of the park would be \$395,000. The Infrastructure Act has money for green infrastructure; managing living with water. S&WB just completed a project on Moss & Orleans Ave. They created a space where storm runoff goes into a collection area and it's held until the plumbing system can take care of it. I believe our park would be a perfect example of usage to fix the pond which appears to have no access to fresh water. The vision would be a berm surrounding it and a pond at the end dredged out and fixed with a draining/pumping system. It would hold a vast amount of storm water in the park and then the system could hold it down. I could talk to my contacts at S&WB and figure out a way to not spend \$395,000 on this project.

M. Criddle: What is the funding source?

K. Amacker: The Inflation Reduction Act has green infrastructure dollars in it as well as the Infrastructure Act. The one I would like to focus on is Managing Water.

T. McConnell: I don't think this area has city drainage? Whatever comes in gets pumped back out into the lake. The only thing that keeps it filled is rainwater. I have asked Bryan to look into the cost of aeration so that we can stop the stagnation.

K. Amacker: I agree with the aeration but on a larger scale I would like to see what funds are available with S&WB and the City since they are already working on similar projects around the city.

T. McConnell: Those are dependent on S&WB pumping system and we do not have that out here. We would have some create a drainage pumping system.

K. Amacker: That would all be a part of trying to turn this into a storm water mitigation.

J. Addison: Not all infrastructure requires a drainage pumping system.

Public Comment by R. Sinclair: The pond has openings to the basin canal in 2 different places. The column stays even with the lake water levels which stabilizes the water cables underneath the park. If you pump water into it, it's not going to hold it, it's going to pump it back out into the canal.

Charles Marsala: Aeration is a good start and should be inexpensive.

T. McConnell: None of the work in the 2012 scope what happened. It was just a quote.

Kerry Cuccia: The area between the pond and where the burn was created floods with heavy rain.

M. Criddle: We should move forward with figuring out how to secure the funds. Maybe we should look into hiring grant writers.

T. McConnell: Bryan is going to look into the cost of aeration to deal with the algae.

K. Amacker: Item #3 in the 2012 document states to reconstruct piping in catch basin. Maybe the piping doesn't exist the way we think it does.

Public Comment by C. Potts: The Aschaffenburg Family had something to do with the fountain a while back. If there's any plans on updating the fountain, I can reach out to one of the members of that family who may have some interest in funding the repairs.

T. McConnell: Yes, please. If they are interested in providing funds, please direct them to contact Bryan.

5. Marina: After several no responses from contractors, we have found one to supply and install wifi poles. They have engaged an engineer to determine the best type and installation.
6. Board Member Email addresses: I have asked our website provider to set up emails, for board members. They put me in touch with a partner company to provide a quote for this service. I am waiting for an official quote. After a discussion, it appears it would cost about \$50 per month plus set up and maintenance fees. The emails would be [BoardMember@nomyh.com](mailto:BoardMember@nomyh.com). We are moving forward.

T. McConnell: As you all know we have approached the City's ITI department about trying to obtain a city e-mail for board members. That didn't work out. The board members have been using their own personal emails for communication but I think it's appropriate for us to have our own e-mail addresses to discuss board business and keep it separate from our personal.

#### 4. RULES & STANDARDS – BH #45 APPROVAL

Our architect approved BH#45 plans to move forward. The motion was made in committee but we need to bring it before the entire board. The plans were approved contingent upon Steve receiving the revisions requested. He has confirmed that those revisions have been made to the plans. There is an automatic motion when an item is approved in committee.

Motion passed unanimously.

#### 5. UNFINISHED BUSINESS

- a. Public Comment by Charles Marsala: Thanks Councilman Green for his attendance. I received a grant from the president of the Italian Federation from the state for a film festival.

#### 6. ECONOMIC REDEVELOPMENT COMMITTEE

- a. Did not meet. We are waiting for the consultant to put their package together. We are waiting for the contract to be signed so that they can begin work. They are estimating approximately 3 months before they can come back and have a meeting.

Public Comment from C. Marsala: How big is the space for redevelopment?  
By my calculations, it's only 2 acres once you save the oak trees.

J. Addison: I have the survey from Bature. I will send it to you.

C. Marsala: Why are we not looking at development on Breakwater Dr.? We would not have to split revenue with Jefferson parish and there's no oak trees out there.

Kerry Cuccia: I am in agreement that this should be a responsible development that does not disrupt what's already out here. The discussion has always been to redevelop an area that has been historically developed.

7. QUALITY OF LIFE by Monya Criddle

- a. Did not meet. Now that we are no longer allowed to meet virtually, I believe the consensus was to meet at 5:30 PM before the regular board meeting.

T. McConnell: Last meeting we said that the Safety and Security committee could meet online but all other committees had to meet in person. We did some research on this and Safety and Security committee cannot meet virtually if it is a public meeting. It would need to be held in person like every other committee. If there is a security issue, the meeting may be held in private/virtual. Committee chairs will make the decision, but I don't believe that each committee needs to meet every month. Meeting quarterly may be more feasible and we can schedule the committee meetings to be held prior to the regular meetings every month. One month Safety and Security may meet, the next month it could be Quality of Life, etc. unless something comes up that requires immediate attention.

J. Addison: Does the Finance Committee need to meet in person? Would that pose as a security issue?

T. McConnell: No

J. Addison: Does the meeting require a public notice?

T. McConnell: All meetings need to have public notice and be posted on the website. If anyone is concerned about the nature of their meeting having some sort of security issue, we can always reach out to our attorneys for clarification. Just remember that virtual meetings are not public meetings.

M. Criddle: Since the meetings have to be public and posted I would like to have standing meetings. How does it work with emails?

T. McConnell: It's fine as long as you're not discussing committee business.

B. Whited: Members of the public are not official committee members. It's only board members therefore you personally can e-mail any number of public members. If there are only 2 board members on your committee and you and the other board member are in discussion, then you are having a meeting which should be public.

Public Comment by C. Potts: Thank you for the installation of the garbage cans. Could we get signage for people to pick up their dog poop and maybe some dog stations to make it more convenient?

C. Marsala: I think the gravel has been in the parking lot since Katrina. If it gets cleaned up we may be able to use that area for pickleball. In March, Hilferty was going to go to the state and introduce an amendment but she opted not to. I would love to know what happened there. Councilman Giarrusso had his meeting to talk about the ordinance at Lakeview Civic and said he didn't think the Planning Commission was going to approve it. When

the area was developed, there was no pumping station there so it is may not be as attractive to have something on land.

8. SAFETY & SECURITY COMMITTEE by Christopher Hammond

- a. Our next meeting will be held on September 12th tentively at 5:30 PM. We did speak about phase 3 of the camera installation at the point. Overall people were pleased with the security.

Public Comment by C. Marsala: there is a safety issue of people standing on the sea wall to fish.

T. McConnell: We need to get the fence back up and make sure the area is secured.

ADDITIONAL REMARKS by Tim McConnell

We need to make sure that we are being respectful of everyone's viewpoints and thoughts as we go through this development process. I want to be respectful of everyone's perspective. Please respect the process.

Councilman Green: I am honored to have the opportunity to work with this Board. There was a bit of a communication issue because I was not aware that I was on this board but I will try to make the meetings when I can. If there is anything I can do to be a link to the City Council, please let me know.

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Motion for adjournment by Mr. McConnell Seconded by Mr. Heck. Motion carried unanimously.  
Time: 8 PM

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**Date & Time of Next Meeting :** Tuesday, July 11, 2023| 6:30 PM  
MYHMC Admin Building