

**SOUTH TANGIPAHOA PARISH PORT COMMISSION  
TUESDAY, MARCH 9, 2021 – 12:00 NOON  
AT  
PONCHATOULA CITY HALL ANNEX BUILDING  
110 WEST HICKORY ST  
PONCHATOULA, LA 70454**

**MINUTES REGULAR MEETING**

President Daryl Ferrara called the Regular Meeting to order at 12:00 noon on Tuesday, March 9, 2021.

Helen Muller, Administrative Secretary, gave the invocation and Commissioner Daniels II followed with the Pledge of Allegiance.

Commissioners Present: James Daniels II, Daryl Ferrara, , Wm. Joubert, James Nelson, Jimmy Schliegmeyer, Jr., and Tina L. Roper (New Member)

Commissioners Absent: Ryan Williams

Others Present: Patrick Dufresne, Director; Helen Muller, Administrative Assistant; Ginger Cangelosi, Brigitte Hyde, Kim Coates, Carla Tate, Rep. Wm. Wheat and Don Ellzey; Hammond Daily Star

President Ferrara welcomed everyone and thanked them for attending. He announced that an Oath of Office would be administered to Tina L. Roper., who was appointed by the Governor to serve on the South Tangipahoa Parish Port Commission.

Ms. Carla Tate, Director of Tangipahoa Parish Tourist Commission, administered the Oath of Office to Tina L. Roper, recently appointed, February 26, 2021 – July 1, 2023, she will be serving the vacancy of former Commissioner Cheryl O. Brumfield. The seat is appointed by Governor John Bel Edwards; nominate by the Tangipahoa Parish Economic Development (TEDF).

Ms. Roper was welcomed and congratulations were extended to her on behalf of the Commission and expressed their appreciation to Ms. Carla Tate and those involved in nominating her to serve as a member on the South Tangipahoa Parish Port Commission.

**APPROVAL OF MINUTES**

It was moved by Commissioner Daniels, II. and seconded by Commissioner Schliegelmeyer, Jr., that the South Tangipahoa Parish Port Commission approve the March 9, 2021 Agenda, as presented. Motion passed. Yeas: 6 Daniels II, Ferrara, Joubert, Nelson, Roper, and Schliegelmeyer, Jr. Nays: 0 Absent: 1 Commissioner Ryan Williams

It was moved by Commissioner Daniels, II and seconded by Commissioner Schliegelmeyer, Jr. that the South Tangipahoa Parish Port Commission adopt the minutes of its Regular meeting held on Tuesday, February 9, 2021, as presented. Motion passed. Yeas: 6 Daniels II, Ferrara, Joubert, Nelson, Roper, and Schliegelmeyer, Jr. Nays: 0 Absent: 1 Commissioner Ryan Williams

### **TREASURER'S REPORT:**

Commissioner/Treasurer Nelson announced that he would report on two months of financials. January 31, 2021 and February 28, 2021. The Income Statement Prior Month Comparison had shown *total revenues* were \$40,009.39 in February, an increase from the \$33,161.74 January revenues, due to the railcar rentals. Total Expenses were \$115,647.50 in February and \$29,193.66 in January, 2021. Leaving a *negative net income* of \$75,369.67 for February and January 2021 had *net income* of \$3,968.08. Treasurer Nelson gave an explanation relative to *Expenses* which were greater than usual due to the STPPC 10% project match funds on an invoice payment and LA DOTD is responsible for 90% of the Port Priority Project.

It was moved by Commissioner Daniels, II and seconded by Commissioner Schliegelmeyer, Jr., that the South Tangipahoa Parish Port Commission approve the financial reports for the periods ending January and February, 2021 as presented by Commissioner/Treasurer Nelson. Motion passed. Yeas: 6 Daniels II, Ferrara, Joubert, Nelson, Roper, and Schliegelmeyer, Jr. Nays: 0 Absent: 1 Commissioner Ryan Williams

President Ferrara announced that there were no concerns relative to the port finances and was excited at the increase of revenue taken in from the railcar storage activities at the port.

A brief summary and explanation was given in response to Commissioner Roper, new member, questions and interest relative to the LA Dept. of Transportation Port Priority State Projects and the ports budget on its grant funding match.

Representative Bill Wheat thanked the Commission for inviting him to address the Commission offering his support and interest in their port endeavors. As previously planned, his offer still remains for setting a date for a field trip/tour to visit Lafitte to review the accomplishments made to its community. He announced that Saturday, March 20<sup>th</sup> was an available saved date in moving forward to visit/tour Lafitte's history, attractions, swamp walk-way, museum, movie area, and its artifacts which may be of interest to the

Commission.

President Ferrara thanked Representative Wheat for attending and for his support in the Port's activities and the community. An e-mail will be send to those who wish to attend the tour/field trip to Lafitte on Saturday, March 20, 2021.

**OLD BUSINESS:**

***1. DOTD- Port Priority State Project: SPN-578-53-0012/H.003600 (323)  
Bulkhead, Yard Hard Surfacing and Rail improvements, Phase III Update***

Patrick Dufresne, Port Director, informed the Commission that the final project documents from the contractor was submitted and a clear lien certificate should be forth coming by the end of the month.

***2. LA DOTD Port Priority State H. 011927- Transload Improvements Update  
a) Resolution***

The port director gave a brief update relative to the Rail Tie Maintenance project reporting that Change Order 2 for the rail-tie maintenance project is nearly complete. A resolution is not required at this time for an invoice payment. He expects that the documentation would soon be reviewed by DOTD and that the 2<sup>nd</sup> requested for payment would follow later.

Commissioner Roper inquired about the grant funding and an explanation was given to her on policies, procedures and responsibilities relative to the LA DOTD Port Priority Program making reference to the Transload Improvements project for the rail-tie replacements on the rail spur leading to CN's mainline.

***3. Building # 2 and # 3 Lease Update***

President Ferrara informed the Commissioners that the Amended Building Two (2) Lease terms would be expiring in April with an option for renewal. Discussed were options for re-negotiations on current lease *verses* a new lease agreement. Commissioner Joubert caution the board advising them that there were factors to consider prior to moving forward with a new lease or lease renewal. Commissioner Joubert advised that the Commission consult with, Andre Coudrain, the port attorney of record for review and further discussions in moving forward.

Building Three (3) discussions are on-going relative to proposed options and re-neogations of the thirty (30) year lease with the tenant, Premier Chemicals. After informing/reporting on the latest response from the tenant it was reported that the previous offer remains the same due to the legalities of the existing term limit on the lease agreement and money issues were of concern. The Commission will be kept informed on any further response or updates.

#### ***4. Prospective Tenant (s) Update***

The port director reported that he had received one (1) inquiry regarding an additional cell-tower location at the south end of the Port Manchac terminal. It was reported that this lease would be for ground area only.

#### ***5. Invoice Payment Approval***

There were no invoices presented for payment approval at this time.

#### ***6. Insurance Coverage RFP for FY 2021-2024 Update***

The port director reported that the annual insurance RFP for FY 2021-2024 is currently being advertised in the Ponchatoula Times, Port's Official Journal of Record, the Hammond Daily Star and the Baton Rouge Advocate. As previously suggested, the Commission is seeking coverage for three (3) consecutive years. This would allow for possible better rates and gives a longer time frame to get more quotes/proposals. All submittals must be received or postmarked to the South Tangipahoa Parish Port Commission, 163 W. Hickory St., Ponchatoula, LA 70454 by 5:00 p.m. Monday, May 3, 2021.

#### ***7. Octavia Group Discussion***

President Ferrara open a discussion about the Cooperative Endeavor Agreement between the Port Commission and the Octavia Group which will expire December 31, 2021. The port director reported on a letter that was received from the Octavia Partners, LLC, dated, March 8, 2021. The letter was in reference to a follow up meeting/lunch to discuss preliminary development ideas extending onto the 100 acres of land owned by Octavia Partners adjacent to STPPC property. A Cooperative Endeavor Agreement was entered into a market and promote the adjacent Octavia land to potential tenants and partners of STPPC for mutual benefit. Octavia's primary goal is to accommodate a significant development project on its land, and then to subsequently donate its land to STPPC for a tax advantage. Octavia has concerns and questions that would require additional informational to approve and authorize cost and valuation of the proposed improvements on the 100 acres, the proposed time-frame of the development, as well as the potential impact to the wetlands, including impact to the hydrology and watershed and any plans to mitigate same. Octavia would also require background information on the development group to confirm the qualifications and financial strength of its partners/members. Also discussed were the following matters: hire an engineer for financial variables, hire another consultant to further research data previously discussed, determine design cost, seek RFP, land mitigation cost per acre, and revisit Dana Brown's proposed research for land use developments.

Ginger Cangelosi recommended, Michael Tomlinson, as a lead to resources who is involved in Tangipahoa Parish Economic Development and who is also very knowledgeable in wetland issues/regulations and return on investments involving land usage and mitigation.

It was moved by Commissioner Roper and seconded by Commissioner Nelson that the Commission seek preliminary discussions with the Octavia Partners for a response for a boardwalk and report back to the Commission on a boardwalk and not all 100 acres. Motion passed. Yeas: 6 Daniels II, Ferrara, Joubert, Nelson, Roper, and Schliegmeyer, Jr. Nays: 0 Absent: 1 Commissioner Ryan Williams

### **8. Port Manchac Priority Discussion Update**

President Ferrara reported that the Commission will continue discussions with the Octavia Group relative to the CEA and 100-acres adjacent to the port property for future port developments as illustrated in the Dana Brown research.

An arrangement notice/e-mail will be sent out to those who are planning to attend the tour/field trip to Lafitte, La.

### **Remarks:**

Executive Director Patrick Dufresne expressed his congratulation to Barry Hoth, upon his recent retirement from Associated Terminals as Vice-President and Port Manchac Site Manager. Congratulations were extended to Ms. Tina L. Roper as new member on the Commission. He also thanked everyone for attending the meeting.

President Ferrara thanked everyone for attending and for their input and Rep. Wheat for his support.

Ms. Kim Coates, Councilwomen, expressed her interest in Port activities and wish to be included on Port committee and the trip to Lafitte.

Commissioner Nelson appreciates the port director and council members for their interest in future developments and make contact with the Leadership of Tangipahoa group regarding the port's interest.

Ginger Cangelosi will be available on Thursday at 2:00 to meet with the Port director for potential prospect regarding leasing building and property space.

Having no further business, a motion for adjournment was made by Commissioner Nelson seconded by Commissioner Roper. Motion passed. Yeas: 6 Daniels II, Ferrara, Joubert, Nelson, Roper, and Schliegmeyer, Jr. Nays: 0 Absent: 1 Commissioner Ryan Williams

The meeting was adjourned at 1:15 p.m.

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James Wes Daniels II, Secretary STPPC

Daryl Ferrara, President STPPC