

SOUTH TANGIPAHOA PARISH PORT COMMISSION
Tuesday, October 12, 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 meeting to order at 12:00 noon, on Tuesday, October 12, 2021.

Helen Muller, Administrative Secretary, gave the invocation and asked for a moment of silence in memory of the passing of former Louisiana State House Representative, Steve Pugh and former Commissioner Mark Griggs who were both instrumental in their dedicated community service activities while serving in the best interest of the STPPC/Port Manchac developments. Commissioner Wes Daniels II, followed with the Pledge of Allegiance.

Commissioners Present: James Wes Daniels II, Daryl Ferrara, Wm. Joubert, James Nelson, Jimmy Schliegmeyer, Jr., Tina Roper and Ryan Williams

Commissioners Absent. None

Others Present: Patrick Dufresne, Director; Helen Muller, Administrative Assistant; Lee Barends, ITL Accounting; Andy Parker, Premier Chemicals; Pete Panepinto, Mayor City of Hammond; David Lobue, Hammond Northshore Regional Airport; Councilwomen Kim Coates, District 10; and Bridget Hyde, District 9; Ginger Cangelosi, Ex. Director of Economic Development; Ken Benitiz, Action News; Andre Coudrain, Attorney; and Daniel LaBorde, TEDF.

President Ferrara welcome everyone in attendance. He asked for a motion to amend the October 12, 2021 STPPC Agenda prior to its approval to add an item under Old Business: Pete Panepinto; Mayor, City of Hammond

APPROVAL OF AGENDA/MINUTES

It was moved by Commissioner Roper and seconded by Commissioner Ferrara that the October 12, 2021 agenda be amended to include/add the City of Hammond Mayor; Pete Panepinto, to its Agenda as the first item of business under Old Business. Motion passed. Call vote. Yeas: 7, James Wes Daniels II, Daryl Ferrara, Wm. Joubert, James Nelson, Jimmy Schliegmeyer, Jr., Tina Roper and Ryan Williams

Prior to approval of the August 10, 2021 meeting minutes Commissioner Roper asked for a correction be made to the draft minutes that were e-mailed. She stated that a roll call vote relative to her motion regarding the potential Airport Cooperative Endeavor Agreement did not take place, but a roll call vote was taken on Commissioner Daniels II motion.

A correction will be made to the August 10, 2021 minutes, as requested.

It was moved by Commissioner Roper and seconded by Commissioner Daniels II., that the South Tangipahoa Parish Port Commission adopt the minutes of its Regular meeting held on Tuesday, August 10, 2021, with correction. Motion passed: Roll call vote. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegmeyer., Jr., and Williams Nays: 0 Absent: 0

It was moved by Commissioner Schliegmeyer, Jr. and seconded by Commissioner Williams that the South adopt the minutes of its Special Meeting held on Thursday, September 27, 2021, as presented. Motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegmeyer., Jr., and Williams Nays: 0 Absent: 0

TREASURER'S REPORT:

Commissioner/Treasurer Nelson informed the Commissioners that the July 31, 2021, August 31, 2021 and September 30, 2021 Financials were sent to Commissioner by e-mail prior to meeting and that a copy of the July, August and September financials was in their meeting folder along with the Revised proposed 2021 Budget. He reported on the financials for period ending September 30, 2021. The operating income, excluding state project revenue, was approximately \$29,000, the Expenses were \$20,692 and the Income statement had a Net positive of roughly \$8,200 for September, 2021. He mentioned the Amended 2021 Budget changes, but that would be discussed later in the meeting under *New Business*: Item 1: Financial Budgets Amendments FY 2021.

It was moved by Commissioner Williams seconded by Commissioner Daniels II that the Commission approve/accept the July, August and September 2021 financials as presented. Hearing no opposition the motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegmeyer, Jr., and Williams Nays: 0 Absent: 0

OLD BUSINESS:

1. Pete Panepinto, Mayor, City of Hammond – Guest Speaker

Mayor Panepinto expressed and extended his thanks to the Commission for the opportunity to speak to the Commission relative to a potential Cooperative Endeavor Agreement between the STPPC/Port Manchac and Hammond Northshore Regional Airport. He spoke in reference to his first introductions to the Port system by attending tours of the Port of New Orleans and the Port of South LA. He gave a brief summary on information, for clarification purposes, relative to the proposed Cooperative Endeavor Agreement with the Hammond Northshore Regional Airport which had been previously discussed with the Port Commission.

Topics discussed between the Commissioners, port director and mayor were: Marketing opportunities, federal dollar availabilities, various avenues for opportunities for combining marketing opportunities for both entities, cost benefits, tourism, economics,

grant funding opportunities, various modes of transportation availability, re-vamp/re-consider Cooperative Endeavor Agreement, CEA; vague plan clarification, continuing with open dialogues, federal grant writers, and time frame for grant application submittals.

A Memorandum Of Understanding, MOU, was mentioned by Commissioner Joubert as a potential plan for action.

It was moved by Commissioner Roper and seconded by Nelson that the Commission authorize its Port Director, Patrick Dufresne, to meet with David Lobue, with Hammond Northshore Regional Airport, to continue a dialogue relative to the Cooperative Endeavor Agreement. Motion passed. Roll call. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Schliegmeyer, Roper and Williams.

Andre Coudrain, Legal Counselor for the Port Commission recommended/suggested that it would be helpful to have a written formatted draft CEA/MOU document in hand to be presented to the Commission for review at their next meeting prior to taken any action on approval.

It was moved by President Ferrara and seconded by Commissioner Roper that Commissioner Joubert and its Port Director, Pat Dufresne meet with Mayor Panepinto, David Lobue, and a representative from the City of Hammond Administrative staff that may be available to assist with the research of future grant funding opportunities to discuss any questions and submit a draft CEA document for review at the November Commission meeting. Motion passed. Roll call. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Schliegmeyer, Roper and Williams.

Daniel LaBorde, TEDF- Secretary & Treasurer addressed the Commission reporting that he was pleased to hear all the comments made during the discussions relative to a proposed CEA with the City of Hammond, Northshore Regional Airport. He commented saying that Tangipahoa Parish Economic Development Foundation, TEDF, has already started its draft CEA, which could be amended by all parties/boards/entities, and he was not appreciating why the Commission is starting all over with a proposed CEA after voting to table/abandon and now re-addressing for further discussions. Commissioner Roper's response was that the Commission has a CEA with TEDF and that the conversation came about at a previous meeting when Commissioner Daniels II asked for clarification on verbiage and unanswered questions relative to its current Cooperative Endeavor Agreements and wished to cancel further discussion relative to doing a CEA upon clarification on verbiage of existing CEA's. President Ferrara stated that he had a conversation with Ginger Cangelosi, Ex. Dir.: TEDF, saying that a motion was made previously to discontinue the CEA conversations all together and not bring it back up for discussion. In concluding, the president stated that out of courtesy, Mayor Panepinto was invited to give input/details of how a partnership agreement with the Hammond Airport would be a great incentive as a marketing tools for both the Port and City of Hammond Regional Airport.

***LA DOTD Port Priority State H.011927- Transload Improvements Update
Resolution-(Pointer Smith's Retainage Payment-Rail-Tie Project)***

Port Director, Patrick Dufresne informed the Commission that the LA Department of Transportation has processed/released the retainage to the contractor, Pointer Smith Contracting Corp. now that the project was completed it now requires a resolution to allow the Commission to move forward with payment of retainage fees to the contractor.

Commissioner/Secretary Daniels II introduced the resolution for retainage fee payment.

It was moved by Commissioner Roper, seconded by Commissioner Schliegelmeyer, Jr., that the Commission proceed and officially close-out Port Manchac State Project No: H.011927 (321) with the LA Department of Transportation and Development (LA DOTD).

The STPPC hereby accepts the above mentioned project as satisfactory according to the as build plans and to include the Operating Maintenance Manual from the project contractor/engineer, (P.E.C.) The STPPC has received the Clean Lien Certificate from the Project Contractor - (Pointer Smith Contracting Corp.) and is now authorized by LA-DOTD to proceed with the final retainage invoice payment to the contractor in the amount of \$31,818.50. Motion passed.-Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Schliegelmeyer, Roper and Williams

a) Resolution-(Reject all Bids for Transloading Improvements Project)

Patrick Dufresne, Port Director, reported that the RFP on SPN H.011927 (322) Transload Improvements Floodwall (Phase II) Truck-Scale Foundation Installation, Asphalt Paving and Site Grading was delayed one month due to Hurricane Ida. Therefore, the bids were opened on Thursday, October, 7, 2021 at 10:00 a.m. There were Four (4) bids received and have been tabulated by the Port's project engineer. Bid tabulations were presented in the Commissioners meeting packets for their review. All four (4) bids submitted exceeded the Port's budgeted funding for the project. Therefore, in accordance with Louisiana Revised Statute 38:2212, it was recommended, by AECOM, Brent Jones, PE, Project Engineer, that all bids be rejected for just cause and the solicitations cancelled in its entirety.

Commissioner/Secretary Daniels, II introduced the resolution to reject all bids.

It was moved by Commissioner Joubert, seconded by Commissioner Williams that the South Tangipahoa Parish Port Commission has received bids on October 7, 2021 at 10:00 a.m. on the State Project No. H.011927 (322) Port Manchac Transload Improvements, Truck Scale Foundation Installation project under the Port Construction and Development Priority Program and the total Bid prices exceeded the Grant Funding amount and no contract shall be awarded per that bid process. Motion passed. Roll call vote. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegelmeyer, and Williams Nays: 0 Absent: 0

b) Resolution- (Re-Advertise RFP- Truck Scale Repair Project Only)

A brief summary was given by the port director relative to the truck scale storm repairs. The LA DOTD gave the Commission options relative to the Truck Scale rehabilitation project by putting it back into service at the request of the tenant or the other option was to extract the Truck Scale portion of the project alone and re-advertise for RFP and notify those who submitted bids if they wish to re-submit a bid for the Truck Scale project alone. Discussed

were matters relative to the operational responsibilities/obligations/repairing and maintaining of the Port's weight scale that was in need of repairs prior to the storm. Andre Coudrain, port's legal counselor, gave some legal clarification on the matter saying its required to have an operational truck scale that works. The commission agreed to table re-advertising the project in its entirety at this time.

c) Resolution- (Bid Law Compliance-(Truck Scale Repair Project)

It was moved by Commissioner Nelson that the Commission modify the RFP by requesting two options; 1st option is to repair scale, where is, same location and 2nd option to have an engineer propose its contention. Prior to hearing a second on the motion Commissioner Nelson withdrew his motion to table the RFP for the sake of discussion under the pending Dana Brown project concept.

It was moved by Commissioner Roper and seconded by Commissioner Daniels II that based on the previous discussions relative to the weight scale project and repairs at the Port's facility the Commission wish to table this matter until further notice. Motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegelmeier, Jr., and Williams Nays: 0 Absent: 0

3) Prospective Tenant (s) Update

Port Director/CEO Patrick Dufresne, gave an update on the company who had previously inquired about their interest in the Port site relative to the trans-loading and storage of pipe material. The dialog is still on-going, and the company would potentially begin its business or operation by the 2nd quarter of next year. He informed the Commission that Entergy started moving their poles out on deck barges that are currently using the port's dock facility for transloading its materials.

a) Invoice Payment Approval

Treasurer/Commissioner Nelson presented the October, 2021 invoices individually. (Copies of each Invoice was presented in their meeting folders for their review)

1. It was moved by Commissioner Roper seconded by Commissioner Daniels II that the Commission approve the Cashe Coudrain & Bass invoice #120876 for \$300.00. Motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegelmeier., Jr., and Williams Nays: 0 Absent: 0
2. Charles Carter Construction Company, Inc. (Temporary Roofing)
Inv. # 8340 Amount \$15,121.25
3. Charles Carter Construction Company, Inc. (Building #3 Materials & Labor)
Inv. #8364 Amount \$ 54,859.53.

Both invoices, 2 & 3, were discussed prior to payment approval. Matters discussed were relative to its repairs that were approved previously by the Commission and the insurance coverage for repairs due to Ida and the RFP on SPN H.011927 relative to port project improvements referencing the scale.

It was moved by Commissioner Joubert seconded by Commission Daniels II, that the Commission move forward with paying both invoices, Inv. #8340, Amount \$15,121.25 and Inv. #8364 Amount \$54,859.53. Motion passed. Yeas 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegmeyer, Jr. and Williams Nays: 0 Absent: 0

4. It was moved by Commissioner Roper and seconded by Commissioner Daniels II that the Commission approve payment for the Cummins Sales & Services – for its two generators. Invoice number C8-71739 in the amount of \$ 1,752.98. Motion passed. Yeas 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegmeyer, Jr., and Williams Nays: 0 Absent: 0

Port Manchac Priority Discussion Update/National Estuarine Research Reserve (NERR)

Commissioner Joubert gave a brief update reporting that he's been in contact with Dr. Marrow since Ida and the process has been delayed. The town hall meetings will be re-starting next year, and will inform the Commission on the Town Hall Meeting plans and other pertinent information.

(6.) Dana Brown & Associates Meeting Update.

Commissioner Nelson informed the Commission that he had received a preliminary revised sketch of Dana Brown's proposal to re-visit the previous submitted plans. Copies were presented of a revised draft/sketch of a map utilizing port property along with a visual photo booklet for the Commissioners review of recreational usage while still discussing storm damages and other matters of concerns. Dana asked that the Commission review the revision's made and would like to hear their comments relative to the preliminary revised master plans. Commissioner Nelson questioned and commented on the traffic flow and his meeting with the Octavia Group discussing the boardwalk and cabins near the water's edge stating that the Octavia Group were not satisfied with the plan. Other Commissioners comments were relative to the removal of existing buildings and scale, cost benefits on future infrastructure, open area for an education building, museum, walkways, seafood market, and a lighthouse top. No decisions were made at this time in moving forward with revised sketch of Dana's plans until decisions on the accessed storm damages of port properties are made.

(7) Hurricane Ida Damage Assessment Update

Patrick Dufresne, port director, reported that at the request of the Commission he had AECOM engineers give an assessment review of the port's storm damages. Presented for the Commissioners review was a draft of the *Post-Ida Structural Assessment Preliminary Visual Assessment of Port Manchac*. The visual inspections of each structure was made from

safe, readily accessible ground level positions only; no boom-lifts or ladders were used to inspect roofs and other elevated items. The following assessment of Ida damage included the following: *Warehouse # 2, Warehouse # 3 and Truck Scale Building*. The Preliminary Visual Assessment was made available also by e-mail for the Commissions review prior to its meeting for discussion. Discussed were the following matters: Structural engineers for ground/foundation assessment, roof damages, public safety concerns, liability concerns, temporarily vacate property if needed, 6 months lease agreement, termination of leases, re-negotiate current leases, put tenant on notice of safety concerns, tenant responsibilities to their employees, take precautions of damaged areas, abate rent fees, compromise issues/matters with tenant, gap in communications, put tenant on notice of landlord responsibilities, written notice/letter to tenant outlining its intentions relative to the damages caused by Ida.

It was moved by Commissioner Nelson and seconded by Commissioner Daniels II that the Commission asked its port director to send a letter/notice to its tenant, Premier Chemicals, advising them of potential structural damages to the leased buildings addressing possibilities of personal injury to its tenant's employees relative to building damages assessed. Motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegelmeier and Williams Nays: 0 Absent: 0

It was moved by Commissioner Roper and seconded by Commissioner Joubert that the Commission should move forward in obtaining another full detailed assessment, not just from a ground visual view, but from ground/foundation up using a structural steel engineer for the full/detailed structural analysis on both buildings. Motion passed. Yeas: 7 Daniels II, Ferrara, Joubert, Nelson, Roper, Schliegelmeier and Williams Nays: 0 Absent: 0

It was moved by Commissioner Roper and seconded by Commissioner Schliegelmeier that the Commission instruct its port director, Patrick Dufresne to give a copy of AECOM's report to the insurance company on Building 2 & 3 and then proceed with getting a full detailed structural steel engineer to re-assess buildings and report back at the next meeting with results. Motion passed. Yeas: 7 Daniels II, Ferrara Joubert, Nelson, Roper, Schliegelmeier, Jr., and Williams Nays: 0 Absent: 0

President Ferrara apologized for having to leave the meeting, 2:05 pm, due to another engagement and asked that Commissioner/Vice-President Joubert to proceed with the continuation of the meeting.

New Business

1. Financial Budget Amendments

a) Resolution- (Adopt Amended Budget)

Commissioner/Treasurer Nelson summarized on a few line items factors that come into play making reference to few changes in revenue income and future expenses. Bookkeeper Lee Barends with ITL Accounting presented a summary/report that is formulated for budgeted items. A copy was presented for the Commissioner's review and comments prior to its

adoption. The proposed amendments were based on anticipated revenues and expenditures for the General Fund and Capital Project Funds in accordance with the Port's current plans and goals.

Commissioner/Secretary Daniels II introduced a resolution for adoption of amendments.

It moved by Commissioner Roper seconded by Commissioner Nelson that the South Tangipahoa Parish Port Commission adopt the resolution, as presented, with regards to the amendments to 2021 Proposed Amended Budget for FY 2021. Motion passed. Roll call vote: Yeas: 6 Daniels, Joubert, Nelson, Roper, Schliegelmeyer and Williams Nays: 0 Absent: 1 Farrera

Having no further business, Vice President Joubert asked for a motion for adjournment.

It was moved by Commissioner Roper seconded by Commissioner Daniels II to adjourn. Motion passed. Yeas: 6 Daniels II, Joubert, Nelson, Roper, Schliegelmeyer, Jr., and Williams

The meeting was adjourned at 2:20 p.m.

James Wes Daniels II, Secretary STPPC

Daryl Ferrara, President STPPC