

**SOUTH TANGIPAHOA PARISH PORT COMMISSION
REGULAR MEETING**

**TUESDAY OCTOBER 11, 2022 12:00 NOON
CITY HALL ANNEX BUILDING - 110 W. HICKORY ST., PONCHATOULA, LA**

President Daryl Ferrara called the Regular Meeting to order Tuesday, October 11, 2022 at 12:00 Noon. Meeting was held at the City Hall Annex Building, located at 110 W. Hickory Street, Ponchatoula, LA.

Administrative Assistant Robyn Pusey gave the invocation. President Daryl Ferrara followed with the Pledge of Allegiance.

Commissioners Present: Daryl Ferrara, James Wes Daniels II, William "Bill" Joubert, Tina Roper, Jimmy Schliegmeyer, Jr., and Timothy DePaula.

Commissioners Absent: Williams Sims

President Ferrara welcomed the attendees. Others Present: Patrick Dufresne, Port Director; Robyn Pusey, Administrative Assistant; Andre Coudrain, Attorney; Jim Ragland, Ragland, Aderman & Associates, Brigitte Hyde, Councilwoman District 9; Dwight Williams, Ponchartrain Conservancy; Kim Coates, Tangipahoa Parish Government.

Visitors were introduced and welcomed.

APPROVAL OF AGENDA/MINUTES

It was moved by Commissioner Schliegmeyer, Jr. and seconded by Commissioner Roper, that the South Tangipahoa Parish Port Commission approve the Meeting Agenda for October 11, 2022 as presented. Motion passed. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims.

President Ferrara announced that prior to this meeting, the minutes from the September 12, 2022 meeting had been emailed to the Commissioners for their review, however a hard copy was not provided today. Commissioner Roper asked if there had been any changes to the minutes as emailed to the Commissioners. Robyn Pusey, Administrative Assistant, confirmed that no changes had been made to the minutes from the original email sent to the Commissioners. Following a brief discussion among the Commissioners, it was agreed to accept the electronic version of the minutes from September 12, 2022.

It was moved by Commissioner Roper and seconded by Commissioner DePaula that the South Tangipahoa Parish Port Commission adopt/approve the electronic version of the September 12, 2022 minutes. Motion passed. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims.

TREASURER'S REPORT

The financial reports for the period ending September 2022 were emailed to the Commissioners prior to the meeting by Ms. Lee Barends with ITL Accounting. Commissioner/Treasurer Jimmy Schliegmeyer, Jr. reviewed the financial reports with the Commissioners. Starting with the Income Statement report he stated that the rental income for the month of September was \$128,558.08. He said that total expenses for September were \$26,176.46. and the net income was \$104,230.62. Commissioner/Treasurer Schliegmeyer, Jr. reviewed the Balance Sheet with the Commissioners and reported that total assets

were \$9,821,161.55. He also asked if there were any questions about the financial reports. There were comments from several commissioners about the amount of the rail car storage income, that there appeared to be many cars on the tracks at the port. Executive Director, Patrick Dufresne stated that invoices go out on the first of every month, and that there are times when payments can overlap in some months. He also told the Commissioners that the port office began having issues with Balchem when the port office upgraded the computer equipment and email addresses had changed. Administrative Assistant Robyn Pusey told the Commissioners that she had been in contact with Balchem and was working to get this resolved.

It was moved by Commissioner Joubert and seconded by Commissioner DePaula, that the Commission accept/approve the financials, as presented, by Commissioner/Treasurer Jimmy Schliegelmeier, Jr., for the 6 months ending September 2022. Motion passed. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegelmeier, Jr., DePaula. Nays: 0 Absent: 1 Sims.

OLD BUSINESS

1. LA DOTD Port Priority State H. 011927 – Transload improvements

Patrick Dufresne, Port Director told the Commissioners that the advertising process for the Transload Improvements project had started. He stated that the ad is running in the Ponchatoula Times, The Daily Star, The Advocate and on the Central Auction House electronic bidding site. He told the Commissioners that there will be a pre-bid meeting for all interested contractors at the port on October 18, 2022 and that the bid opening will be November 3, 2022 at the port office. He stated at the next meeting there should be a qualified bidder to present to the Commission.

2. Hurricane Ida Damage Repair Update

- a) Resolution (Centurion Agreement – revised)**
- b) Appraisal report (Warehouse Building #2)**

The port's legal counsel, Andre Coudrain informed the Commissioners that he felt the agreement with Centurion Industries was "close". He stated there are still some questions about the warranty from Centurion regarding the Building #3 roof replacement project.

Jim Ragland, Structural Engineer with Ragland, Aderman and Associates gave his report to the commission which provided the latest findings on the roof of warehouse building #3, and two (2) options for repair of warehouse building #2. He stated that during inspection of the roof on warehouse building #3 they observed sheeting corrosion and leaks on the northern end of the east perimeter in the proximity the tenant's mechanical equipment, and likely that the equipment exhaust emission contains corrosive elements. He stated that the portion of roof that failed was covered, and it was not possible to determine if failure was related to pull-out of the recessed fasteners. Mr. Ragland confirmed that they were unable to observe fastener conditions in warehouse building #3, as the roof is a standing seam roof with recessed fasteners. He said their expert in Florida confirmed that standing seam roofing is not recommended in their state for hurricane wind exposure. Mr. Ragland stated it was their opinion that the R-Panel roof would provide superior performance to the standing seam roof.

Regarding the two (2) options for repair of warehouse building #2, Mr. Ragland provided the commissioners with a typed report showing the assessment for both options. Option #1 was to rehabilitate the entire building and option #2 relocated the South wall to Bent 3 with repairs to Bents 3 - 11. The estimated cost for option #1 was \$550,000. The estimated cost for option #2 was \$440,000.00.

The costs for both options excluded repairs to the existing column base and replacement of severely corroded purlins exposed during construction (anticipated to be minimal).

Commissioner Roper had questions about the engineer pricing and asked if it would be feasible to get another three quotes to assure the general public that the commission is doing diligence for the engineering. Additional discussion among the Commissioners determined that it would be practical to continue with the current engineer for economic and time frame reasons.

The appraisal report of warehouse building #2 from Maurin Appraisal Service was provided to the Commissioners for review. Commissioner DePaula asked if the appraisal of warehouse building #2 was based on pre-Hurricane Ida conditions. The report stated the analysis was based on the current market value as of September 20, 2022. Commissioner DePaula said that he would like to evaluate the report further.

Commissioner/Secretary Daniels, II introduced a resolution for adoption to enter into an agreement with A-Lert Roof Systems, a Division of Centurion Industries, for the roof repair project on warehouse #3.

At a regular meeting of the South Tangipahoa Parish Port Commission held on October 11, 2022 the following resolution was introduced and adopted; to wit: Moved by Commissioner Roper and seconded by Commissioner DePaula that the Commission authorizes its Executive Director, Patrick j. Dufresne to enter into an agreement with the lowest qualified bidder for the Warehouse#3 roof repair project – A-Lert Roof systems, A Division of Centurion Industries, Incl, whose address is 2065 FM 1102 New Braunfels, Texas 79132 and is authorized and currently doing business in the State of Louisiana for the purposes of commercial roof construction. The total cost of the construction project that will include the installation of 30,000 s.f. R-panel roofing system with a related warranty will be \$339,370.00. The estimated start date of the construction project will be October 24, 2022 and will be scheduled for completion within 120 days.

Commissioner Roper asked for a call vote. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims. Motion passed.

3. Premier Chemicals Lease Agreement Update

Port Director, Patrick Dufresne stated there was no update regarding the lease agreement with Premier Chemicals.

4. Prospective Tenant(s) Update

Port Director, Patrick Dufresne stated he received an inquiry from a company that is interested in a rail-to-barge transloading project at the port. He told the Commissioners that at this time the company is doing its research and additional information will be provided once this is completed. Mr. Dufresne said the name of the company would be provided at the contract phase.

5. Invoice Payment Approval

Commissioner/Treasurer Schliegmeyer, Jr. presented the September 2022 payment invoices for payment approval.

1. AECOM – Port Manchac Site Improvements – Phase IV

Project # 60638292 Services rendered August 20, 2022 – September 16, 2022
Inv. #2000672025 Amount: \$3,680.00

2. Cashe Coudrain & Bass –
Services rendered through September 30, 2022
Inv.# 123695 Matter #4623-1 Amount: 300.00
Inv. #123510 Matter #4623-9 Amount: \$2,480.00
Inv. #123697 Matter #4623-10 Amount: \$500.00
3. Rail Technical Services –
Port Manchac – Bridge Repairs
Inv.# 17937 Amount: \$19,678.00
4. Maurin Appraisal Service –
Appraisal Fee Warehouse Bldg 2
File# 22090001C Amount: \$2,000.00

Port Director Patrick Dufresne told the Commissioners that Rail Technical Services had done a very good job with repairs to the rail bridge. A photograph of the area was attached to the invoice.

The Commissioners agreed to hold the invoice payment for Maurin Appraisal Service pending further review of the appraisal.

It was moved by Commissioner Roper and seconded by Commissioner Daniels II, that the Commission approve for payment the invoices presented by Commissioner/Treasurer Schliegmeyer, Jr, for AECOM, Cashe Coudrain & Bass and Rail Technical Services, and to hold the invoice payment for Maurin Appraisal Service pending further review of the appraisal. Motion passed. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims.

NEW BUSINESS

1. **Financial Budget Amendments FY 2022**
 - a) **Resolution (adopt amended Budget)**

Port Director, Patrick Dufresne reported to the commission that he had met with Ms. Lee Barends of ITL Accounting to discuss the proposed Financial Budget amendments for the fiscal year 2022. Ms. Barends had emailed the document to the commissioners prior to the meeting for review. The proposed amendments were based on anticipated revenues and expenditures in accordance with the Port's current plans and goals. Commissioner/Secretary Daniels, II introduced a resolution for adoption of the amendments to the budget for fiscal year 2022.

At a regular meeting of the South Tangipahoa Parish Port Commission held on October 11, 2022 the following resolution was introduced and adopted; to wit:

Moved by Commissioner Joubert, seconded by commissioner Schliegmeyer, Jr., that the South Tangipahoa Parish Port Commission adopt the following resolution with regard to the 2022 proposed Amended Budget:

Whereas, the South Tangipahoa Parish Port Commission has met all formal requirements of Louisiana law; and,

Whereas, the South Tangipahoa Parish Port Commission now desires formally to adopt its proposed budget amendments for calendar year 2022 in the form of that made a part hereof:

Now, therefore, be it resolved by the South Tangipahoa Parish Port Commission, acting as the governing authority of the Tangipahoa Parish Port District, that:

1. The proposed budget of the South Tangipahoa Parish Port Commission for the calendar year 2022 be and is hereby formally adopted, a copy being attached hereto and made a part hereof by reference.
2. The President of the South Tangipahoa Parish Port Commission, Daryl Ferrara, be and is hereby authorized to provide a copy of the budget so adopted to the State Auditor of Louisiana, and to take any other actions with reference thereto as may be required by law.

A motion was made by Commissioner Joubert and seconded by Commission Schliegmeyer, Jr. to approve the adoption of the amended budget for the fiscal year 2022. Motion passed. Yeas: 6 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims.

Remarks:

Commissioner Roper asked for a copy of the lease for the commission office. She stated that she would like to review the possibility of moving the office to the port. Commissioner Roper also stated that she is still working on the employee handbook.

Port Director, Patrick Dufresne thanked everyone for attending today. The port director announced that the next meeting will be held on Tuesday November 8, 2022.

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

Meeting adjourned 1:32 pm.

James Wes Daniels II, Secretary STPPC

Daryl Ferrara, President STPPC