

OFFICIAL PROCEEDINGS  
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT  
REGULAR MONTHLY MEETING – JUNE 14, 2016

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, June 14, 2016, at 12:00 noon in the boardroom of its office located at 100 Port Boulevard, Chalmette, Louisiana.

After the Pledge of Allegiance, roll was called.

Members present were: Ms. Cheri C. Quigley, President; Rev. Henry Ballard, Jr., Vice President and Mr. Elton J. LeBlanc, Secretary. Members absent: Mr. Harold J. Anderson, Treasurer. Also present were Dr. Robert Scafidel, Executive Director; Ms. Denise Kraesig, Executive Assistant; Mr. Drew Heaphy, Director of Administration; Mr. Jerry Graves, Director of Operations; Mr. Ted Roche, Project Engineer; Mr. Ricky Melerine, Public Relations; Mr. Sal Cusimano, Agreement Analyst; Mr.'s David Fennelly and Mr. Gary Poirrier, Associated Terminals; Mr. Dan Murphy, Infinity Engineering; Mr. Jim Simmons, N-Y & Associates; Mr. Ja Crist, Port of New Orleans; Mr. Michael Truax, Truax and Robles Appraisers; Ms. Denise Clark and Mr. Calvin Wood.

President Quigley asked if there were any public comments in accordance with R.S. 42:14(D). Not hearing from anyone, she continued with the meeting.

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on May 10, 2016.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved a new lease with Tommy's Seafood, Inc. for 4,315 sq. ft. of food processing space, located in Building 181, Chalmette Terminal.

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a lease amendment for Callais Ice Service, Inc. adding 44,000 sq. ft. of laydown area located at the Chalmette Terminal, rent adjusted accordingly.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved an additional \$450,000.00 thru-put and gross-tariff revenue abatement to Associated Terminals' main lease for the repair/removal of 200 ft. of Dock 1, Section A Seawall. The Board discussed the critical need for the repair.

Regular Monthly Meeting  
June 14, 2016  
Page 2

The Board agreed to address agenda item 18: Report by Michael Truax, Truax & Robles Appraisers, LLC.; to accommodate the attendance of the public participant regarding the particular item. Mr. Truax gave his report on properties located in Violet, La.

On motion of Mr. LeBlanc, seconded by Rev. Ballard the Board approved to move agenda items 19-22 to be voted on after Mr. Truax's report.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board

unanimously approved authorization for the Executive Director to enter into negotiations regarding a purchase agreement between the St. Bernard Port and LA Pride for property located in Violet, Louisiana.

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into negotiations regarding a purchase agreement between the St. Bernard Port and Bell Boy for property located in Violet, Louisiana.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into negotiations regarding a purchase agreement between the St. Bernard Port and The Meraux Foundation for property located in Violet, Louisiana.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into negotiations regarding a purchase agreement between the St. Bernard Port and Bill Madary for property located in Violet, Louisiana.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved a Consent Request for Mark Dabella to construct a 31'x66' boat shed at 4627 Delacroix Highway in St. Bernard, La.

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a Consent Request for MOEM Pipeline, LLC to repair 6 sites on an existing 14" crude oil pipeline, Verret Levee approximately 1-mile North of Verret, La.

President Quigley informed the Board that Request for Bids were received in the Port office on Tuesday, May 17, 2016, at 2:00 p.m. for the Violet Terminal Communication Tower project. The Bids were as follows:

Regular Monthly Meeting  
June 14, 2016  
Page 3

<u>Contractors</u>	<u>Bid</u>
Daley Tower Services Inc.	\$190,020.00
Pittsburg Tank & Tower Co. Inc.	\$220,170.00
Gulf Equipment Corp.	\$272,490.00
Sabre Communication Corp.	\$332,676.00

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved to award the bid to Daley Tower Services Inc. in the amount of \$190,020.00.

President Quigley recognized Mr. Heaphy who gave the Finance Report. Mr. Heaphy reported on the operating and capital budgets. Mr. Heaphy then reported on professional services and Lessees Arrears. The Board discussed the Finance Report. President Quigley thanked Mr. Heaphy for his report.

President Quigley recognized Dr. Scafidel who gave the Executive Director's Report. Dr. Scafidel recognized Mr. Roche who gave a construction report on demolition of building 74, sale of scrap metal and tenant assessments for Manuel's Supply and Gulf Coast Containers. Dr. Scafidel then recognized Mr. Graves who update the Board on the Batture located at approx. MM85.5 AHP, Mr. Fennelly also gave the MTO's thoughts on the matter. Dr. Scafidel also informed the Board as to the timeline for the upcoming Violet Dock litigation.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved Fiscal Policy Manual changes: Index and Section III, Page C-2 through C-5.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved Employee Policy Manual changes: Index and Section V, Pages EP-1 through EP-67.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved for the Executive Director to solicit Bids for Surplus Computer Equipment and Electronics.

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into a Cooperative Endeavor Agreement with the St. Bernard Parish Tourist Commission to promote tourism through the Port and possible sharing of the tour boat dock revenue from the New Orleans Paddlewheels lease, not to exceed \$8,900.00 for Fiscal Year 2016-2017.

Regular Monthly Meeting

June 14, 2016

Page 4

On motion of Mr. LeBlanc, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved to table agenda item number 23: Executive Session to conduct the evaluation of the Executive Director.

President Quigley asked if there were any Old Business. Not hearing from anyone, she continued with the meeting.

President Quigley asked if there were any New Business. Not hearing from anyone, she continued with the meeting.

On motion of Rev. Ballard, seconded by Mr. LeBlanc, the meeting was adjourned.

/s/ Elton J. LeBlanc, Secretary