

OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – JULY 18, 2017

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, July 18, 2017, at 2:30 p.m. in the boardroom of its office located at 100 Port Boulevard, Chalmette, Louisiana.

After the Pledge of Allegiance, roll was called.

Members present were: Rev. Henry Ballard, Jr., President; Mr. Elton J. LeBlanc Vice President and Ms. Cheri C. Quigley, Treasurer. Absent was Mr. Harold J. Anderson, Secretary. Also present were Mr. Drew Heaphy, Executive Director; Ms. Denise Kraesig, Executive Assistant; Mr. Jerry Graves, Director of Operations; Mr. Ted Roche, Project Manager; Mr. Gary Poirrier, Associated Terminals; Mr. Suresh Shah, Burk-Kleinpeter; Ms. Deborah Keller, DD Keller & Partners; Mr. Dan Murphy, Infinity Engineering; Mr. Mark Melancon, Intelligent Transportation System; Ms. Marie Moore, Sher Garner and Mr.'s Mike Munna and Robert Garrity, Mike Munna, LLC.

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

On motion of Mr. LeBlanc, seconded by Ms. Quigley, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on June 13, 2017.

On motion of Mr. LeBlanc, seconded by Ms. Quigley, and after asking for any public comment, the Board unanimously approved a new lease with Brad Robin for portions of Section 4, 5 & 6 of T14S-R15E, portions of Section 31 & 32 T13S-R15E, Southeastern Land District, situated in the Parish of St. Bernard.

On motion of Mr. LeBlanc, seconded by Ms. Quigley, and after asking for any public comment, the Board unanimously approved a First Amendment to Veolia Water Technologies lease adding two (2) five-year options, rent adjusted accordingly.

On motion of Ms. Quigley, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved a First Amendment to Chalmette Refining, LLC's 10,000 sq. ft. Foothill Warehouse lease adding one (1) additional 23-month term, rent adjusted accordingly.

On motion of Ms. Quigley, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved Change Order No. 3 for Gottfried Contracting, LLC relating to the Sewer Lift Station Improvements project. An overrun of \$11,087.05 and addition of 172 contract days.

President Ballard informed the Board that Request for Proposals were received at the Port office for a Fiscal Agent. Proposals were as follows:

Fiscal Agents

Capital One Bank	Iberia Bank
Chase Bank	Regions Bank
Gulf Coast Bank & Trust Company	Whitney Bank (No Response)

On motion of Mr. LeBlanc, seconded by Ms. Quigley, and after asking for any public comment, the Board unanimously approved to award the RFP to Gulf Coast Bank & Trust Company.

President Ballard recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy discussed the Finance Report which included the operating and capital budgets, balance sheet, professional services and lessees' arrears. Mr. Heaphy then recognized Mr. Roche who gave an update on current construction projects and Mr. Graves who gave an update on the draft of the Strategic Capital Project Plan. The Board discussed the Finance and Executive Director's Reports. President Ballard thanked Mr. Heaphy for the reports.

On motion of Mr. LeBlanc, seconded by Ms. Quigley, and after asking for any public comment, the Board unanimously approved to extend the Agent of Record (AON) agreement for one year.

On motion of Ms. Quigley, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into a professional services contract with Star Service, Inc. for maintenance of the air conditioning and heating systems in the Administration/Security Complex building located at 100 Port Boulevard and guard stations located at all three terminals.

President Ballard recognized Mr. Munna, as per his written request to address the Board, regarding his tenant status and outstanding debt. Mr. Munna explained his personal situation and informed the Board he received his eviction notice. Mr. Munna then introduced his lawyer, Mr. Garrity, to the Board. Mr. Garrity explained he will work with the Port's lawyer to see if there is a possible solution to Mr. Munna's situation. President Ballard explained the Port will go forward with the motions passed at the June 13, 2017 board meeting regarding Mr. Munna's lease while the lawyers deliberate the matter.

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On motion of Ms. Quigley, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved to convene Executive Session to discuss pending litigation with Mike Munna, LLC for outstanding debt and litigation relating to the expropriation of the Violet Dock Port, 34th Judicial District Court, Case #116-860 at 3:01 p.m.

On motion of Ms. Quigley, seconded by Mr. LeBlanc, and after asking for any public comment, the Board unanimously approved to reconvene regular session at 3:22 p.m.

On motion of Mr. LeBlanc, seconded by Ms. Quigley, the meeting was adjourned.

/s/ Harold J. Anderson, Secretary