

**SOUTH TANGIPAHOA PARISH PORT COMMISSION
TUESDAY, SEPTEMBER 22, 2020 – 12:00 NOON
AT
PONCHATOULA CITY HALL**

MINUTES REGULAR MEETING

President Daryl Ferrara called the Regular Meeting to order at 12:00 noon on Tuesday, September 22, 2020 at the Ponchatoula City Hall Chamber, 125 W. Hickory St., Ponchatoula, LA 70454

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

Commissioners Present: Cheryl Brumfield, James Wes Daniels II, Daryl Ferrara, James Nelson, Ryan Williams and Jimmy Schliegmeyer, Jr., new member.

Commissioners Absent: William Joubert

Others Present: Patrick Dufresne, Director; Helen Muller, Administrative Assistant; William Wheat; LA State Representative, Brandi Boudreaux, Dwight Williams, Raley Pellitteri, Melissa Bordelon, Ben Taylor, Lindsey Palmer, Kim Coates, Andy Parker, Francis Mayer, Bridgette Hyde, Ginger Cangelosi and Bryan McMahon; Ponchatoula Times,

President Ferrara welcomed everyone and thanked them for attending. He announced that the Tuesday, August 11, 2020 meeting was cancelled due to lack of a quorum.

William “Bill” Wheat, LA House Representative representing House Dist. 73 administered the Oath of Office to Jimmy J. Schliegmeyer, Jr. recently appointed, August 4, 2020- July 1, 2025 term, will be serving the vacancy of former Commissioner William H. Poland, Jr. The seat is appointed by Governor John Bel Edwards; nominated by the Senator representing Senate District 6, the Senator representing Senate District 11 and Representative representing House Dist. 73.

The Commission welcomed Mr. Schliegmeyer and extended their congratulations to him. Mr. Schliegmeyer is looking forward to serving on the Commission and expressed his appreciation to Representative Wheat and those involved in nominating him to serve as a member on the South Tangipahoa Parish Port Commission.

APPROVAL OF AGENDA AND MINUTES

President Ferrara asked for a motion to amend the September 22 Meeting Agenda prior to its approval requesting that **Item 3. Building # 2 Lease Update** be changed/listed as **Item 6. Dana Brown & Associates Presentation Update**.

It was moved by Commissioner Daniels II and seconded by Commissioner Nelson that the South Tangipahoa Parish Port Commission amend and approve the change to the September 22, 2020 agenda as requested/presented. Motion passed. Yeas: 6 - Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 - William Joubert

It was moved by Commissioner Nelson and seconded by Commissioner Brumfield that the South Tangipahoa Parish Port Commission adopt the minutes of the Regular Monthly Meeting held on July 14, 2020, as presented. Motion passed. Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

TREASURER’S REPORT:

The Financial Report for the month ending July 30, 2020 was presented by Commissioner Brumfield. She reported that the Income Statement *total revenues* were \$67,854.92 and *total expenses* were \$54,944.30 leaving a *net income* of \$12,910.62 . The Budget YTD Actual 2020 report for July showed *Total Revenues* \$ 926,622.22 *Total Expenses* \$789,283.99 leaving a Net Income of \$ 137,338.23 . Balance Sheet report showed *Total Assets* \$ 7,836,972.15 *Total Liabilities & Capital* \$7,836,972.15 for period ending July 31, 2020.

It was moved by Commissioner Daniels II and seconded by Commissioner Williams that the South Tangipahoa Parish Port Commission approve the financial reports for the period ending July 31, 2020 as presented by Commissioner/Treasurer Brumfield. Motion passed. Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

President Ferrara announced that due to a lack of a quorum there was no August 11, 2020 STPPC meeting.

Treasurer Brumfield reported on the August 31, 2020 financials. She reported that the Income Statement *total revenues* were \$ 30,371.47 and *total expenses* were \$18,383.20 leaving a *net income* of \$ 11,988.27. The Budget YTD Actual 2020 report for August showed *Total Revenues* \$ 956,993.69 *Total Expenses* \$ 807,667.19 leaving a Net Income of \$149,326.50. The Balance Sheet report showed *Total Assets* \$ 7,849,336.10 and *Total Liabilities & Capital* \$7,849,336.10 for period ending August 31, 2020.

It was moved by Commissioner Williams and seconded by Commissioner Daniels II that the South Tangipahoa Parish Port Commission approve the financial reports for the period ending August 31, 2020 as presented by Commissioner/Treasurer Brumfield. Motion passed. Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

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

Port Director, Patrick Dufresne reported that the clear lien certificate on SPN 578-53-00012/H.003600 (323) remains pending from the contractor in order to close out the project and would keep the Commissioners inform on progress.

2. LA DOTD Port Priority State Project H.011927- Transload Improvements

A brief update was given by the port director reporting that the next Port Priority approved grant from the La DOTD for Transloading/Site Improvements is in the process of being reviewed relative to the final plans and specifications for the rail-tie maintenance project and once approved, he expects that it would soon be authorized for the advertising process. In addition he updated the Commissioners on the various phases and sent a photo to the Commissioners relative to the project survey and soil testing of port property.

Commissioner Nelson and Ferrara inquired about the seconded grant name referencing the fixed drainage, gate valve and a hurricane awareness contingency plan. In concluding, the port director informed the Commissioners that all was in place.

**3. Dana Brown & Associates Presentation Update
* Port Manchac-“Ideas for Developing a Mixed-Use Facility”**

President Ferrara gave a brief summary updating the Commission and attendee’s relative to the prior contractual agreement with Dana Brown & Associates to research the port property as a marketing tool for presentations to appropriate parties’ and for future possibilities of developing a mixed use facility at Port Manchac.

A virtual presentation was prepared/facilitated by Dana Brown & Associates. The presentation was related to the ideas for developing a plan for a mixed use facility at Port Manchac. The researched

objectives included the following: Port History, Historical Ecology, Louisiana Culture, Goals. Ideas for Development included; Port Manchac Wetlands Center; Eco-tourism Plans, Industrial Fishing Storage Center, Park Area and other partnerships. Other Ideas for Development was a Wetland Museum; Conference center, Ecotourism; Cajun style houses, Swamp Boardwalk area for nature observations, Park Areas; Bike Shop and Rental and other partnerships. Also, a Master Plan highlighting/illustrating the Port Manchac property for use of its full potentials for opportunities to potentially turn developments for Kayak/Canoe Rental & Bike Tune-Up Shop, Farmer's Market, Educational Center/Wetland Habitat Center, Rentable of Pontoon Houses/Boat Launch area, Picnic Area, Manchac Greenway, and Pedestrian Path, as recommended.

After the virtual showing/viewing of the presentation Ms. Brown was made available to answer questions/comments.

Looking for input, President Ferrara asked those who wish to give input to identify themselves.

Commissioner Nelson-Stated his personal opinion and thoughts of what was realistic saying that the port would never be a port, but on the other hand it's making money. It's a self-served enterprise and staying comfortable, but there is a fork in the road as far as directions and the railcar business is not a permanent source of income. It will require lots of help to continue to perform as a port.

Commissioner Brumfield- Expressed her thanks to those involved in the presentation and liked the ideas presented and perhaps move forward and work around the existing tenants who currently has a 30- year lease for their business on port property.

Commissioner Williams – From a legal point, his comments were that a lot of liability would be a major concern dealing with CN, Entergy, and industrial surroundings around the existing tenant.

Commissioner Daniels- It's not an option. It would be costly and it would not be wise for the Commission to agree on anything before the rental negotiations with the Port's tenants are complete.

President Ferrara – Other details would have to be done such as a cost analysis, future review of details and concepts presented, and perhaps integrating developments through different phases.

Ben Taylor- Manchac Greenway- Beautiful presentation, and liked the concepts. As a good neighbor, it would fit into the potential Bike Trail plans.

Dwight Williams-Lake Pontchartrain Conservancy – Discussed liabilities focusing on environmental concerns, erosion/flood control and wildlife habitats.

Commissioner Nelson - Looking for future endeavors for some park land. His other comments/questions were relative to a Co-operative agreement for tax purposes, on the adjacent 100- acres port property, no hindrance, asking where do we start/where to go for funding for the mixed use of port property as illustrated/highlighted in presentation?

Dana Brown- The 100- acres is one issue with the state – She suggested contacting the LA Land Trust- for seeking help and inquire about grant funding through other Louisiana state entities like WL& F; Coastal land resources or private/federal foundations.

Kim Coates - Councilwomen for District 10 and Save Our Manchac Coalition, thanked the Commission for their support and for looking out of the box ideas to consider the development/concepts presented, as a future marketing tool. She also reported on previous flooding issues that could be of some concerns on future developments regarding the wetlands and flooding.

Bridget Hyde –Councilwomen for District 9 represents the Port district offered her assistance when needed.

Ginger Cangelosi- (TEDF) addressed the Commission relative to an update on promoting businesses who are interested in locating in Tangipahoa Parish and to consider future developments as a marketing tool in and around the Port's current tenant. She inquired about the water level at the Port entrance.

Pat Dufresne -The port director reported there were no tenant related problems during the recent storm events.

Bill Wheat- House Representative, District 73, stated he had visited similar type of projects as illustrated in the presentation, but on a smaller scale. He offered his support and assistance for future Port Developments/Activities to utilize our natural resources that would fit into the theme.

Others expressed their opinions involving the proposed concepts/developments. Many questions were relative to seeking facts and get answers to the many matters/grants/federal assistance for funding these projects.

President Ferrara expressed his thanks for the comments and appreciates all concerned in regards to the Commission and move forward with open dialog for perhaps another phase by neogations with its current Port tenant, who has a 30- year lease and another lease up for renewal soon.

It was moved by Commissioner Nelson and seconded by Commissioner Brumfield that the Commission agrees to the suggested concepts/vision, Phase I, of the proposed research for Port Manchac Development Plan and discuss other steps in moving forward with continued negotiations with current tenant relative to lease terms. Motion passed. Call vote: Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

Prospective Tenant (s) Update

The director reported that several inquiries were received for the following: Handling of sheet steel-similar to the floodwall material, barge transloading operations, storage and the sheet steel company has a labor issue for handling of cargo and will share feedback on outcome. A start-up looking for a location to begin business/operations in regards to the manufacturing of Personal Protection Equipment-(PPE). A company is also, looking to store more railcars, but the port is not able at this time to accommodate them due to lack of track space.

4. Invoice Payment Approval

Commissioner Brumfield presented the September 22, 2020 invoices, with attached copy of invoice, for the Commissioners' review and payment approval.

1. Jackson-Vaughan Agency, Inc. Inv. 136308 - (2nd Renewal-1/2 of premium- Amt. \$28,161.93
2. M & R Resources, L.L.C. – Inv. # 3438 (Troubleshoot & repair lift station) \$1,737.50
3. Cashe Coudrain & Bass Inv. # 118141 Matter # 4623-1 Amt. \$900.00
4. Phillip Colwart Photography Inv. # 3637 Amt. \$1540.00
5. AECOM Inv. 2000398645 (Task Order No. 14) Project No. 60638292
(Jul 23,2020 thu Aug 21, 2020) Amt. \$5,700.00

It was moved by Commissioner Nelson and seconded by Commissioner Daniels, that the Commission approve payment on the September 22, 2020 invoices, with the exception of #4 Phillip Colwart Photography, Inv. # 118141 amount \$1,540.00, as presented by Treasurer/Commissioner Brumfield. The Commission agreed to pay only \$1215 until completion of contract. Motion passed. Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

6. Building # 2 Lease Update

President Ferrara asked the port director if a meeting could be arranged with Commissioner Joubert, Andy Parker/Francis Mayer with Premier Chemicals to once again discuss their leases prior to the Commissioner's October meeting. The port director responded with a yes, and will contact all parties involve, with a date/time/where to meet.

It was moved by Commissioner Nelson seconded by Brumfield that the Commission authorize President Ferrara to accept current ideas for developments and report back to Commission on meeting with tenants relative to decisions made and have Andre Coudrain ratify the decisions at the Commissioners October meeting. Motion passed. Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

NEW BUSINESS:

None

Remarks:

Port Director Pat Dufresne thanked and congratulated Commissioner Schliegmeyer on his appointment to the Commission and to Rep. Wheat for swearing him in and thanked everyone for coming and encouraged everyone to stay safe.

Having no further business, a motion was made by Commissioner Nelson and seconded by Commissioner Brumfield to adjourn. Motion passed Yeas: 6 – Brumfield, Daniels II, Ferrara, Nelson, Schliegmeyer and Williams Nays: 0 Absent: 1 – William Joubert

The meeting was adjourned at 1:55 pm

James Wes Daniels II, Secretary STPPC

Daryl Ferrara, President STPPC