

SOUTH TANGIPAHOA PARISH PORT COMMISSION

TUESDAY, JUNE 11, 2019 – 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, June 11, 2019 at Ponchatoula City Hall Chamber, 125 W. Hickory St., Ponchatoula, LA.

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

Commissioners Present: Cheryl Brumfield, James Wes Daniels II, Ernie Drake III, Daryl Ferrara, Wm. Joubert and James Nelson, M.D.

Commissioners Absent: None

Others Present: Patrick Dufresne, Port Director; Helen Muller, Administrative Assistant; Amanda Byrd, Nolan Bull, George Coxen, Kim Coates, Paul Kluka, Kristi Trail, Frank Neelis, Ginger Cangelosi, Brigitte Delatte Hyde, Melissa T. Bordelon, Elsbet Smith, Don Ellzey; *The Hammond Daily Star*, and Amy Brennan; *The Ponchatoula Times*.

President Ferrara welcomed everyone in attendance.

APPROVAL OF AGENDA AND MINUTES

It was moved by Commissioner Daniels II, and seconded by Commissioner Nelson that the Commission approve the Regular meeting Agenda for June 11, 2019, as presented. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III, Ferrara, Joubert and Nelson Nays: 0 Absent: 0

It was moved by Commissioner Joubert and seconded by Commissioner Brumfield that the South Tangipahoa Parish Port Commission adopt the minutes of the May 14, 2019 meeting, as presented. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III, Ferrara, Joubert and Nelson Nays: 0 Absent: 0

TREASURER’S REPORT:

The Financial Reports for the month ending May 31, 2019 were presented by Commissioner/Treasurer Brumfield. She reported that the Income Statement YTD ACTUAL *total revenues* were \$ 153,699.38 and *total expenses* were \$ 130,337.13 leaving a total *net income* of \$23,362.25. The Balance Sheet report showed *Total Assets* \$ 7,845,736.48 *Total Liabilities* \$517,670.83 & *Capital* 7,337,065.65 for period ending May 31, 2019.

Clarification, was given by President Ferrara in reference to Commissioner Nelson questions relative to the Port’s liquid assets and the railcar storage income as stated on previous/May financial report. The port director, Pat Dufresne, clarified the current/standard port’s tariff fees for all railcar storage at the Port Manchac terminal and the port’s discretionary liquid assets.

It was moved by Commissioner Nelson and seconded by Commissioner Drake III, that the South Tangipahoa Parish Port Commission approves the financial reports for the period ending May 31, 2019, as presented by Commissioner/Treasurer Brumfield. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III, Ferrara, Joubert and Nelson Nays: 0 Absent: 0

OLD BUSINESS:

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

A brief update was given by Patrick Dufresne, Port Director, reporting that the Port's engineer of record is currently in the process of reviewing the close-out data/invoices for the Commissions review and approval prior to submitting the required documentation to the LA DOTD Port Priority Construction Project Program for payment. A report will be given at the July meeting after a review of all invoice data

2. Prospective Tenant (s) Update- -Marketing Consultant Update

The Port's marketing consultant, Gary LaGrange, was not in attendance at this meeting due a medical appointment. Patrick Dufresne, Port Director, reported that Mr. LaGrange apologizes for his absence and if anyone had any question regarding his May 14 to June 11, 2019 Monthly Marketing Report to feel free to contact him by e-mail or phone. A copy of the marketing report was submitted for the Commissioner's review. Many discussion and activities were initiated/transpired during the month regarding Port Manchac marketing.

The port director reported that since the last meeting there were two inquiries regarding liquid and dry bulk cargo. A site visit, with a company representative, was held for a potential tenant trans-loading and storage project at the Port. In addition, another company's interested in transloading polymer pellets by Rail to Truck at the terminal. An update will be given as things progress. Commissioner Joubert asked when will the marketing consultant contract expire? President Ferrara responded that his contract was extended, six months in April, until October 31, 2019. Ferrara asked, the port director, if there were any further discussion relative to the consultant's May 24, 2019 discussion with an International Chamber of Commerce representative regarding a potential meeting and dinner at Port Manchac or Tangipahoa Parish. The port director stated that he would follow up on that matter with Mr. LaGrange.

3. Invoice Payment Approval

Commissioner Cheryl Brumfield presented the June 11, 2019 invoices for the Commissioners' review and Payment approval.

- 1 Overhead Door Inv. 31108224 (Work Performed 4/26/19) Amt. \$455.00**
- 2. Cummins Sales & Service Inv. # C8-23618 Amt. \$785.27 Unit C 170162613
and Inv. # C8-23619 Amt. \$785.27 Unit C 170162614**
- 3. Southern Dock Products (Overhead Door Replace Motor) Quote Amt. \$3,070.86**
- 4. Gary LaGrange and Associates, LLC, Inv. # 86 Amt. \$750.00 (Consulting for May 14 to June 11, 2019)**
- 5. G.T. Michelli Co., LLC Inv. 204752 (Scale Repair) Amt. 437.50**
- 6. Cashe Coudrain & Bass Inv. # 115058 Matter 4623-1 Amt. \$160.00**

Commissioner Brumfield questioned invoices regarding Item 1 and Item 3. the Overhead Door and Southern Dock Products (Overhead Door Replace Motor) Quote Amt. \$3,07.86 . The port director clarified the quoted amt. (as being a pro-active approval) prior to receiving the actual invoice.

Commissioner Nelson questioned the Lease Agreement with Bayou Diesel which stated that the leasee will be responsible for maintenance repairs and questioned if Item 1 and Item 3 would fall under that heading/category of maintenance? The port director responded, historically, in the past the contract was written that the Port could be of assistance regarding building maintenance improvements.. Nelson, doesn't think that it's spelled out like that in the lease agreement. President Ferrara agreed that Item: 3 quoted amount did not show enough information and would prefer to see an actual invoice amount. Also discussed was Item 2: Insurance coverage on the two Cummins generators at the Port. Hearing/having no further questions the following motion was made.

It was moved by Commissioner Daniels II and seconded by Commissioner Drake III, that the Commission approve payment on the following Invoices; Items 2,4,5, and 6 on the June 11, 2019 and exclude invoices; Item 1 and Item 3 until further notice. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III, Ferrara, Joubert and Nelson Nays: 0 Absent: 0

President Ferrara asked the port director to report on railcar invoices and get a real copy of the Overhead Door invoice rather than a quote, for review.

4. Official Journal Request for proposals. Update **a) Resolution**

The port director reported upon review of the two Official Journal of Record proposals received at the office of the South Tangipahoa Parish Port Commission, that the Ponchatoula Times was once again the lowest qualified bidder/proposal. Both proposals/estimates were included in the Commissioners meeting packet for their review and approval. Secretary Drake III introduced the Resolution for approval.

Moved by Commissioner Drake III seconded by Commissioner Daniels II that the South Tangipahoa Parish Port Commission accept the lowest qualified proposal, submitted by Bryan T. McMahon, Publisher of The Ponchatoula Times L.L.C., dated May 22,2019 to serve as STPPC's Official Journal of Record for the period beginning July 1, 2019 and ending June 30, 2020. Therefore, The Ponchatoula Times is hereby designated and authorized to represent the contractual rates as stated in the proposal, meeting all state law requirements, LA R.S.43:142, with regards to port related business/public notices. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III, Ferrara, Joubert and Nelson Nays: 0 Absent: 0

5. Land Use Study RFP Update

President Ferrara gave an update relative to the RFP on the Land Use Study. He reported since the May 14, 2019 port meeting that two proposals were submitted. One from All South Consulting Engineers –(ASCE), Metairie, LA for a cost of \$75,000 and the second came from HR&A Advisors, Inc., New York, NY, (CSRS Mentis LLC) for \$103,000. The Commission decided to hold back/delay making any decisions for the Land Use Study at that time to allow more time for Commissioner Daniels II and other Commissioners to further review and research the scope of work plus cost involved for the study to analyze the Port's best land usage. As mentioned previously, there were many pros and cons heard through discussions and reviewing of the two proposals submitted for the land use study. No decision has been made as of this meeting and the matter was open for further discussion from Commissioners. Commissioner Joubert entertained a motion stating that the Commission should just reject both proposals and Commissioner Daniels II was in favor of the motion.

Open Discussion: Commissioner Nelson inquired/asked Commissioner Joubert for his reasoning as to why the Commission should reject both proposals? Commissioner Joubert's response/comment was that it just didn't appear to him that it was getting any attraction from other Commissioners and this would be an opportune time to propose to abandon the study in its entirety.

Commissioner Daniels II concerns/comments were relative to the Port's financial investment in regards to the cost/expense that was not in the budget for FY 2019. In addition, he commented/questioned that not knowing the actual cost, would it be a benefit for Port's doing or for an outside interest.

Commissioner Nelson opposed the motion and reminded the Commission that they had agreed unanimously at a prior meeting that the Commission should seek out what other options that would be most suitable and made available to the Port and he felt the study was appropriate. He described his personal comments stating that the Port was a well self-deserving enterprise, that hadn't provided any economic, recreational, environmental or other benefits/impact for the millions of dollars in state's investments. In concluding, he commented as to how could one not think otherwise, saying let's look for better options.

Commissioner Brumfield comments were relative to the Commission's previous decision to consider the highest and best use for the Land Study. President Ferrara reminded the Commission that the matter had been tabled for discussion at a later date,

Commissioner Nelson called for question.

President Ferrara repeated the motion again and asked for a call vote.

A motion was made by Commissioner Joubert and seconded by Commissioner Daniels II that the South Tangipahoa Parish Port Commission reject all RFP on the Land Use Study Proposals submitted. Motion passed. Call Vote: Yeas: 4 Daniels, Drake III, Ferrara and Joubert Nays: 2 Brumfield and Nelson Absent: None

NEW BUSINESS:

None

Remarks:

The port director reported since the last meeting he recently attended a reception hosted by the Port of New Orleans honoring the President and students from the Maritime Academy of New York who also invited him to tour the campus in the future. He also informed the Commissioners that after two years of advertising, the two surplus Forklifts at the terminal they were finally sold. Additionally, he extend his thanks and appreciation to Rep. Steve Pugh and Senator Bodi White for their continued support of the Port Manchac terminal, throughout their tenure's and terms in the LA Legislature.

A motion for adjournment was made by Commissioner Drake III seconded by Commissioner Brumfield. Motion passed. Yeas: 6 Brumfield, Daniels II, Drake III Ferrara, Joubert and Nelson, Nays: 0 Absent: None

The meeting was adjourned at 12:26 p.m.

Ernie Drake III, Secretary STPPC

Daryl Ferrara, President STPPC

