

**SOUTH TANGIPAHOA PARISH PORT COMMISSION
PUBLIC HEARING FOR PROPOSED BUDGET 2026 AND REGULAR MEETING**

**WEDNESDAY, DECEMBER 10, 2025 9:00AM
CITY HALL ANNEX BUILDING - 110 W. HICKORY ST., PONCHATOULA, LA**

The hearing/meeting was held at the City Hall Annex Building, located at 110 W. Hickory Street, Ponchatoula, LA. President Daryl Ferrara called the public hearing to order on Wednesday, December 10, 2025 at 9:08 A.M.

The invocation was given by Administrative Assistant Robyn Pusey, followed by the Pledge of Allegiance, led by Secretary Rhonda Sheridan.

Commissioners Present: Daryl Ferrara, Tina Roper, Timothy DePaula, Rhonda Sheridan, Brandson Schanzbach, Logan Davis

Commissioners Absent: William Sims

President Ferrara welcomed the attendees, which included Patrick Dufresne, STPPC Executive Director; Robyn Pusey, Administrative Assistant; Andre Coudrain, Cashe Coudrain and Bass; Jason Wilson, Tangipahoa Economic Development Foundation; Richard Meek, Action 17 News.

APPROVAL OF PUBLIC HEARING AGENDA

It was moved by Vice President Roper and seconded by Secretary Sheridan that the South Tangipahoa Parish Port Commission approve the Public Hearing Agenda for December 10, 2025. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

NEW BUSINESS

- 1. Public Hearing on the Proposed Budget for 2026**
 - a) Opening Statement**
 - b) Remarks from public/visitors**

President Ferrara announced the opening of the Public Hearing, as pursuant to the authorized published notice in the Tangi Times on November 19, November 26, December 3 and December 10, 2025, thereby complying with the Louisiana law requirement. Executive Director Patrick Dufrene told the commissioners that port accountant Lee Barends was unable to attend the hearing/meeting today, but that the budget was the same as delivered by Ms. Barends at the previous STPPC meeting.

President Ferrara asked if there were any remarks or questions from the public regarding the proposed 2026 budget. There were no questions.

2. Adopt Proposed Budget for 2026

a) Resolution

President Ferrara asked for a motion to adopt the proposed budget for 2026. A motion was made by Secretary Sheridan, seconded by Vice President Roper to adopt the proposed budget for 2026. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

Secretary Sheridan introduced the following resolution:

At a Regular Meeting of the South Tangipahoa Parish Port Commission held on December 10, 2025 the following resolution was introduced and adopted, with modifications; to wit:

Moved by Vice President Roper, seconded by Secretary Sheridan that the South Tangipahoa Parish Port Commission adopt the following resolution with regard to the 2026 Proposed 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 for calendar year 2026 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 2026 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.

Motion to approve the proposed budget for 2026 was made by Vice President Roper and seconded by Secretary Sheridan. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

3. Close Public Hearing

President Ferrara announced that the public hearing was now closed and asked that the Commission proceed with the regular meeting.

REGULAR MEETING

APPROVAL OF AGENDA/MINUTES

It was moved by Secretary Sheridan and seconded by Vice President Roper that the South Tangipahoa Parish Port Commission approve the regular meeting agenda for December 10, 2025, as presented. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

President Ferrara told the commissioners that the minutes from the November 12, 2025 meeting had been sent to them electronically by the administrative assistant. President Ferrara asked if there were any changes, and the administrative assistant said yes, that Commissioner Logan Davis was marked in attendance at the November meeting, however he was absent. Secretary Sheridan suggested making an amendment to the minutes. Port attorney Andre Coudrain suggested approving the minutes with the correction. Vice President Tina Roper made a motion, seconded by Secretary Rhonda Sheridan, to approve the minutes and amendment of the minutes to show that Commissioner Logan Davis was absent from the meeting on November 12, 2025. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Schanzbach, Davis Nays: 0 Absent: 1 Sims

TREASURER'S REPORT

Treasurer DePaula reviewed the financial reports with the commissioners. He said the total revenues for November were around \$130,000.00 (actual \$130,489.25) and year to date was a little over \$1,000,000.00 (actual \$1,576,654.05) and was essentially right along with the budget. He said the Edward Jones portfolio summary showed \$5.6 million (actual \$5,604,399.65). He said there was a second account opened last month that has a balance of approximately \$336,000.00 (\$336,274.08), and this information is shown on the account summary statement. This balance is included in the total Edward Jones account summary. There was a brief discussion regarding the CD's that will be coming due soon. A motion was made by Treasurer DePaula and seconded by Vice President Roper to approve the financial reports for the month of November 2025. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Schanzbach, Davis Nays: 0 Absent: 1 Sims

OLD BUSINESS

1. Warehouse Buildings #2 & #3 – lease agreement and inspection update

Mr. Dufresne and Mr. Coudrain met with the tenant and discussed the inspection report page by page and item by item. Mr. Coudrain said 37 items were identified that the tenant needed to correct, however the tenant felt some of the items were not applicable, for different reasons. He asked the tenant to take care of the items that were safety issues and said he understood that repairs had already begun. He said he felt this was a good meeting and there was good progress. Vice President Roper asked if a checklist had been created indicating the responsibilities for the repairs by the tenant and the STPPC. Mr. Coudrain said he identified with an email (to the tenant) each specific item to be repaired from the inspection report. He

said eventually he would do a follow up on each item with their progress. Vice President Roper said there should be a checklist with each repair, the start and the completion date and who signed off on the work, to be presented at each meeting or sent out status quo of the completed activities and should include the tenant and the port. Mr. Coudrain said it had been discussed about adding some of the repairs to the Port Priority project. Discussion continued among the commissioners regarding differential of the projects to be completed, and issues found in the report, especially the water runoff into the drains. Mr. Coudrain said he discussed this with the tenant and asked them to identify that issue and determine what is happening there. He said regarding the lease "The ball is in their court" and there doesn't seem to be any urgency by the tenant. There were no questions.

2. Drainage Project – update

Mr. Dufresne said the asphalt work had been completed and everything is working very well. He said the contractor did a good job. Vice President Roper thanked Mr. Dufresne.

3. Barge dock repair project – update

Mr. Dufresne said the ports primary project engineer is still waiting for the geotechnical data report, and that the engineer needs to receive the report before he can proceed with the final design plan. Mr. Dufresne said he hopes to have more information by the next STPPC meeting. There were no questions.

4. Environmental Services MSA – update

Mr. Coudrain said he had been "back and forth" with the environmental services company. He said he "marked up" the agreement and the company was receptive to a lot of the changes that were requested. He said their issue in the MSA was with consequential damages, and their reluctance to allow the STPPC to collect consequential damages if they misstep, which would likely be a big part of any claim filed. During a phone conference with the company, it was determined there was an Emergency Responder Limitation of Liability statute. Mr. Coudrain explained the statute to the commissioners (Louisiana law protects emergency responders from liability for good faith actions at emergency scenes, shielding them from civil suits unless their conduct is "willful or wanton misconduct" or "gross negligence," with specific statutes covering general emergency care R.S. 37:1731). Mr. Coudrain said he felt this was a fair result. A brief discussion was held regarding when this kind of service would be used and the tenants responsibility for this. Mr. Coudrain said they have a protocol to follow in emergencies, and this would be third in line. Mr. Coudrain recommended adopting the MSA agreement.

Vice President Roper made a motion, seconded by Treasurer DePaula, to adopt/approve the Environmental Services MSA as negotiated by the port's attorney, Andre Coudrain. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

Before going to the next agenda item, President Ferrara asked to go back to the inspection report regarding the roof. Mr. Coudrain said it is being determined if this part of the roof was the rail dock (which was not repaired), and he was pulling up the warranty information to see if anything would be covered. He said some of the items were installation issues, and he would

send the roofing company a letter, but there was no reported leaking from the roof. He said If it's a deficiency he would bring that to their attention.

5. Invoice Payment Approval

The following invoices for payment were presented today for approval by Treasurer DePaula:

1. Cashe Coudrain & Bass
Services rendered through November 30, 2025

Inv# 132480	Matter # 4623-1	
STPPC – General		Amt.\$ 1,560.00

Inv# 132481	Matter # 4623-0014	
STPPC – Lease with Bayou Diesel		Amt.\$ 680.00
		<u>Total Amt.\$ 2,240.00</u>

Secretary Sheridan made a motion, seconded by Vice President Roper to approve the invoice presented today for Cashe Coudrain & Bass. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

2. GeoEngineers, Inc.
Professional services from Sept 20, 2025 to Oct 10 2025
Inv# 0210814

Amt.\$ 1,757.50

Mr. Dufresne said this invoice is for the administrative costs, that they have not yet billed the port for the drilling phase. Motion was made by Vice President Roper and seconded by Secretary Sheridan to approve the invoice presented today for GeoEngineers, Inc. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

3. Bip & Sons Services, LLC
Drainage project – pipe & basin installation, materials, etc.
Inv# 1345

Amt.\$ 35,459.00

Treasurer DePaula said this invoice had been previously approved at the forefront of the project. Vice President Roper made a motion, seconded by Treasurer DePaula to approve the invoice presented today for Bip & Sons Services, LLC. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

6. 5-Year master Plan – update

a) Executive Session

***The commission may go into Executive Session to discuss the item pursuant to LSA-R.S. 42:17**

Mr. Dufresne said after the two Master Plan proposals that were presented at the previous meeting, he spoke with Dr. Barnes and Dr. Richardson, and also President Ferrara regarding the possibility of submitting a proposal as a group. He said Dr. Barnes and Dr. Richardson are meeting this week to discuss and said they will send something soon for the commission to consider as another option for the Master Plan. He said they spoke in general terms about the price range, that the concept is we would have three economists working on the plan, and Vice President Roper said it would be two economists and a planner.

Before moving to new business, Vice President Roper commented to Mr. Dufresne to make sure the presentation goes beyond the 40 acres at the port, and what can be done to coordinate the economy with the job market. Mr. Dufresne said once the economists are secured contractually, there will be discussions about the issue.

NEW BUSINESS

None

LITIGATION UPDATE:

South Tangipahoa Parish Port Commission vs Wilco Marsh Buggies, Inc.

Docket# 20240004367

a) Executive Session

Mr. Coudrain told the commissioners that there was no change in the case strategy, and that there was no need to enter into executive session at this time.

REMARKS

President Ferrara asked again about the inspection report and asked if there was a time frame for repairs. Mr. Dufresne said he was confident the tenant should come with a proposal before the next STPPC meeting

The executive director reminded the commissioners they had 3 weeks to send their training certificates for sexual harassment and ethics to the office. The deadline is December 31, 2025. He said the Financial Disclosure isn't due until May 15, 2026.

Mr. Dufresne thanked everyone for their attendance today. The next meeting is scheduled for January 14, 2026.

A motion was made by Secretary Sheridan and seconded by Commissioner Davis to adjourn the regular meeting. Motion passed. Yeas: 6 Ferrara, Roper, DePaula, Sheridan, Davis, Schanzbach. Nays: 0 Absent: 1 Sims

The meeting adjourned at 9:32 AM.

Rhonda Sheridan, Secretary STPPC

Daryl Ferrara, President STPPC