SOUTH TANGIPAHOA PARISH PORT COMMISSION
REGULAR MEETING WEDNESDAY, OCTOBER 14, 2026 9:00AM
CITY HALL ANNEX BUILDING - 110 W. HICKORY ST., PONCHATOULA, LA

The 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, October 14, 2026 at 9:06 A.M.

The invocation was given by Administrative Assistant Robyn Pusey, followed by the Pledge of Allegiance, led by Commissioner Brandon Schanzbach.

Commissioners Present: Daryl Ferrara, Tina Roper, Timothy DePaula, Brandon Schanzbach

Commissioners Absent: William Sims, Rhonda Sheridan and Logan Davis

President Ferrara welcomed the attendees and thanked everyone for coming, including former STPPC commissioner, Dr. James Nelson. Others in attendance included Patrick Dufresne, STPPC Executive Director; Robyn Pusey, Administrative Assistant; Andre Coudrain, Cashe Coudrain and Bass; Brandi Fontenot of GIS Engineering; Richard Meek, Action 17 News

REGULAR MEETING

APPROVAL OF AGENDA/MINUTES

It was moved by Treasurer DePaula and seconded by Vice President Roper that the South Tangipahoa Parish Port Commission approve the regular meeting agenda for October 14, 2026, as presented. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis

President Ferrara told the commissioners that the meeting minutes from September 9, 2026 had been sent to them electronically by the administrative assistant and she confirmed there were no changes. After a brief review, a motion was made by Vice President Roper and seconded by Treasurer DePaula to adopt/approve the minutes from the regular meeting on September 9, 2026. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis

TREASURER'S FINANCIAL REPORT

Port accountant Lee Barends reviewed the financial reports from September with the commissioners. She said the income for September was approximately $125,487.00 (rounded) and the expenses approximately $47,060.00, producing a net income of approximately $78,427.00. The balance in the general account was $392,235.66. Ms. Barends requested approval to move the amount over $250,000.00 be moved to the Edward Jones account. Treasurer DePaula agreed, and said she didn't need approval, that she had on-going approval to do this (per the port's financial/investment policy). Ms. Barends continued and said she didn't see anything out of line in the reports and asked if there were any questions. Treasurer DePaula asked about the FEMA project, and whether funds would arrive this year. Mr. Dufresne said the engineering funds are "pretty much tapped out" at $135,000.00,

but once the project is started the remaining $700,000.00 will be invoiced (as the project moves along). Vice President Roper asked if the project would start this year, and Mr. Dufresne said no. Ms. Barends said since the project will not start this year, the FEMA revenue figure will be modified in the proposed amended budget; the main priority is keeping expenses with budget. Vice President Roper asked if GIS Engineering had any major invoices coming from some of the upcoming projects. Ms. Fontenot said not outside of the monthly invoices. President Ferrara asked the port director if whether the rail car storage is slowing. Mr. Dufresne replied that the companies remain active, but storage revenue has been trending down for about two years. He also said he talks to CN Rail often, however rail cars are project and storage driven.

Ms. Barends said regarding the investments, there was a loss in September. There was a brief discussion about the CD's, and Treasurer DePaula said there are two CD's maturing in October, one in November and one in January 2027, and will be reinvested at renewal. There were no questions.

A motion was made by Treasurer DePaula, seconded by Vice President Roper to approve the financial reports from September 2026. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis

OLD BUSINESS

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

a) Spreadsheets

Mr. Dufresne reported that the port has not yet received detailed quotes for the maintenance in warehouse building 2 and hopes to have it by the next STPPC meeting. He said the electrical panel work in building 2 is complete. The conduit work for building 3 had to be re-quoted because Entergy now requires the two incoming panels to be stacked vertically rather than side by side, which roughly doubled the initial quote from H. Rocker Electrical. He said the port will stay with its electrical contractor of record, H. Rocker Electrical, who is coordinating the power shutoff with Entergy. Vice President Roper asked if the port ever bids out the electrical contractor of record. Mr. Dufresne said it is treated like a professional service; the contractor provides dependable service and knows the facility, so the contract is not rebid each year. The new quote from H. Rocker Electrical was provided to the commissioners. A motion was made by Vice President Roper to approve the quote for electrical services by H. Rocker Electrical, seconded by Treasurer DePaula. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis

Before moving on, Vice President Roper asked Mr. Dufresne to have Entergy provide documentation of their requirement for the two electrical panels to be installed vertically instead of side by side. Mr. Dufresne said he had asked Entergy for this documentation and is waiting for their response. Vice President Roper asked that he email them and tell them per this conversation, he needs verification of their requirement and then attach the response to the quote from H. Rocker Electrical. Mr. Dufresne said that he would do this.

2. LA-DOTD Port Priority Program Application - Projects - update

Mr. Dufresne introduced Brandi Fontenot of GIS Engineering. She began by saying that the design for drainage improvements, the culvert, asphalt paving and drainage improvements around the warehouses have reached a 60% design. She said the CAD (computer aided design) drawings were received on Monday, and the design engineer is reviewing. She said they will finalize their 60%

construction cost estimate to confirm the project remains within budget, and it will be provided to the commission at the next STPPC meeting. She said the biggest update today is from YKH regarding the fire suppression system. YKH did an evaluation of the chemical inventory from Premier Chemicals against the National Fire Protection Association flammable and combustible liquids code (NFPA 30), which is enforced by the state fire marshal's office. She said based on the chemicals being stored by Premier, YKH preliminarily estimates a need of approximately 3,000 gallons of water per minute for a two-hour duration system – roughly 360,000 gallons of water, which will likely require a water storage tank or fire pump system. She said a dry system is not permitted because a fire with these materials would escalate quickly. YKH is evaluating wet-pipe, pre-action and deluge sprinkler systems and the container requirements of each. Because of this, YKH will likely require warehouse improvements to be able to contain the water and spilled chemicals, and it would have to be broken into sections of about 3,000 square feet. YKH is evaluating all options and will be offering several alternatives for the board to consider.

The commissioners noted that this is far more than anticipated. A discussion began about whether the cost would be lower without the chemicals being stored by the tenant, and Ms. Fontenot said it would be "much lower". She said YKH also indicated that according to a completed questionnaire from Premier Chemicals, they are storing more than NFPA 30's maximum allowable quantity for a warehouse of this size, which is driving the high estimates. She has reached out to her YKH contact and asked what the implications are but has not yet received a response. President Ferra asked if this was a compliance issue, and Ms. Fontenot said "that's what it sounds like." She wants to see what the recommendations are and will address pricing from there.

Next, she said some minor comments from the Army Corps of Engineers were received regarding the covered boat house permit, and the plans are being revised to address those comments. She said she hopes to present a better assessment at the next meeting and hopefully will be moving forward in getting approval from the Army Corps of Engineers.

A brief discussion was held about whether the port can pass on the added cost for the fire suppression system to Premier Chemicals. It was said that the fire suppression system would be costly and the non-compliance must be addressed separately. Mr. Coudrain said he would get additional information from Ms. Fontenot and inform the tenant of the non-compliance issue. Vice President Roper questioned Ms. Fontenot if there would be any construction before January. Ms. Fontenot said no, that the LA DOTD must first review the 95% plans and specifications, and they are looking to submit this to the LA DOTD in February. There were no more questions. The board thanked Ms. Fontenot for the update.

3. Barge dock repair project – update

Mr. Dufresne told the commissioners that another time extension request for the barge dock repair will be submitted to FEMA in November, which will extend the barge dock repair project to March, 2027. The agency grants extensions six months at a time. There were no questions.

4. Five-Year Master Plan – update

Mr. Dufresne said the research group working on the master plan toured the port after the public hearing last month and is continuing to do its research. Vice President Roper asked the port director and administrative assistant to confirm that the researchers have contact information for the parish

government and chambers. Treasurer DePaula asked if there was a timeline for completion, and Mr. Dufresne said it was next June 2027.
Dr. James Nelson came to the podium, and he asked about the direction of the master plan. Vice President Roper responded that the September meeting was the initial kickoff, and that the researchers were told to look beyond the 40 acres of the port and its potential to be an economic driver for the parish. Dr. Nelson said that in its 75-year history the port has never fulfilled its promise as an intermodal economic entity and questioned how much economic impact it has had on the region. He said he hoped the plan would account for that history and offer a more creative vision as to what this valuable waterfront property could be. President Ferrara said we are in the very beginning of this process, and Vice President Roper said again that
the researchers were asked to look beyond the 40 acres at the port to the entire district and its potential as an economic driver for citizens. President Ferrara told Dr. Nelson to "feel free" to contact Dr. Anna Osland. Vice President Roper described her as very receptive. Dr. Nelson then left for another meeting.

President Ferrara asked Mr. Dufresne if the researchers would provide timeline reports for the Master Plan similar to the update reports provided by Ms. Fontenot. He said he would contact the research team about this issue.

5. Employee handbook manual – update

Vice President Roper reported that the HR company recommended by Secretary Sheridan does not prepare employee handbooks. She recommended that the port director and administrative assistant contact two or three small inland ports with similar size staffing to learn who prepared their handbooks and obtain a copy, if possible, to be reviewed during the next board meeting. She emphasized keeping costs low, and President Ferrara agreed, saying that approximately $5,000.00 had already been spent on this effort without producing a usable result.

6. Annual audit report – FY 2025

Port accountant Lee Barends reviewed the annual audit report for 2025 with the commissioners. Reading from the auditor's report page 8, as of December 31, 2025, the total assets were $15,068,556.00 and total liabilities were $380,049.00, resulting in a net position of about $12,744,098.00 including fixed assets. Reading from her report summary, she said the port commission's current assets were $7,398,167.00 and mainly consisted of cash, cash equivalents and CD's. Property and equipment totaled $6,869,549.00 and non-current liabilities totaled $346,661.00, and is essentially an overview of the balance sheet.

She continued with the report and said on page 9, the statement of revenues, expenses and changes in net position, the total revenues were $1,538,946.00 and total expenses were $801,111.00. This resulted in a net income of $943,418.00.

The last item reviewed was the agreed-upon procedures report. She said everything was in compliance, however there was only one exception noted, that the board is required to meet monthly in accordance with the bylaws, however there was no board meeting held in March 2025. Treasurer DePaula said that we did not have enough commissioners at that time to have a meeting. Ms. Barends recommended holding a meeting regardless to meet compliance requirements, but Mr. Coudrain said you must have a quorum (4 people) to have a meeting. He asked if this should happen again to let him

know, and there would be a discussion on how to handle this situation. She said she didn't know if there were any repercussion for this and said it was a clean audit.
Vice President Roper noted that other post-employment benefits (OPEB) -mainly retiree health insurance- is becoming a major issue for government entities, and some, including the parish government, now set aside a portion of payroll in a dedicated OPEB account. Discussion was had about having a separate account for this. Ms. Barends said this is not a concern now, but you may wish to check with the auditor to see what their recommendation might be.

7. Invoice Payment Approval

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

Cashe Coudrain & Bass
Services rendered through September 30, 2026

Inv# 134600 Matter # 4623-1 Amt. $ 640.00
STPPC General

Inv# 134599 Matter # 4623-0014 Amt. $ 20.00
Lease with Bayou Diesel/Premier Chemicals
(Buildings 2 & 3)

A motion was made by Treasurer DePaula, seconded by Vice President Roper to approve invoice #134600 for $640.00 and invoice #134599 for $20.00 presented for payment today from Cashe Coudrain and Bass. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

Inv# 134499 Matter # 4623-13 Amt. $ 5,400.78
STPPC vs. Wilco Marsh Buggies
***Privileged and Confidential – Attorney/Client communications**

The commission agreed to privately review this litigation invoice in Executive Session.

GIS Engineering LLC Amt.$ 19,566.25
Inv# 70021801 Engineering services from August 2026

The GIS Engineering invoice for the Port Priority Phase projects included preliminary design and permitting. After a brief review of the invoice, a motion was made by Treasurer DePaula, seconded by Vice President Roper to approve the invoice presented today for payment from GIS Engineering LLC in the amount of $19,566.25. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

Southeastern Overhead Door, Inc. Amt.$ 4,980.00
Inv# 23731 Remove existing operator on rolling steel door;
furnish and install new Genie electric operator

After a brief discussion, Treasurer DePaula made a motion to approve the invoice presented today for payment from Southeaster Overhead Door, Inc. The motion was seconded by Vice President Roper. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

University of Louisiana at Lafayette **Amt.$ 10,741.25**
Inv# 360490-1 Completion of in-person listening session

This invoice is one of the master plan deliverables; two payments remain. A motion was made by Treasurer DePaula, seconded by Vice President Roper to approve the invoice presented today for payment from University of Louisiana at Lafayette in the amount of $10,741.25. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

Pinell & Martinez, LLC **Amt.$ 6,825.00**
Inv# 15486 Audit of the December 31, 2025 financial statements

A motion was made by Treasurer DePaula, seconded by Vice President Roper to approve the invoice presented today for payment from Pinell & Martinez in the amount of $6,825.00. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

NEW BUSINESS

1. Budget Amendment – FY 2026

a) Resolution

Ms. Barends reviewed the proposed amended budget for FY 2026 with the commissioners. She recommended two changes. First, she recommended the FEMA project revenue be lowered to $66,471.53. She said this is the amount that was received during the year, and no further disbursements are expected. Second, she recommended professional contracts be increased to cover the remaining monthly GIS Engineering invoices for September through November (approximately $60,000) and $10,000 towards the master plan contract. The commissioners questioned Ms. Fontenot about the engineering invoices, and she said she expects invoices of similar amounts as design work intensifies. The commissioners decided it would be better to have a larger cushion in professional contracts and agreed to increase the amount from $260,000 to $350,000.

Ms. Barends asked about the overhead door repair invoice from today, and whether it should be reclassified from operating expenses to capital repairs and maintenance. After a brief discussion she said she would check with the auditor. The commissioners also discussed warehouse building 2 repairs. Because the repair quotes are still pending and the work is unlikely to happen before the end of the year, it was decided that funding for it can wait until January.

The following resolution was introduced by Vice President Roper:

At a Regular Meeting of the South Tangipahoa Parish Port Commission held on October 14, 2026 the following resolution was introduced and adopted; to wit:

Moved by Commissioner DePaula, seconded by Commissioner Schanzbach that the South Tangipahoa Parish Port Commission adopt the following resolution with regard to the 2026 proposed Amended 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 amendments 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 Amended 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 passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

LITIGATION UPDATE

South Tangipahoa Parish Port Commission vs Wilco Marsh Buggies, Inc.
Docket# 20240004367
a) Executive Session

Mr. Coudrain recommended going into Executive Session to discuss the litigation case between STPPC and Wilco Marsh Buggies. A motion was made by Treasurer DePaula, seconded by Vice President Roper to enter into Executive Session at the request of the port's attorney, Andre Coudrain. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

Approximately 15 minutes later, a motion was made by Treasurer DePaula, seconded by Commissioner Schanzbach to come out of executive session and return to the regular meeting. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach Nays: 0 Absent: 3 Sims, Sheridan, Davis

Treasurer DePaula made a motion to approve the litigation invoice from Cashe Coudrain and Bass, in the amount of $5,400.78. The motion was seconded by Vice President Roper. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis. Mr. Coudrain said let the record show there was no action or votes taken during executive session.

REMARKS

President Ferrara asked for a motion to adjourn the regular meeting. Treasurer DePaula made the motion to adjourn the regular meeting, seconded by Vice President Roper. Motion passed. Yeas: 4 Ferrara, Roper, DePaula, Schanzbach. Nays: 0 Absent: 3 Sims, Sheridan, Davis

The meeting adjourned at 10:00 AM.

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Rhonda Sheridan, Secretary STPPC

Daryl Ferrara, President STPPC