

OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – JANUARY 13, 2026

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, January 13, 2026, at 12:00 p.m. in the boardroom of its office located at 100 Port Boulevard, 3rd Floor, Chalmette, Louisiana.

After the Pledge of Allegiance, Roll was called.

Member's present were: Mr. Larry M. Aisola, Jr., President; Mr. Thomas B. Ajubita, Secretary; and Mr. Walter J. Cure, IV., Commissioner. Also present were: Mr. Drew Heaphy, Executive Director; Ms. Emily Alphonso, Executive Assistant; Mr. Ross Gonzales, Director of Administration; Mr. Ted Roche, Director of Operations; Ms. Lauren Maupin, Public Relations; Mr. Steven Armstrong, Volkert Inc.; Mr. Chalin Delaune, Tommy's Seafood, Inc.; Ms. Maria Delaune, Tommy's Seafood, Inc.; Mr. Thomas Delaune, Tommy's Seafood, Inc.; Mr. Joey DiFatta, St. Bernard Sheriff Office; Mr. Zeljko Franks, Associated Terminals; Mr. Dean Nicoladis, N-Y Associates; and Mr. Gary Poirrier, Associated Terminals

President Aisola announced that the floor was open for nominations for the office of President.

Mr. Cure nominated Mr. Ajubita for the office of President. President Aisola seconded the nomination. President Aisola closed nominations and after asking for public comment, called for the vote.

The Board voted two (2) yeas and one (1) abstaining to elect Mr. Ajubita President by acclamation.

President Aisola announced that the floor was open for nominations for the office of Vice President.

Mr. Cure nominated Mr. Kenney for the position of Vice President. Mr. Ajubita seconded the nomination. President Aisola closed nominations and after asking for public comment, called for the vote.

The Board voted three (3) yeas to elect Mr. Kenney Vice President by acclamation.

President Aisola announced that the floor was open for nominations for the office of Secretary.

Mr. Ajubita nominated Mr. Cure for the position of Secretary. President Aisola seconded the nomination. President Aisola closed nominations and after asking for public comment, called for the vote.

The Board voted two (2) yeas and (1) abstaining to elect Mr. Cure Secretary by acclamation.

President Aisola announced that the floor was open for nominations for the office of Treasurer.

Mr. Cure nominated Mr. Aisola for the position of Treasurer. Mr. Ajubita seconded the nomination. President Aisola closed nominations and after asking for public comment, called for the vote.

The Board voted two (2) yeas and (1) abstaining to elect Mr. Aisola Treasurer by acclamation.

Next, Mr. Heaphy presented Mr. Aisola with the President's Plaque for 2025.

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

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on December 17, 2025.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved a new lease with The Kearney Companies, Inc for 50,000 sq. ft. of warehouse space, located at 561 Bonita Drive in the Chalmette Terminal.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved the Lease Amendment for Gettys. Inc. changing Initial Term date to December 23, 2025, changing Initial Term to one year, changing additional terms to two terms of one year, and adding CPI increase in section 4b.

President Ajubita recognized Mr. Gonzales who gave the Finance Report. Mr. Gonzales reported on the Operating and Capital Budgets, Professional Services, Balance Sheet and Lessees Arrears.

President Ajubita then recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy discussed the Christmas Open House. He also reminded the Board to submit their Personal Disclosure forms by May 15, 2026, and spoke to the Board about entering into a contract with the Regional Planning Commission for their grant writing services. Mr. Heaphy also discussed that there have been some local complaints regarding an odor from the Port's tenants; Mr. Heaphy said that it is an important issue that the Port is actively working with its tenants to resolve any issues that might be causing an odor. Mr. Heaphy then recognized Mr. Roche who gave an update on current and future construction projects. The Board discussed the Executive Director's report.

On motion of Mr. Cure and seconded by Mr. Aisola, the Board approved to appoint the Chief Operating Officer, Ross Gonzales as representative to the St. Bernard Economic Development Foundation Board, term ending January 2027.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously authorized for the Executive Director to enter into an agreement with the United States Coast Guard regarding the use of the St. Bernard Port owned Closed Circuit camera feeds in VTS LMR.

President Ajubita asked if there were any Old Business. Not hearing from anyone, he continued with the meeting.

President Ajubita asked if there were any New Business. Mr. Heaphy mentioned to the Board that he included several articles that pertain to the topics discussed during the meeting. One article being about the odor, another article from Captain Bopp discussing what the Pilots do for the lower Mississippi River, and an article introducing the new Executive Director of the Port of South Louisiana Ms. Julia Fisher-Cormier.

On motion of Mr. Cure, seconded by Mr. Aisola, the meeting was adjourned.

/s/ Walter J. Cure, IV., Secretary