

OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – FEBRUARY 27, 2026

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Friday, February 27, 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. Thomas B. Ajubita, President; Mr. David L. Kenney, Jr., Vice President; and Mr. Walter J. Cure, IV., Secretary. 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; and Mr. Dean Nicoladis, N-Y Associates.

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. Kenney, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on January 13, 2026.

On motion of Mr. Cure, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved to waive the Personal Guarantee for the 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. Kenney, seconded by Mr. Cure, and after asking for any public comment, the Board unanimously approved the First Lease Amendment for The Kearney Companies, Inc., changing Initial Term date to March 1, 2026, and adding a one (1) month Move-in Period commencing from February 1, 2026, to February 28, 2026.

On motion of Mr. Cure, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved to rescind the motion adopted on December 17, 2025, meeting to approve a new lease with Bayou Marine and Rigging, LLC for 25,800 sq. ft. of warehouse space, Building No. 62, Rodmill Extension, located at 420 Bonita Drive in the Chalmette Terminal.

On motion of Mr. Cure, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved Change Order No. 6 for Barriere Construction Co., State Project No. H0012752 – LA 46@ Weinberger Rd. an overrun of \$237,975.68 and adding 87 additional days to the contract.

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 current Litigation Status with the St. Bernard Parish Government; he mentioned to the Board members that it is currently at a standstill since the attorney's that were representing St. Bernard Parish Government have resigned. He told the Board members that he will update them as soon as he gets more information. Mr. Heaphy spoke to the Board about the Twin Rocks Land Co. He informed the Board that the Port received a letter from the company trying to acquire land from the Port that is located in the Yscloskey – Shell Beach area and that the Port is not interested in the offer. He also reminded the Board to submit their Personal Disclosure forms by May 15, 2026, and spoke to the Board about some upcoming events taking place. 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. Kenney, the Board unanimously approved the Amendment to Cooperative Endeavor Agreement between the St. Bernard Port and St. Bernard Parish Sheriff's Office, waiving the monthly fee payable from the St. Bernard Port to the St. Bernard Sheriff's Office in exchange for the use by the St. Bernard Parish's Office of 2/3 of the St. Bernard Port, Harbor and Terminal District EOC building located at 201 Bonita Street in Chalmette, Louisiana.

On motion of Mr. Cure, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved the professional services contract with Adams and Reese, LLP for consulting services relating to Federal and State governmental relations.

On motion of Mr. Cure, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved the contract with DAR, Incorporated for consulting services relating to State governmental relations.

On motion of Mr. Cure and seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved the following resolution authorizing an amendment to an agreement and designation of Executive Director to sign for the Arabi Terminal Warehouse and Roadway Improvement project, State Project No. H.016505.

STATE PROJECT NO. H.012334
PARISH OF ST. BERNARD

RESOLUTION

St. Bernard Port, Harbor and Terminal District

A Resolution authorizing the St. Bernard Port, Harbor and Terminal District to enter into an agreement with the State of Louisiana, Department of Transportation and Development under the Louisiana Port Construction and Development Priority Program for assistance in the implementation of a port improvement project; providing for the necessary documentation of the need for the port improvement; and providing for other matters in connection therewith.

WHEREAS, the St. Bernard Port, Harbor and Terminal District has a need for port improvements; and

WHEREAS, the St. Bernard Port, Harbor and Terminal District has reviewed the application for Arabi Terminal Warehouse and Roadway Improvement and agrees with said agreement; and

WHEREAS, the St. Bernard Port, Harbor and Terminal District has applied for State matching funds pursuant to Chapter 47 of Title 34 of the Louisiana Revised Statutes of 1950, as amended, to implement a project to improve its port operation and St. Bernard Port, Harbor and Terminal District is fully aware of its obligations under said Statute; and

WHEREAS, the St. Bernard Port, Harbor and Terminal District is a political body duly organized and existing under the laws of the State of Louisiana and is eligible to apply for funds under said Statute; and

NOW, THEREFORE, BE IT RESOLVED by the St. Bernard Port, Harbor and Terminal District as follows:

Section 1. That St. Bernard Port, Harbor and Terminal District acknowledges that an application was submitted to the Louisiana Port Construction and Development Priority program.

Section 2. That at the appropriate time and prior to commencement of work on the project St. Bernard Port, Harbor and Terminal District agrees to execute a Project Agreement and a Statement of Sponsorship pursuant to the Statute and hereby authorizes and empowers

Drew Heaphy – Executive Director to enter into and execute said agreement with the Louisiana Department of Transportation and Development.

Section 3. That Drew Heaphy – Executive Director is hereby Authorized Representative for St. Bernard Port, Harbor and Terminal District to represent the port with regards to the receipt of funds from the Louisiana Port Construction and Development Priority Program for a port improvement project.

Section 4. That said Authorized Representative shall have the authority to sign and approve all documents that are necessary under the circumstances to accomplish the above project.

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

/s/ Thomas B. Ajubita, PRESIDENT

On motion of Mr. Cure and seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to accept the annual Insurance Renewal Package upon the recommendation of the Agent of Record, Gallagher.

On motion of Mr. Cure and seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved the Cooperative Agreement with St. Bernard Parish Government providing SBPG as a Point of Distribution in the event that a hurricane has made landfall in/around St. Bernard Parish.

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 a flyer for the Coastal Cook Off and an article from City Business about Port Nola being the number one regional project regarding the LIT Terminal.

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

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