

OFFICIAL PROCEEDINGS  
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT  
REGULAR MONTHLY MEETING – May 11, 2021

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, May 11, 2021, at 12:00 noon in the boardroom of its office located at 100 Port Boulevard, Chalmette, Louisiana.

After the Pledge of Allegiance, Roll was called.

Members present were: Mr. Larry M. Aisola, Jr., President; Ms. Rachel L. Nunez, Vice President and Rev. Henry Ballard, Jr., Treasurer. Absent was: Mr. Harold J. Anderson, Secretary. Also present were: Mr. Drew Heaphy, Executive Director; Ms. Denise Kraesig, Executive Assistant; Mr. Ross Gonzales, Director of Administration; Mr. Ted Roche, Director of Operations; Mr. Ricky Melerine, Project Manager Assistant; Mr.'s Todd Fuller, Gary Poirrier and Zeljko Franks, Associated Terminals; Mr. Raoul Chauvin, Infinity Engineering; Mr. Justin Hamilton, The Ranch Studios; Mr. Joseph DiFatta, St. Bernard Parish Sheriff's Department; Ms. Diane Jackson, The Slone Group and Ms. Jan Evans, Volkert.

President Aisola announced the Public Hearing to present the proposed 2021-2022 Operating Budget for inspection. The Board recognized Mr. Gonzales who read the Proposed Budget Narrative. President Aisola thanked Mr. Gonzales for his report.

President Aisola 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 Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on April 21, 2021.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a new lease with Chalmette Refining LLC for 10 acres of laydown area and 25,000 sq. ft. of warehouse space both located in the Chalmette Terminal and waiver of Personal Guarantee.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a new lease with The Ranch Studios LLC for 52,360 sq. ft. of warehouse space at 561 Bonita Drive located in the Chalmette Terminal and waiver of Personal Guarantee.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a new lease with Apple Studios Louisiana LLC for 133,500 sq. ft. of laydown area located at 200 Marlin Drive and 133,500 sq. ft. of laydown area in Lot #3, Chalmette Terminal.

On motion of Ms. Nunez, seconded by Rev. Ballard, the Board unanimously approved to table agenda item # 10: Approval of Amendment to lease for Smart Pixelz LLC changing lessee name to NOLA Electric LLC and changing Initial Term date to June 1, 2021.

President Aisola recognized Mr. Gonzales who gave the Finance Report. Mr. Gonzales reported on the operating and capital budgets, professional services, Balance Sheet, proposed 2021-22 Budget and Lessees Arrears. The Board discussed the Finance Report. Rev. Ballard offered for consideration the possibility of the Administration making a deadline date, a week prior to the board's meeting date, for tenant to make their past due rent payments; this would give the Board all the necessary information to make an informed decision relating to the tenant's situation. Mr. Gonzales and Mr. Heaphy agreed to the request. The Board thanked Mr. Gonzales for his report.

President Aisola then recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy reported on the contract and Mr. Chauvin informed the Board on the Smokestack Modifications project's engineering phase one. Mr. Heaphy and Ms. Coker apprised the Board as to the laws and statutes relating to the ability of board members and the administration to award contracts and the Board's personal indemnity and liability. Mr. Heaphy recognized Mr. Franks who gave an update on Associated Terminals and Associated Terminals' future storage needs. Mr. Heaphy then discussed Personal Disclosure forms due by May 15<sup>th</sup>, St. Bernard Day at the Capitol and Ethics Training Classes being given at the Port for employees. Mr. Heaphy then recognized Mr. Roche who updated the Board on current projects. The Board discussed the Executive Director's Report. The Board thanked Mr. Heaphy for his report.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved the Board unanimously approved to take from the table Agenda Item No. 10 from the April 21, 2021 agenda: Approval of professional services contract with Eustis Engineering LLC for engineering services relating to the Rehabilitation of Chalmette Slip, Sections A and F project, not to exceed \$248,916.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a professional services contract with Eustis Engineering LLC for engineering services relating to the Rehabilitation of Chalmette Slip, Sections A and F project, not to exceed \$248,916.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved to take from the table Agenda Item No. 12 from the April 21, 2021 agenda: Approval of professional services contract with The Slone Group for consulting services relating to Organizational Development & Training, not to exceed \$71,550.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved a professional services contract with The Slone Group for consulting services relating to Organizational Development & Training, not to exceed \$71,550.

On motion of Ms. Nunez, seconded by Rev. Ballard, and after asking for any public comment, the Board unanimously approved to select the St. Bernard Voice as the Official Journal for the St. Bernard Port, Harbor and Terminal District pursuant to R.S. 43:171.

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

President Aisola asked if there were any New Business. Mr. Heaphy informed the Board that he included some news articles for their information and that the Port will be providing the public a land-side tour of the Port on May 25<sup>th</sup> or 27<sup>th</sup> in recognition of Maritime Month. Mr. Heaphy also stated that the Port has displayed on the LED Display Board a thank you to all Maritime employees. Ms. Nunez requested that the Administration contact EDF regarding the tour so they can contact local business who may be interested in attending.

On motion of Ms. Nunez, seconded by Rev. Ballard, the meeting was adjourned.

/s/ Harold J. Anderson, Secretary