

OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – JUNE 4, 2024

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, June 4, 2024, 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., Vice-President; Mr. Thomas B. Ajubita, Treasurer and Mr. David L. Kenney, Jr., Commissioner. Absent were: Mr. Walter J. Cure IV, President and Mr. Ronald J. Alonzo, Jr., 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.'s Todd Fuller and Zeljko Franks, Associated Terminals; Mr.'s Stephen Bernard and GJ Schexnayder, Boh Bros.; Mr. Dean Nicoladis, N-Y Associates; Mr. Joey DiFatta, St. Bernard Sheriff's Office and Mr. Jacob Parkers, Volkert, Inc.

Vice 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 Mr. Ajubita, seconded by Mr. Kenney, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on May 14, 2024.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved a new lease with Rain CII Carbon LLC for 26,400 sq. ft. of Storage Space, Building 142 (Nordberg Eng. Rm. #2) and 15,000 sq. ft. of Ingress/Egress, Chalmette Terminal and waiver of personal guarantee.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved a new lease with Reel Sets, Inc. for 10,000 sq. ft. of laydown Area and Building 91 located at 9010 River Road, Chalmette Terminal.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved to rescind motion #8 of the April 9, 2024 agenda: Approval of Third Amendment to Lease for Chalmette Refining LLC adding an additional five (5) acres of laydown area and extending the 50,000 sq. ft. warehouse space for two years due to amendment not being executed.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the Third Amendment to Lease for Chalmette Refining LLC adding an additional 3.2 acres of laydown area, 10,000 sq. ft. of warehouse space located at 305 Bonita Drive and extending the 50,000 sq. ft. warehouse space for two (2) years.

Vice President Aisola recognized Mr. Gonzales who gave the Finance Report. Mr. Gonzales reported on the Operating and Capital Budgets, Professional Services, Balance Sheet and Lessees Arrears. The Board discussed the Finance Report.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the FY 2024-2025 Budget.

Vice President Aisola then recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy gave an update on House Bill No. 971, the Chalmette Slip concrete repour, 2024 Hurricane Plan and C. Alvin Bertel Award nominations. Mr. Heaphy also informed the board about the Sexual Harassment and Ethics Training being held on June 24, 2024. Mr. Heaphy then recognized Mr. Roche who gave an update on current and future construction projects. The Board discussed the Executive Director's report. The attendees from Boh Bros also updated the board on the slip concrete demolition and repour.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved authorization for the Executive Director to enter into a Cooperative Endeavor Agreement with St. Bernard Parish Tourist Commission to promote tourism through the Port and possible sharing of the tour boat dock revenue from the New Orleans paddlewheels lease, not to exceed \$8,900.00 for Fiscal year 2024-2025.

On motion of Mr. Kenney, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the following resolution donating the 35 ft. Defiant Twin Engine River Patrol Vessel and two Mobile Telecommunication Towers to the St. Bernard Sheriff's Office which agrees to accept ownership and any further liabilities associated with cost and maintenance of the Vessel and the two Mobile Telecommunication Towers:

**BOARD OF COMMISSION OF THE
ST. BERNARD PORT, HARBOR & TERMINAL DISTRICT**

RESOLUTION

The following Motion and Resolution was offered by Kenney who moved for its adoption, and seconded by Ajubita at the June 4, 2024 meeting of the St. Bernard Port, Harbor & Terminal District (the “Board”):

WHEREAS, the St. Bernard Port, Harbor & Terminal District entered into a Cooperative Endeavor Agreement with the St. Bernard Parish Sheriff’s Office (“Sheriff’s Office”) effective October 1, 2021 (the “CEA”), in which the Board and the Sheriff’s Office joined forces and dedicated efforts to improve communications and infrastructure in St. Bernard Parish;

WHEREAS, pursuant to the CEA, the Board owned a Twin Engine 35 ft. Defiant River Patrol Vessel (the “Port Vessel”) and the Board and the Sheriff’s Office coordinated and shared use of the Port Vessel for purposes of patrol and breaches of security;

WHEREAS, pursuant to the CEA, the Board also owns two mobile communications towers and associated equipment (“Two Towers”) that the Board and the Sheriff’s Office utilize in connection with providing updates and communications between the two agencies for protection of the Parish and its citizens;

WHEREAS, the Sheriff’s Office has made primary use of the Port Vessel and the Board has had little need for the Port Vessel, but the Board has borne the expense of insuring and maintaining the Port Vessel and has incurred cost and incurs cost and expense in maintaining the communications towers and associated equipment and no longer wishes to incur expenses for the Port Vessel or the Two Towers;

WHEREAS the Board is willing to transfer and donate the Port Vessel and the Two Towers to the Sheriff’s Office, which is agreeable to accepting ownership and any future liabilities associated with cost and maintenance of the Port Vessel and the Two Towers and providing the Board with access to the Port Vessel if requested;

THEREFORE BE IT RESOLVED that the St. Bernard Port, Harbor & Terminal District hereby transfers and donates the title and all rights to the Port Vessel and Two Towers to the St. Bernard Parish Sheriff's Office;

The resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: 3
NAYS: 0
ABSENT: 2
ABSTAINING: 0

Resolution
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WHEREUPON the Resolution was declared adopted by the St. Bernard Port, Harbor and Terminal District on the 4th day of June, 2024.

Walter J. Cure IV, President

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

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

/s/ Ronald J. Alonzo, Jr., Secretary