

OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – MAY 20, 2025

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Tuesday, May 20, 2025, 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; and Mr. Steven Armstrong, Volkert Inc.

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.

A Public Hearing was held to present the proposed 2025-2026 Budget for inspection. Mr. Gonzales was recognized and gave a complete narrative on the proposed budget. The Board discussed the proposed budget and audience members were given the opportunity to ask questions. Not hearing from anyone, President Aisola continued with the regular meeting.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the minutes of the regular meeting held on April 8, 2025.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the new lease with Emile Pellittieri for 2,440 sq. ft. of storage space and 2,000 sq. ft. of laydown area located at 200 Tuna Drive.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the Second Amendment to Lease Agreement with Veolia Water KOH Regeneration Services USA, LLC lease changing lessee name to Nexpera KOH, LLC.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the Third Amendment to Lease Agreement with Tommy's Seafood adding 8,654 sq. ft. of laydown area rent adjusted accordingly.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the Fourth Amendment to Lease Agreement with St. Bernard Eco-Tourism LLC adding a termination option for the lessee to terminate at any time by giving ninety (90) days written notice.

President Aisola informed the board that bids were received by Volkert, INC. on May 6, 2025, at 2:00 P.M. for the Chalmette Slip Dock D Section D Warehouse Floor Rehabilitation H.014603 project. The Bids were as follows:

<u>Contractor</u>	<u>Bid</u>
Cycle Construction Company, LLC	\$5,540,965.75
RNGD Express, LLC	\$5,639,036.49
Boh Bros Construction Co., LLC	\$5,851,555.00
TKTMJ Inc.	\$8,333,817.00
Boasso Construction, LLC	\$8,879,358.32

The Board discussed the Bids and concluded that, upon review by the St. Bernard Port, Harbor and Terminal District's Legal Counsel and the Louisiana Department of Transportation & Development, the Bid from Cycle Construction Company, LLC was determined to be nonresponsive.

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved to award the bid to RNGD Express LLC. in the amount of \$5,639,036.49.

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.

President Aisola then recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy spoke about the Dedication of the Chalmette Slip Rehabilitation ceremony, where Volkert Inc, Boh Bros. Construction, and Mrs. Phylis Scafidel (former St. Bernard Port Executive Director Dr. Robert Scafidel's wife) were recognized for their contributions to the project. Mr. Heaphy spoke about nominating Captain E. Michael Bopp for the Bertel Awards, the settlement agreement with Mr. Jarrell, Contractual Services Agreement with University of New Orleans to perform an economic impact study, and the Right of Access Agreement with the Meraux Foundation to perform a traffic study for the future connecting road. Mr. Heaphy reminded the Board that they should have submitted their Personal Disclosure forms on May 15, 2025. 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, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the following resolution certifying compliance with public bid laws relating to State Project Number H.014603, Arabi Terminal, Chalmette Slip Dock 2, Section D Port Improvements.

STATE PROJECT NO. H012334
PARISH OF ST. BERNARD

RESOLUTION

St. Bernard Port, Harbor and Terminal District

Whereas, the St. Bernard Port, Harbor and Terminal District has solicited bids for State Project No. H.014603 in accordance with the current bid laws of the state of Louisiana, including, but not limited to R.S. 38:2211 et. seq; and

Whereas, the St. Bernard Port, Harbor and Terminal District has submitted to DOTD certification of proof of publication, one (1) copy of the bid proposals and bid bonds as submitted by each of the three (3) lowest bidders, a legible copy of the bid tabulation of all bids received, and certified to be correct by the Engineer and an authorized official of the Sponsor, a copy of the engineers recommendation, contract documents, Notice of Award of Contract, and a copy of the recordation data in the Clerk of Courts Office.

NOW, THEREFORE, BE IT RESOLVED by the St. Bernard Port, Harbor and Terminal District, in Regular session, assembled on this 20th day of May, 2025, does hereby certify that the bidding procedures comply with Louisiana Revised Statutes 38:2211, et. seq.

/s/ Thomas B. Ajubita, SECRETARY

/s/ Larry M. Aisola, Jr. PRESIDENT

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the following resolution to accept bid and award the contract to RNGD Express, LLC, relating to the Chalmette Slip Dock 2, Section D Warehouse Floor Rehabilitation H.014603 project, upon recommendation of the consulting engineer, Volkert, INC.

STATE PROJECT NO. H.014603
PARISH OF ST. BERNARD

RESOLUTION

WHEREAS, the St. Bernard Port, Harbor and Terminal District has received bids on May 6, 2025, at 2:00 P.M. on the Chalmette Slip Dock 2, Section D Warehouse Floor Rehabilitation (H.014603) port improvements project under the Louisiana Port Construction & Development Priority Program; and

WHEAREAS, Volkert, INC. has recommended that award of contract be made to the lowest qualified bidder; RNGD Express, LLC.

NOW, THEREFORE, BE IT RESOLVED by the St. Bernard Port, Harbor and Terminal District, in Regular session, assembled on this 20th day of May, 2025, acting pursuant to the recommendation of Volkert, INC. that the Base Bid in the Amount of \$5,639,036.49 by RNGD Express, LLC be accepted and a contract be awarded to them.

/s/ Thomas B. Ajubita, SECRETARY

/s/ Larry M. Aisola, Jr. PRESIDENT

On motion of Mr. Cure, seconded by Mr. Ajubita, and after asking for any public comment, the Board unanimously approved the following resolution to approve the two (2) year appointment of Drew M. Heaphy as a Director to the Board of the Louisiana Local Government Environmental Facilities and Community Development Authority.

RESOLUTION

A RESOLUTION INDICATING THE INTENTION OF THE St. Bernard Port, Harbor and Terminal District STATE OF LOUISIANA, TO APPROVE THE TWO (2) YEAR APPOINTMENT OF Drew M. Heaphy AS A DIRECTOR TO THE BOARD OF THE LOUISIANA LOCAL GOVERNMENT ENVIRONMENTAL FACILITIES AND COMMUNITY DEVELOPMENT AUTHORITY (THE "AUTHORITY") AS PROVIDED BY CHAPTER 10-D OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED.

WHEREAS, Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of R.S. 33:4548.1 through 4548.16 is known as the Louisiana Local Government Environmental Facilities and Community Development Authority Act (the "Act"); and

WHEREAS, the Act creates the Louisiana Local Government Environmental Facilities and Community Development Authority (the "Authority") for the purpose of assisting political subdivisions, as defined in the Act, and other designated entities in acquiring, financing and constructing certain facilities, including environmental, public infrastructure, community and economic development, purposes and to otherwise establish programs to aid in the financing of local government and economic development projects; and

WHEREAS, the St. Bernard Port, Harbor and Terminal District, State of Louisiana, previously passed a resolution to become a participating political subdivision of the Authority in accordance with the Act; and

NOW THEREFORE, BE IT RESOLVED by the governing authority of the St. Bernard Port, Harbor and Terminal District, State of Louisiana, acting in such capacity:

Section 1. Approve the appointment of Drew M. Heaphy to serve as a Director of the Authority for a term of two (2) years from the date hereof.

Section 2. This resolution shall take effect immediately and a certified copy hereof shall be forwarded to the offices of the Authority.

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

YEAS: 3

NAYS: 0

ABSENT: 2

And the resolution was declared adopted on this 20th day of May, 2025.

/s/ Thomas B. Ajubita, SECRETARY

/s/ Larry M. Aisola, Jr. PRESIDENT

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

On motion of Mr. Cure, seconded by Mr. Ajubita, 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. 3:171.

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 spoke to the Board about the news articles that pertained to the LIT Terminal, the Connector Road, and House Bill 687.

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

/s/ David L. Kenney, Jr., Treasurer