OFFICIAL PROCEEDINGS
ST. BERNARD PORT, HARBOR AND TERMINAL DISTRICT
REGULAR MONTHLY MEETING – June 15, 2026

The Board of Commissioners of the St. Bernard Port, Harbor and Terminal District met in regular session on Monday, June 15, 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. Walter J. Cure, IV., Secretary; and Mr. Larry M. Aisola, Treasurer. Also present were: Mr. Drew Heaphy, Executive Director; Ms. Emily Alphonso, Executive Assistant; Mr. Ross Gonzales, Chief Operating Officer; Mr. Ted Roche, Director of Operations; Mr. Joey DiFatta, St. Bernard Sheriff Office; and Mr. Zeljko Franks, Associated Terminals

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 May 18, 2026.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved Employee Policy Manual Change: Section III, Deferred Compensation Plan for Employees-Page 10.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved Employee Policy Manual in regard to administrative changes, minor grammatical corrections, and adjustments to job descriptions; pages 2-76.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved a new lease with Chalmette Refining, LLC. for 3.0 acres of laydown area, located at 400 Melvin Perez Pkwy and 3.5 acres of laydown area, located at 100 Marlin 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 a new lease with Chalmette Refining, LLC. for 25,800 sq. ft. of Warehouse Space, located at 420 Bonita Blvd, C61 in the Chalmette Terminal.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comments, the Board unanimously approved a new lease with Gettys, INC. for 5.81 acres of laydown area, located in the St. Bernard Port's Chalmette North Terminal, West Lot.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved a new lease with Christopher Teal DBA NOLA Bounce House and More, LLC. for 1,450 sq. ft. of warehouse and office space to include approximate 27,000 square feet of surrounding parking and laydown area, located at 8617 W. St. Bernard Highway.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comments, the Board unanimously approved a Consent Request for Collins Pipeline Company to conduct pipeline repairs and marsh restoration located near the back marsh area behind Valero Refinery in St. Bernard Parish.

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. The Board discussed the Finance Report.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved the FY 2026-2027 Budget.

President Ajubita then recognized Mr. Heaphy who gave the Executive Director's Report. Mr. Heaphy provided an update on the legislative session and disclosed one minor Service Contract the Port has entered into with Grey Matter Consulting. Mr. Heaphy also mentioned the AAPA Convention taking place in New Orleans this September. Mr. Heaphy then recognized Mr. Roche who gave an update on current and future construction projects. Mr. Roche informed the Board that the Port's GIS Digital Twin will be showcased in a presentation at the Esri Convention which is an honor. Mr. Heaphy stated that he is very proud of Mr. Roche, Mr. Ragas, CSRS, and the whole Port Administration team for their hard work of inputting the information into the system. The Board discussed the Executive Director's report.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously approved the Sixth Amendment to the Executive Director's contract.

On motion of Mr. Cure, seconded by Mr. Aisola, and after asking for any public comment, the Board unanimously authorized 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 2026-2027.

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

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

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