

GREATER LAFOURCHE PORT COMMISSION
AGENDA
WEDNESDAY, DECEMBER 15, 2021 at 10:30AM
Administration Office · 16829 East Main St · Cut Off, LA 70345
(Posted: December 10, 2021 at 3:25PM)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approve minutes for October 28, 2021, November 10, 2021, and November 23, 2021 meeting
- V. Executive Director's Report
 - A. Northern Expansion
 - 1. Northern Expansion Slip C & Flotation Canal 1500' Bulkhead (*Picciola & Associates*)
 - 2. Northern Expansion Slip D & Bayou Lafourche Dredge (*GIS Engineering*)
 - B. Airport Projects
 - 1. Aircraft Operations
 - 2. Airport Connector Road and Bridge (*Picciola & Associates*)
 - 3. Seal Coat & Pavement Markings (*GIS Engineering*)
 - 4. Approach Obstruction Removal (*ICE*)
 - 5. S.L. Industrial Mobile Home Park (*Picciola & Associates*)
 - C. Other Projects
 - 1. Fourchon Pavilion (*Picciola & Associates*)
 - 2. Bayou Lafourche Mooring Dolphins (*Angelette-Picciola*)
 - 3. CWPPRA Projects T-134 and PPL-31
 - 4. Hurricane IDA
- VI. PUBLIC COMMENT
- VII. Committee Reports
 - A. Executive Committee
 - 1. Consider approving the request from Odyssey Marine to amend Flotation Canal Mooring Dolphin Lease
 - 2. Consider approving the request from HOS Port for a Landlord Consent and Estoppel Agreement for sites GLF601 and GLF602
 - 3. Consider adopting a resolution committing funds to the LA 1 Elevated Highway Phase II project Leeville to Golden Meadow
 - B. Permits & Waterways Committee
 - 1. Review permit from Bollinger Fourchon, LLC
 - C. Construction & Development Committee
 - 1. Consider approving the DOTD Sponsorship Agreement for the Seal Coat and Pavement Markings project at the Airport
 - 2. Consider approving the Substantial Completion Certificate from Bo-Mac Contractors for the Bayou Lafourche Mooring Dolphin project
 - D. Finance Committee
 - 1. Consider approving payment of November 2021 invoices and recognize expenditures over \$10,000
 - 2. Consider approving the November 2021 unaudited financial statements
 - 3. Consider approving the 2021 Budget Amendment
 - 4. Consider approving the 2022 Budget
 - 5. Consider approving the audit engagement letter with LaPorte
- VIII. Any Other Business
- IX. Public Comment
- X. Adjournment

*Serena L. Bruce, Legal/Projects Assistant
Greater Lafourche Port Commission
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OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION
December 15, 2021

The Board of Commissioners of the Greater Lafourche Port Commission met in regular session on Wednesday, December 15, 2021 at 10:30AM at the Administration Office 16829 East Main Street, Cut Off, LA 70345.

President Harris Cheramie Jr. called the meeting to order. Secretary M. Callais then called roll.

ATTENDED: Harris Cheramie, Jr., John D. Ordonne, Jimmy Lafont, Rodney J. Gisclair Sr., Curtis Pierce, Larry Griffin, John Melancon, Jr., Mike Callais, and Kris Callais.

ABSENT: None

Upon motion by Melancon second by Ordonne, with no public comment, the board unanimously approved the minutes for October 28, 2021, November 10, 2021, and November 23, 2021 meetings.

Executive Director's Report

Northern Expansion – Engineer Joe Picciola reported the contractor APC Construction is in the 90-day assembly period for Slip C & Flotation Canal Bulkhead project. They are working on working on the road and started driving test piles. The official notice to proceed will be issued next month. Engineer John Plaisance reported Crosby Dredging has not started back on the Slip D & Bayou Lafourche Dredge project since the storm. They are on site laying out dredge pipe and should start dredging after Christmas.

Airport Projects – Davie Breaux reported the aircraft operations for November were 567, with 4290 passengers, and 3898 vehicles. Engineer Joe Picciola reported on the Airport Connector Road and Bridge project. Sealevel is on site clearing and grubbing and working on the 4-lane highway replacing the drainage culverts under the highway. The crane in the bayou is complete with driving the test piles. They are also working on LA 1 side installing sheet piles. Engineer John Plaisance reported bids were received last month for the Seal Coat & Pavement Markings project. The low bidder was Gee Asphalt Systems. Contracts are being signed and they plan to start after the new year. Davie Breaux reported the Approach Obstruction Removal project bid opening was scheduled for tomorrow however it has been postponed to January 4th. Engineer Joe Picciola reported we are advertising to develop the S.L. Industrial Mobile Home Park consisting of a subbase, road, fire hydrants and sewer for housing for Rotorcraft pilots and workers. The bid opening is scheduled for January 10th.

Other Projects – Engineer Joe Picciola reported the preconstruction meeting was held last week with Onshore Construction for the Fourchon Pavilion. The notice to proceed will be issued on December 13th and they will start with the site work to have all infrastructure in place. The building is scheduled to be delivered by June 1st to tie in all utilities in time for summer. Engineer Neil Angelette reported Bo-Mac Contractor is substantially complete for the Bayou Lafourche Mooring Dolphin Removal project. Executive Director Chett Chiasson reported on the CWPPRA Projects T134 and PPL-31. We have been working on T134 with NOAA and CPRA and working on PPL-31 with CPRA for them to use Belle Pass and Bayou Lafourche material to rebuild the marsh areas on the west side of the Port. T134 will be fully funded thru CWPPRA. We are working on the permit application for the state and NOAA. The new project PPL-31 marsh creation is in the last phase of engineering and design. By mid-2022, we hope to get approved to move toward an actual project. Regarding Hurricane IDA, Chiasson reported we have been working with our consultant CSRS on damage assessments. The debris removal is moving along. We had to end the contract with Graham County Land amicably because they were not getting it done. We are now contracted with DRC who has been working well in removing debris. Davie Breaux commented LA 3090 is a state highway and DOTD usually removes that debris, however since it is a small quantity, we are preparing an agreement for us to remove it. DRC is finishing our right of ways and then will move to LA 3090. Chiasson reported we received Environmental Engineer proposals mainly to evaluate the Port

Complex to be able to receive FEMA funds. We are also advertising for Architects-Engineer proposals so we can have a group of engineers to use as we rebuild from the storm. Chiasson stated we ordered parts to repair the AWOS and ILS systems at the Airport. Rotorcraft has demolished their terminal facility. We are having contracts signed with TBT for the Mechanic Shop so that project will begin soon. President Cheramie opened the floor for any public comment, there was none.

Committee Reports

Executive Committee - The committee met November 23rd and December 13th in Cut Off. Present were Cheramie, Melancon, M. Callais, and Gisclair.

Upon motion by Gisclair second by Lafont, with no public comment, the board unanimously approved the request from Odyssey Marine, Inc. to lease long term Flotation Canal Mooring Dolphins Nos. 46, 47 and 48.

Upon motion by Griffin second by Pierce, with no public comment, the board unanimously approved the request from HOS Port, LLC for a Landlord Consent and Estoppel Agreement for the First and Second Lien Mortgage on sites GLF601 and GLF602.

Upon motion by K. Callais second by M. Callais, with no public comment, the board unanimously adopted a resolution committing funds of \$25M to the LA 1 Elevated Highway Phase II Leeville to Golden Meadow Project providing for a \$5M contribution in 2021 and the four (4) subsequent \$5M annually upon receipt of an invoice from DOTD.

Permits & Waterways Committee – The committee met November 23rd in Cut Off. Present were Lafont, Ordonne, Cheramie, with Pierce absent. They also met December 13th in Cut Off with all present.

Chairman Pierce presented to the board the permit from Bollinger Fourchon, LLC.

Construction and Development Committee - The committee met November 23rd in Cut Off. Present were Griffin, Lafont, Cheramie, with K. Callais absent. They also met December 13th in Cut Off with all present.

Upon motion by Griffin second by Ordonne, with no public comment, the board unanimously approved the DOTD Sponsorship Agreement for the Seal Coat and Pavement Markings project at the Airport for grant funds of \$835,000.

Upon motion by Pierce second by K. Callais, with no public comment, the board unanimously approved the Substantial Completion Certificate dated November 22, 2021 from Bo-Mac Contractors for the Bayou Lafourche Mooring Dolphin Removal project.

Finance Committee - The committee met November 23rd and December 13th in Cut Off. Present were Melancon, M. Callais, Cheramie, and Gisclair.

Upon motion by Melancon second by M. Callais, with no public comment, the board unanimously approved the payment of November 2021 invoices and recognized expenditures over \$10,000 which totaled \$8,675,384.42.

Upon motion by Melancon second by Griffin, with no public comment, the board unanimously approved the November 2021 unaudited financial statements.

Chairman Melancon presented for the board's consideration the 2021 Budget Amendment. Miranda Parker, Finance Director presented the highlights are as follows: 2021 anticipated net income of \$9,381,821, deduct lease revenues of \$2.6M which includes rent deferrals for Covid and Hurricane Ida, deduct \$1.8M of ad valorem tax assessment we anticipate half of what we usually receive, deduct \$15M for capital grants this includes \$12M from the Airport Connector Road and Bridge project expect to receive in 2022, deduct \$745,000 of interest revenue which is due to the low interest rates, this equals a net income loss of \$10,806,272. We do anticipate receiving Port Relief Covid funding of \$10M so the ending balance may look better, but we are not sure when we will receive the funds. Upon motion by Melancon second by Gisclair, with no public comment, the board unanimously approved the 2021 Budget Amendment totaling a net income loss of \$10,806,272.

Chairman Melancon presented for the board's consideration approving the 2022 Budget. Miranda Parker presented the highlights are as follows: Port anticipates revenues of \$29M (\$4.7M increase). We anticipate some tenants with deferrals to resume payments in April 2022. From there, we deduct direct cost of \$11.4M (\$1.9M increase) for landowners and depreciation that includes improvement rents that are shared. Gross profit of \$17.6M (\$2.8M increase) then deduct operating expense of

\$26.1M (\$12M increase however \$17M is for Ida repairs), equals operating loss of \$8M, plus non-operating revenue of \$9.6M, equals a net income of \$1.04M.

Parker then continued with the expected 2022 beginning cash of \$112.8M, plus net income of \$1.04M, plus depreciation expense of \$7.78M, less capital assets of \$3.6M, less capital projects of \$40.6M, deduct unearned revenue of \$995,071, deduct payables of \$50,000, deduct receivables of \$5M, equals ending cash of \$71M, less retained future Fourchon Island development of \$50M, equals final ending cash of \$21.36M.

Chiasson reported on the 2022 projects are as follows: Slip C East and Flotation Canal bulkhead, Slip C East sweep dredge, Slip D Phase 1 soil borings and design, mooring dolphins, mitigation bank maintenance, Flotation Canal and Front Marina dredge, highway embankment stabilization, bayou cleanup, and Nerby Collins Marina dredge. Other projects include Part D fill area, Minor Cheramie Sr. Road development, Fourchon Island design/permit, Coastal Wetlands Park, Fourchon Pavilion, Public Boat Launch improvements, Flotation Canal and Slip D dredging, Fourchon Bridge design, Fourchon Island bucket dredge, and the LWIN security system. Some of the Airport projects are as follows: S.L. Mobile Home Park, approach obstruction removal, master plan update, Airport Terminal design, Airport Connector Road and Bridge, seal coat & pavement markings, fuel storage and dispenser replacement, and PAPI LED upgrade. Upon motion by Melancon to approve the 2022 Budget was second by Larry Griffin, further discussion Ms. Parker stated the overall operating budget is \$37,608,731, capital budget is \$44,313,030, and non-operating budget is \$15,596,088 which totals the 2022 Budget of \$97,517,849. Chiasson stated the budget is large mainly because of Hurricane Ida damages and it does not reflect any FEMA dollars. With no further discussion, the board voted which resulted in all 9 yeas.

Upon motion by Melancon second by M. Callais, with no public comment, the board unanimously approved the audit engagement letter with LaPorte. This includes the annual fees, the agreed upon procedures and single audit.

President Cheramie opened the floor for any other business. Griffin questioned if people will ever be able to access the beach again, which Chiasson replied we are working on a bridge project design and waiting to hear from the MARAD grant we applied for funds. If a bridge is built and an agreement is made with landowners, it is possible.

Cheramie opened for any public comment. Ordonne stated he is proud to be a member of this commission and would like to discuss in February we will be electing officers. He stated some of the officers may want to run again but he doesn't think that is right. The terms are for 3 years and he would ask today for all current officers please consider giving others the opportunity to serve.

Cheramie stated Christmas is coming around. We had a bad year, but each day is a new day. From the hurricanes in the past and over the years, we have always overcome them with everyone in the Parish. He stated we had the roads cleared to the Port within 5 days and in 7 days open for business. For Christmas everyone needs to be thankful, happy, and joyous because this Parish has overcome; especially us in the 10th ward. All our workers and commissioners worked hard to get us back. He wished everyone to have a Merry Christmas this year because it is extra special for what we went through. Each Commissioner then wished everyone a Merry Christmas and a prosperous New Year. K. Callais stated during the holidays our Harbor Police are participating in a program to pick anyone up who may be impaired to drive. No questions will be asked. They will pick you up and bring you home. Please exercise this right and keep everyone safe this holiday season. Chiasson stated from our staff of 42 employees it is an honor to serve you and work for our community we are proud to do it. We will continue to work hard into the future on behalf of our staff thank you and Merry Christmas and Happy New Year.

Upon motion by Lafont second by Ordonne, the board adjourned the meeting at 11:15AM.

ATTEST:



Harris J. Cheramie, Jr., President



Charles M. "Mike" Callais, Secretary
December 15, 2021 Board Meeting Minutes3