

GREATER LAFOURCHE PORT COMMISSION
AGENDA
WEDNESDAY, DECEMBER 14, 2022 at 10:30AM
Popie's Palace · 9045 East Avenue A · Cut Off, LA 70345
(Revised: December 13, 2022 at 9:45AM)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approve minutes for November 9, 2022 and November 22, 2022 meeting
- V. Executive Director's Report
 - A. Northern Expansion
 - 1. Northern Expansion Slip C & Flotation Canal Bulkhead (*Picciola & Associates*)
 - 2. Northern Expansion Slip C & Flotation Canal Sweep Dredging (*Picciola & Associates*)
 - B. Airport Projects
 - 1. Aircraft Operations
 - 2. Airport Connector Road and Bridge (*Picciola & Associates*)
 - 3. Seal Coat & Pavement Markings (*GIS Engineering*)
 - 4. Airport Terminal Surcharge Project (*GIS Engineering*)
 - 5. Approach Obstruction Removal (*ICE*)
 - C. Other Projects
 - 1. Fourchon Pavilion (*Picciola & Associates*)
 - 2. Port Security LWIN System
 - 3. Hurricane IDA Repair Projects
- VI. PUBLIC COMMENT
- VII. Committee Reports
 - A. Executive Committee
 - 1. Consider approving the Agreement with Ducks Unlimited for terraces in Port Fourchon
 - 2. Consider approving the request from Triple J's Soul Food, LLC for food truck lease in Port
 - 3. Consider updating the resolution for the Belle Pass Channel Deepening project with the Corps of Engineers
 - 4. Consider approving filing concursus proceeding for the Approach Obstruction Removal project
 - B. Construction & Development Committee
 - 1. Consider adopting the DOTD resolution certifying compliance with the public bid laws for the Slip C Sweep Dredging Project
 - 2. Consider accepting the Clear Lien Certificate from Gee Asphalt Systems for the Seal Coat & Pavement Markings
 - 3. Consider approving Change Order No. 1 from Onshore Construction for the Fourchon Pavilion
 - 4. Consider approving to award the lowest responsive bid for the Flotation Canal Mooring Dolphin Repairs
 - 5. Consider approving to award the lowest responsive bid for the Nerby Collins Marina Bucket Dredge
 - 6. Consider accepting the Clear Lien Certificate from Tidewater Dock for the Port Complex Demolition
 - 7. Consider approving the Substantial Completion Certificate from Grand Isle Shipyard for the Public Boat Launch Bathhouse Repairs
 - C. Finance Committee
 - 1. Consider approving payment of November 2022 invoices and recognize expenditures over \$25,000
 - 2. Consider approving the November 2022 unaudited financial statements
 - 3. Consider approving the 2023 Budget
 - 4. Consider approving out of state travel requests
- VIII. Possible Executive Session
 - A. Discuss Port economic development and retention negotiations
- IX. Any Other Business
- X. Public Comment
- XI. Adjournment

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OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION
December 14, 2022

The Board of Commissioners of the Greater Lafourche Port Commission met in regular session on Wednesday, December 14, 2022 at 10:30AM at Popie's Palace 9045 East Avenue A, Cut Off, LA 70345.

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

ATTENDED: Harris Cheramie, Jr., Thomas Pitre III, Jimmy Lafont, Rodney J. Gisclair Sr., Ted Savoie, Larry Griffin, John Melancon, Jr., Mike Callais and Kris Callais

ABSENT: None

Upon motion by Griffin second by Melancon, with no public comment, the board unanimously approved the minutes for November 9, 2022 and November 22, 2022 meetings.

Executive Director's Report

Northern Expansion – Engineer Joe Picciola reported the contractor APC Construction is currently blasting and painting steel sheet piles and bringing in lightweight aggregate for Slip C bulkhead project. They expect to be complete by the end of January. Engineer Joe Picciola reported contracts are being signed with Coastal Dredging for the Northern Expansion Slip C & Flotation Canal Sweep Dredging project. This work is expected to start once the bulkhead is complete.

Airport Projects – Davie Breaux reported the aircraft operations for the month of November are 1521 operations, 10,128 passengers with 24,655 vehicles. Engineer Joe Picciola reported on the Airport Connector Road and Bridge. Sealevel Construction completed all drainage on LA 1, LA 308 and LA 3235. Sealevel continues to form up 2 columns on west side and will pour concrete in the next few weeks, then they will pour the sound barrier and base work of the corridor next year. Engineer John Plaisance reported the final inspection of the asphalt took place and the clear lien certificate is ready for acceptance for the Seal Coat & Pavement Markings project. Engineer John Plaisance reported the Airport Terminal Surcharge Project was awarded to Onshore Construction and we are waiting on final approval from FAA for the environmental review to start work. Davie Breaux reported the Approach Obstruction Removal project was completed by LMB Services. We did receive a change order for additional cost and time which is under review and will schedule a meeting with contractor.

Other Projects – Engineer Joe Picciola reported Onshore Construction has started to erect the building then will work on drainage for the Fourchon Pavilion. John Crochet reported the LOOP tower failed structural inspection for the Port Security LWIN System. We are now looking at moving to the Parish Tower located near South Lafourche High School.

Hurricane IDA Repair Projects – Davie Breaux reported the Airport Terminal Repairs project was awarded to Freetown Builders. Contracts were signed and we are in the process of scheduling a preconstruction meeting. Flotation Canal Mooring Dolphin Repairs bid opening received 9 bids and the recommendation is to award base bid to Sealevel Construction \$2,040,000. Nerby Collins Marina Bucket Dredge bid opening received 5 bids and the recommendation is to award to Plaisance Dragline & Dredging \$636,240.63. Port Complex Demolition completed by Tidewater Dock with the lien period ending, we received the clear lien certificate. Public Boat Launch Bathhouse Contractor Grand Isle Shipyard is substantially complete as of December 9th with a punch list to install light fixtures. Administration Building contractor Picciola Construction is working on the roof and spraying insulation on interior walls and ceiling. Operations Center, EOC, and Maintenance Warehouse contractor Tasch started work in EOC and are complete with repairing the interior walls, next they are working to complete the carpet and flooring. They are waiting delivery of materials to complete the roof which is expected the first or second week in January. Boat Lift Roof and Wharves contractor Tidewater Dock completed wharves at the Storm Harbor Marina and currently working at the Front

Commercial Marina Port wharf and replacing the electrical for boat lifts. Grand Isle Shipyard is complete on the other small projects except for installing the 2 awnings on the airfield buildings.

President Cheramie opened the floor for public comment. Vic Lafont with South Louisiana Economic Council (SLEC) presented the Third Quarter Regional Update to the board. He went over the highlights as follows: EDA awarded a \$50M federal grant to H2theFuture to develop a new energy cluster of clean hydrogen which SLEC will partner with to attract new businesses and grow regional businesses. SLEC provided comments to BOEM on the draft Wind Energy areas for offshore wind leasing in the Gulf of Mexico. John Deere announced investing \$29.8M to expand the Thibodaux facility which will create new jobs and retain existing jobs. Bayou Region Economic Outlook, Dr. Loren Scott anticipates annual report on the regional perspective trends that affect the Bayou Region economy. SLEC continues to partner with Entergy for the ROI Recruitment which identifies potential companies looking to locate new facilities or expand in the Bayou Region. SLEC currently is working with LA Economic Development (LED) and has 3 sites being evaluated for the Certified Sites Program. SLEC and Fletcher are working together to conduct an industry workforce assessment. SLEC is working with LA District Export Council, US Embassy Guyana, AmCham Guyana, and other partners to facilitate a Trade Mission to Georgetown, Guyana. SLEC created the Emerging Energy Task Force consisting of local business and industry leaders to discuss carbon capture storage and offshore wind potential in the Gulf of Mexico. The Coastal Technical Assistance Center (CTAC) which ensures local subcontractors are involved with prime contractors in coastal investments now has over 115 clients enrolled. SLEC is working on the Strategic Action Plan to prioritize finding out the current services, what companies need, and what the industry needs moving forward. SLEC will be upgrading everything to provide what is needed for the future.

Committee Reports

Executive Committee – The Committee met November 22nd and December 12th in Cut Off. Present were Cheramie, Gisclair, Griffin, and Lafont.

Upon motion by Griffin second by Savoie, with no public comment, the board unanimously approved the Agreement with Ducks Unlimited for terraces in Port Fourchon. Chiasson stated other agencies involved are CPRA, Chevron, Lafourche Parish Government, ConocoPhillips, and Wisner for the is \$2.7M project with the Port share of \$250,000.

Upon motion by M. Callais second by Lafont, with no public comment, the board unanimously approved the request from Triple J's Soul Food, LLC for food truck lease in Port.

Upon motion by Griffin second by Pitre, with no public comment, the board unanimously approved updating the resolution for the Belle Pass Channel Deepening project with the Corps of Engineers for the federal cost share agreement totaling \$1,306,000 with the Port's share \$653,000.

Upon motion by Melancon second by K. Callais, with no public comment, the board unanimously approved filing concursus proceeding for the Approach Obstruction Removal project for the claims of liens of non-payment to subcontractors. Bryce Autin stated it is required by public bid law after 45 days of substantial completion to deposit retainage with the Clerk of Court for claims.

Construction & Development Committee - The committee met November 22nd and December 12th in Cut Off. Present were K. Callais, M. Callais, Lafont, and Cheramie.

Upon motion by K. Callais second by Savoie, with no public comment, the board unanimously adopted the DOTD resolution certifying compliance with the public bid laws for the Slip C Sweep Dredging Project.

Upon motion by Gisclair second by Lafont, with no public comment, the board unanimously accepted the Clear Lien Certificate from Gee Asphalt Systems for the Seal Coat & Pavement Markings.

Upon motion by K. Callais second by Pitre, with no public comment, the board unanimously approved the Change Order No. 1 from Onshore Construction for the Fourchon Pavilion and increase of \$58,992.56 for the additive mixture to concrete.

Upon motion by M. Callais second by Melancon, with no public comment, the board unanimously approved to award the lowest responsive bid for the Flotation Canal Mooring Dolphin Repairs to Sealevel Construction for the base bid amount of \$2,040,000.

Upon motion by Lafont second by Gisclair, with no public comment, the board unanimously approved to award the lowest responsive bid for the Nerby Collins Marina Bucket Dredge to Plaisance Dragline & Dredging in the amount of \$636,240.63.

Upon motion by Pitre second by Griffin, with no public comment, the board unanimously accepted the Clear Lien Certificate from Tidewater Dock for the Port Complex Demolition.

Upon motion by K. Callais second by M. Callais, with no public comment, the board unanimously approved the Substantial Completion Certificate dated December 9, 2022 from Grand Isle Shipyard for the Public Boat Launch Bathhouse Repairs.

Finance Committee - The committee met on November 22nd and December 12th in Cut Off. Present were Melancon, K. Callais, Griffin, and Cheramie.

Upon motion by Melancon second by K. Callais, with no public comment, the board unanimously approved payment of November 2022 invoices and recognized expenditures over \$25,000 totals \$7,688,979.74.

Upon motion by Melancon second by Griffin, with no public comment, the board unanimously approved the November 2022 unaudited financial statements.

Chairman Melancon presented for the board's consideration approving the 2023 Budget. Miranda Parker presented the highlights as follows: Port anticipates revenues of \$30.4M (\$1.1M increase). From there, we deduct direct cost of \$12.5M for landowner and depreciation that includes improvement rentals that are shared. Gross profit of \$17.8M then deduct operating expenses of \$28M (includes \$4M of Ida repairs), equals operating loss of \$10.1M, plus non-operating revenues of \$10.9M, equals a net income of \$831,377.

Parker explained the \$10.9M non-operating revenues include advalorem of \$2.9M less previous uncollected, plus grant revenues of \$26.4M, add the expected \$5M from FEMA, and interest revenue of \$1M, deduct the \$10.86M of Emergency Disaster Contingency which is 5% of operating and capital budget plus the list of Ida repairs of \$6.4M (administration, hangar, wharves, warehouse, tower, and cameras), and deduct the other Special projects of \$13.7M which includes the Beach Restoration \$2M, Bridge Access \$1M, La 1 Phase 2 contribution of \$5M, LA 1 Mitigation Dredge of \$4.2M, and \$1 Marsh Creation.

Parker then explained the details of the packet starting with Page 2 of capital additions which are purchase of capital assets and projects, next is Seaport Profit Center includes lease revenue and landowner expenses, next is Seaport projects which includes the Sweep Dredge \$1.7M, Flotation Canal Mooring Dolphins of \$5.1M and Slip D Bulkhead of \$19.1M. Next page Seaport Public Works includes expenses, payroll, benefits, maintenance, building repairs, waterway inland debris removal of \$600,000, vehicle and equipment purchases. Next page Seaport Expense Projects include maintenance projects in Port such as Front Marina Dredge \$3M, Flotation Canal Road drainage and paving \$1.1M and Fourchon Breakwater \$1.2M and Flotation Canal Dredge of \$1.9M. Next page is Seaport Capitalized projects includes Coastal Wetlands Park \$1M, Fourchon Bridge design \$1.3M, and Fourchon Island bucket dredge \$500,000. Next page is the Harbor Police Center includes payroll, benefits, buildings, maintenance, vehicle and equipment purchases, and repairs to Operations Center, EOC and elevator repairs. Next page details the Port Security grant projects LWIN and side scan sonar totals \$707,000. Next page is the Airport Profit Center includes lease revenues and depreciations. Next page details the Airport public works includes the payroll, benefits, building maintenance, terminal repairs, vehicle and equipment purchases. Next page includes the Airport Expensed projects Master Plan update and the LED site certifications. The next page Airport Capitalized projects includes the Terminal Design \$2.8M, Airport Connector Road and Bridge \$12.8M, Fuel system, and GAO Surcharge. Next is the Airport FBO profit center includes the user fees and fuel revenues. Next is the Airport FBO cost center includes the contract labor and general maintenance. Next is the Administration cost center includes payroll, benefits, buildings, maintenance, agency agreements, furniture from Ida list, and vehicle and equipment purchases.

Parker then continued with the expected 2023 beginning cash of \$120M, plus net income of \$831,377, plus depreciation expense of \$8.67M, less capital assets of \$1.24M, less capital projects of \$47.14M, plus unearned revenue loss of \$914,529, plus payables of \$1.65, plus decrease of \$5M, equals ending cash of \$77.69M, less retained future Fourchon Island of \$50M, equals final ending cash of \$27.697M. Parker stated the overall operating budget is \$40,610,266, capital budget is

\$48,394,351, and non-operating budget is \$24,647,763 which totals the 2023 Budget of \$113,652,380. Chiasson stated we appreciate everyone that worked on this budget. This is the largest budget we ever had mainly due to Ida repairs. We budget conservatively to anticipate every dollar that could potentially be spent. We take that approach and feel that we do a good job with the public's money. Upon motion by Melancon second by Griffin, with no public comment, the board unanimously approved the 2023 Budget of \$113,652,380.

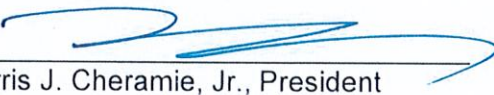
Upon motion by Melancon second by Gisclair, with no public comment, the board unanimously approved the out of state travel requests from Thad Angeloz to attend the AAPA Powers Summit & Expo in Florida January 24th – 26th, Luke Adams to attend the Tacflow Ballistic Shield Operator/Instructor Program in Texas February 12th – 17th, and Scott Bynum and John Crochet to attend the Central Square User Conference in Tennessee June 4th - 7th.

Possible Executive Session – President Cheramie presented for the board to enter an executive session to discuss Port economic development and retention negotiations. Upon motion by Melancon second by Pitre, with no public comment, a roll call vote resulted in all 9 yeas to enter the executive session. Board returned from session with no action taken.

President Cheramie opened the floor for any public comment. Each board member and Director Chiasson wished the public Merry Christmas and Happy New Year. Chiasson announced the Harbor Police are participating in Safe Ride Home Program from December 16th to January 1st to give driver's a free, safe ride home within the 10th Ward please call 985-396-3911.

Upon motion by Lafont second by Pitre, the board adjourned the meeting at 11:25AM.

ATTEST:



Harris J. Cheramie, Jr., President



Charles M. "Mike" Callais, Secretary