

GREATER LAFOURCHE PORT COMMISSION
AGENDA
WEDNESDAY, FEBRUARY 9, 2022 at 10:30AM
Administration Office · 16829 East Main St · Cut Off, LA 70345
(Revised: February 8, 2022 at 10:00AM)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Election of Officers
 - A. President
 - B. Vice-President
 - C. Secretary
 - D. Treasurer
- V. Approve minutes for January 12, 2022 meeting
- VI. 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. Hurricane IDA
- VII. PUBLIC COMMENT
- VIII. Committee Reports
 - A. Executive Committee
 - 1. Consider approving the amendment to the Covid-19 Response Policy
 - 2. Consider approving the amendment to the Purchases and Disbursements Policy
 - 3. Consider approving the amendment to the Port Security Grant Program Policy Manual
 - 4. Consider approving the request from Sodexo to lease site GLF199-A
 - 5. Consider approving the Amendment to the Servitude Agreement with Allain LeBreton Company
 - 6. Consider approving the request from Rotorcraft for a buffer zone lease
 - 7. Consider approving the eviction deadline for Cajun Truck Plaza
 - B. Permits & Waterways Committee
 - 1. Review permits from LOOP and GLPC
 - C. Construction & Development Committee
 - 1. Consider approving the bids for the S.L. Industrial Mobile Home Park
 - 2. Consider approving Change Order No. 1 from Onshore Construction for the Fourchon Pavilion
 - 3. Consider approving the Substantial Completion Certificate from Picciola Construction for the Roof Repairs at Ave A Office and Warehouse
 - D. Finance Committee
 - 1. Consider approving payment of January 2022 invoices and recognize expenditures over \$10,000
 - 2. Consider approving the out of state travel requests
- IX. Any Other Business
- X. Public Comment
- XI. Adjournment

Serena L. Bruce, Legal/Projects Assistant
Greater Lafourche Port Commission
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OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION
February 9, 2022

The Board of Commissioners of the Greater Lafourche Port Commission met in regular session on Wednesday, February 9, 2022 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, John Melancon, Jr., Mike Callais, and Kris Callais.

ABSENT: Larry Griffin

President Cheramie presented the Election of Officers and opened the floor for nominations for President. Melancon nominated Harris “Chuckie” Cheramie Jr. for President. With no other nominations, the roll call ballot vote resulted in 8 votes for Cheramie and 1 absent. Pierce then nominated Rodney Gisclair Sr. for Vice President. With no other nominations, the roll call ballot vote resulted in 8 votes for R. Gisclair Sr. and 1 absent. Pierce nominated Charles “Mike” Callais for Secretary. With no other nominations, the roll call ballot vote resulted in 8 votes for M. Callais and 1 absent. Cheramie nominated John Melancon Jr. for Treasurer. With no other nominations, the roll call ballot vote resulted in 7 votes for Melancon for Treasurer, 1 absent, and 1 abstain by Lafont.

Upon motion by Melancon second by M. Callais, with no public comment, the board unanimously approved the minutes for January 12, 2022 meeting.

Executive Director’s Report

Northern Expansion – Engineer Joe Picciola reported the notice to proceed was issued January 3rd the contractor is APC Construction and they are on site grading and shaping, building the access road, and the coffer dam for where they will drive the sheet piles for the Slip C & Flotation Canal Bulkhead project. They are expected to install coated and painted sheet piles later this month. Engineer John Plaisance reported Crosby Dredging is dredging and expect to be complete mid to late March for the Slip D & Bayou Lafourche Dredge project.

Airport Projects – Davie Breaux report the operations for January were 424 operations, 2624 passengers, and 17,732 vehicles. Engineer Joe Picciola reported on the Airport Connector Road and Bridge project. Sealevel Construction is working on drainage on LA 3235 expect to be complete next month. They are in the bayou driving steel sheet piles for the headwall on both sides of the bayou. They are setting up now to drive concrete piles for the bridge bent. Executive Director Chiasson questioned the timing, which Picciola replied we are 10% to 15% complete with the September 2024 completion date. Engineer John Plaisance reported a preconstruction meeting is scheduled with Gee Asphalt Systems next Tuesday for the Seal Coat & Pavement Markings project. Gisclair questioned the project time, which Plaisance replied 3 months. They will come in and remove all painting and markings, place temporary signage, then come back for permanent work. Davie Breaux reported the preconstruction meeting was held last week with LMB Services for the Approach Obstruction Removal project. They plan to issue the notice to proceed in a few weeks. Chiasson reported with this project we will have an amendment to the servitude with Allain LeBreton on the agenda. Engineer Joe Picciola reported we accepted bids on January 10th and the low bidder was Onshore Materials in the amount of \$462,045.00 for the S.L. Industrial Mobile Home Park project. The project consists of limestone, sewer plant, fire hydrants, light poles and water services for 12 mobile homes. Chiasson stated we will approve a lease with Rotorcraft Leasing Co. for 10 of the 12 sites.

Other Projects – Engineer Joe Picciola reported Onshore Construction is on site doing prep work and plan to excavate and bring in sand for the foundation next week for the Fourchon Pavilion. Then shortly after that they will start driving piles. We had planned to use the existing electrical panel but it was damaged

during the storm so there is a change order for a new electrical panel. Engineer Sandy Guidry reported the Bayou Lafourche Mooring Dolphin removal project is in the lien period.

Hurricane IDA – Chiasson reported we are working with CSRS for our FEMA projects and recognized Trey Monsour. Monsour addressed the board stating we had our Recovery Scoping Meeting with FEMA and working with their grants manager to finish up the work assessment of what insurance may not cover and what is reimbursable. We released some scoping documents and notified the engineers and architects and getting contracts signed to start work on repairing these sites. We are ahead of the process to the 60 day timeline to have our descriptions done. Chiasson reported the debris removal contractor DRC is moving along. Davie Breaux reported they have 6 trucks hauling out and adding more this week for its final destination to Hwy 90. We are limiting the overweight loads with the equipment they brought in to sift through limestone and dirt which could be reused. Chiasson stated the Port Complex bid to demolish was held off to allow us to work through the FEMA process and wait for replacement value of \$400,000 to \$600,000 rather than just the demolition cost. We are in the process of awarding engineer/architect contracts for the Administration Office, Operations Center, Maintenance Shop, EOC Building, wharves, and dredging of siltation in the Port. Chiasson stated the Bayou Lafourche debris removal there were several vessels removed by the Corps and there are still some debris in the bayou along the banks which will end up in the channel causing other issues with marine traffic. We are doing a final assessment to get GPS locations to put a project together for removal.

Cheramie opened the floor for any public comment. Wendy Thibodaux Tax Assessor addressed the board reporting on the decrease in ad valorem taxation revenue the Port will not be receiving. She reported in 2020 the Port received \$3,690,276.61 and for 2021 the Port will receive \$2,387,128.05 a difference of \$1,303,138.56 a decrease of 35.31%. Overall, for the Parish we had a 25% decrease. We initially anticipated it would be closer to 40% to 50% decrease however what saved that was 3 large cranes in Fourchon which is valued at \$25 million each. We initially thought all 3 were destroyed and would have to remove that value, however they were damaged but not destroyed so it was only decreased and not removed. It has been a long process and the books were closed yesterday. The only thing that may adjust these numbers will be after the board of review for appeals which is scheduled on February 22nd. She has not received any appeals from industry. After the appeals review, she is on the March 6th agenda for the tax commission to get the taxes certified. She has spoken with Sheriff Webre and they will send the bills out a week or two after March 6th and taxes will be due 4-6 weeks afterward.

Chiasson questioned how it will work for this year's tax roll will it immediately go back to normal or get reassessed, which Thibodaux replied as soon as bills are sent out, she switches over to the 2022 database and all normal notifications will be sent out. All hurricane deductions applied to 2021 will be removed and from that point on all values will go back to the 2020 values unless you added on a garage or square footage. We will reassess in 2024. It will work out so that we can see what the market will do. In 2022 if residents still have damage to property, you have to come in and it will be a case-by-case basis. It will be valued according to that process. We are not anticipating too many problems she plans to follow other parish's lead on this for after storms. Our parish is different, but we will tweak it. Also, if any residential properties were demolished the constitution allows her to leave homestead exemption on for 2 years if they do not have a homestead exemption somewhere else. Entitled for homestead exemption up to 5 years, but after 2 years they need to show proof that they plan to go back to that property. Chiasson stated last year we received \$3.6M and this year we will receive \$2.3M. We budgeted for a 50% reduction, so we are in good shape for budget purposes.

Chiasson stated we set a milestone this week with the LA 1 Elevated Highway project. The preconstruction meeting with James Construction was held on Monday and yesterday the notice to proceed was issued.

Committee Reports

Executive Committee - The committee met February 7th in Cut Off. Present were Cheramie, Melancon, M. Callais, and R. Gisclair Sr.

Upon motion by M. Callais second by Gisclair, with no public comment, the board unanimously approved the amendment to the Covid-19 Response Policy to follow new CDC guidelines dealing with quarantine and sick employees.

President Cheramie presented for the board's consideration the amendment to the Purchases and Disbursement Policy. Bryce Autin explained this agenda item as well as the next agenda Item 3 amendment to the Port Security Grant Program Policy Manual can be approved together. We consolidated them into one policy revision. These changes are due to the comments from FEMA reps during our last audit to confirm all procedures are in place for grants under federal law. These are procedures we normally do but were not written in the policy. Upon motion by Pierce second by Melancon, with no public comment the board unanimously approved the amendment to the Purchases and Disbursements Policy.

Upon motion by Lafont second by K. Callais, with no public comment, the board unanimously approved the request from Sodexo to lease site GLF199-A in Port Fourchon.

Upon motion by Gisclair second by Pierce, with no public comment, the board unanimously approved the Amendment to the Servitude Agreement with Allain LeBreton Company to add language to clear cut trees and the Port will do grass maintenance twice a year.

Upon motion by Lafont second by M. Callais, with no public comment, the board unanimously approved the request from Rotorcraft for a buffer zone lease. Chiasson stated this is the same area of their current Right of First Refusal they will move the fence and cut grass for the same annual fee.

Cheramie presented for the board's consideration approving the eviction deadline for Kajun Truck Plaza. Chiasson stated historically we dealt with late payments which eventually were worked out however back in August we sent a notice of default for 3 months of non-payment May, June, and July. In mid-August one payment was received for May which still left them in default. Then the storm came through and there was some leeway, but still no payments received. In December, we sent another default letter for non-payment from June to December which he owes \$52,000 which included the September 15 day rent relief. We are recommending that a letter be sent to Kajun Truck Plaza stating unless payment is received for June, July, and August by February 28th we will continue with eviction proceedings to file in court. Chiasson stated he has had discussions with Mr. Toups on his plans and discussed his issues with his insurance. Toups no longer has a mortgage with the bank this was cleared. His plan with the remaining insurance funds was to repair the kitchen then put it up for sale. Ultimately it does not change that he owes rent. If the 3 months are paid, we would not proceed with the eviction process. He is the only tenant we have not received payment even before the storm. Is the board okay with this movement? Bryce Autin stated if we decide to take action and they do not make payment by the deadline the lease will terminate, and we will begin the eviction proceeding to take possession of property. Upon motion by M. Callais second by Pierce, with no public comment, the board unanimously approved termination of GLF200 and commencement of eviction proceedings unless payment of rent for June, July and August is received prior to February 28th.

Permits & Waterways Committee - The committee met February 7th in Cut Off. Present were Pierce, Lafont, Ordonne, and Cheramie. Pierce presented for the board's review the permits from LOOP and GLPC.

Construction & Development Committee - The committee met February 7th in Cut Off. Present were Griffin, Lafont, Cheramie, and K. Callais.

Upon motion by Gisclair second by Ordonne, with no public comment, the board unanimously approved the lowest responsive bid in the amount of \$462,045.00 from Onshore Materials, LLC for the S.L. Industrial Mobile Home Park.

Upon motion by Pierce second by K. Callais, with no public comment, the board unanimously approved Change Order No. 1 from Onshore Construction Co. for the Fourchon Pavilion an increase in contract cost of \$4,692.00 for the electrical panel.

Upon motion by Lafont second by Gisclair, with no public comment, the board unanimously approved the Substantial Completion Certificate dated August 27, 2021 from Picciola Construction for the Roof Repairs at Ave A Office and Warehouse.

Finance Committee - The committee met February 7th in Cut Off. Present were Melancon, M. Callais, Cheramie, and R. Gisclair.

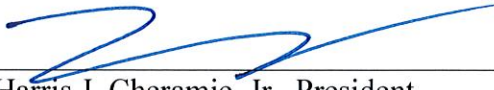
Upon motion by Melancon second by M. Callais, with no public comment, the board unanimously approved the payment of January 2022 invoices and recognized expenditures over \$10,000 which total \$3,917,344.70.

Upon motion by Melancon second by Gisclair, with no public comment, the board unanimously approved the out of state travel requests from Brook Angelette and Mitch Hohensee to attend the RCTA Writing Drug Search Warrants Training Course in Mississippi February 21st to 24th, and Chett Chiasson to attend the 2022 International Offshore Wind Partnering Forum in New Jersey April 25th to 29th.

President Cheramie opened the floor for any other business. K. Callais questioned with the election of officers will the committee members and chairs change for each committee, which Cheramie replied he has not decided yet and will talk to everyone and move from there.

Upon motion by Lafont second by Gisclair, the board adjourned the meeting at 11:12AM.

ATTEST:



Harris J. Cheramie, Jr., President



Charles M. "Mike" Callais, Secretary