

PORT OF SOUTH LOUISIANA REGULAR COMMISSION MEETING WEDNESDAY, SEPTEMBER 18, 2019 ADMINISTRATION OFFICE

171 Belle Terre Boulevard - LaPlace, Louisiana 5:00 P.M.

1.	CALL TO ORDER			
2.	ROLL CALLCHAIRMAN ROBICHAUX			
3.	PLEDGE OF ALLEGIANCECOMMISSIONER MURRAY			
	MOMENT OF SILENCE TO REMEMBER FORMER COMMISSIONER JAY ROBERTS, WHO SERVED FROM 2000 - 2008			
4.	APPROVAL OF MINUTESCHAIRMAN ROBICHAUX August 14, 2019			
5.	FINANCIAL REPORTTREASURER MURRAY July 31, 2019			
6.	DIRECTOR'S REPORTEXECUTIVE DIRECTOR AUCOIN			
7.	. NEW BUSINESS & PUBLIC COMMENTS			
	A. Consider advertising M/V John James Charles for sale			
	B. Consider invoice for emergency repairs to sewer lines at Building 20			
	C. Consider extending agreement with Aux Initiatives, LLC			
	D. Consider Change Order Nº 2 - Modifications to Building 71 and Globalplex Conveyors 36-P21-10-03			
	E. Consider proposal to provide an underwater assessment of damages sustained at Holcim dock			
8.	COMMITTEES' REPORTS			
9.	ADJOURNMENT			
CALLED PURSUANT TO ARTICLE II OF THE PSL BYLAWS				

America's Largest Tonnage Port-

A REGULAR MEETING OF THE PORT OF SOUTH LOUISIANA COMMISSION HELD AT THE PORT OF SOUTH LOUISIANA ADMINISTRATION BUILDING ON WEDNESDAY, SEPTEMBER 18, 2019

ITEM 1-CALL TO ORDER

Chairman Paul Robichaux called the Meeting to order at 5:00 p.m.

ITEM 2-ROLL CALL

Vickie Clark

Mr. Bazile

Mr. Bazile

Here.

Vickie Clark

Ms. Songy

Ms. Songy

Here.

Vickie Clark

Mr. Murray; Absent

Mr. Scontrino

Mr. Scontrino

Here

Vickie Clark

Mr. Hickerson

Mr. Hickerson

Here

Vickie Clark

Mr. Sellars

Mr. Sellars

Here.

Vickie Clark

Mr. Buckwalter

Mr. Buckwalter

Here.

Vickie Clark

Mr. Roussel

Mr. Roussel

Here.

Vickie Clark

Mr. Robichaux

Mr. Robichaux

Here.

Mr. Murray arrived at 5:07 p.m.

ITEM 3. PLEDGE OF ALLEGIANCE

Commissioner Scontrino led the Pledge of Allegiance.

MOMENT OF SILENCE TO REMEMBER FORMER COMMISSIONER, JAY ROBERTS, SERVED FROM 2000 -2008

ITEM 4. APPROVAL OF MINUTES -AUGUST 14, 2019

A Motion was offered by Mr. Scontrino and seconded by Mr. Songy that the Minutes from the Regular Commission Meeting held on August 14, 2019 be approved.

YEAS

Stanley Bazile, Judy Songy, D. Paul Robichaux, Whitney

Hickerson, Kelly Buckwalter, Patrick Sellars, Joseph

Scontrino, III, Robert Roussel

NAYS

None

ABSTAIN

None

ABSENT

Joey Murray

Chairman Robichaux called for the Director's Report. Treasurer Murray would be arriving shortly.

ITEM 6. DIRECTOR'S REPORT

Mr. Aucoin

Globalplex Vessel/Barge/Truck Activity –General Cargo Dock (Globalplex)

The Port received 3 vessels and 42 barges handling wetcake, alumina hydrate, garnet sand and DRI at our General Cargo Dock during the month of August.

Bulk Dock (Lafarge/Holcim)-There were 24 barges at the Bulk dock during the month.

Vessel Count In Port District -January through August 2019 2,601 vessels. There were 328 less vessels in the 8 months of 2019 compared to same period in 2018 compared in 2018.

Barge Count In Port District- January through August, 35,914 barges. There were 5,952 less barges in the 1st 8 months of 2019 compared to same period last year.

Truck Traffic at Globalplex- August, 2019- 2,480 trucks

<u>Security/Operations</u> -On August 18th, the M/V Accardo and crew responded to a call from St. James Sheriff's office about a floating body in the river near the Mile Marker 147 between Belle Chasse Marine & Gramercy Bridge. The crew of the Accardo was able to recover the body and turn it over to the St. James coroner.

On September 11th, MSOC was contacted by St. Charles Emergency Operations Center to assist in searching for a woman who jumped off the Luling Bridge. The M/V Responder and crew was sent to the area and searched for several hours with the Coast Guard. They returned on September 12th to resume the search until the Coast Guard ended the search. The body has not been recovered.

Globalplex Administration Building (Business Development Center) (Capital Outlay \$9.6 Million) -We are still awaiting Facility Planning and Control's final review and approval before we advertise for bids for the Administration Building project. With the river receding we are now able to drive the test piles at the site. A pre-construction meeting between Meyer Engineering, Baker Pile Driving and the Port was held yesterday. The pile driving rig is on site and once notice to proceed is issued the job is expected to be completed in 45 days.

<u>Building 71 – (LafargeHolcim) (Capital Outlay \$2.8 million)</u> -Construction activities on site are ongoing including the installation of new wall and roof framing members and metal panels at the west side of the building. Change Order 2 for additional repairs needed to the building is on the agenda tonight. More information for those repairs will be provided at that time.

General Cargo Dock Retrofitting Project & Crane Project (Port Priority- \$18.7m Combined)

AECOM is working with the Port and Associated Terminals about including additional barge access to the existing general cargo dock. AECOM will be sending the bid advertisement documents to the Port to begin the advertisement phase of this project.

Building 11 – Leased By CRC (Capital Outlay –\$700,000)

A construction meeting was held today between Linfield Hunter & Junius (the engineer), the contractor and the Port to discuss the progress of this project. CRC has moved the product allowing the contractor to work with minimal delay. The contractor is continuing light, plumbing and electrical demolition.

Building 76 Rail Improvement Project (Evoniks)- In November 2018, the Commission passed a resolution to improve the rail between Building 76 and Building 71. The switch

for the project has been installed. The Port is presently advertising for bids for this project with the bid opening scheduled for October 15th.

Solaport- St. Charles Rail Yard Project (Capital Outlay \$8.7million)-As you may recall, the bids for this project came in well over our budget amount. The Port and DOW continue negotiations for the gap in funding so we can move forward with this project. Barriere Construction, the lowest bidder has (once again) agreed to extend the deadline of the award an additional 30 days until October 2019. DOW recently advised that they expect to have their answer the 2nd week of October.

Port of South La Executive Regional Airport

Airport Statistics - August 2019

Total number of aircraft take-off and landings: 382

Total Fuel sales revenues \$19,215

Net sales= \$7767, Good month for sales T-Hangar 10 Unit Project (Total Project 1.1 M)

The construction phase of the T-Hangar 10-unit project did begin last month. The T-Hangar project is expected to be completed by November

Runway Rehabilitation (FAA/LaDOTD - \$1.7M)This project was approved by the Commission last month. The project will require a full runway closure during the construction phase. The anticipated runway closure will be from November 1 with reopening anticipated to be mid-January 2020.

The Airport hosted the FAA Ramp Check Demonstration Class which consisted of approximately 25 law enforcement officers from south Louisiana.

Monthly Airport Fly-In - The next EAA/Airport fly-in at our airport will be held on Saturday, September 28th. The events are for the public so anyone with an interest in aviation and the airport is invited to attend.

<u>Insurance-</u> The port received the insurance request for qualifications this week. They have been submitted to our consultant, Denise Dauth with Eustis, for review and recommendations

<u>Miscellaneous</u> -Update on American Liberty incident: Last month we reported that we were not able to obtain final damage reports on our two upriver dolphins and dock due to the high river preventing divers from accessing the river. Now that the river has receded we can move forward contracting a dive company to access the damage. On the agenda tonight is a proposal from a dive company to be considered so we can move forward with our assessment.

The PortLog Fall Edition is expected to be ready for distribution by the end of this month.

I attended the Louisiana Board of International Commerce (LABIC) Meeting held in Baton Rouge on August 19th.

The LABIC meeting was followed by a reception at the Governor's Mansion honoring the Honorary Consul Donna Fraiche by The Emperor and Consul-General of Japan.

The Port hosted a delegation from Colombia led by Senora Angela Gomez, the Colombian Minister of Transportation on August 21st at the Guesthouse.

The monthly Security Committee Meeting was held on August 27th.

I provided a presentation for the Hydrographic Services Review Panel Federal Advisory Committee Meeting (HSRP). I participated on a panel focused on partnerships for the Future: The Mission of the Navigation Services.

A Director's Meeting was held on September 4th at the Guesthouse.

Roy and I attended the PAL Meeting at the Port of St. Bernard on September 5th.

Dale, Roy, Patti and I attended the International Business Exchange in Bogota, Colombia from September 10-13.

Commissioner Paul Robichaux and I met with a group with Burns & McDonnell Company on September 16th. We provided a windshield tour of the Port to them.

The Port submitted a Port Infrastructure Grant application to the US Department of Transportation on September 16th. We are seeking additional funds to continue providing improvements to Building 71, the warehouse located on the property leased by LafargeHolcim.

Dale and Roy are attending the National Waterways Conference in Memphis, TN this week.

Lisa and I attended the River Region Tourism Summit held yesterday at the St. John Community Center.

The Engineering Reports can be seen on your surface tablets.

That concludes my report. I'd be happy to answer any questions.

ITEM 5. FINANCIAL REPORT- JULY 31, 2019

Mr. Murray

First of all in your compendium you will see the overview from the Finance Director, Grant Faucheux. Our revenues are down \$641,891.00 but our expenses are down as well...this is attributed a lot to the ADM issue that has our revenue down because the dock cannot be used. The good news is we will have some income come back to us in the future and that is going to be from loss income. The insurance should replace some revenues that we have not received. Beyond that if there are any questions, I can answer about the Financials.

Mr. Roussel Joey, the revenue and barge was less because of the high water.

Mr. Murray Yes but there were three (3) things...ADM, high river and harbor security fees. Fees are down because of traffic is down with the river being closed at certain times because of the high water.

Mr. Roussel Coming around this time of the year is getting to be our peak...with the problems in the West and North not planting much crops I would think that will affect us...

Mr. Aucoin How much is hard to say...

Mr. Roussel That is what is kicking Mosiac. I travelled quite a bit in the last month - there are no crops. I would think we are going to get hit with that.

Mr. Murray

I think you are right and some of the that has to do with the tariffs and some of things going on with exports. Hopefully, we will see some change. But there are farmers that are planting again. They lost a lot turned in crops meaning they have plowed them back in. They have grain in the elevators that went to waste-side, but it was contributed not just to the federal issues that is gone on but the weather.

Mr. Roussel I visit with a few of them they are going to plant but they are not going to harvest. They need to plant to get their insurance money.

Mr. Aucoin

I do think that whoever does harvest that crop we are going to be in an excellent competitive advantage to export it because we are still the most economical way to get your crop out that Shreveport of South Louisiana. We should get our share. Good point Poncho

A Motion was offered by Mr. Murray and seconded by Mr. Songy that the

July 31, 2019. Financial Report be approved and that the payment of bills be ratified.

YEAS Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Whitney Hickerson, Kelly Buckwalter, Patrick

Sellars, Joseph Scontrino, III, Robert Roussel

NAYS None

ABSTAIN None

ABSENT None

ITEM 7. NEW BUSINESS AND PUBLIC COMMENT

Mr. Robichaux Any public comments?

ITEM 7A. CONSIDER ADVERTISING M/V JOHN JAMES CHARLES FOR SALE

Mr. Aucoin

Thank you, Chairman Robichaux. The M/V John James Charles is a part of our four (4) vessel fleet that is no longer being used. It was built 38 years ago in 1981. Due to the expense of insurance and maintenance on the vessel the Port would like the Commission to authorize the sale of the M/V John James Charles. A survey was done on the vessel. I recommend advertising the vessel for sale and If the advertisement for bids is not successful then the Port will move forward with an auction of the vessel through the State.

Mr. Scontrino Just as a comment it became before our Security Committee and the Committee was supportive of it.

A Motion was offered by Mr. Hickerson and seconded by Bazile that the Port of South Louisiana Commission authorizes the Executive Director, Paul G. Aucoin, to advertise the John James Charles for sale.

YEAS Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Whitney Hickerson, Kelly Buckwalter, Patrick

Sellars, Joseph Scontrino, III, Robert Roussel

NAYS None

ABSTAIN None

ABSENT None

ITEM 7B. CONSIDER INVOICE FOR EMERGENCY REPAIRS TO SEWER LINES AT BUILDING 20

Mr. Aucoin Consider Building 20 had an emergency situation with the sewer

lines earlier this year. To expedite the work and avoid closure of the Crystal Hot Sauce facility, Baumer had the repairs done to the lines. The sewer lines are the Port's responsibility and Baumer is seeking reimbursement of \$81,676.86 for the work. I recommend

approval to pay the invoice.

Mr. Hickerson Mr. Aucoin I looked at those invoices within the compendium

that we received I do not see anywhere on these invoices of

how many feet that was done.

Mr. Robichaux It was about 80feet I am told, because I questioned the

same thing... 80 feet sewerline it was about 7 to 8 ft down confined space. They had a lot of issues. I questioned it.

Mr. Roussel Who hire those people?

Mr. Aucoin Under the lease it is our responsibility unless we can show

that they did something to cause it and we can't prove that

they did anything to cause it.

Mr. Roussel My comment is that they may not know that many people in

the area. But when I looked at the bills I know that the Rooter Man was not from our district. I know in our district we so not have many engineers but there are some things we can do, and we should try and give our local people a

priority to do something like that.

Mr. Aucoin I agree but Baumer hired these people.

Mr. Robichaux The vendor that did the work was a local guy.

Mr. Hickerson The flooring work was also done by someone outside of the

district? We have some really good flooring people inside of

the district that are state licensed.

Mr. Robichaux That is a god questioned... what Baumer did they come

back and seek authorization.

Vickie Clark Baumer had just put a new floor down that they paid for so

when they broke up the floor they went back to the people

who had just put their new floor down.

Mr. Robichaux I understand...that was a good question.

Mr. Aucoin It is something that we always strive for....when we go out

for bid for it in all probability if we were doing ourselves we

would have given extra points to local company.

Mr. Scontrino This is a local company we used- Tommy and Sheila- the

GM on review.

When something like this happens, they do not have to give

us two people or two cost ...nothing.

Mr. Murray I would like to ask Mr. Aucoin to take a look at that lease and

other leases like it...even though it is not in the lease agreement we are to have a policy that if they are going to have an emergency that they are to notify us and keep us abreast what is going on ibn advance. They do not come in at the end of the day and tell us something. I do not even know if it can be enforced but I think they should notify us so

we wouldn't be blindsided.

Mr. Hickerson A courtesy.

Mr. Aucoin We will make sure our tenants get an email expressing the

concerns of our Commission and myself.

Mr. Scontrino Do they take quotes?

Mr. Sellars I am looking at what was the tail end ...the findings...It's

an old building; we spent \$81,000 on 80 ft. Since we own a bunch of buildings and some of them are antiquated and I know the Parish does it periodically... they will contract somebody to do a spider-line...the plants do the same thing for their drainage and whatnot...just to have it check. If

they fixed 80ft and got that done next month something goes

wrong...this time its 90ft at \$90,000. We can do

preventative maintenance

Mr. Aucoin How do you do preventative maintenance on a sewer line?

Mr. Sellars You run an underground wire and cut a little eye on the end

of it.

Mr. Aucoin You think that will show it up. So, it is your recommendation

that we spend money to test the sewer lines throughout the

Port.

Mr. Murray Poncho and his Committee can maybe look into this and

comeback to the Commission.

A Motion was offered by Mr. Murray and seconded by Mr. Roussel that Port of South Louisiana Baumer Foods, Inc. be reimbursed for repairs to sewer line in the amount of \$81,676.86.

YEAS Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Whitney Hickerson, Kelly Buckwalter, Patrick

Sellars, Joseph Scontrino, III, Robert Roussel

NAYS None

ABSTAIN None

ABSENT None

ITEM 7C. CONSIDER EXTENDING AGREEMENT WITH AUX INITIATIVES, LLC

Mr. Aucoin

This agreement will allow the Port to continue to work with General Crear with AUX Initiatives. This agreement is for 1 year, \$10,416 per month. I recommend renewing the agreement with AUX Initiatives.

A Motion was offered by Mr. Scontrino and seconded by Mr. Roussel that the Port of South Louisiana Commission authorizes the Executive Director, Paul G. Aucoin to extend the agreement with AUX initiatives.

YEAS Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Kelly Buckwalter, Patrick Sellars, Joseph Scontrino.

III, Robert Roussel

NAYS Whitney Hickerson

ABSTAIN None

ABSENT None

ITEM 7D. CONSIDER CHANGE ORDER NO. 2 MODIFICATIONS TO BUILDING 71 AND GLOBALPLEX CONVEYORS 36-P21-10-03

Mr. Aucoin

Thank you, Chairman Robichaux. The Port received \$2.8 M from Capital Outlay to begin repairs to the Warehouse (Building 71) which is located on the property Holcim/Lafarge leases from the Port. As the construction work at Building 71 continues, the contractor is discovering other repair work that needs to be done. The additional work includes Truss modifications, column repairs, Girt repairs and drainpipe extension (more details of the work is included in your compendium). We did anticipate additional repairs due to the age and poor condition of the building.

The Change Order is for an amount not to exceed \$250,232.04 of which LafargeHolcim will reimburse the Port \$26,652.14 (which is the work associated with the Truss Modification associated with Alternate 1). Holcim/Lafarge has been paying \$1.175M for their annual lease for several years while having hardly any activity at the dock (when the cement industry slowed down several years ago they were affected). This lease is in place until 2026.

We are seeking additional funding in the form of state and federal funds to continue making improvements to the building.

I recommend approving the Change Order to continue making improvements to the warehouse.

A Motion was offered by Mr. Scontrino and seconded by Mr. Roussel that Change Order No. 2 modifications to Building 71 and Globalplex Conveyors FP&C 36-P21-10-03 be approved for an amount not to exceed \$250,232.04.

YEAS

Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey Murray, Whitney Hickerson, Kelly Buckwalter, Patrick Sellars, Joseph Scontrino, III, Robert Roussel

NAYS

None

ABSTAIN

None

ABSENT

None

ITEM 7E. CONSIDER PROPOSAL TO PROVIDE AN UNDERWATER ASSESSMENT OF DAMAGES SUSTAINED AT HOLCIM DOCK

Mr. Aucoin

The damage at the Bulk Dock (Holcim/Lafarge) is associated with the M/V American Liberty Incident. The Holcim dock sustained damage to the two dolphins, fenders and walkways including the electrical components on these structures. We were not able to perform an underwater assessment until now due to the high water. If approved, The underwater dive assessment will be conducted by Cross Diving for an amount of \$65,500. After this assessment, our engineers will be involved. These costs will be reimbursed by the insurance company. I recommend proceeding with the necessary underwater damage assessment of the dock.

Mr. Hickerson Did we seek more than one proposal?

Mr. Aucoin This is in the insurance company decision...they will pay us back.

Mr. Robichaux The only question I had was when I read the original

proposal the total amount of the budget was going to be a not to exceed \$65,500. That is not what it says. It says a

budgetary number.

Mr. Murray That is a budgetary number because they have qualifications

such as subsistence if it is needed and other standard

requirements...1-5.

Cindy Martin The dive could be from 3 to 5 days so it could be a lot less

than \$65,000 so it is a not to exceed.

Inaudible

A Motion was offered by Mr. Buckwalter and seconded by Mr. Scontrino that the Port of South Louisiana Commission accepts the Proposal of for underwater assessments of damages sustained Holcim's dock.

YEAS Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Whitney Hickerson, Kelly Buckwalter, Patrick

Sellars, Joseph Scontrino, III, Robert Roussel

NAYS None

ABSTAIN None

ABSENT None

ITEM 8. COMMITTEE REPORTS

Mr. Robichaux

Judy?

Ms. Songy

We are still waiting on some information that we need before we can move

forward.

Mr. Robichaux

Joey? Whitney?

Mr. Hickerson

Paul mentioned in his reports that the Insurance Committee

received 14 RFQ back, they are being evaluated

Mr. Robichaux

Any other matters before Commission?

ITEM 9. ADJOURNMENT

A Motion was offered by Mr. Hickerson and seconded by Mr. Bazile that the Meeting be adjourned.

YEAS

Stanley Bazile, Judy Songy, D. Paul Robichaux, P. Joey

Murray, Whitney Hickerson, Kelly Buckwalter, Patrick

Sellars, Joseph Scontrino, III, Robert Roussel

NAYS

None

ABSTAIN

None

ABSENT

None

The meeting adjourned at 5:33 p.m.

Stanley C. Bazile Secretary D. Paul Robichaux Chairman/President

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A Motion was offered by Ontrino	and seconded by Koussel.

Modifications to Building 71 and Globalplex Conveyors 36-P21-10-03

RESOLUTION

WHEREAS, in 2003 the Port of South Louisiana (Port) received capital outlay funding in the amount of Two Million Eight Hundred Fifty Thousand Dollars (\$2,850,000) for Modifications to Building 71 and Globalplex Conveyors 36-P21-10-03;

WHEREAS, LafargeHolcim, the tenant, has agreed to pay some of the cost associated with the project included but not limited to sharing in engineering costs and other design modifications;

WHEREAS, the Port entered into an agreement with Cycle Construction in the amount of Two Million Six Hundred Eighty-one Thousand Six Hundred Ninety Dollars (\$2,681,690.00).

WHEREAS, during removal and demolition of existing wall and roof panels Cycle Construction discovered many existing damages that are in dire need of repair;

WHEREAS, in order to proceed with the project, the Port desires to make the needed repairs to the Building as outlined in Change Order No. 2 for an amount not to exceed \$250, 232.04. LafargeHolcim has agreed to reimburse the Port \$26, 652.14 for the work associated with the Truss Modification associated with Alternate 1.

NOW THEREFORE BE IT RESOLVED, that the Port of South Louisiana does hereby commit the additional funds necessary to fund the project and approve Change Order No. 2 for an amount not to exceed \$250, 232.04.

THE FOREGOING RESOLUTION having been submitted to a vote, the vote thereon was as follows:

Member	<u>Yea</u>	Nay	Absent	<u>Abstain</u>
Robert Roussel	X			
D. Paul Robichaux	×			
Patrick Sellars			 	-
Kelly Buckwalter				
Whitney Hickerson	×			
Joseph Scontrino, III	\perp			

Stanley C. Bazile	<u>×</u>		
Judy Songy	<u>×</u>		
P. Joey Murray	<u>×</u>		•
And the Resolution was	Real	this 18th day of Septem. D. Paul Robichau	ber 2019. x, Chairman/President

CERTIFICATION

I, hereby certify that the above foregoing is a true and correct copy of a Resolution adopted at a Regular Meeting of the Port of South Louisiana held on this 18th day of September, 2019 in which a quorum was present and voting and that the Resolution adopted is still in effect and has not been rescinded or revoked.

Signed at La Place, Louisiana on the 18th day of September, 2019

Stanley C. Razile, Secretary