

Minutes of a meeting of the Plaquemines Parish Council, as the Sole Governing Authority of the Plaquemines Port, Harbor & Terminal District, held in the Belle Chasse Council Chambers, 333 F. Edward Hebert Blvd., Bldg. 203, Belle Chasse, Louisiana on Thursday, March 13, 2025 at 5:23 p.m., pursuant to notice to all members with a quorum present as follows:

PRESENT: Commissioner Chris Schulz, Chairman
Commissioner Tyrone Edwards
Commissioner Brian Champagne
Commissioner Stuart J. Guey
Commissioner Patricia McCarty
Commissioner Ronnie Newsom
Commissioner Carlton M. LaFrance, Sr.
Commissioner Mitch Jurisich
Commissioner Mark Cognevich

Kim M. Toups, Secretary

Charles Tillotson and Port Staff were present representing the Port.

The following items were deferred:

- 6b, “A Resolution adopting the quarterly updates and additions to the Policies and Procedures for Plaquemines Port Harbor & Terminal District (the Port); and otherwise to provide with respect thereto” was deferred for a 4th time; therefore, it fell off of the agenda;
- 6c, “A Resolution authorizing and directing the Port’s Executive Director, Charles Tillotson, to enter into and execute a Cooperative Endeavor Agreement (CEA) between the Plaquemines Port Harbor & Terminal District (Port) and Louisiana Department of Transportation and Development (LADOTD) to coordinate grant funding and project management of the Walker Road Bridge project; and otherwise to provide with respect thereto”;
- 6d, “A Resolution authorizing the Executive Director of the Port, Charles T. Tillotson to enter into and execute an agreement between RIO Grande Pacific Corporation and Plaquemines Port, Harbor and Terminal District to review the design of the rail extension to the proposed Plaquemines container port; and otherwise to provide with respect thereto”; and
- 6g, “An Ordinance to amend the 2025 Manpower Structure and Operating Expenditure budget for the reallocation of positions within the Ferry and Rescue Boat Departments and otherwise to provide with respect thereto”;

There being no matters to address under Agenda Item 2, “Executive Session”, Commissioner Schulz moved to Agenda Item 3, “Status Report by Executive Port Director”. Without objection, so ordered.

Ferry Landing Emergency Repair \$5.1 M

- WB barge in place, EB will be placed today
- DOTD Inspection today and tomorrow
- Estimated opening Monday, 3-17-25

Pointe-a-la-Hache Landing Replacement \$18.6M

- Awaiting design from DOTD
- FTA site visit completed
- Target completion 12/2028
- 100% structure replacement

Port Ferry and Rescue Boat Projects:

- Plaquemines Pride
 - Thoma-Sea Marine Shipyard
 - May 2025
- Port Authority I & II
 - Estimated completion 2/2025
- New Build Ferry Build (Diesel Electric) \$26.5 M
 - Estimated Completion 12/2028
 - Contract with LADOTD Secretary
 - Conceptual Design Phase

Container Milestones

- Walker/Peters Rd Update
- 11-mile extension update
- Container Port land purchases
- Water Booster Station

Human Resources:

- IT Manager interviews completed
- Defunded Assistant Port Manager
- Advertising Special Assistant to Executive Director.

Rebranding:

- Soft Roll-Out 3-11-25 at Port Night
- Hard Roll-Out 3-25-25 at PAL Baton Rouge

Commissioner Schulz moved to Agenda Item 3a, “Financial Report/Budget to Actual”. Without objection, so ordered.

March 13, 2025 Financial Report:

- Net Position \$115,029.00
- Unrestricted Fund Balance \$6,462.00
- Land Fund Balance \$2,115.00
- 25 Budgeted Revenue \$35,513.00
- 25 Actual Revenue \$4,838.00
- 25 Budgeted Expenses \$35,245.00
- 25 Actual Expenses \$4,825.00

There were no matters to address under Agenda Item 4, “Bids and Advertisements”.

Commissioner Schulz moved to Agenda Item 5, “Introduction of Ordinances and Resolutions”. Without objection, so ordered. The following legislation was introduced:

- 1) An Ordinance to increase the contract amount with Dr Loren Scott for the Economic Impact Analysis, 2025 Operating Expenditure Budget, line item Professional Services - General; and otherwise to provide with respect thereto. COMMISSIONER SCHULZ
- 2) An Ordinance authorizing the Plaquemines Port, Harbor and Terminal District Executive Director of the Port, Charles Tillotson to issue Task Order #13 to Lanier & Associates for Engineering services related to the detailed design of the HVAC system upgrades for the Popich Administration Building Renovation Project; and otherwise to provide with respect thereto. COMMISSIONER SCHULZ
- 3) A Resolution adopting the quarterly updates and additions to the Policies and Procedures for Plaquemines Port Harbor & Terminal District (the Port); and otherwise to provide with respect thereto. COMMISSIONER SCHULZ

Commissioner Schulz moved to Agenda Item 6a, “Ordinances and Public Hearings pursuant to Article 6, Section 6.01 E of the Plaquemines Parish Charter”. Without objection, so ordered.

ORDINANCE NO. 25-50

The following Ordinance was offered by Commissioner Schulz who moved its adoption:

An Ordinance authorizing Plaquemines Port, Harbor and Terminal District Executive Director, Charles T. Tillotson to enter into a lease agreement with the Marine Spill Response Corporation (MSRC) for the dock space at the Fort Jackson facility and to amend the 2025 Plaquemines Port, Harbor & Terminal District Operating Revenue Budget; and otherwise to provide with respect thereto.

DIGEST: An ordinance to authorize a lease agreement with Marine Spill Response Corporation for the dock space at Fort Jackson for a period of 12 months with an option for 2 three-month extensions. Also, to amend the 2025 Plaquemines Port, Harbor & Terminal District Operating Revenue Budget per the new lease agreement. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, Per a letter dated September 19, 2014, and in accordance with Section 3.1 of the lease agreement dated June 14, 1994, between Plaquemines Port, Harbor and Terminal District and Marine Spill Response Corporation the second of two ten-year options to extend the terms of the lease agreement was executed; and

WHEREAS, the lease agreement between the Plaquemines Port, Harbor and Terminal District and MSRC is set to expire on April 30, 2025, and pursuant to section 3.4 of the original agreement, If the tenant shall, with the consent of the Landlord, hold over after the expiration of the term of the lease, the resulting tenancy shall be for an indefinite period of time on a month to month basis; and

WHEREAS, the Plaquemines Port, Harbor and Terminal District and MSRC wish to continue the lease for a 12 month lease term with an option for 2 three month extensions; and

WHEREAS, the 2025 Plaquemines Port, Harbor and Terminal District Operating Revenue Budget line item Rents & Leases-BV MSRC Dock is decreased by \$57,720; funding source Port, Harbor and Terminal District unrestricted fund balance;

NOW, THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT:

SECTION 1

The Executive Director of the Plaquemines Port, Harbor and Terminal District, Charles T. Tillotson is hereby authorized to enter into a lease agreement with the Marine Spill Response Corporation for dock space at the Fort Jackson facility for a 12-month lease term with an option for 2 three-month extensions.

SECTION 2

The 2025 Port, Harbor and Terminal District, Operating Revenue Budget is amended as follows:

| | | | |
|--|-----------------------------|---------------------|------------------|
| Fund: 445 Port, Harbor & Terminal | | | |
| Dept/Div: 000-0000 General | | | |
| Object | Description | Inc/ Dec | Amendment |
| 467.450 | Rents & Leases-BV MSRC Dock | Dec | (57,720) |

SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port employees and officials are authorized to carry out the purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

Commissioner McCarty seconded the motion to adopt the Ordinance.

The foregoing Ordinance having been submitted to a vote, the vote resulted as follows:

YEAS: Commissioners Tyronne Edwards, Brian Champagne, Chris Schulz, Stuart J. Guey, Patricia L. McCarty, Ronnie Newsom, Carlton M. LaFrance, Sr., and Mitch Jurisich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: Commissioner Mark Cognevich

And the Ordinance was adopted on this the 13th day of March, 2025.

RESOLUTION NO. 25-64

On motion of Commissioner Schulz, seconded by Commissioner Edwards, and on roll call all members present and voting “YES”, the following Resolution was adopted:

A Resolution authorizing Charles D. Tillotson, Executive Director of the Plaquemines Port Harbor and Terminal District, to issue Task Order #12 to Lanier & Associates for engineering services related to the detailed design of a new Port Security Dock at PPHTD’s existing facility in Belle Chasse, LA; and otherwise to provide with respect thereto.

DIGEST: Plaquemines Port Harbor and Terminal District requires a new dock to secure its ferryboats and fire vessels. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, Resolution #25-44 approved the authority to issue Task Order #12 to Lanier and this resolution clarifies the language and cost of the previously adopted resolution; and

WHEREAS, the Port has grant funding from FEMA’s Port Security Grant Program that is currently approved and in the Port’s 2025 Operating and Expenditure Budget; and

WHEREAS, Lanier will provide detailed engineering and construction management for this project;

WHEREAS, the total cost of the project is \$623,000;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT HARBOR & TERMINAL DISTRICT THAT it hereby authorizes Charles D. Tillotson to issue Task Order #12 to Lanier & Associates for engineering services related to the detailed design of a new Port Security Dock at PPHTD’s existing facility in Belle Chasse, LA.

BE IT FURTHER RESOLVED, BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Port employees and officials are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 25-65

On motion of Commissioner Schulz, seconded by Commissioner Cognevich, and on roll call all members present and voting “YES”, the following Resolution was adopted:

A Resolution authorizing the Executive Director of the Port, Charles Tillotson, through the Port’s Executive Counsel’s Office and Dwyer Cambre, on behalf of the Plaquemines Port Harbor & Terminal District, to file suit for the removal of a Materialmans Lien filed by WSP USA Inc. for monies owed to WSP USA Inc by Louisiana 23 Development Company, LLC; and otherwise to provide with respect thereto.

Digest: The Port requires authorization to institute legal proceedings to remove a lien on Port assets for a debt that is owed to WSP by a third party. To facilitate this process, the Port administration wishes to engage legal counsel to provide services and assistance with respect to removal of the

lien and for any other damages. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, the Port received a Sworn Statement of Claim filed by WSP USA Inc in the land records of Plaquemines Parish that attempts to preserve WSP USA Inc's rights under the Louisiana Public Works Act, LA R.S. 38:2241, *et al* to recover funds from the Port that are owed to WSP USA Inc by Louisiana 23 Development Company, LLC; and

WHEREAS, WSP USA Inc instituted legal proceedings against Louisiana 23 Development Company, LLC for breach of contract and for money damages, that was litigated in the United States District Court Eastern District Court of Louisiana, captioned "*WSP USA Inc. v. Louisiana 23 Development Company, LLC*" and bearing docket number 2023-7300, with the Honorable Lance Africk presiding; and

WHEREAS, WSP USA Inc. and Louisiana 23 Development Company, LLC entered a Consent Judgment in favor of WSP USA Inc. and against Louisiana 23 Development Company, LLC, in the amount of \$1,419,227.51, consisting of \$1,175,544.00 plus \$243,673.51 in contract based damages; and

WHEREAS, the Port was not a party to the contract between WSP USA Inc. and Louisiana 23 Development Company, LLC or the litigation in the United States District Court Eastern District Court of Louisiana; and

WHEREAS, the Port was not a party to the Consent Judgment entered by Judge Africk awarding WSP USA Inc. damages in the amount of \$1,419,227.51 for breaching the contract between WSP USA Inc. and Louisiana 23 Development Company, LLC; and

WHEREAS, the Port sent written notice to WSP USA Inc. that the Statement of Claim and Materialsman Line that was filed in the land records of Plaquemines Parish against the Port to recover amounts owed to WSP USA Inc by Louisiana 23 Development Company, LLC was improper;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby authorizes the Executive Director of the Port, Charles Tillotson, through the Port's Executive Counsel's Office and Dwyer Cambre, pursuant to the Port's existing contract, to institute legal proceedings against WSP USA Inc. to for the removal the Matieralmans Line filed in the Land Records of Plaquemines Parish and any other damages.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Port employees and officials are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

Commissioner Schulz moved to Agenda Item 8, "Approval of minutes". Without objection, so ordered.

RESOLUTION NO. 25-66

On motion of Commissioner Newsom, seconded by Commissioner Edwards, and on roll call all members present and voting "YES", the following Resolution was adopted:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby approves the minutes from February 27, 2025, regular meeting.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Parish employees and officials are authorized to carry out the purposes of this Resolution.

There being no further business to come before this Council, on motion Commissioner Newsom, seconded by Commissioner McCarty and on roll call all members present voting “YES, except Commissioner Edwards who voted “NO”, the meeting adjourned at 5:51 p.m.

Chairman

Secretary

For a full transcript of discussions and presentations a video of this meeting is available for viewing on the Parish website www.plaqueminesparish.com or on YouTube.