

Minutes of a meeting of the Plaquemines Parish Council, as the Sole Governing Authority of the Plaquemines Port, Harbor & Terminal District, held in Pointe-a-la-Hache Council Chambers, 18055 Hwy. 15, Pointe-a-la-Hache, Louisiana on Thursday, March 27, 2025 at 4:02 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 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 the Port Staff were present.

The following items were deferred:

- Item 2, “Executive Session”:
Executive Session pursuant to LRS 42:17(A)(1) for the purpose of discussing the character, professional competence, or physical or mental health of Donnie Sexton and Executive Session pursuant to LRS 42:17(A)(1) for the purpose of discussing the character, professional competence, or physical or mental health of Danielle Rollo;
- Item 6b, “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” was deferred for the fourth time; therefore the item was dropped from the agenda
- Item 6d, “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” and
- Item 6g, “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.

Agenda Item 7a(1), “A Resolution affirming the separation of operations and economic development in the Port District from the Plaquemines Parish Government to the Port Commission in coordination with the Executive Director of the Port; and otherwise to provide with respect thereto” was withdrawn.

Commissioner Schulz moved to Agenda Item 2, “Executive Session”. Without objection, so ordered.

RESOLUTION NO. 25-74

On motion of Commissioner Schulz, seconded by Commissioner Newsom, and on roll call, all members present and voting “YES”, except Commissioner Jurisich who voted “NO”, 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 resolves itself into Executive Session at 4:08 p.m. on the following matters:

- 1) Executive Session pursuant to LRS 42:17(A)(2) to receive litigation and attorney client privileged communications relative to the following matters: Executive session pursuant to LRS 42:17(A)(2) for the purpose of receiving attorney-client privileged information regarding the pending appeal in the Fourth Circuit concerning Plaquemines Port Harbor & Terminal District v. Tuan Nguyen, Docket No. 2024-CA-0614;

- 2) Executive Session pursuant to LRS 42:17(A)(2) or the purpose of receiving attorney-client privileged information regarding potential litigation involving Donnie Sexton; and
- 3) Executive Session pursuant to LRS 42:17(A)(2) or the purpose of receiving attorney-client privileged information regarding potential litigation involving Danielle Rollo.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby came out of Executive Session at 4:17 p.m. with no final or binding action taken.

Commissioner Schulz moved to Agenda Item, Item 3, “Status Report by Executive Port Director”. Without objection, so ordered. The following was reported by Mr. Tillotson:

Financial Update-March 27, 2025:

Net/Position \$115,272
 Unrestricted Fund Balance \$6,705
 Land Fund Restricted Fund Balance \$2,225
 25 Budgeted Revenue \$35,513
 25 Actual Revenue \$2,999
 25 Budgeted Expenses \$35,003
 25 Actual Expenses \$3,3430

Port Ferry Landing Projects:

- PALH Ferry Landing Emergency Repair \$5.1M
 - WB & EB towers and bridges in place
 - DOTD inspection
 - ETC 3-4-25 (Condemned 1-25-23 by DOTD)
 - Repairs include above ground emergency repairs
- PALH Landing Replacement \$18.6M Grant
 - Awaiting design from DOTD
 - FTA site visit completed
 - Target completion 12/2028
 - 100% structure replacement within the next 4 years

Por Ferry and Rescue Boat Projects:

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

Container Milestones:

- Walker Peter Road Update
- 11-Mile Extension Update
- Container Port Land Purchases
- Water Booster Station

Human Resources:

- IT Manager-Interviews under way
- Defund Assistant Port Manager
- Fund Special Assistant to Executive Director

Rebranding and Renovation:

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

Port Safety Stand-Down:

2-25-25 thru 2-8-25
 Reinforced safety protocols and awareness

Addressed handling conflict

Training and policy updates on going

- Comprehensive Safety Policy
- Vessel Preventative Maintenance Program
- Vessel Operations Policy
- Operator’s Handbook (Heavy Equipment and Vessels)
- Emergency Communications Policy
- Port Security Plan and Assessment

There were no matters to address under Agenda Item 4, “Bids and Advertisements”; therefore Commissioner Schulz moved to Agenda Item 5, “Introduction of Ordinances and Resolutions”. Without objection, so ordered. The following legislation was introduced:

1. A resolution affirming the separation of operations and economic development in the Port District from the Plaquemines Parish Government to the Port Commission in coordination with the Executive Director of the Port. COMMISSIONER SCHULZ
2. A Resolution authorizing the Port Director to petition and file an application for a map change pursuant to and in conformity with the Comprehensive Zoning Ordinance to rezone those certain properties located in Point Celeste Farms Subdivision, Phases I and II, identified as follows: Lots 2-A, 35 (not yet acquired), 36 (not yet acquired), 49, 57B, 58B, 60B, which are now owned by or to be acquired by Plaquemines Port, Harbor & Terminal District from Flood Plain (FP) District to Heavy Industrial (I-3) District; and otherwise to provide with respect thereto. COMMISSIONER SCHULZ
3. 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. COMMISSIONER SCHULZ
4. An Ordinance to authorize the Executive Director of the Port, Charles Tillotson to construct a generator bypass for the Port’s administration building and to amend the 2025 Plaquemines Port, Harbor and Terminal District Operating Expense Budget; and otherwise to provide respect thereto. COMMISSIONER SCHULZ
5. An Ordinance authorizing the Executive Director of the Port, Charles Tillotson to amend the contract with Mercury Public Affairs, Lobbyist, established through Ordinance 23-33 to include State and Local representation necessary to protect its interest in all matters; and to amend the Plaquemines Port Harbor & Terminal District’s 2025 Operating Expenditure Budget, 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.

RESOLUTION NO. 25-75

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

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.

Digest: Authorization to enter into an agreement with the RIO Grande Pacific Corporation (Railroad) to review the design of the rail extension of the Rio Grande Pacific Corporation’s New Orleans and Gulf Coast Railway to the proposed Plaquemines container port. *The digest is for informational purposes only and is superseded by the language of the actual Resolution.*

WHEREAS, the Rio Grande Pacific Corporation agrees to provide to the Port information about its right-of-way and infrastructure operations and licenses, permits and obligations that may influence the Rio Grande Pacific Corporation's on-going business; and

WHEREAS, at the Port's expense, Rio Grande Pacific Corporation agrees to provide the review of the Port's project including engineering, environmental information and other information developed by the Port; and

WHEREAS, the Port agrees to reimburse Rio Grande Pacific Corporation 100% of all actual costs of expenses incurred for this project, which is estimated to be \$100,000 and is currently included in the 2025 Capital Improvements budget;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT it hereby authorizes 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.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND 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.

ORDINANCE NO. 25-55

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

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.

Digest: The Plaquemines Port Harbor and Terminal District Popich Administration Building requires the HVAC system to be updated to regulate the air flow within the building and improve the well-being of its employees. *The digest is for information purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, the Plaquemines Port, Harbor & Terminal District ("the Port") owns the Popich Administration Building and is currently in the process of renovations to extend the life of the building; and

WHEREAS, Lanier & Associates, a reputable and qualified firm specializing in engineering related professional services, possesses the experience and resources necessary to assist in completing the required surveys efficiently and effectively; and

WHEREAS, issuing Task Order #13 to Lanier & Associates for detailed design and engineering services is in the best interest of the Port; and

WHEREAS, the total cost for this service is \$72,366;

NOW, THEREFORE:

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

SECTION 1

The 2025 Port Harbor & Terminal District Operating Expenditure Budget, General Operations Division, is amended by appropriating \$72,366 from the Port's Unrestricted Fund Balance;

SECTION 2

It hereby authorizes the Executive Director of the Port, Charles Tillotson to issue Task Order #13 to Lanier & Associates for the detailed engineering services associated with the HVAC system upgrades to the Popich Administration Building.

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 Edwards seconded the motion to adopt the Ordinance.

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

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

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING:

And the Ordinance was adopted on this the 27th day of March, 2025.

ORDINANCE NO. 25-56

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

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.

DIGEST: Plaquemines Port Harbor & Terminal District has a need to update the Port's Economic Impact Analysis to include new development ventures within the Port's district. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, \$150,000 is needed for Dr. Loren Scott to complete an Economic Impact Analysis in preparation of updating the Port's Master Plan; and

WHEREAS, \$100,000 was approved with the 2025 Original Adopted Budget; and

WHEREAS, amending the Port, Harbor & Terminal Fund, 2025 Operating Expenditure Budget, Port Harbor & Terminal District Department, line item Professional Services – General by transfer \$50,000 from the Port's 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 Plaquemines Port, Harbor & Terminal Fund, 2025 Operating Expenditure Budget is amended by increasing the amount by \$50,000 to \$150,000 to the Plaquemines Port, Harbor & Terminal District Department, Professional Services – General.

Fund: 445 Port Harbor Fund			
Dept/Div: 490-2460 General Operations Division			
Object	Description	Inc/Dec	Amendment
532.150	Professional Services -	Inc	\$50,000

SECTION 2

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, 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., Mitch Jurisich and Commissioner Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING:

And the Ordinance was adopted on this the 27th day of March, 2025.

Commissioner Schulz moved to Agenda Item 7, “New Business”; however, there were no matters to address. Therefore, Commissioner Schulz moved to Agenda Item 8, “Approval of minutes”. Without objection, so ordered.

R E S O L U T I O N N O. 25-76

On motion of Commissioner Newsom, seconded by Commissioner Cognevich, 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 March 13, 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 Cognevich, and on roll call all members present voting “YES, except Commissioner Edwards voting “NO” the meeting adjourned at 5:02 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.