



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF
THE REGULAR MEETING
THURSDAY, SEPTEMBER 27, 2018**

A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE FIRST FLOOR AUDITORIUM AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY CHAIRMAN LANEY J. CHOUEST, AT 9:48 A.M. ON THURSDAY, SEPTEMBER 27, 2018.

COMMISSIONERS

PRESENT:

Laney J. Chouest, Chairman
Arnold B. Baker, Vice-Chairman
Tara C. Hernandez, Secretary-Treasurer
Darryl D. Berger, Member
William H. Langenstein, III, Member
Charles H. Ponstein, Member

COMMISSIONER

ABSENT:

Jack C. Jensen, Jr., Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
E. Pansano, Director, Internal Audit
R. Wendel, Chief Financial Officer
R. Hecker, Chief, Harbor Police Department
R. Aragon Dolese, Director, Marketing & Communications
L. Blackman, Deputy Director, Tourism
T. Carter, Director, Procurement
C. Coats, Director, Real Estate
J. Crist, Deputy Director, Terminal Operations
A. Evett, Director, Engineering
J. Guidry, Director, Maintenance
A. Pellegrin, Director, Sustainable Development
M. Verderame, Director, Records
M. Scelson, Asst. Gen. Counsel
E. Federer, Manager, Environmental Services
S. Gauthier, Deputy Director, Cruise
A. Hanks, Manager, Cruise

J. Yaun, Manager, Safety & Training
M. Rubino, Staff Attorney
K. Frankic, Port Planner
H. Fontenot, Paralegal
M. Montroll, Harbor Police Department
C. Turner, Harbor Police Department
E. Bordelon, Executive Assistant
W. Stokes, Administrative Assistant
D. Feraci, Administrative Assistant
K. Falgoust, Administrative Assistant

GUESTS:

D. Campbell, NOPB General Manager
C. Bonura, NOPB Director of Industrial Development
A. Von Dobeneck, NOPB Director of External Affairs
K. Price, New Orleans Terminal
M. Munoz, Turn Services
S. Champagne, Gulf Gateway Terminal
N. Harde, Alliant
K. Calkins, New Orleans Terminal
J. Dawes, Gallagher Financial Services
M. Kearney, The Kearney Companies, Inc.
M. Pierre, Crescent Guardian Security Company

I. Determination of Quorum and Call to Order

Chairman Chouest determined the existence of a quorum and called the meeting to order at 9:48 A.M.

II. General Public Comment

Ms. Marian Pierre, owner of Crescent Garden Security Company of New Orleans, Louisiana, addressed the Board and presented her public comment regarding the Board's selection and awarding of contracts.

III. Approval of August, 2018 Public Meeting Minutes

On motion duly made by Chairman Chouest and seconded by Commissioner Berger, the Board unanimously approved the minutes of its public meetings of August, 2018, as previously circulated.

IV. Acceptance of Consolidated Financial Statement for August, 2018

Mr. Wendel gave a brief update on the consolidated financial statement for the month of August and fiscal year 2019. Chairman Chouest advised the Board that the Budget Committee had reviewed the financial statement and voted to recommend it for approval at this meeting. Commissioner Hernandez moved and Commissioner Langenstein

seconded. The Board unanimously accepted the August, 2018, consolidated financial statement, as previously circulated.

V. Actions Required:

A. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Annual Contracts with United Healthcare Insurance Companies to Provide the Medicare Advantage Plan to the Board's Retirees.

Mr. Wendel presented and recommended approval of the resolution. He provided an overview of the benefits and costs associated with the Medicare Advantage Plan.

Chairman Chouest advised the Board that the Budget Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Langenstein moved for its approval. Commissioner Ponstein seconded. **MOTION CARRIED UNANIMOUSLY.**

B. Consider Approval of a Resolution Awarding a Contract to Brazos Industries, LLC, in the Amount of \$157,503 for the Julia Street Terminal Roof Coating.

Mr. Evett presented and recommended approval of the resolution. He stated that project was publically bid, and that Brazos Industries, LLC was the lowest of six responsive bidders. The contract will provide for inspection, roof coating, and clean up services at the Julia Street Terminal to repair damage caused by Hurricane Isaac. Mr. Evett stated that the contract is funded in the Fiscal Year 2019 Board's Capital Investment Plan and approximately 75% of costs will be reimbursed by FEMA.

Chairman Chouest advised the Board that the Planning and Engineering Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Hernandez moved for its approval. Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY.**

C. Consider Approval of a Resolution Awarding a Contract to D & D Construction LA, LLC, in the Amount of \$725,000, to Repair Damage to Nashville Avenue Wharf "A" Caused by the Allision of the M/V MIA-S.

Mr. Evett presented and recommended approval of the resolution. He stated that the contract was publically bid, and D & D Construction LA, LLC was the lowest of five responsive bidders. The contract is funded in the Board's Capital Invest Plan, and that the Board anticipates recouping the majority of costs from the owner /agent for the M/V MIA-S as a lawsuit has been filed by the Board seeking to recover all costs associated with the repairs.

Chairman Chouest advised the Board that the Planning and Engineering Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Ponstein moved for its approval. Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY.**

D. Consider Approval of a Resolution Awarding a Contract to Boh Bros. Construction Company, LLC, in the Amount of \$1,566,482, for the Harmony Street Wharf Annex Substructure Repairs.

Mr. Evett presented and recommended approval of the resolution. He explained that the contract was publically bid, and that Boh Bros. Construction Company, LLC was the lower of two responsive bidders. The contract will cover repairs to the wharf deck, substructure columns, and bracing for Harmony Street Wharf Annex. Mr. Evett stated that contract is funded in the Board's Capital Improvement Program.

Chairman Chouest advised the Board that the Planning and Engineering Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Hernandez moved for its approval. Commissioner Ponstein seconded. Commissioner Langenstein abstained from voting on the item. **MOTION PASSED.**

E. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into an Amendment for an Amount Not to Exceed \$450,000 to the Contract with Design Engineering, Inc., to Provide As-Needed Professional Design Services.

Mr. Evett presented and recommended approval of the resolution. He stated that Design Engineering, Inc. will provide as-needed professional design services in support of the St. Andrew Street Wharf erosion mitigation project. Mr. Evett stated that contract is funded by the Board's Capital Investment Plan.

Chairman Chouest advised the Board that the Planning and Engineering Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Baker moved for its approval. Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY.**

F. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Third Amendment to the Buck Kreih's Marine Repair, LLC Lease at Hines Lane/Merrill Street Dock.

Ms. Coats presented and recommended approval of the resolution. She explained that the amendment would allow the lessee to receive rental credits in exchange for performing wharf maintenance work to install composite piles over a three-year period.

Chairman Chouest advised the Board that the Property and Insurance Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Ponstein moved for its approval. Commissioner Hernandez seconded. **MOTION CARRIED UNANIMOUSLY.**

G. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Second Amendment to the Capital Marine Supply, Inc. Lease at Dockside Fleet.

Mr. Crist presented and recommended approval of the resolution. He explained that the second amendment to this lease would reassign the sub-lessee from ACBL Transportation Services, LLC to Turn Services, LLC..

Chairman Chouest advised the Board that the Property and Insurance Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Berger moved for its approval. Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY.**

H. Consider Approval of a Resolution Amending the Board's FMC Tariff, T-No. 2 to Implement Rate Changes and Format Revisions.

Ms. Mansour presented and recommended approval of the resolution. She explained the rate increases and reviewed the content-based revisions to clean up the tariff formatting. She stated that all Port customers and tenants would be given adequate notice of the rate increases.

Chairman Chouest advised the Board that the Property and Insurance Committee had reviewed the resolution with staff and voted to recommend it for approval at this meeting. Commissioner Berger moved for its approval. Commissioner Ponstein seconded. **MOTION CARRIED UNANIMOUSLY.**

VI. Commissioner' Comments

Chairman Chouest called for Commissioners' comments, but there were none.

VII. Report by the President and Chief Executive Officer

Ms. Christian announced that Disney Cruise Line will be homeporting in New Orleans, beginning in 2020. She stated that the Port's partnership with Disney Cruise Line was a major achievement for the Port of New Orleans, and that the Crescent City could now boast of offering a whole new distinctive vacation experience by offering Disney cruises. The *Disney Wonder* will homeport at the Erato Street Cruise Terminal for an inaugural limited-time season beginning February, 2020.

VIII. Adjournment

There being no further business to come before the Board, Chairman Chouest called for a motion to adjourn. Commissioner Baker moved, and Commissioner Jensen seconded. The **MOTION CARRIED UNANIMOUSLY** and the meeting was adjourned at 10:27 A.M.



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF
THE SPECIAL MEETING
THURSDAY, SEPTEMBER 25, 2018**

A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE FIRST FLOOR AUDITORIUM AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY CHAIRMAN LANEY J. CHOUEST, AT 5:00 P.M. ON THURSDAY, SEPTEMBER 25, 2018.

COMMISSIONERS

PRESENT:

Laney J. Chouest, Chairman
Arnold B. Baker, Vice-Chairman
Tara C. Hernandez, Secretary-Treasurer
William H. Langenstein, III, Member
Charles H. Ponstein, Member
Jack C. Jensen, Jr., Member

COMMISSIONER

ABSENT:

Darryl D. Berger, Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
E. Pansano, Director, Internal Audit
R. Wendel, Chief Financial Officer
R. Aragon Dolese, Director, Marketing and Communications
A. Evett, Director, Engineering
J. Guidry, Director, Maintenance
R. Hecker, Chief, Harbor Police Department
M. Scelson, Asst. Gen. Counsel
B. Nalley, Staff Attorney
J. Haralson, Manager, Community Relations
M. Verderame, Director, Records
H. Fontenot, Paralegal
J. Schecter, Communications
W. Stokes, Administrative Assistant
P. Herring, Internal Audit

GUESTS:

M. Yenni, Jefferson Parish President
T. Wells, Waldemar S. Nelson
P. Gordilla, Hancock Whitney
L. Aucoin, Hancock Whitney
J. Fay, FNF
M. Sherman, Sherman Strategies, LLC
M. Granderson, Sherman Strategies, LLC
L. Phillips, Biehl
M. Hecht, GNO, Inc.

I. Determination of Quorum and Call to Order

Chairman Chouest determined the existence of a quorum and called the meeting to order at 5:00 P.M.

II. Pledge of Allegiance

Chairman Chouest asked Commissioner Baker to lead the assembly in the Pledge of Allegiance, and he did so.

III. General Public Comment

Jefferson Parish President, Mr. Mike Yenni, addressed the Board and presented his public comment regarding the redevelopment Avondale Shipyard and the Cooperative Endeavor Agreement in consideration for the meeting.

IV. Action Required:

A. Consider Approval of a Resolution Authorizing a Cooperative Endeavor Agreement Between the Board of Commissioners of the Port of New Orleans (“Port”), New Orleans Public Belt Railroad Corporation (“NOPB”), Jefferson Parish (“Parish”), and Avondale Marine, LLC (“Avondale Marine”), to Facilitate the Re-Development of the Former Avondale Shipyard Site.

Mr. Colletta presented. He provided a recap of the CEA between the Board, the NOPB, Jefferson Parish, and Avondale Marine, LLC.

Chairman Chouest advised the Board had reviewed the resolution with staff and called for a motion to approve. Commissioner Baker moved for the resolution’s approval. Commissioner Jensen seconded. **MOTION CARRIED UNANIMOUSLY.**

V. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:12 P.M.



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF
THE BUDGET COMMITTEE MEETING
MONDAY, SEPTEMBER 24, 2018**

A MEETING OF THE BUDGET COMMITTEE OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE PRESENTATION ROOM ON THE FOURTH FLOOR AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY AD-HOC COMMITTEE CHAIRWOMAN TARA C. HERNANDEZ AT 1:40 P.M. ON MONDAY, SEPTEMBER 24, 2018.

COMMITTEE MEMBERS

PRESENT:

Tara C. Hernandez, *Ad-Hoc* Committee Chairwoman
Darryl D. Berger, Member
William H. Langenstein, III, Member
Charles H. Ponstein, Member

COMMITTEE MEMBERS

ABSENT:

Arnold B. Baker, Committee Chairman
Laney J. Chouest, Member
Jack C. Jensen, Jr., Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
R. Wendel, Chief Financial Officer
E. Pansano, Director, Internal Audit
R. Aragon Dolese, Director, Marketing & Communications
T. Carter, Director, Procurement
C. Coats, Director, Real Estate
A. Evett, Director, Engineering
J. Mansour, Director, Commercial
J. Crist, Deputy Director, Terminal Operations
M. Scelson, Asst. Gen. Counsel
M. Verderame, Director, Records
D. Jackson, Manager, Media Relations
H. Fontenot, Paralegal

GUESTS:

D. Campbell, NOPB General Manager
C. Bonura, Director, Industrial Development
J. Dawes, Gallagher Benefit Services
C. Erma, The Sulzer Group

I. Determination of Quorum and Call to Order

In the absence of Committee Chairman Baker, Commissioner Hernandez served as *Ad-Hoc* Committee Chairwoman for the purpose of holding this meeting only. *Ad-Hoc* Committee Chairwoman Hernandez determined the existence of a quorum and called the meeting to order at 1:40 P.M.

II. Briefing and Discussion Items:

A. Recommend to the Board at its Regular Monthly Meeting the Acceptance of the Consolidated Financial Statements for August, 2018.

Mr. Landry gave a brief cargo report. He stated that August was another good month for containers, with 50,000 TEUs and expects the same for September. Mr. Landry stated that breakbulk volume remains low, but mentioned that the Port is starting to see more vessels, but not a lot of tonnage. Mr. Landry stated that cruise business was continuing to do well as expected.

Mr. Campbell gave a brief update for the month of August for the New Orleans Public Belt Railroad Corporation. He stated that class one switching was healthy for the month, though he anticipates a possible decrease in September due to anticipated car volumes.

Mr. Wendel briefed the committee on the August, 2018 consolidated financial statements, a copy of which is made part of these minutes.

Mr. Wendel stated that on the revenue side, August was a good month for the Port. He stated that terminal operations were below budget due to lower dockage as a result in a drop in break bulk. Cruise operations were on budget and real estate rentals were above budget for the month. Overall, the Port's consolidated operating revenues were above budget for August and for the current fiscal year, they are approximately \$16.2 million, \$600,000 above budget.

Mr. Wendel stated that on the rail side, it was a very good month, coming in at above budget for revenues and that all rail operations continue to be strong. He stated that the Port was below budget in maintenance expenses for the month and commented that all other expenses were below budget. Mr. Wendel stated that operating income came in at \$83,000 above budget for the Port

Mr. Wendel stated that the New Orleans Public Belt Railroad Corporation had another good month and is \$500,000 above budget. He further stated that the

railroad had \$477,000 in operating income before depreciation versus a budget of \$323,000; therefore, leaving the railroad almost \$800,000 above budget for the month.

Mr. Wendel stated that on a consolidated basis, on the Port side, overall, we are only \$267,000 below budget for the year in operating income. He stated that on the expenses side, overall, we are \$2.5 million in operating income against a \$2.8 million budget for the first two months of the fiscal year.

Commissioner Berger moved for a motion to recommend acceptance of the August 2018 consolidated financial statements at the Regular Board meeting. Commissioner Ponstein seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

B. Briefing and Discussion on the Pending Renewal of the Board's Active Employee Health Insurance and Other Benefits.

Mr. Wendel introduced Mr. John Dawes, representing the Port's insurance broker, Gallagher Benefits Services, LLC. Mr. Dawes gave a briefing on the status of the renewal of active employee healthcare benefits for insurance, as well as long-term and short-term disability. Mr. Wendel stated that there would be an action item in October to approve active employee benefits, which would be effective January 1, 2019.

C. Recommend to the Board at its Regular Monthly Meeting a Resolution Authorizing the President and Chief Executive Officer to Enter into an Annual Contract with United Healthcare Insurance Companies to Provide Medicare Advantage Plan to the Board's Retirees.

Mr. Wendel presented and recommended approval of the resolution. Mr. Wendel stated the benefits included with the Medicare Advantage Plan, and briefed Commissioners on the current costs associated with retiree benefits, as well as the scope of impacted persons.

Commissioner Langenstein moved to recommend the resolution for approval at the Regular Board meeting. Commissioner Berger seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

III. Public Comment

Ad-Hoc Committee Chairwoman Hernandez called for public comment, but there was none.

IV. Adjournment

There being no further business to come before the committee, *Ad-Hoc* Committee Chairwoman Hernandez called for a motion to adjourn. Commissioner Langenstein so moved, and Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY.** The meeting was adjourned at 2:15 P.M.



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF**

**THE PLANNING AND ENGINEERING COMMITTEE MEETING
MONDAY, SEPTEMBER 24, 2018**

A MEETING OF THE PLANNING AND ENGINEERING COMMITTEE OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE PRESENTATION ROOM ON THE FOURTH FLOOR AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY COMMITTEE CHAIRMAN DARRYL D. BERGER AT 2:16 P.M. ON MONDAY, SEPTEMBER 24, 2018.

COMMITTEE MEMBERS

PRESENT:

Darryl D. Berger, Committee Chairman
Tara C. Hernandez, Member
William H. Langenstein, III, Member
Charles H. Ponstein, Member

COMMITTEE MEMBERS

ABSENT:

Laney J. Chouest, Member
Arnold B. Baker, Member
Jack C. Jensen, Jr., Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
R. Wendel, Chief Financial Officer
E. Pansano, Director, Internal Audit
R. Aragon Dolese, Director, Marketing & Communications
T. Carter, Director, Procurement
C. Coats, Director, Real Estate
J. Crist, Deputy Director of Terminal Operations
A. Evett, Director, Engineering
J. Mansour, Director, Commercial
M. Scelson, Asst Gen. Counsel
M. Verderame, Director, Records
D. Jackson, Manager, Media Relations
H. Fontenot, Paralegal

GUESTS:

D. Campbell, NOPB General Manager
C. Bonura, Director, Industrial Development

J. Dawes, Gallagher Benefit Services
C. Erma, The Sulzer Group

I. Determination of Quorum and Call to Order

Committee Chairman Berger determined the existence of a quorum and called the meeting to order at 2:16 P.M

II. Briefing and Discussion Items:

A. Recommend to the Board at its Regular Monthly Meeting a Resolution Awarding a Contract to Brazos Industries, LLC, in the Amount of \$157,503, for the Julia Street Terminal Roof Coating.

Mr. Evett presented and recommended approval of the resolution. He stated that the contract is for cleaning, inspecting, preparing the surface, and applying an elastomeric membrane to the existing metal roof, which sustained damage during Hurricane Isaac. He advised that the contract is funded by the Board's Fiscal Year 2019 Capital Investment Plan and FEMA.

Commissioner Ponstein moved to recommend approval of the resolution at the Regular Board meeting. Commissioner Langenstein seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

B. Recommend to the Board at its Regular Monthly Meeting a Resolution Awarding a Contract to D & D Construction LA, LLC, in the Amount of \$725,000, to Repair Damage to Nashville Avenue Wharf "A" Caused by the Allision of the M/V MIA-S.

Mr. Evett presented and recommended approval of the resolution. He stated that the contract is to remove and rebuild an approximate 81-foot by 16-foot section of the wharf that was damaged by the allision. He advised that the contract is funded by the Board's Capital Investment Plan. Mr. Evett advised that the majority of the cost to perform the repairs will be reimbursed by the vessel owner as the Board has filed suit against the vessel owner.

Commissioner Hernandez moved to recommend approval of the resolution at the Regular Board meeting. Commissioner Langenstein seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

C. Recommend to the Board at its Regular Monthly Meeting a Resolution Awarding a Contract to Boh Bros. Construction Company, LLC, in the Amount of \$1,566,482, for the Harmony Street Wharf Annex Substructure Repairs.

Mr. Evett presented and recommended approval of the resolution. He advised that the contract is to repair the substructure columns, bracing, and the wharf deck to restore the structural integrity of the wharf. The need for repairs was discovered during

investigations performed from the last low water season. The contract is funded by the Board's Capital Investment Program.

Committee Chairman Berger moved to recommend approval of the resolution at the Regular Board meeting. Commissioner Hernandez seconded the motion. Commissioner Langenstein abstained from the vote due to a potential conflict of interest. **MOTION PASSED.**

D. Recommend to the Board at its Regular Monthly Meeting a Resolution Authorizing the President and Chief Executive Officer to Enter into an Amendment for an Amount Not to Exceed \$450,000 to the Contract with Design Engineering, Inc., to Provide As-Needed Professional Design Services.

Mr. Evett presented and recommended approval of the resolution. He stated that the contract amendment is the first for this contract, and will increase the fee to \$450,000 in order to provide engineering support to repair erosion at St. Andrew Street Wharf. The contract is funded by the Board's Capital Investment Program.

Commissioner Ponstein moved to recommend approval of the resolution at the Regular Board meeting. Commissioner Langenstein seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

III. Public Comment

Committee Chairman Berger called for public comment, but there was none.

IV. Adjournment

There being no further business to come before the committee, Committee Chairman Berger called for a motion to adjourn. Commissioner Langenstein moved, and Commissioner Ponstein seconded. The **MOTION CARRIED UNANIMOUSLY** and the meeting was adjourned at 2:31 P.M.



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF
THE PROPERTY AND INSURANCE COMMITTEE MEETING
MONDAY, SEPTEMBER 24, 2018**

A MEETING OF THE PROPERTY AND INSURANCE COMMITTEE OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE PRESENTATION ROOM ON THE FOURTH FLOOR AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY COMMITTEE CHAIRWOMAN TARA C. HERNANDEZ AT 2:32 P.M. ON MONDAY, SEPTEMBER 24, 2018.

COMMITTEE MEMBERS

PRESENT:

Tara C. Hernandez, Committee Chairwoman
Darryl D. Berger, Member
William H. Langenstein, III, Member
Charles H. Ponstein, Member

COMMITTEE MEMBERS

ABSENT:

Laney J. Chouest, Member
Arnold B. Baker, Member
Jack C. Jensen, Jr., Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
E. Pansano, Director, Internal Audit
R. Wendel, Chief Financial Officer
R. Aragon Dolese, Director, Marketing & Communications
T. Carter, Director, Procurement
C. Coats, Director, Real Estate
A. Evett, Director, Engineering
J. Mansour, Director, Commercial
J. Crist, Deputy Director, Terminal Operations
M. Scelson, Asst. Gen. Counsel
M. Verderame, Director, Records
D. Jackson, Manager, Media Relations
H. Fontenot, Paralegal

GUESTS:

D. Campbell, NOPB General Manager
C. Bonura, Director, Industrial Development

J. Dawes, Gallagher Benefit Services
C. Erma, The Sulzer Group

I. Determination of Quorum and Call to Order

Committee Chairwoman Hernandez determined the existence of a quorum and called the meeting to order at 2:32 P.M

II. Briefing and Discussion Items:

A. Briefing on the Third Amendment of Buck Kreihs Marine Repair, LLC's Lease at Hines Lane/Merrill Street Dock.

Ms. Coats briefed the committee on a third amendment for Buck Kreihs Marine Repair, LLC's lease at Hines Lane/Merrill Street dock, which would include improvements to the pile system to be completed by the tenant. She stated that in order to allow work to commence on the project, staff recommend amending the item to an action item for approval at the Regular Board meeting. Committee Chairwoman Hernandez called for a motion to amend the agenda item from a briefing to an action item. Commissioner Ponstein moved, and Commissioner Berger seconded. The motion to amend the agenda item **CARRIED UNANIMOUSLY**. Committee Chairwoman Hernandez then called for a motion to recommend the item for approval at the Regular Board meeting. Commissioner Ponstein moved and Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY**.

B. Recommend to the Board at its Regular Monthly Meeting a Resolution Authorizing the President and Chief Executive Officer to Enter into a Second Amendment to Capital Marine Supply, Inc.'s Lease at Dockside Fleet.

Mr. Crist presented a resolution recommending the second amendment to Capital Marine Supply, Inc.'s lease at Dockside Fleet. He stated that the amendment would reassign the sub-lessee from ACBL Transportation Services LLC to Turn Services, LLC, and also serve to update terms and rates of the current lease

Commissioner Langenstein moved to recommend the resolution for approval at the Regular Board meeting. Commissioner Berger seconded the motion. **MOTION CARRIED UNANIMOUSLY**.

C. Recommend to the Board at its Regular Monthly Meeting a Resolution Amending the Board's FMC Tariff, T-No. 2.

Ms. Coats introduced the resolution amending the Board's FMC Tariff, T-No.2 and provided a recap of previously discussed formatting changes being implemented with the revisions. Ms. Mansour discussed the proposed rate increases on all cargo-related items and stated that these rates will affect dockage, container cranes, and harbor fees. She responded to questions regarding notice of rate changes to tenants and customers.

Commissioner Langenstein moved to recommend the resolution for approval at the Regular Board meeting. Commissioner Ponstein seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

III. Public Comment

Committee Chairwoman Hernandez called for public comment, but there was none.

IV. Adjournment

There being no further business to come before the committee, Committee Chairwoman Hernandez called for a motion to adjourn. Commissioner Berger moved, and Commissioner Ponstein seconded. The **MOTION CARRIED UNANIMOUSLY** and the meeting was adjourned at 3:01 P.M.



**BOARD OF COMMISSIONERS OF THE
PORT OF NEW ORLEANS
MINUTES OF
THE SPECIAL MEETING
THURSDAY, SEPTEMBER 20, 2018**

A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE FIRST FLOOR AUDITORIUM AT ITS OFFICES LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY CHAIRMAN LANEY J. CHOUEST, AT 1:44 P.M. ON THURSDAY, SEPTEMBER 20, 2018.

**COMMISSIONERS
PRESENT:**

Laney J. Chouest, Chairman
Arnold B. Baker, Vice-Chairman
Tara C. Hernandez, Secretary-Treasurer
Darryl D. Berger, Member
William H. Langenstein, III, Member
Charles H. Ponstein, Member
Jack C. Jensen, Jr., Member

STAFF:

B. Christian, President and Chief Executive Officer
L. Colletta, Executive Counsel
A. Fant, Vice President, Planning & Facilities
M. Ganon, Vice President, Public Affairs
B. Landry, Vice President, Commercial
E. Pansano, Director, Internal Audit
R. Wendel, Chief Financial Officer
R. Aragon Dolese, Director, Marketing and Communications
A. Evett, Director, Engineering
J. Guidry, Director, Maintenance
R. Hecker, Chief, Harbor Police Department
B. Nalley, Staff Attorney
M. Scelson, Asst. Gen. Counsel
J. Haralson, Manager, Community Relations
M. Verderame, Director, Records
H. Fontenot, Paralegal
J. Schecter, Communications
W. Stokes, Administrative Assistant
D. Feraci, Administrative Assistant
C. Falgoust, Administrative Assistant

GUESTS:

D. Campbell, NOPB
C. Bonura, NOPB
A. Von Dobeneck, NOPB
C. Kane, Adams & Reese
M. Tepper, City of New Orleans
J. Gill, Hilco Global
K. Host, Host
J.J. Keever, Host
M. E. Schlesinger, Senator Kennedy's Office

I. Determination of Quorum and Call to Order

Chairman Chouest determined the existence of a quorum and called the meeting to order at 1:44 P.M.

II. Pledge of Allegiance

Chairman Chouest asked Commissioner Ponstein to lead the assembly in the Pledge of Allegiance, and he did so.

III. General Public Comment

Mr. Chris Kane, representing the Adams & Reese law firm, addressed the Board and presented his public comment regarding the pending Cooperative Endeavor Agreement for the redevelopment of Avondale.

IV. Actions Required:

A. Consider Approval of a Resolution Awarding a Contract to D. L. Daigle & Company, LLC, in the Amount of \$396,700, for the Julia Street Cruise Terminal Interior Improvements.

Mr. Evett presented and recommended approval of the resolution. He explained that the improvements to the Julia Street Cruise Terminal are to include improvements to floor finishes, electrical systems, and passenger processing counters. The improvements are needed to accommodate faster passenger processing for larger cruise vessels scheduled to call at the Port. The contract was publically bid, and D.L. Daigle & Company, LLC was the lowest of four responsive bidders. Mr. Evett advised that the contract is funded by the Board's Capital Investment Plan.

Commissioner Jensen made a motion to move for the resolution's approval. Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY.**

B. Consider Approval of a Resolution Authorizing a Cooperative Endeavor Agreement Between the Board of Commissioners of the Port of New Orleans

(“Port”), New Orleans Public Belt Railroad Corporation (“NOPB”), Jefferson Parish (“Parish”), and Avondale Marine, LLC (“Avondale Marine”), to Facilitate the Re-Development of the Former Avondale Shipyard Site.

Mr. Colletta presented a summary of the major points covered by the proposed Cooperative Endeavor Agreement, as it was presented to the Board in a draft format on September 19, 2018.

Ms. Christian stated that the CEA was taken to Jefferson Parish for adoption and the Port had neither seen their version of the CEA nor received a copy of it. Several commissioners expressed their concerns on the matter and suggested that they review that particular version of the CEA before moving forward on the matter.

Commissioner Berger made a motion to the Board to give Ms. Christian the authority to issue a jurisdictional permit, and with respect to the proposed CEA, the Board shall approve on a nonbinding basis the draft that was received on September 19, 2018, to allow Staff and the Board to further consider a binding CEA.

Commissioner Berger also made a motion giving Ms. Christian the authority to continue the negotiations on such items that are still in discussions.

Chairman Chouest called for a vote to recommend approval of the CEA on a nonbinding basis until final negotiations are complete. He then moved for its approval. **MOTION CARRIED UNANIMOUSLY.**

V. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2:12 P.M.