

**THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS  
MINUTES OF THE REGULAR BOARD MEETING  
THURSDAY, SEPTEMBER 26, 2024**

---

**A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, HELD IN THE FIRST FLOOR AUDITORIUM AT ITS OFFICE LOCATED AT 1350 PORT OF NEW ORLEANS PLACE, NEW ORLEANS, LOUISIANA, WAS CALLED TO ORDER BY CHAIRMAN JOSEPH F. TOOMY AT 1:37 P.M.**

---

**MEMBERS**

Joseph F. Toomy, Chairman

**PRESENT:**

James J. Carter, Jr., Vice-Chairman

Sharonda R. Williams, Secretary-Treasurer

Walter J. Leger, Jr., Member

Jeanne E. Ferrer, Member

Darryl D. Berger, Member

Todd P. Murphy, Member

**STAFF:**

R. Wendel, Acting President & Chief Executive Officer

S. Porteous, Chief of Staff

J. Escudier, Executive Counsel

A. Evett, Chief of Infrastructure

C. Gilmore, Director Engineering

A. Coates, Head of Business Development

J. Mansour, Director Trade Development

Chief M. Montroll, Harbor Police Department

Lt. C. Clark, Jr., Harbor Police Department

G. Brown, Chief of People & Culture

K. Gilmore, Director, Real Estate

C. Rollins, Director, Financial Reporting & Forecasting

T. Black, Staff Attorney

N. Dietzen, Staff Attorney

S. Gauthier, Director, Cruises

P. Noble, Manager, Marketing

A. Villarubia, Manager, Commercial

M. Naquin, Manager, Real Estate

D. Serio, Manager, Real Estate

S. Schexnayder, Director, Marketing & Communications

K. Curth, Press Secretary

J. Ragusa, Deputy Director, Governmental Affairs

K. Mills, Manager, Communications & Community Engagement

A. Randolph, Manager, Communications & Community Engagement

M. Singley, Board Secretariat

J. Fields, Marketing & Communications Officer

**GUESTS:**

T. Bryant, NOPB

C. Kocur, NOPB

T. Bonura, All South Consulting Engineers, LLC

L. Edwards, Holy Cross Resident  
M. Dicrescionis  
D. Stageman  
R. Chauvin, Infinity Engineering  
B. Smith, Pivotal Engineering  
A. Plummer, NOEBA  
G. Kissecc, NOSHIP  
S. Sojic-Borne, NOSHIP  
M. Saah, NOSHIP  
A. Sahibul, NOSHIP  
J. Teitelbaum, Jewish Voice for Peace NOLA  
L. Paul, Lowernine.org  
B. Halstead, Lowernine.org  
R. Weinroth, Lowernine.org  
K. Kenhbe, Lowernine.org  
W. Evans, G.I.S.  
M. Howells, N.O. Finbrand  
C. Coulon, Pivotal GR  
T. Porteous  
G. Gianbine  
W. Calhoun, L9 CWC  
C. O'Brien, Royal  
E. Michael Bopp, President Crescent River Port Pilots  
T. Harris, Holy Cross Resident  
L. Copel, Holy Cross Homeowner Association  
S. Crean, New Orleans Stop Helping Israeli Ports  
B. Perez, Holy Cross Neighborhood Association  
J. Wittenbrink, Holy Cross Neighborhood Association  
M. Jones  
C. Ponstein, Commissioner Emeritus  
M. Thomas  
C. Laiche  
J. Fitzpatrick, Jefferson Parish Sheriff Office  
B. Grenrood, Chief of Staff, Jefferson Parish Council  
T. Porteous, Chief Deputy, Jefferson Parish Assessor's Office  
G. Giambrone, Blue Williams, LLC

**I. Roll Call & Determination of Quorum**

Following a roll call of Board members, Chairman Toomy confirmed a quorum and called the meeting to order at 1:37 p.m.

## II. Public Comment

Chairman Toomy called for public comment and Ms. Singley announced that two (2) individuals had requested to make public comments on matters listed in the meeting agenda and nine (9) on matters of a general nature.

Prior to inviting the speakers to the podium, Ms. Singley read the Board's public comment parameters.

Gina Kessec and Mary Helen Jones expressed their opposition to Board Agenda Item J.

Jeffrey Wittenbrink, Tamalyn Dallas-Harris, Alicia Plummer, Laurence Copel, Stephanie Crean, Lindsay Edwards, and Bette Perez expressed their opposition to the lease agreement with Sunrise Foods Internationals, the establishment of an organic grain terminal at the Alabo Street wharf and the rehabilitation of the rail lines along Alabo Street.

Mike Howells expressed his support for the Port workers on strike.

Serena Sojic-Borne, Joshua Teitelbaum, Anisah Sahibul, Vi Embers, Gina Kessec, Mike Howells and Stephanie Crean expressed their opposition to the war in Gaza, the Innovation Embassy and any business partnership with the Port of Ashdod or Israel.

Chairman Toomy reiterated part of the statement issued on behalf of the Board at the August Board meeting regarding international shipments. He also acknowledged the concerns of the Alabo Street residents and recommended further communication and information outreach with all parties involved.

Chairman Toomy acknowledged former Commissioner Ponstein's presence and thanked him for attending the meeting.

## III. Report by the President and Chief Executive Officer

Mr. Wendel gave an update on the negotiations with the longshoremen and the possible call for a strike the following week. Afterwards, he provided an overview of the August 2024 volumes and productivity statistics as well as a summary of the month's main events. He also expressed his heartfelt gratitude to Chairman Toomy for completing two five-year terms as Board Commissioner and three Chairman rotations.

## IV. Approval of the Meeting Minutes for August 2024

Chairman Toomy called for a motion to approve the public meeting minutes for August 2024, as previously circulated. Commissioner Leger moved to accept the minutes and Commissioner Carter seconded. **MOTION CARRIED UNANIMOUSLY**

**V. Action Items:**

**A. Acceptance of the Consolidated Financial Statements for August 2024**

Ms. Rollins presented the consolidated financial statements for the month of August, a copy of which is made a part of these minutes.. Commissioner Ferrer moved to approve the consolidated financial statements and Commissioner Williams seconded.  
**MOTION CARRIED UNANIMOUSLY**

**B. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a One-Year Contract with United Healthcare Insurance Companies to Provide a Medicare Advantage Plan to the Board’s Retirees.**

Ms. Brown presented and recommended approval of the resolution. Commissioner Williams moved to approve the resolution and Commissioner Ferrer seconded.  
**MOTION CARRIED UNANIMOUSLY**

**C. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Contract with Johnson Controls, Inc. for Port-Wide Heating, Ventilating and Air Conditioning (HVAC) Services for a Period of One Year with Two One-Year Renewal Options in an Amount Not to Exceed \$359,604 for the Full Contract Term.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Murphy moved to approve the resolution and Commissioner Ferrer seconded.  
**MOTION CARRIED UNANIMOUSLY**

**D. Consider Approval of a Resolution Awarding a Contract to Industrial and Crane Services, Inc., in the Amount of \$586,008 for the Nashville-Napoleon Terminal Complex Cranes 4 & 5 Trolley Rail Hinge Replacement.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Williams moved to approve the resolution and Commissioner Ferrer seconded.  
**MOTION CARRIED UNANIMOUSLY**

**E. Consider Approval of a Resolution Awarding a Contract to RNGD Express, LLC, in the Amount of \$8,449,759 for the Nashville A Shed Sprinkler System Replacement.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Ferrer moved to approve the resolution and Commissioner Murphy seconded.  
**MOTION CARRIED UNANIMOUSLY**

Commissioner Carter left the meeting at 2:40 p.m.

- F. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Amend the Contract with PCL Construction, Inc., to Provide Construction Manager at Risk (CMAR) Services for the Nashville Wharf “A” Substructure Repairs Phase 2 Project, to Incorporate a Phased Guaranteed Maximum Price (GMP) of \$13,500,000.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Berger moved to approve the resolution and Commissioner Ferrer seconded.  
**MOTION CARRIED UNANIMOUSLY**

- G. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Amend the Contract with Kiewit Louisiana Co. to Provide Construction Manager at Risk (CMAR) Services for the Louisiana International Terminal (LIT) Site Development Project, to Incorporate a Phase Three Guaranteed Maximum Price (GMP) of \$9,977,451.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Murphy moved to approve the resolution and Commissioner Williams seconded.  
**MOTION CARRIED UNANIMOUSLY**

- H. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Cooperative Endeavor Agreement with the State of Louisiana in Connection with all Matters Pertaining to the St. Claude Bridge Rehabilitation Project.**

Mr. Gilmore presented and recommended approval of the resolution. Commissioner Leger moved to approve the resolution and Commissioner Williams seconded.  
**MOTION CARRIED UNANIMOUSLY**

- I. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Lease Agreement with Stay Ready Nola, Inc. for the Property Located at 4611 N. Robertson Street, New Orleans, Louisiana.**

Mr. Kyle Gilmore presented and recommended approval of the resolution. Commissioner Murphy inquired about the lessee’s legal status. Commissioner Williams moved to approve the resolution and Commissioner Ferrer seconded.  
**MOTION CARRIED UNANIMOUSLY**

- J. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Submit an Application to the United States Department of Commerce’s Foreign Trade Zones Board Requesting the Expansion of the Port’s Current Foreign Trade Zone Jurisdiction to Include St. Tammany Parish.**

Mr. Kyle Gilmore presented and recommended approval of the resolution. Commissioner Leger asked for clarifications on the application process and moved to

approve the resolution. Commissioner Murphy seconded. **MOTION CARRIED UNANIMOUSLY**

**VI. Administration of Oath of Office to Mr. Michael A. Thomas**

Chairman Toomy commented on his serving two terms as Board commissioners and reaffirmed his hope for a continued cooperation among the five main Louisiana ports. He also expressed his gratitude to all the commissioners and staff who work along with him during the last five years.

All Commissioners thanked and praised Chairman Toomy for his exceptional service.

Chairman Toomy introduced Mr. Michael A. Thomas who had been appointed to serve as Chairman of the Board to represent Jefferson Parish in position C.

Mr. Escudier administered the oath of office to Mr. Thomas. Afterwards, Chairman Thomas took his seat at the Board table.

**VII. Chairman and Commissioners' Comments**

Chairman Thomas expressed his pride and gratitude for having the opportunity to serve on the Board and contribute to its mission.

**VIII. Adjournment**

There being no further business to come before the Board, Chairman Thomas called for a motion to adjourn. Commissioner Leger so moved and Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY** and Chairman Toomy adjourned the meeting at 3:07 p.m.