

**THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS  
MINUTES OF THE REGULAR BOARD MEETING  
WEDNESDAY, APRIL 20, 2022**

---

**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 CHARLES H. PONSTEIN AT 1:57 P.M.**

---

**MEMBERS**

Charles H. Ponstein, Chairman

**PRESENT:**

Jack. C. Jensen, Jr., Vice-Chairman

William H. Langenstein, III, Member

Walter J. Leger, Jr., Member

James J. Carter, Jr., Member

**MEMBER**

Joseph F. Toomy, Secretary-Treasurer

**ABSENT:**

Darryl D. Berger, Member

**STAFF:**

B. Christian, President and Chief Executive Officer

R. Wendel, Chief Financial Officer

A. Evett, Vice President, Chief Engineer

J. Escudier, Executive Counsel

R. Aragon Dolese, Director, Marketing & Communications

E. Pansano, Director, Internal Audit

G. Palermo, Deputy General Counsel

B. McManus, Staff Attorney

C. Coats, Director, Operations & Real Estate

J. Crist, Deputy Director, Terminal Operations

G. Brown, Director, Human Resources

C. Gilmore, Director, Engineering

S. Gauthier, Director, Cruise

J. Mansour, Director, Commercial

C. Labat, Director, Procurement

Chief M. Montroll, Harbor Police Department

M. Villarreal, Manager, Safety Risk Agency

A. Brandenburg, Manager, Accounting

M. Sulser, Manager Engineering

D. Collins, Environmental

A. Taylor, Procurement

J. Moran, Procurement

J. Ragusa, Manager, Communications

P. Jackson, Legal Assistant

A. Hanks, Cruise

M. Singley, Board Secretariat

**GUESTS:**

M. Stolzman, NOPB

C. Kocur, NOPB

J. Oldham, NOPB  
A. Ferrand-Rodgers, NOPB  
T. Bryant, NOPB  
B. Applefeld, Tulane Law  
A. Steuart, Carnival Cruise Lines

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

Following a roll call of Board members, Chairman Ponstein confirmed a quorum and called the meeting to order at 1:57 p.m.

## **II. Approval of Meeting Minutes for March 2022**

Chairman Ponstein called for a motion to approve the public meeting minutes for March 2022, as previously circulated.

Commissioner Jensen moved to accept the minutes and Commissioner Langenstein seconded the motion. **MOTION CARRIED UNANIMOUSLY**

## **III. Public Comment**

Chairman Ponstein asked Ms. Singley to provide an overview of the Board's process for submitting public comment. Chairman Ponstein asked for any agenda-related or general public comments, but there were none.

## **IV. Action Items:**

### **A. Acceptance of the Consolidated Financial Statements for March 2022**

Mr. Wendel presented the consolidated financial statements for March 2022, a copy of which is made a part of these minutes.

Ms. Mansour provided an overview of the Board's cruise volumes and announced the celebration of Carnival's 50<sup>th</sup> anniversary to occur at the end of the Board meeting. She reported that March was the strongest cruise month since the resumption of operations in September 2021 with seventeen (17) ocean calls and eighteen (18) river calls. She added that Carnival is back to a 100% occupancy rate and that Norwegian Cruise Line's Regent Seven Seas Mariner made its first call in New Orleans in over two (2) years.

March breakbulk volumes were very strong at approximately two hundred and eighty (280) tons and were more than double the volumes at this time last year. Major commodities such as steel, natural rubber, forest products and ferroalloys are performing well and have driven most of this increase in breakbulk tonnage. Vessel calls have also increased by 37% compared to last year. Ms. Mansour announced that the upcoming 2022 Breakbulk & Project Cargo Conference, which is being hosted in New Orleans, would bring opportunities to discuss the Board's cargo abilities with the 500 plus attendees.

March container volumes were up by 21% compared to February but were still trending below the previous years' volumes. Challenges persisted with Covid-related lockdowns in China, backlogs in foreign ports and significant vessel omissions.

Mr. Wendel presented March and fiscal year-to-date figures for gross revenues, labor costs, operating costs, and operating revenue for the Board, as well as on a consolidated basis for the New Orleans Public Belt Railroad Commission for the Port of New Orleans ("NOPB"). He reported that the Board's breakbulk revenue was more than double the expectations for the month, which offset the significant deficit in container volume. March total terminal operations revenue was \$384,000 over budget, \$591,000 above the year-to-date projections and almost \$3 million over last year's number at this time.

Cruise revenues were slightly below budget this month due to the cancellation of Royal Caribbean's calls but Carnival occupancy and parking revenues were higher than anticipated. Cruise revenues are now \$934,000 below year-to-date projections but still \$5.3 million higher than last year's numbers. Real Estate leases performed well and were \$59,000 over the monthly budget. Overall, the Board's revenues were \$263,000 over budget this month and \$9 million over last year's year-to-date revenues.

Mr. Wendel noted that all of NOPB's revenue sources performed well in March and the total operating revenue ended \$421,000 over budget for the month and \$1.2 million above the year-to-date projections. On a consolidated basis, the total operating revenue was \$684,000 over budget for the month and \$1.1 million over the year-to-date expectations.

The Board's labor expenses remained below budget by \$380,000 this month and are now more than \$2.1 million below projections for the fiscal year. Other operating expenses were slightly over budget but the total operating expenses were still \$209,000 below expectations for the month. The total operating income was \$472,000 over budget for the month and \$9.3 million over last year's numbers at this time.

NOPB's operating revenues exceeded expectations while operating expenses were slightly above projections, resulting in an overall operating income \$342,000,000 over the monthly budget and \$1.9 million above March 2021's numbers.

On a consolidated basis, the monthly operating income was \$814,000 over budget, \$5 million over the year-to-date projections and more than \$11 million over last year's numbers at this time.

Commissioner Leger moved to accept the consolidated financial statements and Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY**

- B. Consider Approval of a Resolution Authorizing the Chairman to Certify to the Appointment of and to Appoint Vice-Chairman Jack C. Jensen, Jr. as the Board's Temporary Secretary-Treasurer for the Purpose of Certifying Any Actions Taken by Resolution at this Meeting in the Absence of Secretary-Treasurer Joseph F. Toomy.**

Mr. Escudier presented and recommended approval of the resolution. He stated that, in the absence of the Board's designated Secretary-Treasurer Joseph F. Toomy, this resolution authorizes the Chairman to appoint Vice-Chairman Jack C. Jensen, Jr. as the Board's temporary Secretary-Treasurer, in order to certify any actions taken by the Board during today's meeting only. Vice-Chairman Jensen accepted the appointment.

Commissioner Leger moved to approve the resolution and Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY**

**C. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into an Amendment in an Amount Not to Exceed \$600,000 to the Contract with Volkert, Inc., to Provide Construction Management Services for the Nashville Avenue Terminal Crane Rail Extension Project.**

Mr. Gilmore presented and recommended approval of the resolution. He stated that, in July 2019, the Board executed an agreement with Volkert, Inc. to provide construction management services for the Nashville Avenue Terminal Crane Rail Extension Project for an amount not to exceed \$2,500,000. The Project duration has been extended by approximately a year as a result of various issues, including repairs to missing and damaged piles, utility modifications, and high river levels. Consequently, staff recommends increasing the not-to-exceed amount by \$600,000 to cover the additional costs associated with the extension of the project.

Commissioner Langenstein inquired about the termination date of the contract and the bidding requirements for this amendment. Mr. Evett indicated that the initial contract will end on July 29, 2022 and that an invitation to bid is not required for this services contract.

Commissioner Jensen asked for precisions on the services provided by the consultant. Mr. Gilmore responded that the consultant is on site during all construction and represents the Board should issues arise during the project.

Commissioner Jensen moved to approve the resolution and Commissioner Carter seconded. **MOTION CARRIED UNANIMOUSLY**

**D. Consider Approval of a Resolution Recognizing May 22, 2022, as National Maritime Day and May 2022, as Maritime Month.**

Ms. Aragon Dolese presented and recommended approval of the resolution. She announced that May 22, 2022 is National Maritime Day and celebrates the maritime industry and workforce. For the last six (6) years, the Board has extended that recognition into a month-long outreach campaign to honor our maritime workforce and raise awareness on the value of the Port to the City, State and Region. The celebration will include a variety of events, promotions, and partnerships with local media.

Commissioner Leger moved to approve the resolution and Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY**

**V. Report by the President and Chief Executive Officer**

Ms. Christian announced that Navy Week 2022 started on April 19. Mayor Cantrell and military personnel attended the celebration. Navy ships from the United States and France will be docked on the riverfront for the week and Ms. Christian invited everyone to seize the opportunity to tour these vessels.

Ms. Christian mentioned other events hosted in the city including the Harbor Police Department's participation in the opening day parade of French Quarter Fest and the return of the JOC Breakbulk and Project Cargo Conference. She added that this conference is a significant opportunity to promote the Board's cargo abilities to our customers and industry partners.

Lastly, Ms. Christian welcomed Ms. Alicia Steuart, Senior Director of Sales for Carnival Cruise Line, as the Board's special guest. Ms. Steuart had traveled to New Orleans to celebrate the 50<sup>th</sup> anniversary of Carnival Cruise lines and present a celebratory cake to the Board. Ms. Steuart made some remarks on the company's history and the 27 years of collaboration with the City and the Port of New Orleans. Ms. Christian thanked Carnival for its long partnership with the Board and celebrated the strong return of ocean-going cruises with Carnival's lead. Ms. Mansour and Mr. Gauthier offered a framed picture of a Carnival vessel to Ms. Steuart on the Board's behalf.

Chairman Ponstein praised Ms. Steuart and Carnival for the great experience he had during his recent cruise on a Carnival vessel.

**VI. Commissioners' Comments**

Chairman Ponstein opened the floor for any Commissioners' comments but they were none.

**VII. Adjournment**

There being no further business to come before the Board, Chairman Ponstein called for a motion to adjourn. Commissioner Carter so moved and Commissioner Leger seconded. **MOTION CARRIED UNANIMOUSLY** and Chairman Ponstein adjourned the meeting at 2:23 p.m.