

RESOLUTIONS & BACKUP INFORMATION FOR REGULAR MEETING OF APRIL 27, 2017

ITEM A

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Professional Services Contracts with Environmental Science Services, Inc., and GCR, Inc., at a Cost Not to Exceed \$500,000 Each for As-Needed GIS Technical Services. (Ms. Pellegrin)

BACKGROUND INFORMATION

CONTRACT TITLE: As-Needed GIS Technical Services

PROPOSED CONSULTANTS: 1) Environmental Science Services, Inc.
2) GCR, Inc.

SUBCONSULTANTS: 1) Kenall Inc.
2) MSMM Engineering, LLC, and Linfield, Hunter & Junius, Inc.

SCOPE OF WORK: Collect, convert and synthesize data to develop a geographic information system for critical infrastructure and associated applications for ongoing analysis and data management.

FUNDING SOURCE: Port Security Grant (2015)

Federal Funds (expire August 2018): \$570,005.13
25% Match (staff labor included): \$190,001.70
Grant Total for Port Security Grant: \$760,006.83

If additional grant funds are secured, the as-needed contracts could include up to \$1,000,000 total in services through FY2019. As of now, the funding secured includes \$570,005.13 through August, 2018 only.

CONTRACT AMOUNT: Not to exceed \$500,000 each

CONTRACT TIME: 2 years

SUMMARY OF PROPOSERS:

1. AECOM
2. GCR Inc.
3. G.E.C., Inc.
4. Environmental Science Services, Inc.

5. Environment Systems Research Institute, Inc.
6. Jackson Solution Services, LLC
7. Kenall Inc.
8. NorthSouth GIS LLC

CONSULTANT SELECTION COMMITTEE MEMBERS:

- Amelia Pellegrin, Committee Chair
- Maggie Cloos, Project Manager
- Mallory Rodrigue
- Janine Mansour
- David Cordell

RECOMMENDED ACTION: Award the contracts to Environmental Science Services, Inc., and GCR, Inc., for an amount not to exceed \$500,000 each.

DBE/SBE PARTICIPATION: 1) 100% (Environmental Science Services and Kenall Inc.)
2) 15% (MSMM Engineering, LLC)

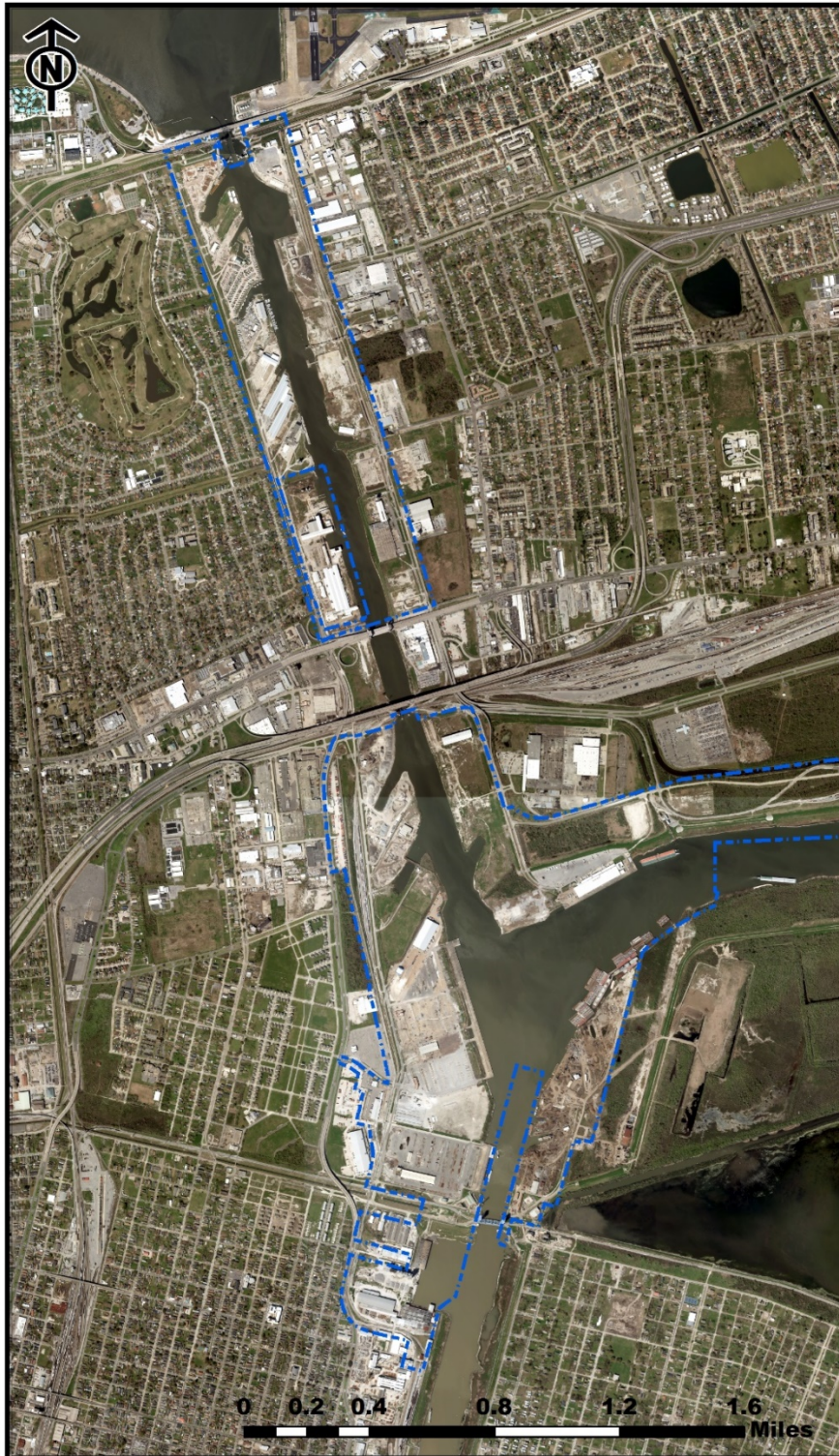
PROJECT MANAGER: Maggie Cloos, GIS Analyst

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to enter into contracts with Environmental Science Services, Inc., and GCR, Inc., at a cost not to exceed \$500,000 each to provide as-needed GIS technical services; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to execute all documents and to take all further action as she in her discretion may deem necessary or required in the best interests of this Board to give full force and effect to the intentions expressed in this resolution.

Item A – As-Needed GIS Technical Services



**PORT
NOLA**
THE PORT OF
NEW ORLEANS

DOCK TALKS

**CONNECTING
TO OUR HISTORY
AND PLANNING
FOR THE FUTURE**

Legend

 Port
Property

Imagery provided by:



Source (Citation) for 2014 three inch pixel imagery (geoPDF)
This imagery was provided by the Louisiana Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) as the sole source owner, and is shared with Louisiana state government agencies in the interest of good government practice.
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Imagery Information: The red, green, blue (RGB) colorized near infrared four-band aerial imagery was captured in the winter and early spring of 2014 by GeoEye and GeoEye, Inc.
The imagery is projected to NAD 83 NAD 83, unit of measure is meters. The spatial resolution is approximately a three inch pixel. Any use of the data must be accompanied with this citation and accompanying seals and logos embedded within.

ITEM B

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Contract for a Not-to-Exceed Amount of \$132,923.84 with Modjeski and Masters, Inc., for Engineering Services Associated with the Seabrook Bridge First and Second Link Pin Repairs. (Ms. Fant)

BACKGROUND INFORMATION

In December, 2016, it was discovered that one of the major pin joints of the Seabrook Bridge operating linkage was in danger of failing, and the bridge was closed to all marine traffic to prevent a catastrophic failure pending replacement of the pin and other major components of the pin joint assembly and linkage. A contract has been awarded to Scott Bridge Company, Inc., in the amount of \$4,949,000 to make these repairs and to rehabilitate or repair three other major pin joints where defects were noted.

Modjeski and Masters, Inc.'s services are required to review the methods to be used by the contractor, provide inspection services, and engineering support for this work.

CONTRACT TITLE:	Engineering Services for Seabrook Bridge First and Second Link Pin Repairs
SCOPE OF WORK:	Engineering support for the emergency repairs to the Seabrook Bridge's first and second link pins
FUNDING SOURCE:	Reallocation of funds in Board's FY 2017 Capital Improvement Program
RECOMMENDED ACTION:	Authorize CEO to enter into a contract with Modjeski and Masters, Inc., for the not-to-exceed cost of \$132,923.84
PROJECT MANAGER:	Jay Meliet

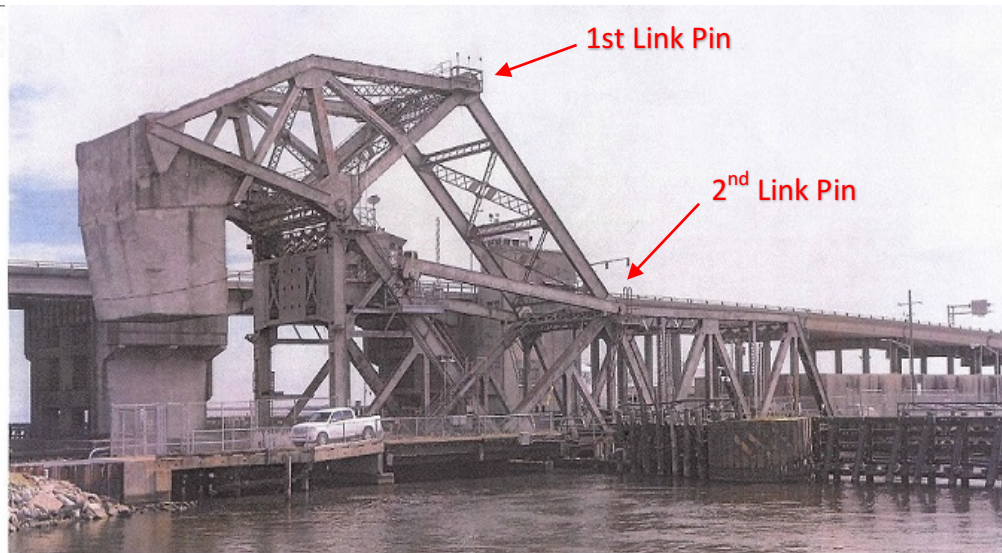
ITEM B

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to enter into a professional services contract with Modjeski and Masters, Inc., for a fee not to exceed \$132,923.84 to provide engineering services associated with the emergency repairs to the first and second link pins at the Board's Seabrook Bridge; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the Board's President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to execute all documents and to take all further action as she in her discretion may deem necessary or required in the best interests of this Board to give full force and effect to the intentions expressed in this resolution.

Item B – Seabrook Bridge First and Second Link Pin Repairs



Photos of the river-side 2nd Link Pin showing misalignment of bolt holes, missing bolts, and wear at the main pin.

Item B – Seabrook Bridge First and Second Link Pin Repairs

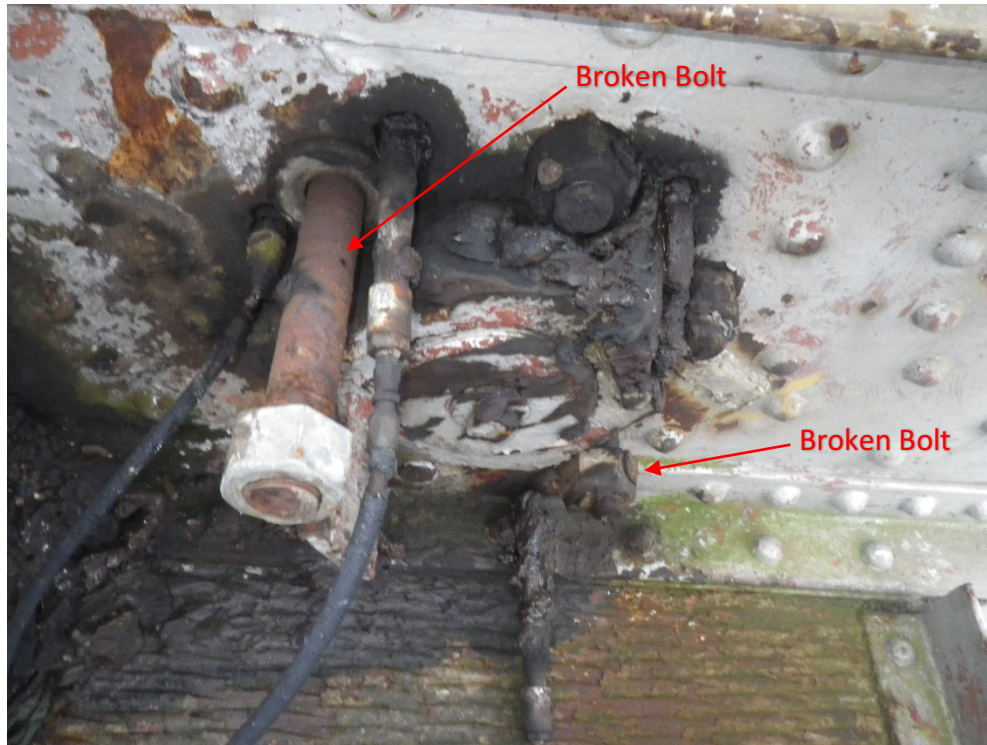


Photo shows broken bolts at the lake-side 1st Link Pin.

ITEM C

Consider Approval of a Resolution Ratifying the President and Chief Executive Officer's Declaration of an Extreme Public Emergency at the St. Claude Avenue Bridge and Authorizing Award of Contracts for Emergency Repair (Ms. Fant) – This resolution ratifies the action of the President and Chief Executive Officer in declaring an extreme public emergency at the St. Claude Avenue Bridge on April 6, 2017, and authorizing award of contracts for replacement of two pinion gears and shafts.

BACKGROUND INFORMATION

The annual inspection of the St. Claude Avenue Bridge revealed that two bevel pinion gear shafts sheared and the pinions were slamming within the carriage gear during bridge operations. There was an extreme risk of gear tooth failure and loss of bridge control so the President and Chief Executive Officer declared an extreme public emergency on April 6, 2017, because of the imminent threat of further damage to property or loss of life.

Efforts are underway to fabricate and replace the two shafts and pinion gears.

FUNDING SOURCE: Reallocation of funds in Board's FY 2017 Capital Improvement Program

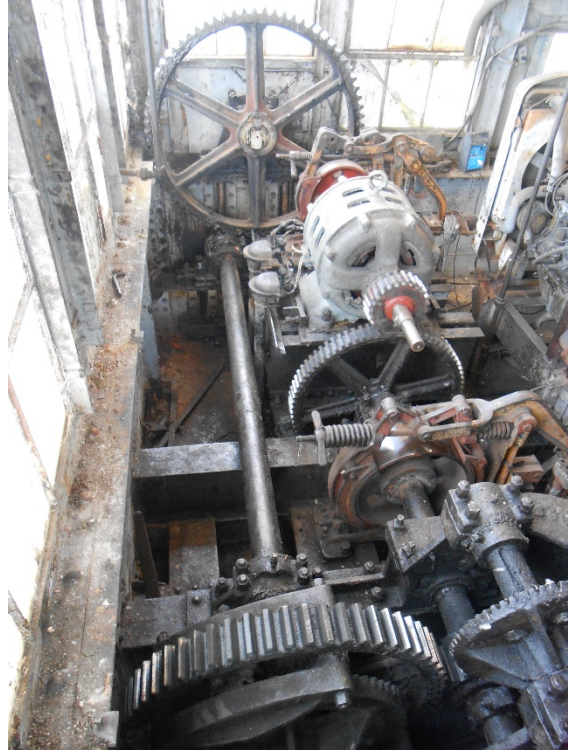
RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that the action taken on April 6, 2017, under Article VIII, Section 6, of the Board's Bylaws by the Board's President and Chief Executive Officer Brandy D. Christian in declaring an extreme public emergency so that certain requirements of the public contracts laws could be waived and emergency work proceed to replace pinion gears and shafts at the St. Claude Avenue Bridge be, and it is, hereby ratified and confirmed as having been necessary under the circumstances and in the public interest to prevent an imminent threat to life and property; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the President and Chief Executive Officer Brandy D. Christian's action in authorizing contracts pursuant to the declaration of an extreme public emergency be, and it is, hereby ratified; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized to take such other actions, enter into such additional agreements and expend such funds as may be necessary in her discretion in furtherance of and not inconsistent with the intentions expressed in this resolution.

Item C – St. Claude Avenue Bridge



ITEM D

Consider Approval of a Resolution Ratifying the President and Chief Executive Officer's Declaration of an Extreme Public Emergency at the Nashville Avenue Wharf "A" and Authorizing Award of Contracts for Emergency Repair (Ms. Fant) – This resolution ratifies the action of the President and Chief Executive Officer in declaring an extreme public emergency at the Nashville Avenue Wharf "A" on March 30, 2017, and authorizes award of contracts to perform emergency shoring of the substructure.

BACKGROUND INFORMATION

On Wednesday, March 22, 2017, staff reported the failure of a portion of the wharf deck inside Nashville Avenue Wharf "A" shed. The President and Chief Executive Officer declared an extreme public emergency on March 30, 2017, so emergency shoring could be performed because of the potential of additional failure and the loss of property or life. Boh Bros. Construction Co., LLC, has been performing the emergency shoring.

FUNDING SOURCE: Reallocation of funds in Board's FY 2017 Capital Improvement Program

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that the action taken on March 30, 2017, under Article VIII, Section 6, of the Board's Bylaws by the Board's President and Chief Executive Officer Brandy D. Christian in declaring an extreme public emergency so that certain requirements of the public contracts laws could be waived and emergency work proceed to shore up the substructure at the Nashville Avenue Wharf "A" be, and it is, hereby ratified and confirmed as having been necessary under the circumstances and in the public interest to prevent an imminent threat to life and property; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the President and Chief Executive Officer Brandy D. Christian's action in authorizing contracts pursuant to the declaration of an extreme public emergency be, and it is, hereby ratified; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized to take such other actions, enter into such additional agreements and expend such funds as may be necessary in her discretion in furtherance of and not inconsistent with the intentions expressed in this resolution.

Item D – Nashville Avenue Wharf “A”



ITEM E

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Lease with Florida Fuel Connection, LLC, for 54.43 Acres at 3900 Jourdan Road and 3410 Jourdan Road for a Bulk Transloading Facility. (Mr. Bonura)

BACKGROUND INFORMATION

DOCUMENT: Lease Agreement

PARTIES: Florida Fuel Connection LLC (Lessee)

LOCATION: 3900 Jourdan Road and 3410 Jourdan Road, New Orleans, Louisiana

PREMISES: Approximately 54.43 acres and 10.52 acres of water bottoms located at 3900 Jourdan Road, New Orleans, Louisiana 70126

TERM: Primary term of 10 years, with two 10-year option periods to renew the lease.

RENT: \$679,345 annually, paid in equal monthly installments and \$0.06 per barrel liquid bulk throughput fee.

Starting on the effective date of the lease, July 1, 2017, Lessee will pay 25% of annual rent. Lessee will pay an additional 25% of the annual rent for each of the following development milestones as they are met:

- i. Lessee's receipt of all construction-related permits (hereafter Construction Permits) to be issued by the Board, the U.S. Army Corps of Engineers, the Orleans Levee District, utilities with servitudes on or near the property and others related to the construction of permanent improvements and other applicable authorities (except for construction-related permits for a docking facility and regulatory permits required for operation of the facility).
- ii. Board's completion of its environmental remediation of area with buried asbestos.
- iii. The operations commencement date.

USE: Transferring petroleum products using barge, rail and/or pipeline.

REMEDIATION: Board will remediate the 3.7 acres that has buried asbestos primarily between the surface and two feet, but as deep as six feet in some areas.

IMPROVEMENTS: Lessee shall construct at its expense a new access roadway of similar quality and functionality as the existing roadway that serves the warehouse to the north of the leased premises, so that Lessee's plan to install and operate rail tracks across the existing access roadway does not substantially interfere with the existing tenant's access. The truck crossing where the new roadway intersects with a newly installed rail spur threaded through the existing floodwall rail gate

shall be designed to handle a high volume of truck activity and the crossing shall be maintained by Lessee.

INTERIM BERTHING: In the long term, Lessee intends to build a docking facility to handle its barges on its leased premises. Until permits can be secured and the dock can be built, it will use the westernmost 450 feet of the Jourdan Road Terminal (“Interim Berth”) for receiving barges, subject to availability and the First Call rights in New Orleans Cold Storage’s lease. For the first 36 months following the start of operations, the fee for using the wharf shall be included in the 6-cent throughput fee.

EARLY TERMINATION: If Lessee has not received construction-related permits (except for the dock), has not received the requisite approvals to occupy the leased premises and commence operations on the leased premises, or commenced operations as a fuel transfer facility by the 18th month anniversary of the effective date of the lease, Lessee shall have a right to terminate the agreement, provided Lessee refunds Board for its actual and reasonable costs associated with the asbestos remediation with a credit for accumulated rent payments, subject to a cap of \$2 million.

SUBLEASE: Staff has been discussing this property with another prospect which would weld rail into quarter mile segments and distribute them to railroads using a specialized rail car. Lessee and the rail welding prospect have been introduced to discuss if both plants can be accommodated on the property. Both require long stretches of rail tracks be installed on the north/south axis of the property. Preliminary discussions indicate that a dual use is possible, but further investigation and negotiation is required. Lessee would have the right to sublease area to the rail welding prospect so long as the sublease rental rate does not exceed the pro-rated rent on the applicable areas.

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian, be and she is, hereby authorized and empowered on behalf of this Board to enter into a lease with Florida Fuel Connection, LLC, for property located at 3900 Jourdan Road, New Orleans, Louisiana, on such terms and conditions as the said Brandy D. Christian may in her discretion determine to be in the best interests of this Board and not inconsistent with the foregoing; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized to take such actions, enter into such agreements and execute such documents as are deemed necessary in her discretion to give full force and effect to the intentions expressed in this resolution.

ITEM F

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer (1) to Terminate by Mutual Consent Port Cargo Property, LLC’s Lease of 7.02 Acres at 4400 Florida Avenue; (2) to Amend Transportation Consultants, Inc.’s Agreement to Lease Adjacent Property at 4216 and 4250 Florida Avenue to Include the 4400 Florida Avenue Site

and other Adjacent Land; and (3) to Assign the Transportation Consultants, Inc., Lease to Edwards Avenue Partners, LLC (Mr. Bonura)

BACKGROUND INFORMATION

DOCUMENTS: (1) Lease Cancellation Agreement
(2) Amendment to the Lease Agreement
(3) Assignment of Lease Agreement

PARTIES: (1) Port Cargo Property, LLC, for the lease cancellation agreement
(2) Transportation Consultants, Inc. (TCI) for the lease amendment
(3) Edwards Avenue Partners, LLC, for the assignment of lease

ASSIGNMENT: Board's Lease with TCI would be assigned to Edwards Avenue Partners, LLC, a TCI affiliate which has secured financing to purchase Port Cargo Property's building on the 7.02 acres.

LOCATION: 4400 Florida Avenue

PREMISES: Approximately 10.22 acres. TCI's existing leased premises will be amended to total approximately 10.22 acres. TCI's existing lease site is 2.93 acres, of which 0.55 will be removed because it is needed by N.O. Public Belt Railroad, 7.04 acres previously leased to Port Cargo Property will be added and 0.8 acres that is the former site of Lohman Fencing will be added.

TERM: The primary term shall be extended so that it ends on midnight Dec. 14, 2035. Lessee shall have three options following the primary term to extend the lease for five years each, so that the lease if fully extended will extend to December 14, 2050.

RENT:

Effective Date - Dec. 14, 2018	\$32,237
Dec. 15, 2018 - Dec. 14, 2020	\$39,428
Dec. 15, 2020 - Dec. 14, 2024	\$42,655
Dec. 15, 2024- Dec. 14, 2025	\$51,078
Dec. 15, 2025 – Dec. 14, 2026	\$63,064
Dec. 15, 2026 – Dec. 14, 2027	\$71,487
Dec. 15, 2027 – Dec. 14, 2028	\$79,910
Dec. 15, 2028 –Dec. 14, 2029	\$88,332
Dec. 15, 2029- Dec. 14, 2030	\$96,755
Dec 15, 2030 – Dec. 14, 2031	\$109,112
Dec. 15, 2031 – Dec. 14, 2032	\$117,353
Dec. 15, 2032 – Dec. 14, 2035	\$125,957
Option Term 1, Dec. 15, 2035- Dec. 14, 2040	Rent shall be the higher of \$125,957 or market value of the property leased by Board as determined by an appraiser chosen by Board

	and approved by Lessee
Option Term 2 and 3 (each 5 years)	Option Term 1 rent adjusted by CPI-U at the effective date of the option

BACKGROUND: The Board's lease with Port Cargo Service is an under market lease (about 10% of market value) with the current term extending through 2030 along with rent of \$1,200/acre/year. Edwards Avenue Partners has a purchase agreement for Port Cargo Service's building. The lease amendment would adjust to market rent over time with an appraisal in 2035 that ensures the Board has reset the lease rate to market.

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board (1) to terminate by mutual consent Port Cargo Property, LLC's lease of 7.02 acres at 4400 Florida Avenue; (2) to amend Transportation Consultants, Inc.'s agreement to lease adjacent property at 4216 and 4250 Florida Avenue to include the 4400 Florida Avenue site and other adjacent land; and (3) to assign the Transportation Consultants, Inc.'s lease to Edwards Avenue Partners, LLC, on such terms and conditions as the said Brandy D. Christian may in her discretion determine to be in the best interests of this Board and not inconsistent with the foregoing; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized to take such actions, enter into such agreements and execute such documents as are deemed necessary in her discretion to give full force and effect to the intentions expressed in this resolution.

ITEM G

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Professional Services Agreement with Carrollton Enterprise Services, LLC, at a Cost Not to Exceed \$45,000 for Drafting an Information Technology Strategic Plan. (Mr. Wendel)

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to enter into a professional services agreement with Carrollton Enterprise Services, LLC, at a cost not to exceed \$45,000 for the purpose of reviewing the Board's information technology needs and capabilities and drafting an information technology strategic plan; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to take such actions, enter into such agreements and execute such documents as are deemed necessary in her discretion to give full force and effect to the intentions expressed in this resolution.

ITEM H

Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into the America's Marine Highway Grant Agreement among the Board of Commissioners of the Port of New Orleans, the Greater Baton Rouge Port Commission and the United States Department of Transportation, Maritime Administration, to Receive a \$1,758,595 Federal Grant Award to Purchase Equipment for a Container-on-Barge Service with Seacor AMH and to Enter into a Cooperative Endeavor Agreement with Seacor AMH for the Lease of the Equipment for a Nominal Fee. (Ms. Mansour)

RESOLUTION

IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS that its President and Chief Executive Officer Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to enter into the America's Marine Highway Grant Agreement among the Board of Commissioners of the Port of New Orleans, the Greater Baton Rouge Port Commission and the United States Department of Transportation, Maritime Administration, to receive a \$1,758,595 federal grant award to purchase equipment for a container-on-barge service with Seacor AMH and to enter into a cooperative endeavor agreement with Seacor AMH for the lease of the equipment for a nominal fee; and

IT IS HEREBY FURTHER RESOLVED BY THIS BOARD that the said Brandy D. Christian be, and she is, hereby authorized and empowered on behalf of this Board to execute such documents, expend such funds and take all such actions, including, but not limited to those necessary to effect such agreement, as she may deem necessary in her discretion to give full force and effect to the intentions of this resolution.