

Minutes of a meeting of the Plaquemines Parish Council, as the Sole Governing Authority of the Plaquemines Port, Harbor & Terminal District, held in the Belle Chasse Council Chambers, 333 F. Edward Hebert Blvd., Bldg. 203, Belle Chasse, Louisiana on Thursday, April 11, 2024, at 5:33 p.m., pursuant to notice to all members with a quorum present as follows:

PRESENT: Commissioner Brian Champagne, Chairman
Commissioner Tyrone Edwards
Commissioner Chris Schulz
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, Melissa Folse, Angelina Vicknair, Jalen Brown and Christie Nielsen were present representing the Port.

The Prayer and Pledge was dispensed with .

The following items were deferred:

- 6b, “An Ordinance to amend the Five-Year Capital Improvements Plan, Pointe-ala-Hache Ferry Ramp Repair Project; and otherwise, to provide with respect thereto”; and
- 6c, “A Resolution authorizing and directing the Port Chairman, Brian Champagne, to extend the employment contract of Melissa Folse as Deputy Port Director/Executive Counsel; and otherwise to provide with respect thereto.

There being no matters for Executive Session, Commissioner Champagne moved to Agenda Item 3, “Status Report by the Executive Port Director. Without objection, so ordered. Mr. Tillotson reported the following:

- The Port continues to move along with the projects they have been working on such as the PALH ferry landing emergency repairs, the Port Master Plan, the development of the container terminal milestone and Port Policy;
- Mr. Tillotson informed everyone that there was a smooth transition to the new payroll system;
- On Tuesday, the Port executed a joint CEA with Jefferson Parish and the City of Gretna. The Port approved an additional \$1.5 million of funds for the Peters Road By-Pass. The City of Gretna is executing an agreement with the contracting firm CSRS. This is a monumental piece of progress because it is the initiation of the first 30% engineering and planning design of Peters Road;
- A full Master Plan review was done with the Bridges group. The Port and the Bridges group went over everything that has been completed to date and what will be done in the future. On May 17th there will be a meeting to review the plan with the Council Member and the Port is looking forward to input from each individual Council Member. Currently the Port is on task to complete the plan on May 31st;
- There is continued progress in Baton Rouge with the assistance of David Vitter. SB Bill 685 was heard and it was deferred; and
- In regard to the PALH emergency repairs, the Port received preliminary results on the slope analysis. Mr. Tillotson is prepared to create a timeline of events from the start to where they are today, as well as a projection of what they need to do. The findings were less than favorable for the Port because the CORPS required 1.3 safety factor for the levees to make the repairs that were planned. This has put the Port in a position where the scope of the RFP has to be changed and so does the dollar amount. They will need to re-bid the contract.

There was no report provided under Agenda Item 3a, “Financial Report/Budget to Actual” and there were no matters under Agenda Item 4, “Bids and Advertisements”. Therefore, Commissioner Champagne moved to Agenda Item 5, “Introduction of Ordinances and Resolutions”. Without objection, so ordered. The following legislation was introduced:

1. A Resolution authorizing the Plaquemines Port, Harbor, and Terminal District to

dispose of an inoperable movable property. Specifically, to dispose of two (2) generators, on an as-is, where-is basis and in accordance with Louisiana statutes governing the disposal of movable property owned by a political subdivision of the state; and otherwise to provide with respect thereto. COMMISSIONER CHAMPAGNE

2. A Resolution authorizing the Executive Director of the Plaquemines Port, Harbor, & Terminal District to engage the services of _____ to provide financial advisory services for the acquisition of revenue bonds aimed at supporting Port expansion projects; and otherwise to provide with respect thereto. COMMISSIONER CHAMPAGNE

Commissioner Champagne 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.

Commissioner Champagne offered Item 6a(1) with changes.

ORDINANCE NO. 24-75

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

An Ordinance authorizing Charles Tillotson, Executive Director of Plaquemines Port, Harbor and Terminal district to purchase the Popich Building and property for a mutually agreed upon price following an appraisal; and otherwise to provide with respect thereto.

DIGEST: This Ordinance authorizes Charles Tillotson, Executive Director of Plaquemines Port, Harbor, and Terminal District to purchase the Popich Building and property for its own public purposes. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, Plaquemines Parish Government has determined Lots A-1, R.C. Kent, Sr. Divisions and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property) and Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building), both properties on a plan of survey by Hugh McCurdy III dated May 1, 1985, are no longer needed for its own public purposes;

WHEREAS, the Plaquemines Port, Harbor and Terminal District has determined it would be in its best interest to purchase Lots A-1, R.C. Kent, Sr. Divisions and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property) and Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building) Belle Chasse, LA for its own public purposes;

WHEREAS, Plaquemines Parish Government obtained an appraisal through RRL Real Estate Appraisal, LLC dated August 30, 2023, for both properties, and the fair market value of each was determined to be the following:

For Lots A-1, R.C. Kent, Sr. Divisions, and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property), the Fair Market Value was determined to be \$2,600,000.

For Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building), the Fair Market Value was determined to be \$129,590.00;

The combined fair market value of both properties was determined to be \$2,729,590.00 from the appraisal obtained by the Plaquemines Parish Government;

WHEREAS, Plaquemines Port Harbor & Terminal District obtained an appraisal through Stegall, Benton, Melancon & Associates dated December 18, 2023, for both properties and the fair market value of each was determined to be the following:

For Lots A-1, R.C. Kent, Sr. Divisions, and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property), the Fair Market Value was determined to be \$1,800,000.

For Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building), the Fair Market Value was determined to be \$75,000;

The combined fair market value of both properties was determined to be \$1,875,000.00 from the appraisal obtained by Plaquemines Port Harbor & Terminal District;

WHEREAS, based on standard policy a second appraisal was sought by the Port through Bird & Associates dated February 28, 2024, for both the building and the adjacent lots, and the fair market value of each was determined to be the following:

For Lots A-1, R.C. Kent, Sr. Divisions, and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property), the Fair Market Value was determined to be \$1,875,000.

For Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building), the Fair Market Value was determined to be \$90,000 the combined fair market value of both properties was determined to be \$1,965,000.00 from the appraisal obtained by Plaquemines Port Harbor & Terminal District;

WHEREAS, the Parish and the Port have mutually agreed to base the purchase price of the Popich Building and adjacent lots on the average of the three appraisals, \$2,189,000;

WHEREAS, following the completion of the Port's appraisal, the Plaquemines Parish Government will enter into a mutually agreed upon Purchase and Sale Agreement;

WHEREAS, the funds for the purchase of the Popich Building will be disbursed from the Unrestricted Fund Balance;

WHEREAS, any current or future lease agreements within the building will transfer at the time of sale from the Plaquemines Parish Government to Plaquemines Port Harbor & Terminal District;

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

It hereby authorizes Charles Tillotson, Executive Director of Plaquemines Port, Harbor, and Terminal district to purchase Lots A-1, R.C. Kent, Sr. Divisions and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property) and Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building) for \$2,189,000 to from the Plaquemines Parish Government.

Commissioner Schulz seconded the motion to adopt the Ordinance.

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

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

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

ORDINANCE NO. 24-76

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

An Ordinance authorizing Charles Tillotson, Executive Director of Plaquemines Port, Harbor and Terminal District to purchase land owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin; and otherwise to provide with respect thereto.

DIGEST: The Port is working to finish the acquisition of the “piano keys” properties for Port development. The Port is seeking approval to move forward with the purchase of Lot 61 currently owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, through negotiations with the Perrin’s, a recommendation is being made to approve the acquisition of property owned by the Perrin’s, known as one of the “piano keys”; and

WHEREAS, the negotiations between the Perrin’s and the Port recognize a total recommended purchase price of said property for \$342,000 for Lot 61, Pointe Celeste Farms S/D, currently owned by the Perrin;

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

It hereby authorizes and directs Charles Tillotson, Executive Director of the Plaquemines Port, Harbor and Terminal District, to acquire the land owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin, more fully described by the legal description attached hereto as Exhibit “A.”

SECTION 2

The acquisition shall be for a purchase price of \$342,000 plus closing cost from the Port Land Fund for the transfer of ownership of the land at Lot 61, Pointe Celeste Farms S/D, currently owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin, to the Plaquemines Port, Harbor and Terminal District.

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 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 McCarty, Ronnie Newsom, Carlton M. LaFrance, Sr., Mitch Jurisich and Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

Commissioner Champagne offered 6a(3) with changes.

ORDINANCE NO. 24-77

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

An Ordinance authorizing Charles Tillotson, Executive Director of Plaquemines Port, Harbor and Terminal District to purchase land owned by Carl S & Robin M Woodall; and otherwise to provide with respect thereto.

DIGEST: The Port is working to finish the acquisition of the “piano keys” properties for Port development. The Port is seeking approval to move forward with the purchase of Lot 54 currently owned by Carl S & Robin M Woodall. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, through negotiations with the Woodall, a recommendation is being made to approve the acquisition of property owned by Woodall, known as one of the “piano keys”; and

WHEREAS, the negotiations between the Woodall’s and the Port recognize a total recommended purchase price of said property for \$522,000 for Lot 54, Pointe Celeste Farms S/D, currently owned by Woodall;

NOW, THEREFORE

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

SECTION 1

It hereby authorizes and directs Charles Tillotson, Executive Director of the Plaquemines Port, Harbor and Terminal District, to acquire the land owned by Carl S & Robin M Woodall, more fully described by the legal description attached hereto as Exhibit “A.”

SECTION 2

The acquisition shall be for a purchase price of \$522,000 plus closing cost from the Port Land Fund for the transfer of ownership of the land at Lot 54, Pointe Celeste Farms S/D, currently owned by Carl S & Robin M Woodall, to the Plaquemines Port, Harbor and Terminal District.

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 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 McCarty, Ronnie Newsom, Carlton M. LaFrance, Sr., Mitch Jurisich and Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

ORDINANCE NO. 24 -78

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

An Ordinance to amend the Plaquemines Port, Harbor and Terminal District 2024 Operating Expenditure Budget and Five-Year Capital Improvements Plan, Land Expropriation-Lot 54 Piano Keys Project; and otherwise to provide with respect thereto.

DIGEST: An ordinance to amend the 2024 Operating Expenditure Budget and Five-Year Capital Improvements Plan to transfer funding from the Land Expropriation-Lot 54 Piano Keys project to the Land Acquisition Division, operating expenditure budget, for the acquisition of Lot 54, Pointe Celeste Farms S/D currently owned by Carl S & Robin M Woodall. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, Ordinance 23-92, dated July 13, 2023, amended the Plaquemines Port, Harbor and Terminal District Five-Year Capital Improvements Plan, Land Expropriation-Lot 54 Piano Keys Project in the amount of \$372,750 for the expropriation of the property commonly referred to as Lot 54 Pointe Celeste Farms S/D; and

WHEREAS, The Port is seeking approval to move forward with the purchase of Lot 54 currently owned by Carl S & Robin M Woodall; and

WHEREAS, amending the Plaquemines Port, Harbor, and Terminal District 2024 Five-Year Capital Improvements Plan by transferring \$372,750 to the Land Acquisition Division operating expenditure budget is requested;

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 Five-Year Capital Improvements plan is amended by transferring \$372,750 from the Plaquemines Port, Harbor and Terminal District Five-Year Capital Improvements Plan, Land Expropriation-Lot 54 Piano Keys Project to the Port, Harbor and Terminal District Fund, Port, Harbor and Terminal District Department, Land Acquisition Division, Property-Acquisition Land line item, funding year 2024.

SECTION 2

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port officials and employees are authorized to carry out the purposes of this Ordinance, 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 and the vote resulted as follows:

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

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

Commissioner Champagne filled in the blanks for Item 6e.

ORDINANCE NO. 24 -79

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

An Ordinance to amend the Plaquemines Port, Harbor, and Terminal District Five-Year Capital Improvements Plan, Purchase 8056 Hwy 23 Project; and otherwise to provide with respect thereto.

DIGEST: An ordinance to amend the 2024 Five-Year Capital Improvements Plan to fund the purchase of the Popich Building and property at 8056 Hwy 23, Belle Chasse from the Port, Harbor and Terminal District unrestricted fund balance. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, the Plaquemines Port, Harbor and Terminal District has determined it would be in its best interest to purchase Lots A-1, R.C. Kent, Sr. Divisions and Lot V-1, Vidrine Division located at 8056 Highway 23 Belle Chasse, LA (Popich Building and property) and Lots V-2 and V-3, Vidrine Division (currently parking lots adjacent to the Popich Building) Belle Chasse, LA for its own public purposes; and

WHEREAS, Plaquemines Parish Government obtained an appraisal dated August 30, 2023, and the Plaquemines Port, Harbor and Terminal District obtained two appraisals to determine the fair market value of the property to be purchased; and

WHEREAS, amending the Plaquemines Port, Harbor, and Terminal District 2024 Five-Year Capital Improvements Plan by appropriating \$2,189,000.00 to the Purchase-8056 Hwy 23 Project from the Port, Harbor and Terminal District unrestricted fund balance is requested;

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 Plaquemines Port, Harbor, and Terminal District Five-Year Capital Improvements plan is amended by appropriating \$2,189,000.00 to the Purchase-8056 Hwy 23 Project from the Port, Harbor and Terminal District unrestricted fund balance; funding year 2024.

SECTION 2

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port officials and employees are authorized to carry out the purposes of this Ordinance, 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 and the vote resulted as follows:

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

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

ORDINANCE NO. 24-80

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

An Ordinance to amend the Plaquemines Port, Harbor and Terminal District 2024 Operating Expenditure Budget and Five-Year Capital Improvements Plan, Land Expropriation-Lot 61 Piano Keys Project; and otherwise to provide with respect thereto.

DIGEST: An ordinance to amend the 2024 Operating Expenditure Budget and Five-Year Capital Improvements Plan to transfer funding from the Land Expropriation-Lot 61 Piano Keys project to the Land Acquisition Division, operating expenditure budget, for the acquisition of Lot 61, Pointe Celeste Farms S/D currently owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, Ordinance 23-91, dated July 13, 2023, amended the Plaquemines Port, Harbor and Terminal District Five-Year Capital Improvements Plan, Land Expropriation-Lot 61 Piano Keys Project in the amount of \$210,000 for the expropriation of the property commonly referred to as Lot 61 Pointe Celeste Farms S/D; and

WHEREAS, The Port is seeking approval to move forward with the purchase of Lot 61 currently owned by Nelvin J. Perrin, Amy H. Perrin, Vincent Perrin, and Christopher Perrin.; and

WHEREAS, amending the Plaquemines Port, Harbor, and Terminal District 2024 Five-Year Capital Improvements Plan by transferring \$210,000 to the Land Acquisition Division operating expenditure budget is requested;

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 Five-Year Capital Improvements plan is amended by transferring \$210,000 from the Plaquemines Port, Harbor and Terminal District Five-Year Capital Improvements Plan, Land Expropriation-Lot 61 Piano Keys Project to the Port, Harbor and Terminal District Fund, Port, Harbor and Terminal District Department, Land Acquisition Division, Property-Acquisition Land line item, funding year 2024.

SECTION 2

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port officials and employees are authorized to carry out the purposes of this Ordinance, 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 and the vote resulted as follows:

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

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 11th day of April, 2024.

Commissioner Champagne moved to Agenda Item 8, "Approval of minutes". Without objection, so ordered.

RESOLUTION NO. 24-119

On motion of Commissioner Newsom, seconded by Commissioner Schulz, 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 of the March 28, 2024, regular Port Meeting as recorded by the Secretary of this Council.

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 Schulz, seconded by Commissioner Newsome, and on roll call all members present voting "YES, except Commissioner Edwards who was "ABSENT", the meeting adjourned at 6:08 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.