

**BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS**  
**MINUTES OF THE NOMINATING COMMITTEE MEETING**  
**THURSDAY, JUNE 25, 2020**

---

**A MEETING OF THE NOMINATING COMMITTEE OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, PROPERLY NOTICED AND AUTHORIZED IN ACCORDANCE WITH SECTION 4 OF PROCLAMATION 30 JBE 2020 AND SECTION 2(C) OF PROCLAMATION 75 JBE 2020, CONVENED REMOTELY VIA ZOOM VIDEOCONFERENCE AT 1:33 P.M. ON THURSDAY, JUNE 25, 2020.**

---

**COMMITTEE MEMBERS PRESENT:** Jack C. Jensen, Jr., Committee Chairman  
Arnold B. Baker, Member  
Joseph F. Toomy, Member

**BOARD MEMBERS PRESENT:** Darryl D. Berger, Member  
Tara C. Hernandez, Member  
William H. Langenstein, III, Member  
Charles H. Ponstein, Member

**STAFF:** B. Christian, President and Chief Executive Officer  
M. Ganon, Vice President, Public Affairs  
A. Fant, Vice President, Planning and Facilities  
B. Landry, Vice President, Commercial  
R. Wendel, Chief Financial Officer  
J. Escudier, Executive Counsel  
M. Scelson, General Counsel  
A. Evett, Director, Engineering  
C. Coats, Director, Real Estate  
R. Aragon Dolese, Director, Marketing and Communications  
J. Guidry, Director, Maintenance  
M. Verderame, Director, Records  
E. Pansano, Director, Internal Audit  
T. Carter, Director, Procurement  
M. Gresham, Director, External Affairs  
D. Cordell, Chief Information Officer  
J. Crist, Deputy Director, Real Estate  
G. Palermo, Assistant General Counsel  
R. Bylsma, Construction Manager  
A. Madere, Manager, Records  
M. Singley, Board Secretariat  
L. Cooley, Engineering Manager  
L. Sawatsky, Director, Finance  
P. Beard, Port General Agent  
J. Mansour, Director, Commercial

J. Gommel, Marine Terminal Superintendent  
T. Smith, Administrative Assistant  
H. Horan, Human Resources Supervisor  
Chief R. Hecker, Harbor Police Department  
Capt. M. Montroll, Harbor Police Department

**GUESTS:** M. Stolzman, NOPB  
T. Haver, NOPB  
C. Kocur, NOPB  
C. Bonura, NOPB  
L. Traweek, *New Orleans City Business*  
K. Price  
B. Adams  
J. Ming  
H. Scarpinato  
T. Dundas  
W. Wachel  
A. Aime-Marcelin  
J. Kever  
T. Wells  
A. Flores  
Ujjal

**I. Determination of Quorum and Call to Order**

Following a roll call of Committee members, Nominating Committee Chairman Jensen confirmed a quorum and called the meeting to order at 1:33 P.M.

**II. Discussion and Recommendation of Officers for the Board of Commissioners of the Port of New Orleans, to Serve June 2020 through March 2021.**

Committee Chairman Jensen addressed the Committee by presenting the proposed ballot of Board officers. Pending election by the full Board, the following officers would serve nine-month terms for the Board of Commissioners of the Port of New Orleans, as well as the Board of Directors of the New Orleans Public Belt Railroad Corporation: Mr. Darryl D. Berger as Board Chairman, Mr. William H. Langenstein, III as Board Vice-Chairman, and Mr. Charles H. Ponstein as Board Secretary-Treasurer.

Committee Chairman Jensen then called for a motion to approve the ballot. Commissioner Toomy moved to accept and Commissioner Baker seconded. **MOTION PASSED UNANIMOUSLY.**

**III. Public Comment**

Committee Chairman Jensen called for public comment but there was none.

#### **IV. Adjournment**

Committee Chairman Jensen called for a motion to adjourn the Nominating Committee. Commissioner Toomy moved and Commissioner Baker seconded. **MOTION CARRIED UNANIMOUSLY** and Committee Chairman Jensen adjourned the meeting at 1:36 p.m.

**THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS  
MINUTES OF THE REGULAR BOARD MEETING  
THURSDAY, JUNE 25, 2020**

---

**A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS, PROPERLY NOTICED AND AUTHORIZED IN ACCORDANCE WITH SECTION 4 OF PROCLAMATION 30 JBE 2020 AND SECTION 2(C) OF PROCLAMATION 75 JBE 2020, CONVENED REMOTELY VIA ZOOM VIDEOCONFERENCE AT 1:37 P.M. ON THURSDAY, JUNE 25, 2020.**

---

**COMMISSIONERS  
PRESENT:**

Tara C. Hernandez, Chair  
Darryl D. Berger, Vice-Chairman  
William H. Langenstein, III, Secretary-Treasurer  
Arnold B. Baker, Member  
Charles H. Ponstein, Member  
Jack C. Jensen, Member  
Joseph F. Toomy, Member

**STAFF:**

B. Christian, President and Chief Executive Officer  
M. Ganon, Vice President, Public Affairs  
A. Fant, Vice President, Planning and Facilities  
B. Landry, Vice President, Commercial  
R. Wendel, Chief Financial Officer  
J. Escudier, Executive Counsel  
M. Scelson, General Counsel  
A. Evett, Director, Engineering  
C. Coats, Director, Real Estate  
R. Aragon Dolese, Director, Marketing and Communications  
J. Guidry, Director, Maintenance  
M. Verderame, Director, Records  
E. Pansano, Director, Internal Audit  
T. Carter, Director, Procurement  
J. Crist, Deputy Director, Real Estate  
G. Palermo, Assistant General Counsel  
R. Bylsma, Construction Manager  
A. Madere, Manager, Records  
L. Cooley, Engineering Manager  
M. Gresham, Director, External Affairs  
D. Cordell, Chief Information Officer  
L. Sawatsky, Director, Finance  
P. Beard, Port General Agent  
J. Mansour, Director, Commercial  
J. Gommel, Marine Terminal Superintendent  
T. Smith, Administrative Assistant  
M. Singley, Board Secretariat  
H. Horan, Human Resources Supervisor  
Chief R. Hecker, Harbor Police Department

Capt. M. Montroll, Harbor Police Department

**GUESTS:**

M. Stolzman, NOPB  
T. Haver, NOPB  
C. Kocur, NOPB  
C. Bonura, NOPB  
L. Traweek, *New Orleans City Business*  
K. Price  
B. Adams  
J. Ming  
H. Scarpinato  
T. Dundas  
W. Wachel  
A. Aime-Marcelin  
J. Keever  
T. Wells  
A. Flores  
Ujjal

**I. Determination of Quorum and Call to Order**

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

**II. Approval of Meeting Minutes for May, April, March, and February of 2020**

Chair Hernandez called for a motion to approve the public meeting minutes for February, March, April and May, as previously circulated. Commissioner Langenstein moved to accept the minutes and Commissioner Jensen seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

**III. Briefing and Action Items:**

**A. Acceptance of the Consolidated Financial Statements for May, 2020.**

Mr. Wendel presented the consolidated financial statements for May 2020, a copy of which is made a part of these minutes. He noted May and fiscal year-to-date figures for gross revenues, labor costs, operating costs, and operating incomes for the Board, as well as on a consolidated basis with the New Orleans Public Belt Railroad Corporation (“NOPB”). Mr. Landry provided an overview of cargo volumes, and Mr. Stolzman provided an overview of railroad volumes for NOPB.

Commissioner Baker moved to accept the financial statements and Commissioner Jensen seconded. **MOTION CARRIED UNANIMOUSLY.**

**B. Consider Approval of a Resolution Adopting the Board of Commissioners of the Port of New Orleans' Financial and Operating Plan for Fiscal Year 2021.**

Mr. Wendel presented and recommended a resolution adopting the Board's Financial and Operating Plan for Fiscal Year 2021, a copy of which is made a part of these minutes. He highlighted the major categories of fiscal year budget assumptions for both the Board, and on a consolidated basis with NOPB, including revenues, expenses, capital equipment, and the Capital Improvement Program, as well as noting substantial changes as a result of COVID-19 impacts and planned measures to mitigate those impacts over the next year.

Commissioner Toomy asked for clarification on the timeline for the opening of new storage yards for NOPB. Mr. Wendel confirmed that some of the new storage yards would be operational by the end of fiscal year 2021.

Commissioner Jensen inquired as to the differential between projected and actual fiscal year 2020 railcar storage revenue. Mr. Wendel and Mr. Stolzman highlighted an increase in railcar fluidity, as well as increases in added storage capacity, both of which occurred after the fiscal year 2020 budget adoption and which subsequently attributed to the unanticipated, positive growth in storage revenue.

Commissioner Toomy and Commissioner Jensen inquired as to the status of Port Priority funding previously secured for potential Poland Avenue Cruise Terminal developments, and whether there was a timeline for determining a reallocation of these funds. Mr. Wendel and Ms. Ganon confirmed staff have maintained ongoing communications with the Louisiana Department of Transportation and Development ("DOTD") regarding a possible reallocation of the funding, and that staff are currently assessing appropriate alternate uses for the funds with consideration to COVID-19 impacts.

Commissioner Toomy moved to approve adoption of the Financial and Operating Plan for Fiscal Year 2021 and Commissioner Berger seconded. **MOTION CARRIED UNANIMOUSLY.**

**C. Consider Approval of a Resolution Authorizing the Sale of up to \$80 Million of Series 2020D and 2020E Revenue Bonds for the Purpose of Funding the Board's Capital Investment Plan and Providing for Other Matters with Respect to the Issuance of these Bonds.**

Mr. Wendel presented and recommended approval of the resolution. He provided an overview of the proposed bond actions, noting these are 30-year bonds, and staff anticipate issuance by July 31. The goal in securing this issuance is to provide \$80 million of funding towards the cost of the Board's Capital Investment Plan ("CIP") Program.

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

**D. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Effect the Preparation and Submission of an Application to the Louisiana Port Construction and Development Priority Program for Funding Assistance for the Implementation of a Port Improvement Project.**

Mr. Evett presented and recommended approval of the resolution. He noted this resolution would authorize the President and Chief Executive Officer, on behalf of the Board, to prepare and submit a Port Construction and Development Priority Program application to the DOTD. More specifically, this resolution certifies to DOTD that the Board acknowledges preparation and submittal of the application, and authorizes the President and Chief Executive Officer to effect the grant application process, while clarifying that her authority pertains to technical matters only and does not include any official act performed on behalf of the Board.

Commissioner Toomy inquired about the identification of the project receiving the funding and the role of the Board in the application and project approval process. Mr. Evett and Ms. Christian described the different steps involved in the Port Priority Grant application procedure, and confirmed that this resolution strictly relates to granting Ms. Christian authorization to prepare and submit the initial application.

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

**E. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Separate Professional Services Contracts with (1) ECM Consultants, Inc.; (2) Kenall, Inc.; and (3) Royal Engineers & Consultants, LLC, to Provide As-Needed Construction Management Services for a Period of Three Years for an Amount Not to Exceed \$500,000 Per Contract.**

Mr. Evett presented and recommended approval of the resolution. He stated that the scope of services for these contracts includes as-needed construction management services such as constructability reviews, document control, field representation and project closeout. These contracts will be used on a variety of the Board's Capital Investment Plan Projects, and multiple contracts are needed to allow the flexibility and resources to efficiently address the needs of the numerous, often concurrent projects. In response to a request for proposals, seventeen (17) firms submitted proposals. ECM Consultants, Inc., Kenall, Inc., and Royal Engineers & Consultants, LLC were the highest-ranked firms by the selection committee, based on the evaluation criteria. Each contract is for a period of three (3) years, with a total contract value not to exceed \$500,000 per contract for the full contract term. Funds for these contracts are allocated in the Board's Capital Investment Plan.

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

**F. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Contracts Above Designated Authorization**

**Limits, Not Exceeding \$3,000,000, as Necessary for Dredging Services Beyond Board In-House Dredging Capabilities for Fiscal Year 2021.**

Mr. Guidry presented and recommended approval of the resolution. He stated that the Board has approved similar items over the last couple of years to allow staff the flexibility to respond effectively to timely dredging needs that are beyond the capabilities of in-house dredging. He noted the resolution grants contracting authority for an amount not to exceed \$3 million for the fiscal year. The resolution requires approval by the Board Chair in advance of contract execution by the President and Chief Executive Officer, and staff must notify the full Board within 48 hours of issuing said contracts.

Chair Hernandez emphasized that these contracts could address any unexpected or urgent dredging needs. Mr. Guidry also clarified maintenance dredging responsibilities between the Board and the U.S. Army Corps of Engineers.

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

**G. Consider Approval of a Resolution Declaring *The New Orleans Advocate* as the Official Journal of the Board of Commissioners of the Port of New Orleans for Fiscal Year 2021.**

Ms. Scelson presented and recommended approval of a resolution declaring *The New Orleans Advocate* as the official print journal of the Board for fiscal year 2021. As political subdivision of the state of Louisiana, and in accordance with La R.S. 43:171 *et seq.*, the Board must designate a qualified newspaper as its official journal each fiscal year. *The New Orleans Advocate* is the only newspaper publication that qualifies as an official journal per the requirements of La R.S. 43:171 *et seq.*

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

**H. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Amendment No. 1 to the Cooperative Endeavor Agreement with the Board of Commissioners of the New Orleans Regional Transit Authority in Connection with the Canal Street Ferry Terminal Project.**

Ms. Coats presented and recommended approval of the resolution. In June 2018, the Board entered into a Cooperative Endeavor Agreement (“CEA”) with the Board of Commissioners of the New Orleans Regional Transit Authority (“RTA”) in connection with the Canal Street Ferry Terminal Project (“Project”). Ms. Coats stated that the proposed amendment was necessary to address modifications that the RTA made to the Project following the execution of the CEA and to clarify dockage fees and in-kind contributions.

Chair Hernandez asked for clarification of the location where the construction barge would be berthed. Ms. Coats provided an overview of the Project layout.



Commissioner Toomy asked for clarification regarding the removal of the pedestrian ramp in connection with the Jackson Avenue Ferry Terminal, and whether redevelopment plans are being discussed for the defunct terminal. Ms. Coats confirmed the pedestrian ramp removal is for the riverside ramp to access to a barge, not the overhead pedestrian ramp. Presently, staff are considering several options for the potential removal of the overhead ramp in connection with expanding operations of riverside tenants.

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

**I. Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into a Lease Agreement with Turn Services, L.L.C. for Property Located at 3410 Jourdan Road, New Orleans, Louisiana.**

Ms. Coats presented and recommended approval of the resolution. She provided an overview of the property location and acreage, and detailed the proposed terms of the lease, including regulatory permitting stipulations and rental rate structure. The initial lease term is for a period of five (5) years, with two (2) five-year options to extend. The first option, however, is contingent upon Turn Services, L.L.C.'s commitment to making certain capital investments on the property. For the initial five-year term, this lease would provide the Board with \$110,000 in annual revenue.

Commissioner Langenstein asked for clarification on the rental rate structure in connection with obtaining the required regulatory permits. Ms. Coats clarified the rental rate structure, based on the tenant's ability to acquire regulatory permits within the first year of the lease.

Commissioner Jensen asked if Turn Services, L.L.C. was already Board tenant. Ms. Coats confirmed it was currently an approved sub-lessee of other Board property.

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

**J. Consider Approval of a Resolution Authorizing the Board Chair to Renew Ms. Brandy D. Christian's Employment Contract as the Board's President and Chief Executive Officer, to be Effective July 1, 2020.**

Chair Hernandez presented a resolution to authorize the Board to renew its employment contract with Ms. Brandy D. Christian as the its President and Chief Executive Officer. She noted that due to circumstances surrounding the COVID pandemic in March, the Board initially extended Ms. Christian's employment contract for a period of ninety (90) days. Chair Hernandez recommended the Board authorize the renewal of Ms. Christian's contract for a period of three (3) years, effective July 1, 2020.

Commissioner Toomy moved to approve the resolution and Commissioner Ponstein seconded. **MOTION CARRIED UNANIMOUSLY.**

#### **IV. Report by the President and Chief Executive Officer**

Ms. Christian commented on a successful 2020 legislative session. On May 29, the legislature passed SB 416, changing the status of the New Orleans Public Belt Railroad Corporation to a parallel political subdivision, the New Orleans Public Belt Railroad Commission for the Port of New Orleans. On June 16, the legislature passed a Capital Outlay bill, which resulted in the significant priority funding for multiple Capital Improvement projects. Ms. Christian also acknowledged the Port Association of Louisiana's success in maintaining increased funding in capital outlay for the Port Priority Program and state matching funds to support the U.S. Army Corps of Engineers' Lower Mississippi River Deepening Project.

Ms. Christian ended her report by celebrating the Port of New Orleans' recognition as one of the top three finalists for the "Logistics/Transportation Provider of the Year" award through Metal Market Magazine's *2020 Global Awards for Steel Excellence*.

#### **V. Report of Nominating Committee**

Nominating Committee Chairman Jensen reported that the Nominating Committee had convened to consider a ballot of Board officers to be elected by the full Board. If elected, officers will serve concurrently on the Board of Commissioners of the Port of New Orleans and the Board of Directors of the New Orleans Public Belt Railroad Corporation. The Nominating Committee recommended the following ballot of officers to serve nine-month terms, effective at the conclusion of this Board meeting, through March 2021: Mr. Darryl D. Berger as Board Chairman, Mr. William H. Langenstein, III, as Vice-Chairman, and Mr. Charles H. Ponstein as Secretary-Treasurer.

Chair Hernandez called for a motion to elect the ballot of officers to become effective at the conclusion of today's meetings. Commissioner Toomy so moved and Commissioner Baker seconded. **MOTION CARRIED UNANIMOUSLY.**

Chair Hernandez congratulated Commissioner Berger on his election as the new Board Chairman. Commissioners Berger, Langenstein, Jensen, and Ponstein applauded Ms. Hernandez's efforts and commitment as Board Chair.

#### **VI. Adjournment**

There being no further business to come before the Board, Chair Hernandez called for a motion to adjourn. Commissioner Baker so moved and Commissioner Langenstein seconded. **MOTION CARRIED UNANIMOUSLY** and Chair Hernandez adjourned the meeting at 3:11 p.m.