

WEST ST. MARY PARISH PORT, HARBOR AND TERMINAL DISTRICT

MEETING MINUTES

September 2, 2025

6:00 P.M.

The meeting was called to order by Ms. Donna Lanceslin, President of the Port Commission. Ms. Lanceslin led in the Pledge of Allegiance. Ms. Lanceslin gave the Invocation. A roll call resulted in the following:

Present:

Greg Paul
Donna Lanceslin
Joel Authement
Della Derouen
Joe Duck
Wilson Terry

Absent:

Joseph Phillips
Joseph Tabb
David Hanagriff

Also present at the meeting were Mr. Eric Duplantis, Port Attorney, Mr. Reid Miller of Miller Engineers, Mr. David Naquin, Executive Director and Ms. Rebecca Pellerin, Office Manager of the Port Commission.

A motion was made by Mr. Paul to dispense with the reading of the August 5, 2025 meeting minutes and to accept them as presented. The motion was seconded by Mr. Terry. Ms. Lanceslin asked if there were any questions or comments – there were none. The motion carried unanimously.

Ms. Lanceslin asked if there was any public comment – there was none.

Mr. Naquin reported that CLECO is requesting a Letter of No Objection from the Port for a permit application to reroute an electric line under the Charenton Canal. The Commission agreed to send the Letter of No Objection for CLECO. Mr. Miller stated that if an additional right-of-way is needed, CLECO would contact the Port Commission. Discussion followed.

Mr. Naquin reported that he has been negotiating with Saronic Technologies for the lease of the white warehouse located at the Baldwin Campus. Saronic wants the warehouse as it is in its current condition and is requesting that the Port present them with several options for lease periods ranging from one to ten years. He further reported that he would like to propose a two-year lease and plans to apply for Port Priority funds to rehab the warehouse. He said the company has also expressed an interest in parking vessels at the dock.

Mr. Naquin also reported that a Korean company has expressed an interest in the Industrial Park to locate a fish dock with Asian Carpe and other species of fish. The company has also expressed an interest in possibly purchasing the property. Mr. Naquin said the company should be contacting him sometime in October.

He also reported that Neil Roberts, who owns property adjacent to the Baldwin facility is closing his business and asked if the Port would be interested in purchasing the property. With regards to the Louisa location, maintenance is almost complete on the buildings with a few minor items to be done. Mr. Naquin continues to address issues with the fire alarms at the sugar warehouses and expects the fire alarm company to visit the site within the next two days. Mr. Authement asked Mr. Naquin about the two companies that were interested in leasing property at the Louisa site. Mr. Naquin reported that the steel company wanted to purchase the sugar cane field and he has not heard anything more from them. He also reported that the oil company interested in a lease at the end of the channel are requesting the Port provide a 60-ton crane and that he has not been able to locate one. Mr. Authement also asked about the new water meters and Mr. Naquin responded that the water meters are being prepared for installation soon. Mr. Authement also questioned Water Works District 5's grant application to connect the Port's water system. Mr. Authement read from minutes of the June meeting of the St. Mary Parish Water and Sewer District 5 proposing the removal of the Port from the connection to Glencoe Water system being tabled. Discussion followed. Mr. Miller explained that if the part of the project including the Port's water system is not included, the allocated funds would return to the State.

Mr. Miller reported that a bid was received for the Mooring Piles project in the Charenton Canal from Southern Constructors, LLC for \$626,000.00 with the initial estimate of the project being approximately \$450,000. Mr. Miller and Mr. Naquin agreed to negotiate with the contractor with other possible alternatives to bring the cost down to the initial estimate. It was agreed that changes would be made from a 30-inch pile, 1 inch wall thickness to a $\frac{3}{4}$ inch wall, but a spiral weld pipe which is a cheaper to manufacture. A motion was made by Mr. Terry to award the construction contract for Mooring Piles in the Charenton Canal to Southern Constructors, LLC for the sum of \$626,000.00. The motion was seconded by Mr. Paul. Ms. Lanceslin asked if there were any questions or comments. There were none. The motion carried unanimously.

A motion was made by Mr. Terry to approve a deduct Change Order #1 for the Mooring Piles in Charenton Canal in the amount of \$135,360.00 to bring the new Contract amount to \$490,640.00. The motion was seconded by Mr. Paul. Ms. Lanceslin asked if there were any questions or comments, there were none. The motion carried unanimously.

A motion was made by Mr. Paul to approve Payment Request #3 from Miller Engineers for the Mooring Project in the amount of \$15,017.22. The motion was seconded by Mr. Terry. Ms. Lanceslin asked if there were any questions or comments, there were none. The motion carried unanimously.

Mr. Duplantis reminded the Commissioners to complete the required Ethics and Preventing Sexual Harassment training and to forward a copy of the certificates to the Port office. All training must be completed by December 31, 2025.

There being no further business to be discussed, a motion was made by Mr. Paul to adjourn the meeting. The motion was seconded by Mr. Duck. Ms. Lanceslin asked if there were any questions or comments. There were none. The motion carried unanimously and the meeting adjourned at 6:29 p.m.

Signed _____
Joe Duck, Secretary