

Notice Posted: November 17, 2025 2:00 p.m.



NOTICE OF PUBLIC MEETING

TWIN PARISH PORT COMMISSION MEETING AGENDA

Town of Delcambre City Hall

107 North Railroad, Delcambre, LA 70528

Tuesday, November 18, 2025 at 6:00 p.m.

Hearing

1. CALL TO ORDER
2. ROLL CALL
3. PROPOSED ORDINANCES
4. PUBLIC COMMENT ON PROPOSED ORDINANCES
5. ADJOURNMENT

Agenda

6. CALL TO ORDER
7. ROLL CALL
8. PUBLIC COMMENT (5 MINUTES)
9. APPROVAL OF MINUTES
10. OLD BUSINESS (see below):

FINANCE AND INSURANCE

- A. Financial Reports – Wendell Verret
- B. Bills – Motion to pay the bills
- C. Bonds/Loans – Status of loans and bond
 - a. Consider motion to authorize Port Director to enter and sign the following loans and bond:
 - i. Grant Anticipation Loan re: USDA RISE GRANT
 - ii. Grant Anticipation Loan re: CDBG RCIP GRANT

Twin Parish Port Commission ~ PO BOX 101 ~ DELCAMBRE, LA 70528
(800) 884-6120 voice & fax
www.PortOfDelcambre.com



- iii. **Grant Anticipation Loan re: USDOT PIDP GRANT**
- iv. **Grant Anticipation Loan re: LA DOTD PORT PRIORITY GRANT**
- v. **Grant Anticipation Loan re: DEQ WATER TREATMENT GRANT**
- vi. **Bond Anticipation Loan re: TAX LIMITED PORT TAX BOND**
- vii. **TAX LIMITED PORT TAX BOND**

PROJECTS REPORT

- A. **Status on Industrial Expansion – Brian Primeaux, Wendell Verret**
- B. **Status on Dwight’s Restaurant, change orders – Brian Primeaux**
- C. **Status on Seafood Hub - Brian Primeaux, Wendell Verret**

DIRECTOR’S REPORT

- A. **Marina – Wendell Verret**
- B. **Farmers Market – Tammy Gordon**
- C. **Boat Launch – Wendell Verret**
 - 1. **Adoption of Ordinances**
- D. **Seafood – Wendell Verret**
 - 1. **Review of the dock master duties**
- E. **Planning & Grants – Wendell Verret**
 - a. **Grants from import tariffs on shrimp**
 - b. **Report on Local Catch Conference**



MEETING AGENDA
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11. NEW BUSINESS

12. ADJOURN

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Wendell Verret at (800) 884-6120 Ext. 1 describing the assistance that is necessary.

Twin Parish Port District

Wendell R. Verret
Port Director
P. O. Box 101
(800) 884-6120 Ext. 1
wverret@PortOfDelcambre.com

TWIN PARISH PORT COMMISSION MEETING OCTOBER 21, 2025

PRESENT: Nara Crowley, Taylor Mencacci, Duane Saunier, Robbie Mayer, Kenny Barras
Constance Langlinais, David Dugas

ABSENT: Martial Broussard, Tony Barras, Cory Duplantis, and Kelly Rogers

OTHERS: Wendell Verret, Brian Primeaux, T-Boy Renard, Monica Theriot, Tipper Esponge
and Tammy Gordon

PUBLIC COMMENT: None

MOTION: By Nara Crowley to amend the minutes of August 2025 regarding bonds and budget figures, seconded by Constance Langlinais, All in favor. Motion carried.

MOTION: By Duane Saunier to accept the minutes of September 2025, seconded by David Dugas, All in favor. Motion carried.

DISCUSSION: By Wendell Verret who discussed the financial reports that grant loans should be available in November.

MOTION: By Duane Saunier to accept the financial reports presented, seconded by David Dugas, All in favor. Motion carried.

MOTION: By Robbie Mayer to pay the bills, seconded by David Dugas, All in favor. Motion carried.

DISCUSSION: By Wendell Verret regarding the \$7 to \$8 million bonds and loans for programs and line of credit at the bank to be paid by 2029. He is preparing a forecast as requested by Gulf Coast Bank. No action to take.

DISCUSSION: By Brian Primeaux who gave the status of the industrial expansion project all permits have been received. Bids will open for 30 days but has been extended to November 5.

DISCUSSION: By Brian Primeaux on Dwight's restaurant. The contractor has presented final pay app 8 final for \$65,050.26 and \$30k for Primeaux engineering for design plans.

MOTION: By Robbie Mayer to pay the final amount by Kingdom Builders and for withholding payment until funds are available, seconded by Duane Saunier, All in favor. Motion carried.

DISCUSSION: By Brian Primeaux on the lift station. He is requesting to re-bid the project and adjust the project to bring it within budget. He also added that the gas line is estimated at \$22,000 and is ready for bid.

MOTION: By Duane Saunier to authorize options to revise the lift station bids with total cost of \$225k to \$250k, seconded by David Dugas, All in favor. Motion carried.

MOTION: By Nara Crowley to approve bids for the gas line, seconded by Duane Saunier, All in favor. Motion carried.

DISCUSSION: By Wendell Verret on Seafood Hub that progress on design is paused work until financing is available.

DISCUSSION: By Wendell Verret on North Pier Marina. Letter has been sent to the ghost boat that owes us money. Waiting on electrical to be fixed.

MOTION: By Kenny Barras to forgive the amount owed by Jacque Girourd, seconded by Duane Saunier, All in favor. Motion carried.

DISCUSSION: By Wendell Verret on proposed ordinances, seafood sales and dock master duties. The title for proposed Ordinances 1 through 9 were read by President, Taylor Mencacci, as follows:

ORDINANCE NO. 1.

AN ORDINANCE MAKING IT UNLAWFUL TO ABANDON OR LEAVE UNATTENDED, ANY VESSEL WITHIN THE JURISDICTION OF THE TWIN PARISH PORT DISTRICT.

ORDINANCE NO. 2.

AN ORDINANCE MAKING IT UNLAWFUL TO EXTEND BOOMS OR OTHER DEVICES BEYOND THE BEAM OF A VESSEL.

ORDINANCE NO. 3.

AN ORDINANCE REQUIRING THE PERMITTING OF COMMERCIAL FISHING VESSELS.

ORDINANCE NO. 4.

AN ORDINANCE FORBIDDING FISHING ON PUBLIC DOCKS

ORDINANCE NO. 5.

AN ORDINANCE REGULATING THE USE OF THE PUBLIC DOCKS (RECREATIONAL MARINA)

ORDINANCE NO. 6

AN ORDINANCE REGULATING THE USE AND FEES OF THE BOAT LAUNCH AND PAVILION

ORDINANCE NO. 7

AN ORDINANCE REGULATING THE USE OF TOWING AND IMMOBILIZATION OF VEHICLES WITH EXCESSIVE PARKING VIOLATIONS

ORDINANCE NO. 8

AN ORDINANCE REGULATING THE LITTERING ON PORT PROPERTY

ORDINANCE NO. 9

AN ORDINANCE PROHIBITING CAST NETTING FROM PORT PROPERTY

MOTION: By Duane Saunier to introduce Ordinance 1, seconded by Constance Langlinais, All in favor. Motion carried.

MOTION: By Duane Saunier to introduce Ordinance 2, seconded by David Dugas, All in favor. Motion carried.

MOTION: By David Dugas to introduce Ordinance 3, seconded by Robbie Mayer, All in favor. Motion carried.

MOTION: By Duane Saunier to introduce Ordinance 4, seconded by Robbie Mayer, All in favor. Motion carried.

MOTION: By David Dugas to introduce Ordinance 5, seconded by Nara Crowley, All in favor. Motion carried.

MOTION: By Robbie Mayer to introduce Ordinance 6, seconded by David Dugas, All in favor. Motion carried.

MOTION: By Nara Crowley to introduce Ordinance 7, seconded by David Dugas, All in favor. Motion carried.

MOTION: By Robbie Mayer to introduce Ordinance 8, seconded by David Dugas, All in favor. Motion carried.

MOTION: By Kenny Barras to introduce Ordinance 9, seconded by Constance Langlinais, All in favor. Motion carried.

DISCUSSION: Wendell Verret added that Ordinance with include no trucks selling from the docks. Also, the dock master duties and salary are to be reviewed.

DISCUSSION: Wendell Verret gave a report on the boat launch and the new pay station it is now up and operating.

DISCUSSION: By Wendell Verret regarding planning and grants, currently not pursuing any grants..

DISCUSSION: By Nara Crowley who requested that the resolution regarding caverns in Lake Peigneur be limited to three adopted in 2024 be reduced to writing.

NEW BUSINESS: None

MOTION: By Robbie Mayer to adjourn, seconded by Duane Saunier. All in favor. Motion carried.

Twin Parish Port District

Budget vs. Actuals: Budget_Q4_2025 - FY25 P&L

October - December, 2025

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Facility Income			
Pay Station	10,624.70	14,000.01	-3,375.31
Rent	4,349.64	10,875.00	-6,525.36
Slip Rentals	3,600.00	20,097.39	-16,497.39
Total Facility Income	18,574.34	44,972.40	-26,398.06
Other Types of Income			
Interest Income	123.31	99.18	24.13
Total Other Types of Income	123.31	99.18	24.13
Program Income			
Market Fees	560.00		560.00
Market Sales	1,705.00	7,289.01	-5,584.01
Retail Fees	74.80		74.80
Seafood Sales	1,581.85	14,608.29	-13,026.44
Total Program Income	3,921.65	21,897.30	-17,975.65
Tax Revenue			
Ad Valorem 1 Mill	4.30	519.99	-515.69
Ad Valorem 4 Mill	17.27	2,079.99	-2,062.72
Total Tax Revenue	21.57	2,599.98	-2,578.41
Total Income	\$22,640.87	\$69,568.86	\$ -46,927.99
Cost of Goods Sold			
Purchases	960.00	6,999.99	-6,039.99
Total Cost of Goods Sold	\$960.00	\$6,999.99	\$ -6,039.99
GROSS PROFIT	\$21,680.87	\$62,568.87	\$ -40,888.00
Expenses			
Contract Services			
Financial Officer	2,867.49	5,565.93	-2,698.44
Grant Administrator	1,778.32	3,343.92	-1,565.60
Market Assistants	90.00		90.00
Market Assitants		1,589.01	-1,589.01
Port Director Salary	8,333.34	17,417.31	-9,083.97
Program Registration	400.00	999.99	-599.99
Project Professionals	600.00	8,115.12	-7,515.12
Web Services	668.00	3,095.01	-2,427.01
Total Contract Services	14,737.15	40,126.29	-25,389.14
Facilities and Equipment			
Equipment		10,657.50	-10,657.50
Fuel	248.74	606.81	-358.07
Maintenance & Repairs	4,074.46	27,335.34	-23,260.88
Permitting	10.00	1,200.00	-1,190.00
Total Facilities and Equipment	4,333.20	39,799.65	-35,466.45
Operations			

Twin Parish Port District

Budget vs. Actuals: Budget_Q4_2025 - FY25 P&L

October - December, 2025

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Apps and Software	1,634.10	6,170.01	-4,535.91
Customer Returns	25.02	511.71	-486.69
Event Rentals	375.00	455.01	-80.01
Food Supplies	1,139.34	2,071.20	-931.86
Garbage	882.60	3,245.34	-2,362.74
Merchant Fees	2,845.61	2,598.42	247.19
Office Expense		232.89	-232.89
Office Rent	1,700.00	3,825.00	-2,125.00
Office Supplies	45.88	119.79	-73.91
Phone & Internet	525.87	1,502.82	-976.95
Port A Let Rental	380.00	761.46	-381.46
Postage, Mail Service	51.82	9,538.86	-9,487.04
Printing & Copying		132.03	-132.03
Storage	3,360.00	6,000.00	-2,640.00
Supplies	1,141.92	358.68	783.24
Travel	879.78	2,014.77	-1,134.99
Utilities	2,973.31	6,072.27	-3,098.96
Total Operations	17,960.25	45,610.26	-27,650.01
Other Business Expenses	38.48		38.48
Interest Expense-\$1.5m Tax Bond		5,031.24	-5,031.24
Legal Notices		1,800.00	-1,800.00
Marketing Expenses	1,025.64	4,649.97	-3,624.33
Membership Dues & subscriptions	50.00		50.00
Total Other Business Expenses	1,114.12	11,481.21	-10,367.09
Payroll			
Payroll Expenses	14,066.44	27,794.91	-13,728.47
Payroll Taxes	2,657.02	13,393.95	-10,736.93
Total Payroll	16,723.46	41,188.86	-24,465.40
Travel and Meetings			
Conference, Conventions, etc.		500.01	-500.01
Travel		500.01	-500.01
Total Travel and Meetings		1,000.02	-1,000.02
Total Expenses	\$54,868.18	\$179,206.29	\$ -124,338.11
NET OPERATING INCOME	\$ -33,187.31	\$ -116,637.42	\$83,450.11
NET INCOME	\$ -33,187.31	\$ -116,637.42	\$83,450.11

Balance Sheet - Year to last month

Twin Parish Port District

As of November 14, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Construction	0.00
Debt Service	0.00
Four Mill	578.04
Marina	11,469.01
Market	2,148.76
One Mill	157.16
Operating	89,782.79
Paypal	0.00
Petty Cash	0.00
Special	0.00
Total for Bank Accounts	\$104,135.76
Accounts Receivable	
Accounts Receivable (A/R)	5.00
Total for Accounts Receivable	\$5.00
Other Current Assets	
ATM Machine	0.00
Cash on hand	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$104,140.76
Fixed Assets	
Construction In Progress	757,843.97
Equipment	35,117.50
Improvements	19,465.70
Land	200,000.00
Marina and Improvements	2,280.20
Total for Fixed Assets	\$1,014,707.37
Other Assets	
Total for Assets	\$1,118,848.13

Balance Sheet - Year to last month

Twin Parish Port District

As of November 14, 2025

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Other Current Liabilities	
4.5 Grant Anticipation Note	0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$0.00
Long-term Liabilities	
1.5 m Limited Tax Bond	575,000.00
Long-term business loans	0.00
Total for Long-term Liabilities	\$575,000.00
Total for Liabilities	\$575,000.00
Equity	
Retained Earnings	-126,780.15
Net Income	442,117.86
Opening Balance Equity	228,510.42
Total for Equity	\$543,848.13
Total for Liabilities and Equity	\$1,118,848.13



Port of Delcambre VenTek RCS

Monthly Transactions Summary Report

14 Nov 2025 11:26:09AM

Date: July 01, 2025 to November 14, 2025

Location: ALL

Location	Terminal	Cash	Visa	MC	Amex	Discover	Smart Card	Debit	Gross Total	Cash Refund	Credit Refund	Total
Date: 2025 / July												
Bayou Carlin Cove	Boat Launch-AC-LAN	1,938.00	1,068.00	460.00	5.00	30.00	0.00	0.00	3,501.00	0.00	5.00	3,496.00
Total Sales		3,501.00	1,938.00	1,068.00	460.00	5.00	30.00	0.00	3,501.00	0.00	5.00	3,496.00
Date: 2025 / August												
Bayou Carlin Cove	Boat Launch-AC-LAN	3,098.00	1,942.00	807.00	30.00	44.00	0.00	0.00	5,921.00	0.00	0.00	5,921.00
Total Sales		5,921.00	3,098.00	1,942.00	807.00	30.00	44.00	0.00	5,921.00	0.00	0.00	5,921.00
Date: 2025 / September												
Bayou Carlin Cove	Boat Launch-AC-LAN	3,489.00	1,901.00	785.00	48.00	123.00	0.00	0.00	6,346.00	0.00	0.00	6,346.00
Total Sales		6,346.00	3,489.00	1,901.00	785.00	48.00	123.00	0.00	6,346.00	0.00	0.00	6,346.00
Date: 2025 / October												
Bayou Carlin Cove	Boat Launch-AC-LAN	3,289.00	1,897.00	635.00	69.00	180.00	0.00	0.00	6,070.00	0.00	0.00	6,070.00
Total Sales		6,070.00	3,289.00	1,897.00	635.00	69.00	180.00	0.00	6,070.00	0.00	0.00	6,070.00

Monthly Transactions Summary Report

14 Nov 2025 11:26:09AM

Date: July 01, 2025 to November 14, 2025

Location: ALL

Location	Terminal	Cash	Visa	MC	Amex	Discover	Smart Card	Debit	Gross Total	Cash Refund	Credit Refund	Total
Date: 2025 / November												
Bayou Carlin Cove	Boat Launch-AC-LAN	1,106.00	781.00	297.00	7.00	79.00	0.00	0.00	2,270.00	0.00	0.00	2,270.00
Total Sales	2,270.00	1,106.00	781.00	297.00	7.00	79.00	0.00	0.00	2,270.00	0.00	0.00	2,270.00
Grand Totals												
Total Sales	24,108.00	12,920.00	7,589.00	2,984.00	159.00	456.00	0.00	0.00	24,108.00	0.00	5.00	24,103.00

Farmers Market Visitors (44 markets)

Market Date	Count	Total	Avg	Annual	Rank	Market Date	Count	Total	Avg
2/6/2021	426	426			37	6/7/2025	1,201	42,013	1,032
3/6/2021	1,027	1,453	727		21	8/2/2025	1,048	43,061	1,032
4/3/2021	651	2,104	701		33	9/6/2025	796	43,857	1,032
5/1/2021	959	3,063	766		24	10/4/2025	949	44,806	1,032
6/5/2021	1,049	4,112	822		19	11/1/2025	623	45,429	1,032
8/7/2021	1,423	5,535	923		4.5				
9/4/2021	939	6,474	925		26				
10/2/2021	1,167	7,641	955		12				
11/7/2021	762	8,403	934		31				
12/4/2021	1,073	9,476	948	948	16				
2/6/2022	568	10,044	913		35				
3/10/2022	1,031	11,075	923		20				
4/2/2022	1,423	12,498	961		4.5				
5/7/2022	1,203	13,701	979		10				
6/4/2022	1,425	15,126	1,008		3				
9/3/2022	1,178	16,304	1,019		11				
10/1/2022	965	17,269	1,016		23				
11/5/2022	473	17,742	986		36				
12/3/2022	896	18,638	981	1,018	28				
3/4/2023	2,025	20,663	1,033		1				
4/1/2023	1,023	21,686	1,033		22				
5/6/2023	940	22,626	1,028		25				
6/3/2023	1,619	24,245	1,054		2				
8/5/2023	1,415	25,660	1,069		6				
9/2/2023	1,247	26,907	1,076		9				
10/7/2023	1,050	27,957	1,075		18				
11/4/2023	1,137	29,094	1,078		13.5				
12/2/2023	818	29,912	1,068	1,253	30				
3/2/2024	1,347	31,259	1,078		7				
4/6/2024	1,137	32,396	1,080		13.5				
5/4/2024	1,123	33,519	1,081		15				
6/1/2024	820	34,339	1,073		29				
8/3/2024	1,322	35,661	1,081		8				
9/7/2024	612	36,273	1,067		34				
10/5/2024	916	37,189	1,063		27				
11/2/2024	1,062	38,251	1,063		17				
12/7/2024	723	38,974	1,053	1,007	32				
4/5/2025	886	39,860	1,049		29				
5/3/2025	952	40,812	1,046		25				

<u>Market Sales 2025</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
Attendance:	886	952	1201	1048	796	949	643	
Income:								
Kids Crafts Donations			16.00		8.00	12.00		
Bag Sales	\$ 53.00		45.00	88.50	53.00	36.00	44.00	
Total Drink Sales	770.00	765.50	1,150.00	1,442.00	1,092.00	811.00	641.00	
Total Food Sales	258.00	310.00	270.00	360.00	270.00	300.00	270.00	
Vendor Fees						55.00	35.00	
Total:	1,081.00	1,075.50	1,481.00	1,890.50	1,423.00	1,214.00	990.00	-
Expense:								
Band	300.00	300.00	300.00	150.00	300.00	300.00	300.00	
Workers	200.00	100.00	100.00	100.00	100.00	150.00	100.00	
Food & Drink Supplies	485.53	639.33	408.15	246.46	451.82	513.51	406.78	
Merchant Fees	22.26	14.41	18.15	14.77	10.50	20.05	9.71	
Total:	1,007.79	\$1,053.74	\$826.30	\$511.23	\$862.32	983.56	\$816.49	\$0.00
 Grand Total:	 \$ 73.21	 \$ 21.76	 \$ 654.70	 \$ 1,379.27	 \$ 560.68	 230.44	 \$ 173.51	 \$ -
						Annual Total:		\$ 3,093.57

Louisiana Direct Seafood

Sales Report

eCommerce Sales & Statistics

	Month	Revenue		Orders	Visits	Visitors
2023	January	6,274.07	6,274.07	35	9,947	3,378
	February	5,008.15	11,282.22	28	10,087	3,397
	March	5,835.14	17,117.36	38	18,109	6,990
	April	4,425.30	21,542.66	34	21,520	7,792
	May	3,471.73	25,014.39	27	8,950	3,563
	June	2,285.26	27,299.65	23	7,513	3,098
	July	3,342.94	30,642.59	27	9,572	3,591
	August	2,281.37	32,923.96	28	7,276	3,010
	September	4,627.35	37,551.31	45	6,864	2,864
	October	3,452.03	41,003.34	28	7,802	3,469
	November	3,923.22	44,926.56	30	8,782	3,480
	December	6,335.61	51,262.17	56	6,461	2,966
2024	January	3,497.45	3,497.45	31	11,750	3,738
	February	3,783.60	7,281.05	121	12,132	3,914
	March	3,456.40	10,737.45	25	12,529	8,557
	April	2,253.33	12,990.78	20	11,842	8,095
	May	2,313.75	15,304.53	18	10,270	7,186
	June	2,008.63	17,313.16	14	11,421	8,291
	July	820.19	18,133.35	8	15,475	13,466
	August	1,520.81	19,654.16	9		
	September	1,784.94	21,439.10	13		
	October	469.00	21,908.10	5	849	1,188
	November	449.00	22,357.10	5	797	2,265
	December	3,630.58	25,987.68	33	5,600	2,200
2025	January	4,834.91	4,834.91	39	4,800	1,800
	February	2,435.30	7,270.21	16	3,400	1,400
	March	2,234.00	9,504.21	21	4,645	1,701
	April	1,957.00	11,461.21	15	4,009	1,490
	May	2,944.45	14,405.66	24	3,930	1,500
	June	867.00	15,272.66	10	3,400	1,500
	July	1,161.42	16,434.08	9	4,120	1,720
	August	733.63	17,167.71	7	3,300	1,330
	September	1,006.28	18,173.99	12	3,290	1,160
	October	1,036.00	19,209.99	10	3,380	1,330
Total		96,459.84	19,209.99	864	253,822	121,429



<u>Seafood Sales 2025</u>	<u>Thru October</u>	<u>Purchases</u>	Cost
Seafood Sales	36,323.70	01/24/2025 Anna Marie Shrimp	Red Snapper, Red Grouper, Shrimp 3,220.00
		02/06/2025 Fresh Water Seafood	Inv 999230 - Wild Catfish 12/2024 180.00
		02/06/2025 Louisiana Blue Crab, LLC	Invoice 260400- CLawmeat, Backfin 2,520.00
Expenses		02/06/2025 Louisiana Blue Crab, LLC	Invoice 260546 - Lump Crabmeat, Bac 2,906.00
Customer Returns	1,023.00	02/06/2025 Louisiana Blue Crab, LLC	Invoice 260628 - crab fingers 1,300.00
Purchases	22,441.48	02/06/2025 World's Finest Seafood	Invoice #27 700.00
Shipping	16,440.45	02/07/2025 Anna Marie Shrimp	Invoice no.: 74270 3,220.00
Storage	15,000.00	02/13/2025 Luke's Seafood	Invoice #000837 - Softshell Crab 2,339.68
Web Services	870.00	02/14/2025 Louisiana Blue Crab, LLC	Invoice 260628 - fingers 1,300.00
Total Expenses:	55,774.93	02/14/2025 D&T Crawfish, LLC	Alligator 24 @ 11 342.00
		02/17/2025 Fresh Water Seafood	Wild Catfish 2/3/2025 262.50
Net Total:	(19,451.23)	03/19/2025 D&T Crawfish, LLC	Alligator 24 lbs 264.00
		04/22/2025 Louisiana Blue Crab, LLC	Invoice 260708 1,200.00
		05/01/2025 Don's Specialty Meats, Inc	RDA XXXXXX3846 DEPOSIT RDA DE (230.00)
		05/02/2025 Boudreaux's Southern Seafood, LLC	1,350.00
		06/12/2025 Don's Specialty Meats, Inc	Inv. 920603 (345.00)
		06/16/2025 Gonsoulin's Land & Cattle	Shrimp, Red Snapper, Catfish, Jumbo (660.00)
		07/10/2025 World's Finest Seafood	Inv. #72 - 50 1lb Fresh Frozen Oysters 700.00
		07/11/2025 Anna Marie Shrimp	Invoice no.: 74403 680.00
		07/15/2025 Fresh Water Seafood	catfish 1,200.00
		08/07/2025 Boudreaux's Southern Sea	sea crawfish 342.00
		08/14/2025 Luke's Seafood	Softshell Crabs 280.00
		08/15/2025 Anna Marie Shrimp	American Red Snapper Fillet Portions 520.00
		09/05/2025 Boudreaux's Southern Sea	sea crawfish 360.00
		10/08/2025 Boudreaux's Southern Sea	sea crawfish 360.00
		11/05/2025 Fresh Water Seafood	100 Pks. Catfish - 11/04/2025 600.00
		11/06/2025 Boudreaux's Southern Sea	Seafood Purchase 360.00
Inventory			
Item	Cost		
Catfish	600.00		
Crab Fingers	-		
Crabmeat, backfin	-		
Crabmeat, claw	-		
Crabmeat, lump	-		
Crawfish	348.00		
Grouper, filet	-		
Grouper, half shell	150.00		
Okra	135.20		
Oyster Kit	-		
Oysters	-		
Oysters	-		
Porgy	387.00		
Red Grouper	156.00		
Red Snapper	-		
Sheepshead	93.50		
Shrimp	-		
Softshell Crab	-		
Softshell Crab	-		
Softshell Crawfish	-		
Total	1,869.70		

Twin Parish Port District
Bills Paid
October 18 - November 14, 2025

Date	Name	Amount	Total
10/20/2025	Louisiana Department of Revenue	-910.18	-910.18
10/20/2025	Neverbounce	-8.00	-918.18
10/20/2025	Microsoft	-9.62	-927.80
10/21/2025	Shawn's Cajun Meats and Grocery	-356.15	-1,283.95
10/21/2025	Pirate Ship	-5.86	-1,289.81
10/22/2025	Town of Delcambre	-52.96	-1,342.77
10/22/2025	Allpaid	-104.73	-1,447.50
10/22/2025	Town of Delcambre	-39.62	-1,487.12
10/22/2025	Town of Delcambre	-45.62	-1,532.74
10/22/2025	Town of Delcambre	-30.46	-1,563.20
10/23/2025	Harold Renard	-950.62	-2,513.82
10/23/2025	Amazon	-26.35	-2,540.17
10/23/2025	Cybersource	-25.02	-2,565.19
10/24/2025	Vermilion Chamber of Commerce	-50.00	-2,615.19
10/24/2025	Lafayette Farmers Market	-35.00	-2,650.19
10/24/2025	SimpleTexting	-559.74	-3,209.93
10/27/2025	Gulf Crown Seafood Company, Inc.	-34.00	-3,243.93
10/27/2025	DocuSign	-133.50	-3,377.43
10/28/2025	Zenwork	-5.24	-3,382.67
10/29/2025	PayPal	-200.00	-3,582.67
10/29/2025	Sam's Club	-218.46	-3,801.13
10/29/2025	Total Wine	-50.57	-3,851.70
10/29/2025	Walmart	-67.85	-3,919.55
10/30/2025	Entergy	-454.19	-4,373.74
10/30/2025	Entergy	-191.10	-4,564.84
10/30/2025	Walmart	-36.15	-4,600.99
10/30/2025	Entergy	-472.33	-5,073.32
10/31/2025	Entergy	-112.21	-5,185.53
10/31/2025	Entergy	-96.33	-5,281.86
10/31/2025	Patrice Doucet	-960.00	-6,241.86
11/03/2025	Shell	-85.91	-6,327.77
11/03/2025	Albertsons	-94.19	-6,421.96
11/03/2025	Intuit	-258.00	-6,679.96
11/03/2025	Merchant Fees	-303.59	-6,983.55
11/03/2025	Cybersource	-34.51	-7,018.06
11/03/2025	Bank Processing Fees	-837.10	-7,855.16
11/03/2025	Bank Processing Fees	-598.70	-8,453.86
11/03/2025	VendNovation	-24.75	-8,478.61
11/03/2025	VendNovation	-9.00	-8,487.61
11/04/2025	Wendell Verret	-4,166.67	-12,654.28
11/04/2025	Suzanne Marie Dugas	-494.91	-13,149.19

11/04/2025	Tammy Gordon	-1,869.36	-15,018.55
11/04/2025	Edie Casselman	-1,421.62	-16,440.17
11/04/2025	Brittany Gordon	-1,322.67	-17,762.84
11/04/2025	Timothy Labowe	-1,630.20	-19,393.04
11/04/2025	Authorize.net	-77.20	-19,470.24
11/05/2025	Fresh Water Seafood	-600.00	-20,070.24
11/05/2025	Town of Delcambre	-200.00	-20,270.24
11/05/2025	Gerald Frederick	-850.00	-21,120.24
11/05/2025	Google	-36.00	-21,156.24
11/05/2025	Intuit	-115.00	-21,271.24
11/05/2025	Portablehandwashing	-14.84	-21,286.08
11/06/2025	RAD Consulting Group, LLC	-85.00	-21,371.08
11/06/2025	Monica Theriot	-1,803.30	-23,174.38
11/06/2025	Boudreaux's Southern Seafood, LLC	-1,860.00	-25,034.38
11/06/2025	RAD Consulting Group, LLC	-87.00	-25,121.38
11/06/2025	RAD Consulting Group, LLC	-79.00	-25,200.38
11/06/2025	RAD Consulting Group, LLC	-83.00	-25,283.38
11/07/2025	Amazon	-16.98	-25,300.36
11/07/2025	Event Solutions	-190.00	-25,490.36
11/07/2025	Lafayette Farmers Market	-35.00	-25,525.36
11/10/2025	Floyd Shrimp Company, LLC	-707.50	-26,232.86
11/10/2025	P.I. Advertising	-1,082.50	-27,315.36
11/10/2025	Nicky P's Lube	-185.46	-27,500.82
11/10/2025	RingCentral	-63.50	-27,564.32
11/12/2025	Shell	-73.18	-27,637.50
11/12/2025	Stamps.com	-22.98	-27,660.48
11/13/2025	Lafayette Farmers Market	-35.00	-27,695.48

Friday, Nov 14, 2025 08:42:22 AM GMT-8

Bills Due

Date	Payee	Purpose	Amount	Total
10/27/2025	Gulf Crown Seafood Company, Inc.	shrimp for market	34.00	34.00
11/05/2025	Fresh Water Seafood	catfish	600.00	634.00
11/05/2025	Town of Delcambre	registration	200.00	834.00
11/10/2025	Floyd Shrimp Company, LLC	shrimp owed to Josh	707.50	1,541.50
11/10/2025	P.I. Advertising	shopping bags	1,082.50	2,624.00
11/05/2025	Gerald Frederick	office rent	850.00	3,474.00
9/16/2025	Kingdom Builders	pay app 7	14,415.12	17,889.12
10/21/2025	Kingdom Builders	pay app 8 final	65,050.26	82,939.38
10/14/2025	Primeaux, Touchet	Bagwell	7,207.20	90,146.58
10/14/2025	Primeaux, Touchet	lift station	18,085.00	108,231.58
10/14/2025	Primeaux, Touchet	Dwight's	11,595.00	119,826.58
10/14/2025	Primeaux, Touchet	Emergency Contract	745.67	120,572.25
10/23/2025	Ventek	Installation	1,900.00	122,472.25
10/23/2025	Ventek	Online services	405.21	122,877.46
10/23/2025	Ventek	balance on machine	14,854.88	137,732.34

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, November 14, 2025



STATUS REPORT 10/21/2025 TO 11/14/2025

Finances, Personnel, and Operations

Our fund balance as of 11/14/2025 is \$105,046.39. I provided a financial forecast and narrative to the bank on their request. (Copy is attached.) The loan committee will meet the week of the 17th. The loan officer does not see any issues. The deadline for getting on the bond commission agenda in January is December 11. We might need a special meeting to approve the loans before then.

In September 2021, we took out a \$1m bond to cover our match for the Bagwell project. There was also a \$100,000 drawdown of a \$4.5m grant anticipation note that we did not use because of delays with the grants. We exhausted those bond funds as follows:

Fees	59,662.75
Land – Seafood Hub	200,000.00
Bank Note	100,000.00
Engineering - Bagwell	298,928.00
Engineering - Dwight's	13,295.00
Environmental – Bagwell	4,610.00
Construction - Dwight's	367,290.91
Construction - Seafood Hub	29,171.95
Operating	27,041.39
Total	1,100,000.00

We closed out the bond by transferring \$27,041.39 to operating to cover the cash shortage.

We used other funds in engineering and construction as follows:

Iberia Parish Permit Office	2,100.00
Louisiana Testing & Inspection, Inc.	13,876.20
Primeaux, Touchet & Assoc.	38,715.34
Slade Landry Construction, LLC	206,297.55
Southern Cuts Tree Service, LLC	9,400.00
Reddy Nandipati	9,000.00
Total	279,389.09

To meet upcoming construction costs and replenish the operating cash used for construction, I met with a Gulf Coast Bank loan officer to discuss our borrowing options. Local government with sales or property tax revenue routinely borrow against those revenues to construct projects of all kinds like roads, bridges, schools, sewer plants, and practically all other infrastructure

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, November 14, 2025



projects. The benefit of building projects now far outweighs waiting 10, 20, or more years to collect the funds before building the project. Government borrowing is not like borrowing for a home. The bank is limited to collection only from those designated revenue streams. It is a sum certain in the future reduced to the present. For local government, it is the customary way of doing business.

We can apply for grant anticipation notes for each of the grants as they become approved/final. We can also apply for a long-term bond and a bond anticipation note (while bond approval is pending.) Bond approval is done by the state bond commission. I am attaching the memo I sent to the bank for the USDA RISE Grant (without attachments.) The bank officer is prepared to go to his loan committee with the RISE loan. I asked him to wait pending board approval. I will send him additional memos on each grant.

The origination fee on each loan is .5% of the line of credit requested. The interest rates are approximately 5.9% on tax free loans and bonds, and 7% otherwise. The grants, projects, and related notes and bonds are listed below:

1. Grant Anticipation Loan re: USDA RISE GRANT	780,707.00
2. Grant Anticipation Loan re: CDBG RCIP GRANT	636,705.60
3. Grant Anticipation Loan re: USDOT PIDP GRANT	2,000,000.00
4. Grant Anticipation Loan re: LA DOTD PORT PRIORITY GRANT	4,214,500.00
5. Grant Anticipation Loan re: DEQ WATER TREATMENT GRANT	87,600.00

The above loans are lines of credit that do not incur interest until the funds are needed. Because of the origination fee, we will not need the entire amount listed above except for the USDA RISE GRANT. The USDA payment policies are different than the other grants. When I get confirmation from the agency, we can adjust the amount needed accordingly.

Below are the needs for the long-term bond. Item 1 is the total needed not including fees, interest, and expenses. Item 2 is total for engineering and below it are the sub-items:

1. TAX LIMITED BOND	1,158,073.00
2. Engineering	77,000.00
Lift Station w/Electrical	14,000.00
Dwight's	5,000.00
Recording fees	800.00
Seafood Hub (warehouse)	50,000.00
3. USDA RISE GRANT, Match	784,073.00

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, November 14, 2025



4. DWIGHT'S RESTAURANT COMPLETION	97,000.00
5. BAYOU CARLIN GAS EXTENSION	25,000.00
6. TOWN SEWER EXTENSION	58,000.00
7. REIMBURSE OPERATING	117,000.00

For the long-term bond amount, I did not include interest and expenses. I will discuss the projects with the bond attorney. By my figures, we have a total bonding capacity of \$3.1m. So we only need one third of that amount. The bond anticipation note will only need to be enough to cover the time period to get the bond approved by the state bond commission.

I am requesting authority enter into the above loans and bond and to sign related documents.

Industrial Expansion

The engineers have released notice to bidders for marine work. They received and opened bids but will make project revisions to allow for a contingency fund.

Seafood Hub

Planning and design is on hold until financing is secured.

On the warehouse, we signed a subrecipient agreement with Vermilion Parish. I received the final agreement from the Parish. We will get a timeline for design. Primeaux, Touchet will be the engineer on the project.

Farmers Market

The market was slower than usual with 623 visitors. It was the day after Halloween so we didn't get very many locals. There was an unusual amount of new customers

Seafood

Very few boats are coming in as the season is slowing down.

Louisiana Direct Seafood Shop

We are nearly out of inventory. We will not be resupplying Gonsoulin's, Don's, or the Lafayette Market. We will shut down the website until next year. As soon as we have closed out the

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, November 14, 2025



remaining inventory, I will look for a suitable location to store the freezers. We have two large chest freezers. If we can do that, we will be able to close our lease with Josh Boudreaux.

Before we restart next year, we will do a complete restructuring of pricing for product and shipping. We have good research on national pricing from other online businesses to compare.

Marina

We added two new customers to the marina, a sailboat and a houseboat. I turned away another 40 foot plus boat due to limited space on Pier C. It doesn't appear Chris Allard is planning to come, so I'll reach out to the other large boat for rental.

We have shut down collections from Girourd (ghost boat).

We have had thefts. One vessel had the deck box broken into and equipment taken. He stated he was planning to leave the marina, but he is still in and has paid this month's rent.

Another vessel left but she didn't say why.

Bayou Carlin Cove

Enforcement

The introduction of the proposed ordinances were published and is set for adoption at the meeting. A short hearing on the ordinances will be held before the regular meeting. The ordinances will then be published in full before taking effect.

Dwight's Restaurant

Bids for sewer work will be re-issued due to the first bid being over budget. Gas line bids will also be issued shortly.

Planning and Grants

Local Catch Conference

I attended that conference this week with Louisiana Sea Grant in Gulf Shores. Sea Grant is covering the expense. Tom Hymel and I spoke on a panel about Delcambre Direct Seafood. The conference was well attended (approximately 300) and featured many communities going through similar programs to sell seafood locally. Participants came from across the country from California, Oregon, Washinton, Canada, Alaska, the East Coast, Florida, Alabama, and Louisiana.

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, November 14, 2025



Tariff Funding for Grants

While at the conference, I learned that some of the recent tariffs might be available for the shrimp industry. Nothing has been enacted yet, but we have a good idea of what to monitor.

Maintenance and Repairs

Below is a list of planned repairs and improvements.

- Marina light repair is pending additional marina funds.

MEMO
TO: GULF COAST BANK
FROM: TWIN PARISH PORT COMMISSION
PORT DIRECTOR
DATE: Wednesday, October 29, 2025



The Twin Parish Port District (the Port), governed by the Twin Parish Port Commission, is requesting several grant anticipation loans and a tax limited bond to cover certain port projects. Attached is a financial forecast based on the audited financial report for FY 2024. (See Forecast 1.) Also attached is the Independent Auditor's Report for years ended December 31, 2024 and December 31, 2023. (Forecast 2.)

The Base Audit

Operating Revenue. The audit separates operating income from non-operating. Operating Revenues consist of Leases & Rents and Program Income. **Leases & Rents** are rental income from port property leased to Bagwell Energy Services, LLC (Bagwell) at 2,175 per month, 26,100 annually; Pay Station revenue, 36,504.50 in 2024; and North Pier Marina boat slip rents, 27,936.73 in 2024.

The Port will make substantial improvements to the property leased to Bagwell including adding a manufacturing building, dredging the loadout slip, adding bulkhead, and adding shore protection. The Port obtained two grants to partially fund the Bagwell improvements: Louisiana Department of Transportation and Development (DOTD) Port Priority Program, \$4,735,000; and, US Department of Transportation (DOT) Port Infrastructure Development Program (PIDP), \$2,000,000. Only a portion of the PIDP funding applies to the Bagwell improvements.

Under the conditions of the DOTD funding, the Port is required to obtain a return on investment. As a result, the Bagwell rent will increase once the project is complete, and possession of the additions are placed with Bagwell. The new rent is expected to exceed \$100,000 annually.

In addition, the Port is constructing a restaurant on its boat launch property at 605 South Railroad in Delcambre. Rent from the restaurant will be nearly \$20,000 annually. The Port is also constructing a seafood hub facility in Erath. Funding will partially come from a USDA grant and from the bond that is the subject of this loan application. Rent from the facility is expected to reach \$20,000 annually.

The increase in future revenue is provided in the financial projection. See expected rent increase beginning on Line 50 of the forecast.

Otherwise, the audit revenue includes approximately \$36,000 from the pay station. The machine malfunctioned in the Fourth Quarter of 2024 and was replaced in July 2025. Revenue is expected to return to normal levels in 2026 at approximately \$48,000 annually.

Based on the above, Leases & Rents is expected at \$135,700 in 2025 with gradual increases through 2029.

MEMO
TO: GULF COAST BANK
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PORT DIRECTOR
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Program Income in 2024 consisted of sales and fees at the Port's farmers market and from its online seafood sales. The Port will turn over the seafood sales to the tenant of the seafood hub once that facility is operational. In the meantime, the Port plans a reduction in seafood inventory and sales beginning in 2026. Otherwise, market sales are expected to increase gradually through 2029. See Line 4.

Operating Expenses. The Port's operating expenses include both administrative expenses and expenses related to operations of its marina, boat launch, farmers market, and seafood program. Those expenses, except for insurance and director salary, is expected to maintain current levels with some reduction in marketing expenses. As the Port reduces its seafood sales, marketing is also expected to become less necessary.

Non-Operating Revenue

Non-operating revenues consist of tax millage revenue, federal grants, interest income, and miscellaneous. The tax millage revenue increased in 2025 to approximately \$625,000 from approximately \$537,000 in 2024. Because 2024 was a reassessment year, payments were not received until 2025 when they are usually received in the later part of the year. Miscellaneous revenue are minor items like refunds and pavilion rentals.

The assessment value of taxable property in the Port district increased 8 percent from 2023 to 2024. We have not yet received the 2025 figures from the tax assessor to determine any increase from 2024 to 2025.

Net Amounts

The remainder of the forecast shows the net revenue after capital projects, current bond payments, and increased rent from projects.

Loan and Bond Amount

The Port is requesting a grant anticipation loan of \$780,707.00 and a tax limited bond of \$784,073.00. Please advise if we can meet to discuss or what other information you need from me.

Wendell Verret
Port Director

Profit and Loss Forecast
Twin Parish Port District
All Dates

	2024	2025	2026	2027	2028	2029
1						
2 Operating Revenues						
3 Leases & Rents	102,551.00	135,700.00	140,000.00	145,000.00	150,000.00	155,000.00
4 Program Income	78,715.00	50,400.00	54,000.00	60,000.00	65,000.00	70,000.00
5 Total Operating Revenue	181,266.00	186,100.00	194,000.00	205,000.00	215,000.00	225,000.00
6						
7 Operating Expenses						
8 Accounting	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00
9 Depreciation	209,895.00					
10 Dues & subscriptions	7,935.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
11 Insurance	29,152.00	30,000.00	30,000.00	45,000.00	45,000.00	45,000.00
12 Interest	12,906.00					
13 Marketing	100,825.00	74,000.00	76,000.00	78,000.00	62,000.00	50,000.00
14 Miscellaneous	44,363.00	30,000.00	30,000.00	13,000.00	13,000.00	13,000.00
15 Office expense	15,208.00	15,800.00	15,800.00	15,800.00	15,800.00	15,800.00
16 Outside services	19,006.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00
17 Payroll taxes	16,149.00	21,500.00	21,500.00	21,500.00	21,500.00	21,500.00
18 Port director	50,253.00	50,000.00	50,000.00	60,000.00	65,000.00	65,000.00
19 Professional fees	57,801.00	27,500.00	27,500.00	27,500.00	27,500.00	27,500.00
20 Program registration	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00
21 Rent	9,350.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00
22 Repairs and maintenance	55,475.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
23 Salaries	130,103.00	88,000.00	88,000.00	88,000.00	88,000.00	88,000.00
24 Supplies	15,525.00	8,000.00	10,000.00	12,000.00	12,000.00	12,000.00
25 Telephone	4,899.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00
26 Travel	11,610.00	10,000.00	8,000.00	8,000.00	8,000.00	8,000.00
27 Utilities	35,430.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00
28 Website maintenance	8,660.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
29 Total Operating Expenses	858,345.00	498,800.00	500,800.00	512,800.00	501,800.00	489,800.00
30						
31 Net Income	(677,079.00)	(312,700.00)	(306,800.00)	(307,800.00)	(286,800.00)	(264,800.00)
32						
33 Non-operating Revenues (Expenses)						
34 Ad valorem	537,881.00	625,000.00	625,000.00	625,000.00	675,000.00	675,000.00
35 Federal grants	3,690.00	154,300.00	3,936,000.00	3,167,352.00	25,000.00	15,000.00
36 Interest income	2,791.00	500.00	500.00	500.00	500.00	500.00
37 Miscellaneous	8,730.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
38 Total non-operating	553,092.00	788,800.00	4,570,500.00	3,801,852.00	709,500.00	699,500.00
39						
40 Change Net Position	(123,987.00)	476,100.00	4,263,700.00	3,494,052.00	422,700.00	434,700.00
41						
42 Capital Projects	-	656,000.00	3,936,000.00	3,167,352.00	25,000.00	15,000.00
43 Net After Projects	(123,987.00)	(179,900.00)	327,700.00	326,700.00	397,700.00	419,700.00
44						
45 \$1m Tax Limited Bond (current)						
46 Principal	107,000.00	109,000.00	111,000.00	113,000.00	115,000.00	117,000.00
47 Interest	12,906.00	11,000.00	9,100.00	8,000.00	6,000.00	3,400.00
48 Net After Bond Service	(243,893.00)	(299,900.00)	207,600.00	205,700.00	276,700.00	299,300.00
49						
50 Expected Rent From Projects	-	-	9,600.00	19,200.00	187,600.00	187,600.00
51 Net After Expected Rent	(243,893.00)	(299,900.00)	217,200.00	224,900.00	464,300.00	486,900.00
52						
53 Beginning Balance	476,036.00	442,038.00	142,138.00	359,338.00	584,238.00	1,048,538.00
54 Ending Balance	442,038.00	142,138.00	359,338.00	584,238.00	1,048,538.00	1,535,438.00