Notice Posted: August 17, 2026 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, August 18, 2026 at 6:00 p.m.

Agenda

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT (5 MINUTES)**
4. **APPROVAL OF MINUTES**
5. **OLD BUSINESS (see below):**

FINANCE AND INSURANCE

A. **Financial Reports – Kenny Toups**

B. **Bills – Motion to pay the bills**

PROJECTS REPORT

A. **Status on Industrial Expansion – Brian Primeaux, Wendell Verret**

B. **Status on Dwight's Restaurant – Brian Primeaux, Wendell Verret**

   a. **Insurance coverage on all port properties and discussion and vote on Dwight's insurance proposal per committee**

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. Review of draft of Intergovernmental Agreement with Vermilion Parish Sheriff – Scott Saunier, Wendell Verret
2. Review estimate to regenerate limestone lot and fix potholes - Wendell Verret

D. Seafood – Wendell Verret

E. Planning & Grants – Wendell Verret

a. Status on Delta Regional Authority

6. NEW BUSINESS

7. 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 MEETING JULY 28, 2026

PRESENT: Constance Langlinais, Nara Crowley, Tony Barras, Kenny Barras, Duane Saunier, Taylor Mencacci, Scott Sonnier, Martial Broussard and Phil Simon
ABSENT: Kelly Rogers, Cory Duplantis (resigned), David Dugas (resigned)
OTHERS: Wendell Verret, Brian Primeaux, Monica Theriot, Tipper Esponge and Kenny Toups (CPA)
PUBLIC COMMENT: None

OLD BUSINESS:

Minutes for last meeting approved as presented no motion needed.

MOTION: By Duane Saunier to pay the bills, seconded by Taylor Mencacci, All in favor. Motion carried. Nara Crowley opposed paying the bills

DISCUSSION: By Kenny Toups who gave a report on the financials. He is a CPA and was asked by Wendell Verret to come and speak to our commissioners regarding reading financial reports. CPA Kenny Tooks reviewed the commission's financial statements and identified significant presentation and reconciliation problems. He noted that net income differed among the balance sheet, profit-and-loss statement, and cash-flow statement for the same reporting period. He also said the cash-flow statement did not consistently reconcile to ending cash.

Toups recommended rebuilding and improving the monthly financial reporting process. Key recommendations included recording or tracking accounts receivable and accounts payable for planning purposes, clearly separating restricted cash from unrestricted operating cash, tracking payroll-tax liabilities, providing a debt-service schedule, and giving commissioners a regular budget-to-actual variance report explaining material overruns.

The commission discussed the need for better cash-flow forecasting because tax receipts are concentrated earlier in the year while major project expenses continue throughout the year. Tooks offered to assist with improving procedures and the QuickBooks reporting format so commissioners can more easily understand the organization's actual financial position.

DISCUSSION: By Wendell Verret who handed out and discussed the financial reports. The board discussed bills and the effect of project payments on available cash. A major payment of approximately $953,000 was presented, largely associated with construction activity. Concerns were raised about upcoming obligations, including an additional approximately $150,000 request associated with the Dwight's project. A motion to pay the presented bills was approved, with at least one commissioner recorded as opposed.

DISCUSSION: By Brian Primeaux on the industrial expansion project. Patriot Construction was reported to be making strong progress on the industrial expansion project. The bulkhead and tieback system were well advanced, while the dredging and vessel-removal crew had been delayed and was expected to mobilize around August 1.

The discussion covered the scope of the bulkhead, limestone paving, riprap, crane capacity, and a crane-pad element that had fallen lower on the priority list because of budget constraints and inflation. The future fabrication building remains a separate bid package and was still being coordinated with the Fire Marshal.

Work completed for the current Patriot pay application was reported at approximately $770,646, with a payment after retainage of approximately $732,414.

Patriot Construction should begin the dredging and removal of the sunken vessels beginning August 1. The bulkhead crew is making progress. Payout amount due at this time on this project is $732,113.75.

MOTION: By Taylor Mencacci to pay out this amount of $732,113.75 to Patriot Construction, seconded by Scott Sonnier, All in favor. Motion carried.

DISCUSSION: By Brian Primeaux on Dwight's Restaurant. Gas line has been installed. The sewer lift station is 65% complete. The amount due to the city of Delcambre is $173,828.70 a motion is needed to pay.

The gas-line work serving the Dwight's facility was reported substantially complete pending meters. The sewer lift station was approximately 65% complete. Remaining work included the force main, interior coating of the wet well, installation of the control panel, and final testing. The contractor's completion period runs to approximately September 7, making the schedule tight but still potentially achievable.

The town is expected to assume maintenance responsibility after completion, subject to the contractor's one-year warranty period. Grant reimbursement was discussed for a portion of the project costs.

MOTION: By Scott Sonnier to pay the City of Delcambre the amount of $173,828.70, seconded by Taylor Mencacci, All in favor. Motion carried.

DISCUSSION: By Brian Primeaux on the change order request for LA Contracting Enterprises. Change order in the amount of $ 4,318.30 is requested for the waterline and street signs and installation. A major discussion concerned the tenant's interior build-out. The lease contemplated up to approximately $250,000 of tenant investment, but a contractor bid reportedly came in near $315,000, creating an approximately $65,000 overage.

One proposal was for the commission to offset some of that overage by covering building insurance premiums over the five-year lease while the tenant continued paying liability coverage and lease payments. Commissioners questioned the annual insurance cost, the source of commission funding, liability implications, and whether the arrangement would improperly shift costs to the commission.

Because the actual insurance cost and structure of the proposal were not yet sufficiently defined, the commission agreed to obtain more information before making a final decision. The matter was effectively tabled pending specific insurance figures and funding details.

MOTION: By Taylor Mencacci to pay the change order amount of $ 4,318.30 to LA Contracting Enterprises, seconded by Scott Sonnier. All in Favor. Motion carried.

DISCUSSION: By Brian Primeaux regarding the Seafood Hub. Plans are 100% complete and they are being reviewed by the State. The commission discussed plans for another approximately 60-by-100-foot storage building associated with the Seafood Hub. The plans were approaching the 100% design stage for state program review, permitting, and eventual bidding.

The building is currently planned primarily as flexible storage rather than a finished refrigerated facility. It would include infrastructure such as floor drains and electrical service so freezers, shipping/receiving functions, or other uses could be added later. A restroom and small office may be included as an alternate if funding permits. A revised budget for the larger Seafood Hub was expected by the next meeting.

The board also authorized an application for approximately $250,000 in funding for Seafood Hub equipment, with discussion that an in-kind property contribution could potentially satisfy any match requirement.

DISCUSSION: By Brian Primeaux regarding the bid for the interior of Dwight's Restaurant. There is an overage of $65,000 compared to the first bid that was given they have requested an amendment to the lease to cover this cost by paying the insurance monthly not all of the information was available regarding the cost of the insurance so the discussion was tabled until the next meeting Wendell will get specifics and cost of insurance.

DISCUSSION: By Wendell Verret on the North Pier Marina.

DISCUSSION: Farmers Market will be August 1, 2026

DISCUSSION: By Wendell Verret on the boat launch. Scott Sonnier and Wendell Verret will review the draft of the intergovernmental agreement with the Vermilion Parish Sheriff regarding the use of the marina boat.

The condition of the public dock on Richard Street became a major safety issue. Commissioners discussed deteriorated decking, holes, and nearby drainage/culvert failures. The drainage problem and the planned south-side dock repair were clarified as separate issues, with some drainage infrastructure identified as a town responsibility.

Commissioners debated whether permanent dock repairs should be moved ahead of the Bagwell manufacturing building because of public-safety and liability concerns. The immediate decision was to treat the condition as an urgent safety matter: barricades and warning signage were to be placed to restrict access to unsafe portions of the dock, while staff would investigate temporary repairs before the Shrimp Festival. Safe portions could be reopened as repairs were completed.

The discussion also acknowledged that closing the dock could affect shrimp sales and festival activities, including access associated with the Blessing of the Fleet, but commissioners emphasized that public safety had to take priority.

DISCUSSION: By Wendell Verret on planning and grants. DRA (Delta Regional Authority) contacted us to see if we wanted to apply for the grant to cover equipment for the Seafood Hub.

MOTION: By Duane Saunier for Wendell to apply for the DRA grant, seconded by Taylor Mencacci. All in favor. Motion carried.

DISCUSSION: Status of the port attorney contract. Have not received a report yet.

DISCUSSION: By Nara Crowley regarding the proposed by-laws. Nara gave a report on the new proposed by-laws. Motion needed to approve the by-laws. Proposed bylaws were reviewed in detail, including officer duties, commissioner responsibilities, ethics training, meeting procedures, a four-member quorum, attendance requirements, onboarding of new commissioners, contract signatures, and the role of the port director.

There was substantial disagreement over whether the bylaws were necessary, whether certain provisions could conflict with the commission's charter or state law, and whether legal review should occur before adoption. Particular concern centered on the charter's provision that four members constitute a quorum and on provisions addressing removal after consecutive unexcused absences.

Motion: By Nara Crowley to accept the new by-laws, 4 people for the by-laws, Martial Broussard, Nara Crowley, Connie Langlinais and Kenny Barras, 4 people opposed to the new by-laws, Duane Saunier, Scott Sonnier, Taylor Mencacci and Phil Simon. Tony Barras obstained from voting. Motion Failed.

MOTION: By Tony Barras to adjourn, seconded by Nara Crowley to adjourn, All in favor. Motion carried.

TWIN PARISH PORT SPECIAL MEETING August 4, 2026

PRESENT: Constance Langlinais, Nara Crowley, Kenny Barras, Duane Saunier, Scott Sonnier, Martial Broussard and Phil Simon
ABSENT: Kelly Rogers, Tony Barras, Taylor Mencacci
OTHERS: Wendell Verret, Brian Primeaux, Tipper Esponge, Jacob Landry and Jake Broussard
PUBLIC COMMENT: None

Call to Order

- Meeting opened with the **Pledge of Allegiance**.
- **Roll call** was conducted, and a **quorum was confirmed**.
- No public comments were offered.

Main Agenda Item

Safety concerns regarding the dock facility before the upcoming festival and Blessing of the Fleet.

Discussion

- The chairman explained that the deteriorating condition of the docks presents a liability risk, especially with large festival crowds.
- An Assistant District Attorney advised that simply placing barricades may not be sufficient to protect the board from liability if someone is injured.
- The greatest concern is providing safe access to the **four boats participating in the Blessing of the Fleet**.
- While a complete dock replacement is planned in the future, it will not happen before the festival, so a temporary solution is needed.

Proposed Solutions

- Install barricades with caution tape to keep the public off unsafe portions of the dock while leaving controlled access points for the four boats.
- Rent temporary **construction/access mats** (synthetic or rubber mats) to bridge weak areas of the dock and distribute weight.
    - Larger mats (approximately 12'×10' or 14'×10') were discussed.
    - Smaller interlocking rubber mats (4'×8') were also suggested.
    - An estimated rental cost mentioned was about **$40 per 4'×8' mat per week**.
- Use mats only at the boarding locations for the four boats and barricade the remaining areas.

Engineering/Maintenance Comments

- Brian stated the dock **does require maintenance**, but he believes it can support the proposed temporary mat solution.
- Brian agreed to:
    - Measure the area.
    - Determine how many mats would be needed.
    - Obtain rental information and pricing.

Consensus

- No formal vote was taken.
- There was general agreement that renting mats and installing barricades where appropriate is the preferred temporary solution for the festival.

Additional Notes

- Discussion included how the boats are typically tied together during the Blessing of the Fleet and whether only specific boarding points would need to be reinforced.
- One measurement mentioned for the dock area was **approximately 125 feet**.

Discussion on Boat Placement

The board continued discussing how to safely accommodate the boats participating in the **Blessing of the Fleet** while minimizing the public's exposure to unsafe sections of the dock.

Boat Lineup

- **Three boats were confirmed**, with a **fourth boat still possible**.
- Boats mentioned included:
    - **Beachmaster**
    - **Happy David**
    - **Lady Flo**
    - **Little Man** (identified as a possible fourth boat)
- Members debated whether the boats would be tied:
    - Side-by-side,
    - Single file,
    - Or doubled together as done in previous years.

Additional Safety Concerns

- Members noted that the **east/other dock** also has issues:
    - The pier is in somewhat better condition.
    - However, drainage structures and culverts have deteriorated.
    - Portions of the wharf appear to be settling or sinking.
- Concern was expressed about whether **Little Man** could safely dock at the main location because of water depth and available space.

Temporary Safety Plan

The discussion generally favored:

- Renting temporary mats to reinforce the boarding areas.
- Installing barricades along unsafe portions of the docks.
- Leaving controlled openings only where passengers and clergy board the boats.
- Closing those openings again after the Blessing of the Fleet is complete.

Several members agreed that this approach would also help protect visitors during the festival and fireworks when many spectators gather near the docks.

Estimated Materials

Discussion included:

- Approximately **125 feet** of dock may need protection.
- Rough estimate of **10–12 interlocking mats**, depending on their size and availability.
- Final quantity to be determined after measurements and consultation with the rental company.

Consensus

There was general agreement to:

- Continue planning around the temporary mat solution.
- Adjust the layout depending on which boats ultimately participate.
- Keep barricades in place except during the boarding and departure of the Blessing of the Fleet boats.
- Treat the mat installation as a temporary measure until a permanent dock rehabilitation project can be completed.

No formal motion or vote was taken during this portion of the discussion.

Dock Safety – Final Discussion and Action

Temporary Dock Safety Plan

The Board agreed to proceed with the temporary dock safety improvements before the upcoming festival.

Key points discussed included:

- Jacob will determine the availability of temporary construction mats and provide pricing and delivery information the following morning.
- Wendell will distribute the information to Board members by email.
- If the mats are donated or otherwise provided at no cost, no formal Board action will be required.
- The mats should remain in place through the festival and may stay until permanent repairs begin.

Backup Plan

Board members discussed the need for a contingency plan should the donated or rental mats become unavailable.

A consensus was reached to:

- Authorize an **emergency expenditure not to exceed $10,000** to obtain temporary mats or similar safety measures if necessary.
- Install barricades to restrict access to unsafe portions of the dock.
- Ensure the temporary safety measures are completed before the festival begins.

The Board emphasized that protecting the public from injury and reducing the District's liability were the primary objectives.

Boat Arrangements

After further discussion, members agreed that:

- Planning should be based on accommodating **three boats**, rather than four.
- If a fourth vessel cannot be safely accommodated, it should not be assigned to the dock.
- Festival organizers will be notified that only the available safe docking area can be used.
- No work will be performed on the secondary dock at this time because of separate safety concerns.

Additional Business

Restaurant Lease / Insurance Amendment

The Board then discussed a request from **Dwight**, the restaurant lessee.

Background

- Under the existing lease, the tenant agreed to fund up to **$250,000** for construction of the restaurant interior.
- After obtaining bids, the **lowest construction bid was approximately $315,000**, exceeding the lease commitment by about **$65,000**.

Proposal

Rather than increasing the construction allowance, Dwight requested that the District:

- Pay the annual property and liability insurance premiums for the building.
- Estimated insurance premium: **$13,650 per year**.
- Continue paying those premiums until the total District contribution reaches approximately **$65,000**, roughly equivalent to the difference between the construction bid and the lease allowance.
- Dwight would obtain the insurance policy and invoice the District annually.

Discussion

Board members reviewed:

- The annual insurance cost of approximately **$13,650**.
- The cumulative cost over approximately five years (about **$67,500**).
- Whether this approach would satisfy the original financial limits established in the lease.

No final decision or vote occurred during this portion of the discussion.

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

Twin Parish Port District
Profit and Loss
January-July, 2026

	Total
Income	
Facility Income	
Pavilion Rental	300.00
Pay Station	24,569.00
Rent	19,573.38
Slip Rentals	14,925.00
Total for Facility Income	**$59,367.38**
Grants	10,698.85
Other Types of Income	
Refunds	18,703.93
Total for Other Types of Income	**$18,703.93**
Program Income	
Fisher Permits	1,750.00
Market Fees	5,128.00
Market Sales	5,778.50
Retail Fees	54.60
Seafood Sales	1,495.58
Total for Program Income	**$14,206.68**
Tax Revenue	
Ad Valorem 1 Mill	106,691.50
Ad Valorem 4 Mill	426,766.34
Total for Tax Revenue	**$533,457.84**
Total for Income	**$636,434.68**
Gross Profit	**$636,434.68**
Expenses	
Business Expenses	91.00
Contract Services	
Audit Fees	21,675.00
Grant Administrator	2,498.50
Legal Fees	857.40
Market Assistants	2,798.94
Port Director Salary	29,166.89
Program Registration	1,400.00
Project Professionals	112,102.44
Web Services	2,815.00
Total for Contract Services	**$173,314.17**
Facilities and Equipment	
Equipment	7,737.38

Fuel	979.63
Maintenance & Repairs	25,858.44
Permitting	603.50
Total for Facilities and Equipment	**$35,178.95**
Operations	
Apps and Software	8,693.79
Bank Charges	4,757.80
Event Rentals	1,750.00
Food Supplies	4,142.10
Garbage	7,606.47
Merchant Fees	3,034.31
Office Rent	5,950.00
Office Supplies	237.78
Phone & Internet	3,094.56
Port A Let Rental	1,565.00
Postage, Mail Service	425.15
Printing & Copying	164.09
Storage	1,500.00
Supplies	2,088.11
Travel	2,246.18
Utilities	12,591.62
Total for Operations	**$59,846.96**
Other Business Expenses	
Insurance - Liability	23,618.51
Interest Expense-Long Term Debt	5,031.25
Legal Notices	1,021.00
Marketing Expenses	182.11
Membership Dues & subscriptions	2,122.00
Total for Other Business Expenses	**$31,974.87**
Payroll	
Payroll Expenses	52,059.38
Payroll Taxes	15,913.24
Total for Payroll	**$67,972.62**
Travel and Meetings	506.99
Conference, Conventions, etc.	35.00
Total for Travel and Meetings	**$541.99**
Total for Expenses	**$368,920.56**
Net Operating Income	**$267,514.12**
Other Income	
Interest Income	226.27
Total for Other Income	**$226.27**
Net Other Income	**$226.27**
Net Income	**$267,740.39**

Twin Parish Port District
Budget vs. Actuals
January - July, 2026

	Total		
	Actual	Budget	over Budget
Income			
Facility Income			0.00
Pavilion Rental	300.00		300.00
Pay Station	24,569.00	48,000.00	-23,431.00
Rent	19,573.38	26,000.04	-6,426.66
Retail Fees		150.00	-150.00
Slip Rentals	14,925.00	32,160.00	-17,235.00
Total Facility Income	**$ 59,367.38**	**$ 106,310.04**	**-$ 46,942.66**
Grants	10,698.85	0.00	10,698.85
Miscellaneous		0.00	0.00
Other Types of Income		0.00	0.00
Refunds	18,703.93	3,699.96	15,003.97
Total Other Types of Income	**$ 18,703.93**	**$ 3,699.96**	**$ 15,003.97**
Program Income		0.00	0.00
Fisher Permits	1,750.00	2,400.00	-650.00
Licensing Fees		0.00	0.00
Market Fees	5,128.00	5,559.96	-431.96
Market Sales	5,778.50	11,600.04	-5,821.54
Retail Fees	54.60		54.60
Seafood Sales	1,495.58	0.00	1,495.58
Services		0.00	0.00
Sponsorships		0.00	0.00
Total Program Income	**$ 14,206.68**	**$ 19,560.00**	**-$ 5,353.32**
Sales of Product Income		0.00	0.00
Tax Revenue		0.00	0.00
Ad Valorem 1 Mill	106,691.50	125,000.04	-18,308.54
Ad Valorem 4 Mill	426,766.34	500,000.04	-73,233.70
Total Tax Revenue	**$ 533,457.84**	**$ 625,000.08**	**-$ 91,542.24**
Total Income	**$ 636,434.68**	**$ 754,570.08**	**-$ 118,135.40**
Gross Profit	**$ 636,434.68**	**$ 754,570.08**	**-$ 118,135.40**
Expenses			
Business Expenses	91.00	240.96	-149.96
Contract Services		0.00	0.00
Appraisals		0.00	0.00
Audit Fees	21,675.00	21,999.96	-324.96
Chef Services		0.00	0.00
Cleaning Services		0.00	0.00
Engineering		0.00	0.00
Event Manager		0.00	0.00
Financial Officer		16,500.00	-16,500.00

Grant Administrator	2,498.50	13,800.00	-11,301.50
Grant Professional		0.00	0.00
Legal Fees	857.40	0.00	857.40
Market Assistants	2,798.94	1,800.00	998.94
Market Assitants		0.00	0.00
Port Director Benefits		0.00	0.00
Port Director Salary	29,166.89	50,000.04	-20,833.15
Port Director Supplemental Pay		0.00	0.00
Program Registration	1,400.00	2,799.96	-1,399.96
Project Professionals	112,102.44	24,000.00	88,102.44
Security Services		0.00	0.00
Web Services	2,815.00	4,500.00	-1,685.00
Website Maintenance		0.00	0.00
Total Contract Services	**$ 173,314.17**	**$ 135,399.96**	**$ 37,914.21**
Depreciation Expense		0.00	0.00
Facilities and Equipment		0.00	0.00
Equipment	7,737.38	0.00	7,737.38
Fuel	979.63	1,800.00	-820.37
Improvements		0.00	0.00
Maintenance & Repairs	25,858.44	46,500.00	-20,641.56
Permitting	603.50	1,359.96	-756.46
Total Facilities and Equipment	**$ 35,178.95**	**$ 49,659.96**	**-$ 14,481.01**
Operations		0.00	0.00
Apps and Software	8,693.79	12,140.04	-3,446.25
Bank Charges	4,757.80	99.96	4,657.84
Customer Returns		999.96	-999.96
Event Rentals	1,750.00	1,359.96	390.04
Food Supplies	4,142.10	6,500.04	-2,357.94
Garbage	7,606.47	10,145.04	-2,538.57
Merchant Fees	3,034.31	10,299.96	-7,265.65
Office Expense		549.96	-549.96
Office Rent	5,950.00	10,200.00	-4,250.00
Office Supplies	237.78	285.00	-47.22
Operations - Other		0.00	0.00
Phone & Internet	3,094.56	4,599.96	-1,505.40
Port A Let Rental	1,565.00	2,475.00	-910.00
Postage, Mail Service	425.15	2,100.00	-1,674.85
Printing & Copying	164.09	300.00	-135.91
Storage	1,500.00	9,999.96	-8,499.96
Supplies	2,088.11	3,000.00	-911.89
Travel	2,246.18	6,699.96	-4,453.78
Utilities	12,591.62	20,000.04	-7,408.42
Total Operations	**$ 59,846.96**	**$ 101,754.84**	**-$ 41,907.88**
Other Business Expenses		0.00	0.00
Insurance - Liability	23,618.51	15,999.96	7,618.55
Interest Expense-Long Term Debt	5,031.25	9,000.00	-3,968.75
Legal Notices	1,021.00	999.96	21.04

Marketing Expenses	182.11	8,700.00	-8,517.89
Membership Dues & subscriptions	2,122.00	2,100.00	22.00
Total Other Business Expenses	**$ 31,974.87**	**$ 36,799.92**	**-$ 4,825.05**
Payroll		0.00	0.00
Payroll Expenses	52,059.38	87,600.00	-35,540.62
Payroll Taxes	15,913.24	35,700.00	-19,786.76
Total Payroll	**$ 67,972.62**	**$ 123,300.00**	**-$ 55,327.38**
Purchases-1		0.00	0.00
Travel and Meetings	506.99	0.00	506.99
Conference, Conventions, etc.	35.00	999.96	-964.96
Total Travel and Meetings	**$ 541.99**	**$ 999.96**	**-$ 457.97**
Total Expenses	**$ 368,920.56**	**$ 448,155.60**	**-$ 79,235.04**
Net Operating Income	**$ 267,514.12**	**$ 306,414.48**	**-$ 38,900.36**
Other Income			
Interest Income	226.27	789.96	-563.69
Total Other Income	**$ 226.27**	**$ 789.96**	**-$ 563.69**
Net Other Income	**$ 226.27**	**$ 789.96**	**-$ 563.69**
Net Income	**$ 267,740.39**	**$ 307,204.44**	**-$ 39,464.05**

Twin Parish Port District
Statement of Cash Flows
January-July, 2026

Account Name	Total
OPERATING ACTIVITIES	
Net Income	267,740.39
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Cash on hand	-1,000.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	**-$1,000.00**
Net cash provided by operating activities	**$266,740.39**
INVESTING ACTIVITIES	
Construction In Progress	-1,038,882.36
Equipment	-7,737.38
Net cash provided by investing activities	**-$1,046,619.74**
FINANCING ACTIVITIES	
1 m Limited Tax Bond	-111,000.00
1.65 m revenue note	1,650,000.00
7.4 m GAN	812,113.75
Net cash provided by financing activities	**$2,351,113.75**
NET CASH INCREASE FOR PERIOD	**$1,571,234.40**
Cash at beginning of period	**$93,505.29**
CASH AT END OF PERIOD	**$1,664,739.69**
Unrestricted	**266,740.39**
Restricted	**1,397,999.30**
CASH AT END OF PERIOD	**1,664,739.69**

Twin Parish Port District
Balance Sheet
As of Jul 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Restricted Cash	
Construction	1,239.97
Debt Service	7,427.06
Four Mill	261,665.14
Special	1,364,571.78
Total for Restricted Cash	**$1,634,903.95**
Unrestricted Cash	
Marina	4,430.58
Market	6,826.45
One Mill	1,520.82
Operating	17,057.89
Paypal	$0.00
Petty Cash	$0.00
Total for Unrestricted Cash	**$29,835.74**
Total for Bank Accounts	**$1,664,739.69**
Accounts Receivable	
Accounts Receivable (A/R)	$0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
ATM Machine	$0.00
Cash on hand	1,000.00
Undeposited Funds	$0.00
Total for Other Current Assets	**$1,000.00**
Total for Current Assets	**$1,665,739.69**
Fixed Assets	
Construction In Progress	1,884,766.28
Equipment	42,854.88
Improvements	19,465.70
Land	200,000.00
Marina and Improvements	2,280.20
Total for Fixed Assets	**$2,149,367.06**
Total for Assets	**$3,815,106.75**
Liabilities and Equity	
Liabilities	
Current Liabilities	

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 m Limited Tax Bond	464,000.00
1.65 m revenue note	1,650,000.00
7.4 m GAN	812,113.75
Long-term business loans	$0.00
Total for Long-term Liabilities	**$2,926,113.75**
Total for Liabilities	**$2,926,113.75**
Equity	
Opening Balance Equity	228,510.42
Retained Earnings	392,742.19
Net Income	267,740.39
Total for Equity	**$888,993.00**
Total for Liabilities and Equity	**$3,815,106.75**

Market Sales 2026	**Mar**	**Apr**	**May**	**June**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	
Attendance:	806	961	722	870	1033					
Income:										
Bag Sales	$ 77.00	$ 49.00	56.00	70.00	28.00					
Total Drink Sales	857.00	1,264.00	1,281.50	1,318.25	1,540.00					
Total Food Sales	110.00	370.00	190.00	130.00	320.00					
Vendor Fees	1,575.00	90.00	175.00	95.00	95.00					
Other (art, donations)	50.00	110.00	75.00							
Total:	**2,669.00**	**1,883.00**	**1,777.50**	**1,613.25**	**1,983.00**	**-**	**-**	**-**	**-**	
Expense:										
Band	300.00	300.00	300.00	350.00	350.00					
Workers	100.00	100.00	150.00	100.00	150.00					
Food & Drink Supplies	284.07	447.50	495.89	327.34	512.19					
Merchant Fees	25.51	18.11	12.06	21.87	18.93					
Total:	**709.58**	**865.61**	**$957.95**	**$799.21**	**$1,031.12**	**$0.00**	**-**	**$0.00**	**$0.00**	
Grand Total:	**$ 1,959.42**	**$ 1,017.39**	**$ 819.55**	**$ 814.04**	**$ 951.88**	**$ -**	**-**	**$ -**	**$ -**	
Annual Total:									**$ 5,562.28**	

Port of Delcambre VenTek RCS

Monthly Transactions Summary Report

14 Aug 2026 2:34:18PM

Date: January 01, 2026 to July 31, 2026

Location: ALL

Location	Terminal	Cash	Visa	MC	Amex	Discover	Smart Card	Debit	Gross Total	Cash Refund	Credit Refund	Total
Date: 2026 / January												
Exchange	Boat Launch-AC-LAN	717.00	392.00	179.00	5.00	69.00	0.00	0.00	1,362.00	0.00	0.00	1,362.00
Total Sales	**1,362.00**	717.00	392.00	179.00	5.00	69.00	0.00	0.00	1,362.00	0.00	0.00	1,362.00
Date: 2026 / February												
Exchange	Boat Launch-AC-LAN	1,095.00	624.00	265.00	14.00	142.00	0.00	0.00	2,140.00	0.00	4.00	2,136.00
Total Sales	**2,140.00**	1,095.00	624.00	265.00	14.00	142.00	0.00	0.00	2,140.00	0.00	4.00	2,136.00
Date: 2026 / March												
Exchange	Boat Launch-AC-LAN	1,709.00	1,170.00	357.00	33.00	237.00	0.00	0.00	3,506.00	0.00	5.00	3,501.00
Total Sales	**3,506.00**	1,709.00	1,170.00	357.00	33.00	237.00	0.00	0.00	3,506.00	0.00	5.00	3,501.00
Date: 2026 / April												
Exchange	Boat Launch-AC-LAN	1,906.00	1,345.00	356.00	54.00	202.00	0.00	0.00	3,863.00	0.00	0.00	3,863.00
Total Sales	**3,863.00**	1,906.00	1,345.00	356.00	54.00	202.00	0.00	0.00	3,863.00	0.00	0.00	3,863.00
Date: 2026 / May												
Exchange	Boat Launch-AC-LAN	2,262.00	1,565.00	534.00	85.00	342.00	0.00	0.00	4,788.00	0.00	0.00	4,788.00
Total Sales	**4,788.00**	2,262.00	1,565.00	534.00	85.00	342.00	0.00	0.00	4,788.00	0.00	0.00	4,788.00

Monthly Transactions Summary Report

14 Aug 2026 2:34:18PM

Date: January 01, 2026 to July 31, 2026

Location: ALL

Location	Terminal	Cash	Visa	MC	Amex	Discover	Smart Card	Debit	Gross Total	Cash Refund	Credit Refund	Total
Date: 2026 / June												
Exchange	Boat Launch-AC-LAN	2,350.00	1,347.00	409.00	20.00	247.00	0.00	0.00	4,373.00	0.00	5.00	4,368.00
Total Sales	**4,373.00**	2,350.00	1,347.00	409.00	20.00	247.00	0.00	0.00	4,373.00	0.00	5.00	4,368.00
Date: 2026 / July												
Bayou Carlin Cove	Bayou Carlin Cove-2 RPL	2,845.00	878.00	309.00	54.00	161.00	0.00	0.00	4,247.00	0.00	25.00	4,222.00
Exchange	Boat Launch-AC-LAN	10.00	18.00	0.00	0.00	5.00	0.00	0.00	33.00	0.00	0.00	33.00
Total Sales	**4,280.00**	2,855.00	896.00	309.00	54.00	166.00	0.00	0.00	4,280.00	0.00	25.00	4,255.00
Grand Totals												
Total Sales	**24,312.00**	**12,894.00**	**7,339.00**	**2,409.00**	**265.00**	**1,405.00**	**0.00**	**0.00**	**24,312.00**	**0.00**	**39.00**	**24,273.00**

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, August 14, 2026

STATUS REPORT 7/17/2026 TO 8/14/2026

The Town of Delcambre has appointed Jake Broussard to replace David Dugas.

FINANCE AND INSURANCE

Financial Reports

Kenny Toups, CPA, will present the financial reports. Some of the reports have changed.

We received an additional invoice from the auditor for appearing at the port meeting and for giving information to Nara. They had not been charging us for those presentations, so they sent the additional bill.

Industrial Expansion

We will have a second pay app for the marine project, which is 54% complete. Vessel removal and dredging was delayed due to an emergency at the Fresh Water Locks but is expected to start shortly.

Dwight's

We received a second pay app for the lift station project, which is 85% complete.

At the special meeting on August 4, Martial appointed a committee to meet with Dwight on the insurance issue. Dwight sent a second insurance quote that separated the property coverage from the liability and contents. The property quote is for $11,797. A separate quote for contents and liability is $4,310. The committee met with Dwight and Brandy and their attorney, Greg Touchet. They propose the port take out the building property insurance for first 5-year term of the lease.

Greg spoke to Don Landry and to Paul Moresi to get clarification on the arrangement. While the port cannot pay for Dwight's contents and liability insurance, it can pay for property insurance on property the port owns. Greg will send a draft lease amendment.

In the meantime, I requested a separate quote from our insurance carrier who might be able to provide a lower rate.

Seafood Hub

The architects are working on reducing cost to the design and should be reporting recommendations shortly. They updated me this week and are nearly complete with new cost

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, August 14, 2026

estimates.

Marina

The electrician is coming Monday to inspect the lights.

Farmers Market

We had the best market of the year with over 1,000 visitors. Two shrimp boats sold nearly 8,000 pounds. Long lines waited for shrimp. I counted nearly 150 people in line.

Boat Launch

We collected over $24,000 for the year through July. We had issues with the outlet to the wifi that has caused intermittent service to the machine. Todd has replaced the outlet.

The Sportsman of Abbeville contacted us to hold a boat show on September 12. They signed the pavilion rental agreement and paid the fee. We previously had a boat show with Mike's Marine, so this is the second one. We will help with promotions for the event.

Chris Esponge submitted a quote to refurbish the limestone parking lot at $3,800. Unless there are objections at the meeting, I will approve the work.

Scott submitted the draft agreement with the Sheriff who has initially approved it but is submitting it to legal for review.

We are having a problem with a former employee, Tim Labowe. He has come twice to the pavilion to feed the cats, which was the reason he was terminated. Todd and I were present when he appeared the second time. Todd told him to stop feeding the cats. He pulled up in his truck where we were and tried to argue with Todd. We might need to consider putting him on notice that he is not allowed on the property. I might also need to get advice from the DA.

Seafood

Boats are beginning to come in with shrimp. We had 59 boats that made trips since April.

Louisiana Direct Seafood Shop

Todd continues to attend the Dallas Farmers Market and is making contacts for marketing and distribution of our local seafood.

REPORT
TO: TWIN PARISH PORT COMMISSION
FROM: PORT DIRECTOR
DATE: Friday, August 14, 2026

Planning and Grants

I met with Acadiana Planning Commission on submission of a grant application for either the Seafood Hub or for repair of Richard Street dock. Their application process and requirements have increased dramatically but he and I outlined a basic application.

Maintenance and Repairs

Below is a list of planned repairs and improvements.

- Rub rails at the boat launch need replacing. Tim will make repairs as soon as we can order more rails.
- Marina light repair is pending additional marina funds.
- Boat launch lights are out. Electrician will inspect on Monday.
- Pile caps are needed at the marina. We inspected and made a general count. Todd will take measurements.
- Inspected the bathroom trailer. Will made a materials list and estimate.