

MISSISSIPPI PORT AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING

July 24, 2025

Minutes of the Mississippi State Port Authority Board of Commissioners Meeting,
Thursday, July 24, 2025, at 2510 14th Street, Suite 1450, Gulfport, Mississippi at which
the following Commissioners and staff were present:

Commissioners:	Cowles Symmes, President Mark Loughman, Vice-President Robert J. Knesal, Secretary Kathryn Dennis Spear, Treasurer James Moody, Commissioner
Staff:	Jon Nass, CEO Shawn Meyer, COO Jennifer Smith, Chief of Staff Mary Nelson, Office Coordinator James Buras, Port Engineer Errol LaRue, Counsel John D’Antico, General Counsel Todd Harman, Director of Finance Teresa Ehrlich, Project Manager Cindy Ford, Contract/Administrative Assistant KeCheira Shelby, Senior Accountant Melissa Scallan, Director of Communications & Marketing Kristen Bellatti, Marketing & Public Relations Specialist Samantha Gundlach, Communication & Marketing Assoc. Ally Jones-Johnson, Port Affairs Coordinator Ben Stone, Legal Counsel
Others:	Chelsea Paige, Hilton Garden Inn Gulfport Robert Wren, Gulfport Pilot Nick Moody, MP Design Group Murrell Hilton, Gulfport Pilots Duane Wilson, Chemours Joey Beattie, SSH/Gallaher

Commissioner Symmes noted the presence of a quorum and called the meeting to order at approximately 9:00 a.m.

The Pledge of Allegiance was led by Commissioner Symmes.

The invocation was given by Ally Jones-Johnson, MSPA.

PUBLIC COMMENTS:

There were no public comments.

Commissioner James Moody moved to approve the Minutes from June 26, 2025, Board Meeting. Commissioner Kate Spear seconded and the motion was unanimously approved.

Commissioner Robert Knesal moved to approve travel (July 22-25) – Gabbett to St. Louis, MO; (August 13-14) – Nass to Norfolk, VA; (September 30-October 2) - Nass to Houston, TX; (October 6-10) - Nass to Quebec City, Canada; (October 6-10) - Knesal to Quebec City, Canada; (October 6-10) - Loughman to Quebec City, Canada.
Commissioner Mark Loughman seconded and the motion was unanimously approved.

Commissioner Robert Knesal moved to approve the disbursements listed below except for Arthur J. Gallagher & Co., Wright National Flood Insurance, Mississippi Power Company and DNP, Inc. Commissioner James Moody seconded and the motion was unanimously approved.

DISBURSEMENTS THROUGH JULY 8, 2025			
BILLS FOR THE MONTHS OF JUNE AND JULY 2025 APPROVED AND PAID			
FROM THE GROSS REVENUE FUND OF THE MS STATE PORT AUTHORITY AT GULFPORT			
CHK #	VENDOR	DESCRIPTION	AMOUNT
62241	A-1 Elevator Service, LLC	Quarterly Elevator Maintenance	2,832.00
62242	AGJ Systems & Networks, Inc.	Computer Maintenance	4,845.50
62243	AirGas Gulf States	Oxygen Cylinder	158.64
62244	Amazon Capital Services, INC.	Forklift Parts and Computer Supplies for Marketing	682.32
62245	Business Furniture Services, LLC	Office Furniture	1,882.26
62246	City of Gulfport	Water	7,101.09
62247	Consolidated Electrical Distributors,Inc	Supplies for Tug Pier Meter Hook Up	141.11
62248	Fuelman	Fuel for MSPA Vehicles	157.09
62249	Gleem Paint Center	Traffic Paint	1,399.50
62250	MS-JS, Inc DBA Johnstone Supply of Gpt	Parts for Dole Chiller Repair	1,236.52
62251	Kiwanis International of Gulfport	Membership Dues	327.00
62252	KLDiscovery Ontrack, LLC	Professional Services	1,477.00
62253	Mark Dunning Industries, Inc.	Waste Removal Services	1,810.00
62254	Lisa Mussa	Office Expense	43.86
62255	Peopletrail, LLC	Employee Testing	85.00
62256	Phillips Building Supply	Maintenance Supplies	160.40
62257	Portable Services, Inc	Portable Restroom Services	705.00
62258	Redd Pest Solutions	Pest Control Services	90.00
62259	SBL Strategies, LLC	Professional Consulting Services	10,000.00
62260	Melissa Scallan	Balloons and Cupcake Toppers for Dole Celebration	43.83
62261	Swetman Security Services, Inc.	Security Guard Services	32,874.00
62262	System Scale Corporation	Calibrate and Certify Scales	1,300.34
62263	TGG Management Company, Inc.	Consulting Services	200.00
62264	U.S. Bank	Website Hosting, Subscription Renewals, Class Tuition and Cupcakes	8,570.67
62265	Wavetop Solutions LCC	Consulting Services	8,306.06
62266	Wright National Flood Ins.	Insurance	14,149.00
CHECKS DATED 07/01/25 AND RELEASED PRIOR TO SCHEDULED CHECK RUN			
62212	Sparklight	Cable Services	103.18
62213	Delta Utilities	Natural Gas Services	46.18
62214	Pass Road Mini Storage, LLC	Storage Unit Rent	198.00
Total			\$100,925.55

FINAL CHECKLIST FOR JULY 24, 2025			
BILLS FOR THE MONTHS OF JUNE AND JULY 2025 APPROVED AND PAID			
FROM THE GROSS REVENUE FUND OF THE MS STATE PORT AUTHORITY AT GULFPORT			
CHK #	VENDOR	DESCRIPTION	AMOUNT
62272	Kentwood Springs	Drinking Water	483.11

62273	Aesir Services, Inc.	Environmental Online Consultants	500.00
62274	AFLAC	Employee Deductions	370.11
62275	AirGas Gulf States	Acetylene, Oxygen and Argon Cylinders	373.92
62276	All Safe Technologies, LLC	Fire Alarm Monitoring	263.70
62277	Amazon Capital Services, INC.	TV Wall Mount and Purge Protector	442.86
62278	Sparklight	Cable Services	256.26
62279	Consolidated Electrical Distributors, Inc	High Mast Lighting, Electrical Parts and Supplies	49,645.76
62280	Cornett Bolt & Screw	Supplies for Shed 2 Lights	418.65
62281	C Spire Wireless	Cell Phone Services	1,341.55
62282	C Spire	Security Rover Phone Replacement	105.00
62283	Deluxe Cleaners, Inc.	Tablecloths Cleaning	149.76
62284	Dean Jaramillo	Office Supplies	658.89
62285	DNA Underground, LLC	Exploratory Work At Roger Wicker Building	22,965.00
62287	DSD Associates, Inc.	Set Up Fringe Benefit Codes	50.00
62288	Federal Express Corp.	Express Mail Services	15.53
62289	Ferguson Enterprises, LLC	Shed 50 Fire-Hydrant Replacement	9,427.15
62290	Fuelman	Fuel for MSPA Vehicles	496.73
62291	Arthur J. Gallagher	Insurance	2,911,847.65
62292	Whitney Bank Divisional Property	July and August Lease for Suite 1450	56,988.20
62293	John Hood	TWIC Card	124.00
62295	MS-JS, Inc DBA Johnstone Supply of Gpt	HVAC Parts for Chiquita	1,952.50
62296	Keeling Co. - Gulfport	Herbicide	6,769.20
62297	Robert J. Knesal	Per Diem	40.00
62298	Mark P. Loughman	Per Diem	40.00
62300	McClatchy Company, LLC	Advertising	1,055.53
62301	Mississippi SHRM	Conference Registration Fees	1,347.00
62302	James Moody	Per Diem	40.00
62303	MS Power Company	Electricity	178,296.78
62304	Redd Pest Solutions	Pest Control Services	73.50
62305	RJ Young Company, Inc.	Printer Maintenance	600.00
62306	Rotolo Consultants, Inc. dba RCI	Landscape Services	3,675.43
62307	Seal Electrical, Inc.	Electrical Repair Services	25,782.18
62308	Stericycle, Inc.	Document Shredding Services	204.59
62309	South Mississippi Business Machines	Copier Maintenance	509.00
62310	SoftResources LLC	Consulting Services	26,100.00
62311	Norma Jean Ladner Soroe	Transcription Services	409.48
62312	Kathryn Dennis Spear	Per Diem	80.00
62313	SSA Gulf Inc.	Office Trailer Rent for Cotton Compress	900.00
62314	Cowles Edgar Symmes	Per Diem	40.00
62315	United Way of South MS, Inc.	Employee Deductions	189.00
62316	Wright National Flood Ins.	Insurance	34,085.00
62317	Zoro Tools, Inc.	Janitorial Supplies	44.79
62318	Sparklight	Internet Services	98.18
CHECKS DATED 07/15/25 AND RELEASED PRIOR TO SCHEDULED CHECK RUN			
62267	City of Gulfport	Water	2,660.32
62268	C Spire Business Solutions	Telephone/Internet Services	3,594.06
62269	Daniel Malicoat	Maintenance Supplies	63.13
62270	Pass Road Mini Storage, LLC	Storage Unit Rent	187.00
62271	William Reeder	Relevel Trailer at Cotton Compress	2,500.00
TRANSFERS			
ACH	Connected Oceans	Business Development and Consulting Services	23,416.66
Total			<u>\$3,371,677.16</u>

Commissioner Moody left the meeting.

Commissioner Mark Loughman moved to approve the disbursements for Arthur J. Gallagher (\$2,911,847.65) and Wright National Flood Insurance (\$48,234.00). Commissioner Kate Spear seconded and the motion was unanimously approved.

Commissioner Moody returned to the meeting.

Commissioner Loughman left the meeting.

Commissioner Moody moved to approve the disbursement for Mississippi Power Company (\$178,296.78). Commissioner Spear seconded and the motion was unanimously approved.

Commissioner Loughman returned to the meeting.

Commissioner Loughman moved to approve the Port User Licenses, pending receipt of all fees and insurance documents. Commissioner Knesal seconded and the motion was unanimously approved.

The following items were approved:

RENEWAL LICENSES:

Vendors: Airgas USA LLC
 All Crane Rental
 Arrow Sysco Food Services
 Auto Chlor Services
 Coca Cola Bottling Company
 Dockside Services
 Eagle Energy, Inc.
 Kirby Inland Marine
 Maymar Marine Supply
 Wihelmsen Port Services
 Wrist USA (World Ship Supply)
 Vacuum Service Group, LLC

Steamship Agents: Biehl & Company
 Dole Fresh Fruit
 General Steamship Corporation
 Mid-Gulf Shipping
 Norton Lilly International
 Wihelmsen Port Services
 GAC Shipping

Pilot: Robert Wren

Stevedore: CSA Equipment Co., LLC
 Ports America Gulfport, Inc.

Commissioner Loughman moved to approve the following progress payments: Balch & Bingham (\$27,702.34); J.E. Borries, Inc. (\$381,567.50); MP Design Group (\$157,502.98); Wise Carter (\$185.50); and WSP USA, Inc. (\$73,915.41). Commissioner Spear seconded and the motion was unanimously approved.

Commission Spear left the meeting.

Commissioner Knesal moved to approve the following progress payments: DNP, Inc. (\$566,393.84). Commissioner Loughman seconded and the motion was unanimously approved.

Commissioner Spear returned to the meeting.

OLD BUSINESS:

Commissioner Knesal moved to approve Modification No. 1 to Work Order No. 14 with MP Design Group under Contract 23-EN-01. Commissioner Moody seconded and the motion was unanimously approved.

Commissioner Loughman moved to approve Modification No. 1 to Work Order No. 12 with MP Design Group under Contract 23-EN-01. Commissioner Knesal seconded and the motion was unanimously approved.

NEW BUSINESS

Commissioner Knesal moved to approve the awarding of contract 26-EN-01 for the Pilots Boat Pier Extension Project to J. E. Borries, Inc. who was the lowest bidder. Commissioner Moody seconded and the motion.

Commissioner Loughman moved to approve FY 2027 LBO Budget for the upcoming fiscal year ending June 30, 2027. Commissioner Moody seconded and the motion was unanimously approved.

ENGINEERING UPDATE:

James Buras reported on current engineering projects.

OPERATIONS REPORT:

Shawn Meyer reported on the maritime activity for June 2025:

Vessels	13		Vehicles	13,500
Tugs	3		Railcars	814
Tonnage (YTD)	2,232,903		Barges	4
Tonnage	180,379		TEU (monthly)	15,142
TEU's (short tons)	186,418			

Fiscal year-to-date tonnage increased by 15% and the TEU count increased by 1% .

EXECUTIVE DIRECTOR’S COMMENTS:

New subleases have been approved for the Wicker Center.

Director Nass attended a HUGE Conference in Florida and participated as a panelist. While in Florida, meetings were held with several prospective customers to explore opportunities for future business development.

The Gantry crane is on the way with a current estimated arrival of September 4-6, 2025.

GENERAL COUNSEL’S COMMENTS:

Ben Stone had no comments.

MDA’S COMMENTS:

Philip Carter was not present.

COMMISSIONERS’ COMMENTS:

Commissioner Symmes commended Todd Harman and the Finance department team for their work on the LBO budget.

Commissioner Knesal moved to close the meeting to discuss the need for an Executive Session. Commissioner Moody seconded and the motion was unanimously approved.

Commissioner Moody moved to enter Executive Session to discuss legal, real estate and personnel matters. Commissioner Spear seconded and the motion was unanimously approved.

(THE BOARD OF COMMISSIONERS ENTERED INTO EXECUTIVE SESSION AT APPROXIMATELY 9:30 A.M.)

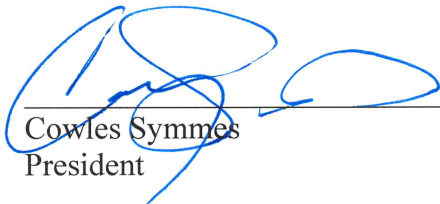
Commissioner Loughman moved to come out of Executive Session. Commissioner Moody seconded and the motion was unanimously approved.

Commissioner Symmes stated that no action took place during the Executive Session.

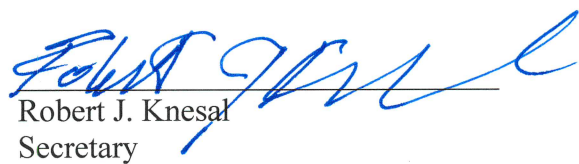
Commissioner Symmes moved to adjourn.

The meeting adjourned at approximately 10:10 a.m.

Approved and Attested



Cowles Symmes
President



Robert J. Knesal
Secretary