

West Calcasieu Port Board Meeting Minutes

October 7, 2014

I. Call to order

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:18 p.m. on October 7, 2014, at the offices Devall Towing, 2244 Swisco Road, Sulphur, Louisiana.

II. Invocation

Mayor Chris Duncan led the invocation.

III. Pledge of Allegiance

Pledge led by Darla Perry and recited by all board members and guests.

IV. Roll call

Secretary Tim Dougherty conducted a roll call. The following persons were present:

- ✓ Dick Kennison
- ✓ Tim Dougherty

Board Member Scott Foreman was present via conference call.

(Others also present at the meeting were: Lynn Hohensee, Chuck Stutes, Darla Perry, Mayor Chris Duncan, Francis Andrepont, Will Hardy representing Capital One Bank and Sheila Burton.)

V. Approval of minutes of the September 2, 2014 regular monthly meeting

President Dick Kennison entertained a motion to approve the minutes of the September 2, 2014 regular monthly meeting. Tim Dougherty made a motion to approve the minutes of the September 2, 2014 regular monthly meeting, 2nd by Scott Foreman. No opposition. Motion carried.

VI. Amendments, additions and deletions to the proposed agenda

There were no other amendments, additions nor deletions to the proposed agenda.

VII. Discuss and take action on proposed survey to be reviewed by Chuck Stutes

Chuck Stutes explained how he and Darla have been working with Louis Eggert of Matrix New World Engineering on the FEMA closeout. Chuck stated they have met twice with Mr. Eggert, and he has identified some potential areas where the Port could pick up extra monies. Chuck said he feels like the Port could potentially pick up anywhere between \$50,000 - \$100,000. The area being looked at is the existing spoil disposal area to pick up extra money for dredging and levee work. Chuck stated Mr. Eggert has recommended that the Port do an as-built survey of the existing spoil disposal area as it is today. Chuck said he spoke with Morrison Surveying to get a price on the proposed survey and the cost is more expensive than expected due to the fact the area is very wet and they will need to rent a marsh buggy to access the entire site to do a topographic survey. Chuck said the breakdown of the cost would be around \$6500 for field crew and office work to produce the drawing, plus rental fee of \$2500 for the marsh buggy, which will bring the total to approximately \$9,000. Chuck said what they would like to do is get approval from the Board to be able to allow Lynn Hohensee to authorize the work but would like to wait until after the meeting on Thursday the 16th with Mr. Eggert to make sure the survey is necessary and that they can recover enough money to get back the investment money plus extra over and above that amount.

Darla Perry reminded the Board that the deal with Matrix is that the Port will spend up to \$25,000 based on an hourly charge at Matrix's rates. Darla stated she feels \$100,000 is the maximum of what the Port will be able to get back from FEMA. There was further discussion about FEMA and the potential monies that could be recovered. Chuck explained to the Board that if everything works and this qualifies, the Port will get reimbursed a portion of the \$9,000 on top of the other monies. FEMA decides what portion the Port will get reimbursed. Tim Dougherty makes a motion to authorize Lynn Hohensee, after the meeting Thursday the 16th, to pay \$9,000 for the proposed survey; 2nd by Scott Foreman. No opposition. Motion carried.

VIII. Committee Reports

There were no committee reports at this time. President Dick Kennison announced that there will need to be a tenant committee meeting to discuss USES. Lynn Hohensee said they will get together in the next month or so for that meeting.

IX. Port Director Report

{NOTE: The following report is a copy of the original sent out by Lynn Hohensee.}

Marketing/Business Development –

- Met with Cameron LNG management re: property acquisition across Gulf Intracoastal Waterway from the West Calcasieu Port.
- Startup of barge-based marine fueling services has been delayed due to mechanical/structural issues with the barge. No further start-up date has been announced.
- The port continues to actively market the Devall Diesel Building to local prospects. A meeting was held with a major contractor for a nearby project.
- Work continues on a revised reprint of the West Calcasieu Port brochure. New aerial and land photos will be inserted. Cost of the reprinting will be covered by the SWLA EDA.
- WCP hosted an appreciation dinner for Orion Marine Group to recognize the new five-year extension of their lease at the port (to 2019). Meyer & Associates hosted the reception and beverages

{NOTE: Lynn explained that the property that Cameron LNG bought across the Intracoastal from the Port does not include the parcels of land owned by Ivan Johnson. Lynn said he is trying to work with Ivan Johnson to set up a lease agreement to lease the shoreline which would enable the Port to put in deadmen to use the shoreline for additional barge fleeting.}

Lynn said he received a message from David Tauber. Tauber Oil is still working through issues with their barge to get it structurally in shape to use. Lynn said he hopes by the end of this month Tauber Oil will be operational at the Port. Darla said she has not invoiced them, and the lease has not been finalized.

Lynn said he met Paschal Malone of Chicago Bridge & Iron. Mr. Malone will be leading the projects for the Sempra work. Lynn told Mr. Malone about the Port and leasing options at the port. Lynn told the Board he sent Mr. Malone material and photos via email about the Port, and Mr. Malone forwarded the information to CB&I's Purchasing Dept. in Houston. Lynn said he is waiting to hear back from them.}

Port Operations –

- Issues continue to be addressed re: the port's main security gate. Electrical outages which caused problems with the backup battery system have been corrected. Issues with the card readers are being addressed. The port has retained a Singer, La., based contractor to oversee the maintenance/operation of the port's gate equipment. His efforts are coordinated through River Fence Co.
- Issues have been raised by USES re: port water rates. The tenant committee is addressing the issue.
- Weed elimination efforts were conducted at the port, including the Devall Bldg., the barge loading ramp, the entrance gate and a few other locations.

Professional Organizations & Networking –

- The WCP director represented the port at:
 - a. PAL board meetings (September and October)
 - b. PAL Coastal Workshop at Port Fourchon
 - c. West Cal Chamber lunch meeting

- d. WIB executive board and main board meetings
- e. National Inland Waterways conference in Shreveport
- f. Calcasieu River Waterway Harbor Safety Committee
- g. Propeller Club meetings
- h. Greenfield news conference
- i. PetroChem meetings
- j. USCG quarterly meeting with FSOs
- k. Christus St. Pat's reception
- l. Dedication of McNeese Pavilion

News Media & Community Relations–

- Ongoing media relations continue through the Lake Charles Ad/Press Club and other networking opportunities.

Port Operations –

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- Geotechnical field testing has been completed in advance of engineering work for the replacement of bulkheading along the Devall Bldg. waterfront.

Professional Organizations & Networking –

- The WCP director represented the port at:
 - a. PAL board meeting
 - b. West Cal Chamber lunch meeting
 - c. WIB executive board meeting
 - d. United Way campaign kickoff
 - e. Ribbon cutting for Port/LC PR firm
 - f. PetroChem meetings
 - g. Governor's Advisory Commission on Coastal Protection/Restoration
 - h. GO Group PR/Communications sub-committee meeting

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- Ongoing media relations continue through the Lake Charles Ad/Press Club and other networking opportunities.

X. Announcements/Reports (Legal, Financial, Engineer)

LEGAL: There was no legal report.

FINANCIAL: Darla Perry gave the financial report for August. In the first 2 months of the new fiscal year, the Port is up 404 barge days. Darla said the Port has been hitting over 100 every day. Ramp revenue was \$7,000. Darla said August wasn't a full month of the ramp revenue, so September should be better. The Port did not receive a check from Devall's in August. On expenditures, there was a little on the ramp road for close-out costs and the east barge basin for some start-up costs.

Tim Dougherty made a motion to accept the financial report as presented to the Board, 2nd by Scott Foreman. No opposition. Motion carried.

ENGINEER: Chuck Stutes announced the Capital Outlay requests are due November 1, 2014, and his office will be working on it. There is a Bond Commission meeting on October 16, 2014. Chuck said they will know after that meeting what money the Port will receive on the 2nd project (Priority 2). Darla asked if Andrea would be doing another work-up or would it be the same work-up. Chuck answered it would be the same work-up, but the numbers will be updated based upon what was approved. Lynn confirmed that the Port will be providing matching funds on the work-up. Chuck said the next submittal date for 1st Priority will be December 1, 2014. Darla asked if that would be for dredging. Chuck answered it will be for the extension of the barge basin further to the west. Lynn gave some background on the port priority funding status. Lynn said there will be a guy speaking at the PAL annual conference in March 2015 about port priority funding. Chuck explained further the backlog of getting port priority funding. There was further discussion with the Board about port priority funding.

XI. Public Comments

Police Juror Francis Andrepont announced that the Capital Outlay purview state wide will be \$125 million appropriated with \$435 million worth of requests. Francis said one thing the Port has going for it is that it has good contacts in Baton Rouge, which will be an asset to the Port.

Mayor Chris Duncan announced that Lacadia has elected not to do their plan. Mayor Duncan said hopefully they will get another tenant there since there is a lot of interest in this area.

XII. Executive Session

There was no Executive Session.

XIII. Adjournment

President Dick Kennison thanked the guests for attending the meeting and adjourned at approximately 3:53 p.m.



President



Secretary