

West Calcasieu Port Board Special Meeting Minutes

February 22, 2019

I. Call to order

President Dick Kennison called to order the special meeting of the West Calcasieu Port at approximately 9:00 a.m. on February 22, 2019, at Meyer And Associates, 600 N. Cities Service Hwy., Sulphur, Louisiana.

II. Invocation

Wilmer Dugas led the invocation.

III. Pledge of Allegiance

Pledge led by Tim Dougherty and recited by all board members and guests.

IV. Roll call

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

- ✓ Dick Kennison
- ✓ Dave Aguillard
- ✓ Tim Dougherty
- ✓ Wilmer Dugas
- ✓ Scott Foreman

(Others also present at the meeting were: Lynn Hohensee, Chuck Stutes, Glen James and Darla Perry.)

V. Amendments, additions and deletions to the proposed agenda

There were no amendments, additions or deletions to the proposed agenda.

VI. Discuss and adopt resolution on proceeding with acceptance of Economic Development Administration Grant for 4.2 Million to proceed with timely submission of additional documentation requested for final approval

Darla Perry explained to the Board that they proposed a 5.3 million-dollar project to develop the bulkheading and a crane padding on the newly-acquisitioned property. The Port requested \$4,240,000 as their match with the Port contributing \$1,060,000 of Port money. Darla said when the paperwork came through, the Port was actually offered \$4.2 million with the Port's portion being 1.1 million including the contingency. Darla

explained the steps that are being taken presently are to modify the budget, put some additional documentation as to the Harvey Flood and environmental information. Darla stated everything needs to be turned in by March 7th. So the special meeting needed to be called to pass the resolution so the Port can go forward.

President Dick Kennison asked in regards to the 1.1 million if the Port has enough in reserve to cover that amount that is not encumbered already. Darla answered yes, but it will deplete approximately 40% of the reserve. Port Director Lynn Hohensee told the Board he feels like it is a pretty good return on their investment. Darla also explained that this does not prohibit the Port in going back to the Calcasieu Parish Economic Development or State Capital Outlay asking for help, and they will pursue that 1.1 million. There was a brief discussion about how the moneys will be used. Chuck Stutes explained that the EDA will not pay for dredging, so that will need to be a separate project. There was continued discussion on the process of the grant.

President Kennison asked Darla if she has worked on any figures to show what the 5.3 million-dollar investment would do to the total value of the Port as far as how much it would appreciate it. Darla answered that it was done in terms of jobs and additional private investment counting the projected tenants that would come in and bring jobs. The figures show potentially 400 new jobs with the private investment being \$1 billion. Darla said she did not do any numbers to show what the value would be to the Port. There was a brief discussion on the possibility of a new tenant.

Darla told the Board that IMCAL was instrumental in making the Port aware of this grant and getting things started, and they were to be the ones filing it and making sure everything was done correctly. Darla said she was relying on them; but now that there is no contact with Nikia Collins' absence, the Port is at a big loss. Darla explained IMCAL was supposed to get a \$100,000 management fee; but she said she is opposed to giving them the full amount because she feels the Port will need to hire an EDA consultant that has Yellow Book audit grant experience and she wants to make sure some of those funds are reserved, because the compliance is much greater than anything that the Port has done before. There was a brief discussion about IMCAL and potential experts to help with the compliance on the grant.

Lynn gave a brief update on a potential client that he, Darla and David Devall met with earlier this week.

Dave Aguillard made a motion to approve the resolution on proceeding with acceptance of Economic Development Administration Grant for 4.2 million to proceed with timely submission of additional documentation requested for final approval, 2nd by Wilmer Dugas. No opposition. Motion carried.

VII. Discuss and recommend action on repairs to port building (wind damage).

President Kennison explained that there has only been one bid turned in for \$12,700; and he would like to see at least 3 bids turned in. There was a brief discussion regarding the bids and repairs to the port building. Wilmer Dugas made a motion to get 2 more bids for the repairs to the port building, 2nd by Tim Dougherty. No opposition. Motion carried.

said they will continue working on the grant; however, if they come back with an offer less than 80/20, the Port will not do it.

Lynn announced the Entergy utility poles are now in the ground. There was a brief discussion about the Federal shut-down.}

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

Marketing/Business Development/Retention –

- Port remains in contact with Stream Land Services. Stream escorted a five-person Tellurian team from Houston to tour the port. Stream is interested in establishing an auxiliary dredge spoil pump station on port land that will support the movement of spoils by pipeline from the proposed Driftwood LNG Export Terminal site to beneficial use spoil reception areas west of the port. Tellurian also is interested in possibly establishing a staging site at the port for pipe during installation of the pipeline. Interest for the site of the pump station remains focused on a location east of the NE corner of the spoils area or in the 2-acre fenced area returned to the port by STAR Concrete Pumping. The facility may need 3 Phase electricity support.
- The port has been in contact with a local prospect interest in contracting with the West Cal Port for the intermodal exchange of workforce. No lease required for private-vehicle parking.
- S.T.A.R. Concrete Pumping lease of their port building continues on a month-to-month basis into 2019 or until 30-day notice is provided.
- Orion Marine Group continues to show interest in possibly leasing additional property at the port. Orion interest is now focused on the green house. An Orion team toured the green house. Early discussions also continue with Orion Marine Group re: renewing five-year option on lease agreement.
- With the assistance of IMCAL regional planning office, the port's application for a \$4 million federal EDA grant has received positive reception by the EDA office in Austin, Texas. The approval process has been delayed by the federal shutdown. The West Cal Port staff has held several conference calls with EDA and IMCAL personnel to fine tune the port's application that will go forward for final EDA board approval on Feb. 7.
- The port director is coordinating with Devall Towing to create interest in the port facilities with ongoing communications efforts with select LNG export terminal projects.
- Partnering with Devall Enterprises, the port director continues to work with a prospect interested in setting up marine fueling operations at the port in 2019.
- Coordination continues with SWLA Economic Development Alliance and Entergy to seek certification for a parcel of property at the port that will be supported by proposed new waterfront improvements.
- River Barge Works continues to develop a site inside the port's spoils levee to hold recovered Portland cement that was obtained from client barges and earmarked for recycling.

Port Operations –

- Tubal-Cain continues with its site improvements and infrastructure development.
- Discussions continue with T-C and Entergy officials re: 3 Phase electricity support to the port.
- The port director and port engineer remain in communication with the new point-of-contact at Louisiana State Office of Facility Planning and Control re: funding for engineering/design for new port bulkheading project.
- Multiple state and federal regulatory efforts are underway to address concerns about the loss of soil into the Gulf Intracoastal Waterway from recent civil work on the south shore of the waterway directly across from the West Cal Port. Currently, soil runoff is occurring. Long-term concern focuses on potential for weight of dirt causing sliding of GIWW shoreline into the channel, especially during extended wet weather.

Professional Organizations & Networking –

- In January, the WCP director (and/or board members) represented the port at:
 - a. PAL board meeting and executive committee meeting
 - b. Chamber/SWLA annual banquet

Lynn told the Board that he spoke with Bart Riley of S.T.A.R. Concrete, and Mr. Riley stated that they intend to stay at the Port as a tenant. There was a brief discussion regarding S.T.A.R. and future potential business for them in the area and possibly getting them to sign a contract. There was a brief discussion about the economic growth in the Cameron Parish area.

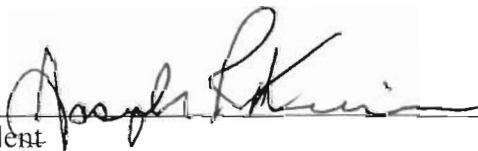
President Kennison thanked Darla Perry for all of her due diligence and hard work on the EDA grant.

VIII. Public Comments

There were no public comments at this time.

IX. Adjournment

President Kennison adjourned the meeting at approximately 9:30 a.m.



President



Secretary