

# ***West Calcasieu Port Board Meeting Minutes***

January 2, 2018

## **I. Call to order**

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:00 p.m. on January 2, 2018, at West Calcasieu Port, 200 Old Ferry Road, Sulphur, Louisiana.

## **II. Invocation**

Dick Kennison led the invocation.

## **III. Pledge of Allegiance**

Pledge led by Lynn Hohensee and recited by all board members and guests.

## **IV. Roll call**

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

- ✓ Dick Kennison
- ✓ Wilmer Dugas
- ✓ Tim Dougherty

(Board Members absent from the meeting were Dave Aguiard and Scott Foreman.)

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

## **V. Approval of minutes of the December 5, 2017 regular monthly and the December 12, 2017 special meeting**

President Dick Kennison entertained a motion to approve the minutes of the December 5, 2017 regular monthly meeting and December 12, 2017 special meeting. A motion was made by Wilmer Dugas to approve the minutes of the December 5, 2017 regular monthly meeting and the December 12, 2017 special meeting, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried.

## **VI. Amendments, additions and deletions to the proposed agenda**

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

## **VII. Discuss and adopt resolution recommended by Lynn Hohensee to approve a grant to the SWLA Alliance Foundation (5 year pledge of \$700 per year or \$3500 total) for the purpose of economic development**

Port Director Lynn Hohensee explained how supportive the SWLA Alliance Foundation has been to the Port by paying \$50,000 for the economic development study and donating money to print brochures twice for the Port. Lynn explained the Port had previously pledged \$2500 to the SWLA Alliance Foundation, but he recommends donating \$3500 this time. Wilmer Dugas made a motion to adopt a resolution to approve a grant to the SWLA Alliance Foundation (5 year pledge of \$700 per year or \$3500 total) for the purpose of economic development, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried. Darla Perry explained the Port could give the \$3500 donation all at once.

## **VIII. Committee Reports**

There were no Committee Reports at this time.

## **IX. Port Director Report**

{Port Director Lynn Hohensee told the Board he has had good cooperation in working with Tubal-Cain to iron out the issues regarding their relocation within the port. There was a brief discussion regarding the area between the old barge loading ramp and the new barge loading ramp and how that area will not be part of Tubal-Cain's requirements for improvements. Lynn explained how Tubal-Cain plans to put in a tower crane on the west side of the barge loading ramp and how it will also benefit the Devalls.

Lynn told the Board that Tubal-Cain is planning on taking the existing Devall bird house and moving it west of the blacktop turnaround for the Devalls to use. They will also be building new structures on the 3 acres they plan on leasing from the Port as well as building a baffled structure to hold their compressors and constructing a parking lot for their employees. Lynn stated they are predicating their lease on 3.2 acres on a monthly rate of \$1750 per month plus \$10 per linear foot of waterfront monthly, which comes to \$3,000 per month. There was a brief discussion regarding the location of Tubal-Cain's new lease and what all is included. Chuck Stutes asked what area would be TWIC, and Lynn showed Chuck and the Board where the TWIC area would be on the map. There was continued discussion regarding the Tubal-Cain lease and how it affects the other tenants at the port.

President Dick Kennison asked Lynn if there have been any recent studies done to see if the Port's rate of \$10 per linear foot is still competitive with other ports. Lynn said he feels it is reasonably priced. Chuck explained the port is not a totally improved waterfront and feels as long as the port is leasing land behind it, then it is a reasonable

price. There was a brief discussion regarding waterfront pricing of other ports around Louisiana.

Lynn told the Board that there have been discussions between the Devalls and Tubal-Cain whereby it has been stated that if the Devalls will pay for the materials, Tubal-Cain will do the installation of the monopiles. Lynn briefly explained the reason for the monopiles.

Darla Perry told the Board that when the comparative lease value was done 3 years ago per acre/per waterfront, the Port was comparable at that point; but Darla said she will revisit it. In asking the question, "What would the Port get if they had barge space for 300 feet," Darla answered the Port's share would be approximately \$2700 if they put every 40 to 50 feet a barge going in. Darla explained the Port is close to what it is giving up, barge space, for the Port's portion. There was a brief discussion regarding the port's barge spaces and the money it brings in.

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

#### **Marketing/Business Development/Retention –**

- The port entered into a short-term contract with Mike Hooks, LLC for the parking of MH employee vehicles on one acre at the port. The five-month lease began on Jan. 17.
- Communications continue with Tubal-Cain Marine Services re: a new lease agreement with focus on new port property to be improved and occupied by the company.
- The port continues to work with prospect interested in limited lease of property at the port for several years.
- The port director continues to coordinate with Devall Towing and the Port of Vinton re: ongoing discussions for possible movement of construction soil by barge from western Calcasieu and Cameron Parishes to industrial sites planned or under construction on the Calcasieu River Waterway. The WCP would play an instrumental role in the movement of dirt by barge.
- The port board of commissioners voted unanimously to renew the port's pledge to the SWLA Economic Development Alliance Foundation. The five-year pledge to Foundation is \$3,500 (\$700/year – 2018-2023).

#### **Port Operations –**

- The port received six bids for dredging approximately 140,000 cubic yards of spoils from the port's west barge basin. Once the port board approves the winning bid it will be awarded and announced. Work is expected to begin in April.
- A severe winter freeze over a couple of days in January resulted in damages to water lines at the port. The port coordinated with Carlyss water district to make repairs.
- Port Director continues to work with consultants who are developing an effort to capture Homeland Security grant funding for several south Louisiana ports, including the West Calcasieu Port

#### **Professional Organizations & Networking –**

- In January, the WCP director (and/or board members) represented the port at:
  - a. PAL monthly board meeting
  - b. Chamber/SWLA 114<sup>th</sup> annual banquet
  - c. West Cal Chamber lunch meeting
  - d. BV board meeting

#### **News Media & Community Relations–**

- 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 given at this time.

**FINANCIAL:** Darla Perry presented the Financial Report. Darla reported barge days for November were up at \$3,206 compared to \$2,851 the prior year. Ramp use is still down \$5,400 less than the previous year. Darla stated there was ramp revenue in November of \$450. Darla reported the cash flow showed a net change of \$4,630.73. Wilmer Dugas made a motion to accept the financial report as presented, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried.

**ENGINEER:** Chuck Stutes reported they received the Corps permit on the maintenance dredging and authorization from Louisiana Department of Transportation and Development to go ahead and advertise for bids. Chuck said they have advertised for bids through the Lake Charles American Press and will be receiving bids January 23<sup>rd</sup> at the offices of Meyer & Associates. Chuck asked Darla to help remind him that a public meeting notice has to be placed in the newspaper because it is a public bid opening, and the law requires that you open the bids in public. Chuck stated that maybe a special meeting can be called a few days later for the Board to take action accepting the bid. Chuck reported that so far 10 dredging companies have picked up plans and specs. There was a brief discussion regarding the January 23<sup>rd</sup> meeting to open the bids.

Chuck announced that they now have a complete survey on the roadway project, and they are awaiting the results of the geotechnical. Chuck said they should be fully underway on the design shortly. Regarding the 600 foot of bulkhead along the Intracoastal Canal, Chuck said he has received proposals on the geotechnical, surveying and the environmental permitting. Chuck said he is putting everything together and will give it to Lynn to send via email to Facility Planning this week.

Lynn asked if King Fabricators is done with the ramp. Chuck said they need to schedule a full startup with King Fabricators. President Dick Kennison entertained a motion to accept the Engineer's Report as presented. Tim Dougherty made a motion to accept the Engineer's Report as presented, 2<sup>nd</sup> by Wilmer Dugas. No opposition. Motion carried.

## **XI. Executive Session**

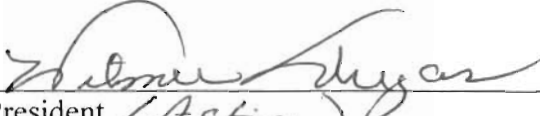
There was no Executive Session at this time.

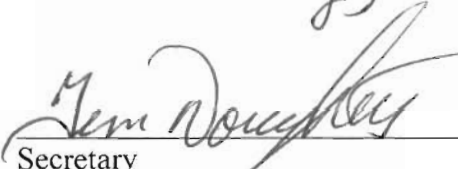
## **XII. Public Comments**

There were no public comments at this time.

**XIII. Adjournment**

President Dick Kennison adjourned the meeting at approximately 3:33 p.m.

  
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President (Acting)

  
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Secretary