

West Calcasieu Port Board Meeting Minutes

November 6, 2018

I. Call to order

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:02 p.m. on November 6, 2018, at West Calcasieu Port, 200 Old Ferry Road, Sulphur, Louisiana.

II. Invocation

President Dick Kennison led the invocation.

III. Pledge of Allegiance

Pledge led by Glen James 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
- (Board Member Scott Foreman was absent.)

(Others also present at the meeting were: Lynn Hohensee, Darla Perry, Glen James, Chuck Stutes, David Devall, Ben Love of Stream Wetlands and Sheila Burton.)

V. Approval of minutes of the October 2, 2018 regular monthly

President Dick Kennison entertained a motion to approve the minutes of the October 2, 2018 regular monthly meeting. A motion was made by Wilmer Dugas to approve the minutes of the October 2, 2018 regular monthly meeting, 2nd by Tim Dougherty. No opposition. Motion carried.

VI. Amendments, additions and deletions to the proposed agenda

There were no additions or deletions to the proposed agenda at this time.

VII. Discuss and take action: Acceptance of West Barge Basin Improvements, Basin Dredging, S.P. No. H012471(321) as Substantially Complete

Chuck Stutes reminded the Board that this pertains to the dredging project that was partially funded by the DOTD through the Port's Priority Program. The dredging was completed in late August, and the seeding was done in September. Chuck stated that Meyer & Associates is recommending that the Board accept the project as substantially complete, which is required to be able to go through an official close-out and have the contractor file at the courthouse and get to the point where the Port can make a final payment. Wilmer Dugas made a motion to accept the West Barge Basin Improvements, Basin Dredging, S.P. No. H012471(321) as substantially complete, 2nd by Tim Dougherty. No opposition. Motion carried.

VIII. Discuss and take action: Request to survey by Stream Land (sic) Services

Port Director Lynn Hohensee explained how Ben Love of Stream Wet Lands is working closely with David Richard on the movement of dredge spoils once the Driftwood LNG project comes on board, and they are looking to move 8 million cubic yards of dredge spoils through a pipeline from the construction site to the west side of the parish. Lynn said as it is proposed right now, the line would go through a culvert under Hwy. 27, which would not necessitate tearing up Hwy. 27 or doing any kind of drilling. Lynn explained the line would come in north of the port where they would like to put in an auxiliary pump station. Lynn stated they are looking at a site on the southwest corner of the port's spoils area. Lynn said he met last week with Ben Love and 2 of the people that work for one of the company's that is intending on submitting a bid package for the dredge work, and they walked the potential site at the port for the pump station. Lynn said even though they have not been awarded the project yet, they gave some ideas on how it could be done. Lynn explained to the Board in further detail where exactly at the port the pump station would be located and how the process will take place in getting it put in. Lynn said that Stream Wet Lands is asking the Port if they can do some surveying. Mr. Ben Love explained to the Board they are wanting to survey some lines where the dredge line may possibly go, coming in from the north side of the port. Mr. Love stated they just need to put it on engineering drawings to see if any adjustments need to be made moving it north, south, east or west. Mr. Love explained that without having a survey, it would be difficult to make an educated decision on what's the most efficient way of taking care of this.

Lynn asked the Board to go ahead and approve the request so Stream Wet Lands could start their surveying today. President Dick Kennison suggested letting the Port's attorney and engineer review the plans to make sure the Port is covered in every way. There was further discussion about the way the pipeline will come across Hwy. 27, the type of pipe that will be used, and the reason for getting the survey done immediately. Darla Perry asked the timeline for how long the surveyors will be out on the Port property. Mr. Love answered that he thought a week to 10 days would be the most and that there are 3 tracks that they will be surveying. Chuck Stutes confirmed that this particular agreement is strictly for surveying and preliminary engineering services, not improvements or any kind of destructive testing. Mr. Love agreed and told Chuck there will be no soil boring or subsurface operations; it's only surveying, finding points on the property based on the legal descriptions and putting them on the engineer's plat.

Chuck also confirmed that once the surveying is done and they determine a route, Stream Wet Lands will come back to the Board for an agreement in regards to permits. Mr. Love said, "Absolutely."

Attorney Glen James briefly read and reviewed the request by Stream Wet Lands to do surveying at the port. There was a brief discussion about the survey request and liability issues. President Dick Kennison suggested granting preliminary approval based on the findings of the Port's attorney, and Mr. James will get back with Mr. Love within 5 days. Mr. Love agreed. Dave Aguillard made a motion to grant preliminary approval based on the findings of the Port's attorney with the agreement that Mr. James will get back with Mr. Love within 5 days, 2nd by Tim Dougherty. No opposition. Motion carried.

IX. Committee Reports

There were no Committee Reports given at this time.

X. Port Director Report

{Port Director Lynn Hohensee told the Board there is a lot of tenant activity going on right now. Lynn said S.T.A.R. Concrete Pumping is surrendering back to the Port the 2 acres that are fenced in. Glen James explained they are on a month-to-month lease. Lynn said S.T.A.R. will be requesting a 6-month extension, however, for the building and property. Lynn announced that Orion Marine Group wants to move their engineering group to the port and are looking at options where to place them.

Lynn told the Board that River Barge Works is in need of a location that is ½ acre or less inside the levee where they can temporarily pile up Portland cement that is extracted from barges that are brought to them for cleaning. Lynn said after a period of time a truck will come in to pick it up for recycling, and it is not considered a hazardous material. Lynn explained it is not at a point yet for port board approval, but things could get finalized within the next 30 days. President Dick Kennison told Lynn a special meeting could be called, if needed, to get approval. There was a brief discussion about the Portland cement being placed at the port and River Barge Works' operations.

David Devall gave a brief report on their fleeting operations. David asked Chuck Stutes if there was a way a weir could be placed on the back side of the levee for a drain. Chuck told David he didn't have a problem with it and thought it was a good idea, but he would have to check with the Corps since it was a Corps issue.

Lynn stated he's continuing to work with IMCAL and hopes to hear by the end of November whether the port remains eligible for a \$3.2 million Federal grant. Lynn said he now has 7 out of 9 letters of support that were sought out.

Lynn explained that certification of land to the east and north of Orion is proceeding through SWLA Economic Development Alliance, Louisiana Economic Development and Entergy; and LED will pay 75% of the cost for the certification. Lynn said there are 9 certified sites in Southwest Louisiana and 94 certified sites around the state of Louisiana. Lynn told the Board he feels this is a good way to help promote the port property to a prospective new tenant.

Lynn showed the Board the new SWLA Port Network brochure. Lynn stated that this is the 3rd version that the SWLA Economic Development Alliance has printed for the network. The Port has 250 copies available, and now it will also be available on the website for electronic viewing. The drone footage that was viewed at the Devall dinner is also on the website.

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

Marketing/Business Development/Retention --


- S.T.A.R. Concrete Pumping has notified the port that it is not continuing with its lease of the two-acre fenced in property, and the company is asking for a 6-month extension on the lease for the building/property.
- Orion Marine Group is interested in possibly leasing additional property at the port. Early discussions also continue with Orion Marine Group re: renewing five-year option on lease agreement. The tenant's current five-year lease agreement ends during the summer of 2019.
- Guided waterside tour of the West Cal Port was provided to IMCAL director. The tour will support the port's effort to work with IMCAL in applying for and securing a \$3.2 million federal EDA grant to assist with infrastructure improvements at the port. Nine letters of support have been requested from valued public and private partners and six letters have been received back to date. It is expected that the application packet should be completed in November for presentation to the EDA. Appreciation to Devall Towing for providing tugboat and most hospitable crew.
- Communications are ongoing re: potential tenant's interests in setting up a remote pipeline pump station at the west end of the port's spoils reception area for possibly up to two years. Prospect is requesting permission for surveying. Tour provided in early Nov.
- 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.
- 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.
- 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. Port is providing an aerial map of the target acreage and this will initiate the activity.
- The SWLA Port Network brochure has been printed. The WCP received 250 copies as well as an electronic version that will be put up on the port's website. Ports include: West Calcasieu Port, Port of Lake Charles, Port of Vinton, Cameron Parish Port and the Port of Mermentau.
- A finished 2:30 minute drone aerial presentation has been put up on the port website. It also was on continuous viewing during the Oct. 2 Devall Steak Dinner. It also has been shared with target audiences. Appreciation to Gus Fontenot, SWLA Economic Development Alliance who shot the drone video, edited the video and added valued graphics to the finished production.
- Met with Mike Boies, River Barge Works. RBW very pleased with new location at west end of west barge basin. RBW is seeking port permission to place waste Portland cement recovered from client barges on a specific spot within the spoils area for later collection and removal. He has met with port director and port engineer. Further details are being developed with assistance of Blaine Johnson, the port's environmental consultant.

Port Operations --

- Port director and President, Calcasieu Parish Police Jury, signed a cooperative endeavor agreement document which enables the parish to provide a \$250,000 grant for the WCP new entrance road construction was unanimously approved.
- Devall Towing is moving forward with installation of dead men on port property west of the west barge basin.
- 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.

XIV. Adjournment

President Dick Kennison encouraged everyone to go vote and adjourned the meeting at approximately 4:01 p.m.

✓ 
President

✓ 
Secretary