

West Calcasieu Port Board Meeting Minutes

200 Old Ferry Road, Sulphur, Louisiana 70665

June 6, 2023

1. Call to order

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:00 p.m. on June 6, 2023.

2. Invocation

Tim Dougherty led the invocation.

3. Pledge of allegiance

Dick Kennison led the pledge of allegiance.

4. Roll Call

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

Dick Kennison
Tim Dougherty
Jennifer Mabou
Buddy Reams

Also present were Oliver Schrupf, Darla Perry, Joanne Coleman, Chuck Stutes, and Port Director Lynn Hohensee.

5. Approval of minutes of the May 2, 2023 regular monthly

A motion was made by Tim Dougherty to approve the minutes of the May 2, 2023 regular monthly meeting, 2nd by Buddy Reams. No opposition. Motion carried.

6. Amendments, additions, and deletions to the proposed agenda

No amendments, additions, or deletions at this time.

7. Discuss and take action on resolution for authorization for bids of West Barge Basin Dredging

Chuck Stutes stated that this project is funded by the DOTD Ports Priority Program and that the need is for a resolution acknowledging the project is ready to receive bids. Mr. Stutes read the resolution to the board.

After a brief discussion, a motion was by Tim Dougherty to adopt the resolution requesting authority to advertise for bids for State Project No. H.014606 (323) West Barge Basin Dredging, 2nd by Jennifer Mabou. No opposition. Motion carried.

8. Consideration and Approval of Change Order #3 for Star Building

Chuck Stutes stated that as they go through the project of remodeling the existing Star building, unforeseen changes come up. The items in the change order are all recommended by the contractor. This change order is for -\$9,514.09.

A motion was by Jennifer Mabou to approve change order #3 for the Star Building for -\$9,514.09, 2nd by Tim Dougherty. No opposition. Motion carried.

9. Authorize the engaging of appraiser for lease values on Port Property

Dick Kennison stated that at the Tenants Committee meeting, they discussed how to determine rates for future tenants. The Committee recommends establishing parameters and lease values on port property.

A motion was by Jennifer Mabou to allow Darla to engage an appraiser, for a cost not to exceed \$5,000, to establish lease parameters and values on Port Property, 2nd by Tim Dougherty. No opposition. Motion carried.

10. Authorize proposal requests for disaster debris removal

Dick Kennison stated that they would like to request proposals for an advance disaster contract for debris removal.

A motion to allow for proposal requests for advance disaster debris removal was made by Jennifer Mabou, 2nd by Tim Dougherty. No opposition. Motion carried.

11. Review any recommended actions to proceed with Capital Improvements

There were no Capital Improvements to discuss at this time.

12. Committee Reports

Lynn Hohensee stated that the Port's Tenant Committee met and discussed lease values for upcoming lease space available.

13. Port Director Report; Announcements/Reports (Legal, Financial, Engineer)

- a. **Port Director:** Port Director Lynn Hohensee reported that he spoke to General Equipment and they expect to be out fully by the end of June and will continue to pay the lease amount of \$2,000 an acre for 2 acres. Keiland Construction has stated that they may not be able to use all the concrete left by General Equipment, but will haul out what they can not use. There was a brief discussion regarding the timeline for GES to finish clearing the property and revisiting the lease amount if they are not fully out by the end of June.

He also reported that they have been looking at possible enhancement of port security options, but it's in the early development stages.

There is a pipeline prospect that Mr. Hohensee is supposed to meet with that is looking for possible space to lease and use of the barge loading ramp in 2024. He will continue to pursue that.

Keiland Construction is in the process of crushing the concrete and assembling large cranes. They are using most of the matting that is there, but GES will move out any they don't use.

Mr. Hohensee also reported that the auditor's office requested completion of a survey and Darla was able to get it submitted in a timely manner.

He concluded by reporting that an additional \$50,000,000 funding for the Ports Priority Program was approved for 2024.

- b. **Engineer:** Chuck Stutes reported that all of the documents for the EDA project have been submitted through CSRS and are waiting for final approval.

The demolition and quite a bit of plumbing and electrical on the STAR building has been done. It is progressing nicely.

The architect for the VLS building should issue plans this week, then they will be able to request bids.

Mr. Stutes also reported that David Devall has requested that we don't do any dredging until after hurricane season, because they do not want any unusual activity to deal with during the season. The timeline for the project should work out where the on-shore work will be completed during hurricane season leaving the water work to be done after November.

- c. **Legal:** The recent decision handed down by the Supreme Court reduces the jurisdiction of the EPA by requiring that it is open water of the United States, meaning that to fall under the jurisdiction of the EPA it has to have a surface connection to an applicable waterway.
- d. **Financial:** Darla Perry reported that the net cash flow was over \$76,248. The barge days year-to-date are 37,536, compared to prior YTD days of 31,486. They have \$5-6 million obligated from FEMA, but it's still moving slowly. The audit will begin in July.

After a brief discussion, a motion was made by Buddy Reams to accept the Port Director, Legal, Financial, and Engineer reports presented above, 2nd by Tim Dougherty. No opposition. Motion carried.

14. Public Comments

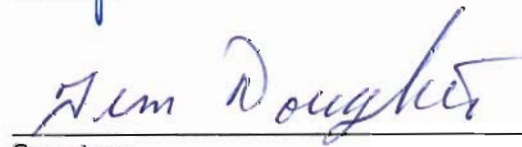
There are no public comments at this time.

15. Adjournment

President Dick Kennison adjourned the meeting at approximately 3:50 p.m.



President



Secretary