

West Calcasieu Port Board Meeting Minutes

200 Old Ferry Road, Sulphur, Louisiana 70665

April 4, 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 April 4, 2023.

2. Invocation

Dick Kennison led the invocation.

3. Pledge of allegiance

Lynn Hohensee 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 Darla Perry, Oliver Schrupf, Joanne Coleman, Chuck Stutes, Michael Hooper with GES, and Port Director Lynn Hohensee.

5. Approval of minutes of the March 7, 2023 regular monthly

A motion was made by Tim Dougherty to approve the minutes of the March 7, 2023 regular monthly meeting, 2nd by Jennifer Mabou. 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 following: Approval of Budget FYE 6/30/2024

Darla Perry stated that the board had a copy of the profit and loss budget overview. The total budget income is \$1,118,400 with the biggest projected increase is the Devall lease due to higher numbers and rates. Budget expenses total \$326,585 leaving the budgeted net income at \$179,915.

After a brief discussion, a motion was made by Tim Dougherty approving the Budget FYE 6/30/2024, 2nd by Jennifer Mabou. No opposition. Motion carried.

8. Discuss and take action on tenant issues - GES

Lynn Hohensee stated that he felt the board may want to take special consideration on the GES lease due to the progress being made to clear the property. Michael Hooper with GES reported that they have reduced their footprint by approximately 2.5 acres and they have agreements for the piles of concrete to be used by Keiland Construction on the EDA project. He stated they are working hard to have everything moved by the end of April.

Mr. Hohensee offered to the board for consideration, that for the month of April the board knock off the \$15,000 penalty and reduce the rent of \$2,000 per acre from 5 acres to 3 acres for a total of \$6,000.

A motion was made by Jennifer Mabou to reduce the rent for April of \$2,000 per acre from 5 acres to 3 acres without penalty totaling \$6,000, 2nd by Tim Dougherty. No opposition. Motion carried.

9. Review any recommended actions to proceed with Capital Improvements

There are no capital improvements to discuss at this time.

10. Committee Reports

There are no Committee Reports at this time.

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

- a. **Port Director:** Port Director Lynn Hohensee stated that he and Chuck met with VLS Monday and have an agreement with them on the path forward regarding the building repairs covered by FEMA, as well as other accommodations for future needs.
- b. **Legal:** Oliver Schrupf stated that he had nothing to report at this time
- c. **Engineer:** Chuck Stutes reported that the contractor, Angelico Construction, now has a building permit for the STAR building. They have primarily done demolition work and have materials ordered.

Mr. Stutes had a conversation with the Geotech this morning on the VLS building. He is anticipating two weeks to have the Geotech report complete. He also talked to the architect who has sent the latest floor plan to the structural, electrical, and mechanical engineers. The architect thinks they should have the plans ready by the end of the month.

They had to redo the quantity calculations for the dredging of the west barge basin and should be submitted to DOTD and FEMA for approval soon and possibly ready to go out for bids in May. There was a brief discussion.

- d. **Financial:** Darla Perry reported that the Port took in \$113,920 for the month of February. The Port expended \$29,056.75, leaving a positive net plus cash flow of \$84,863. She also reported that she applied for a Community Block grant and received a call stating the packet looked good and we should know in a month if the port is awarded the grant.

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

12. Public Comments

There are no public comments at this time.

13. Adjournment

President Dick Kennison adjourned the meeting at approximately 3:45 p.m.



President



Secretary