



September 9, 2015

Proposed Agenda

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance
- V. Welcome Guests
- VI. Action Items:
 - a. Motion to approve agenda as proposed.
 - b. Motion to approve minutes of meeting held on August 12, 2015.
 - c. Motion to approve financial statements for August 2015.
 - d. Motion to approve payment to Oestriecher & Company in the amount of \$12,000 for auditing services for Fiscal Year 2014-2015.
 - e. Motion to authorize the Executive Director to execute a letter of intent relative to potential bond financing with American Specialty Alloy and to take all necessary steps for advisement of such debt issuance and management.
 - f. Motion to adopt the following dates for 2016 Commission Meetings: January 20, February 17, March 16, April 20, May 18, June 15, July 20, August 17, September 21, October 19, November 16, December 21.
 - g. Motion to enter into Executive Session to discuss lease amendment terms for Cool Planet.
- VII. Reports/Updates:
 - a. Tenant/Lease-arrangements
 - b. Warehouse/Service arrangements
 - c. CoolPlanet/Construction
- VIII. Comments:
 - a. Comments by Port Director
 - b. Comments by Legal Counsel
 - c. Comments by Economic Development / Elected officials
 - d. Comments / Questions by Commissioners
 - e. Comments by public (limited to 3 minutes per person, not to exceed 21 minutes)

Adjournment: Next meeting date **October 14, 2015**

** Additions to agenda may be made by unanimous consent only.

**CENTRAL LOUISIANA REGIONAL PORT
BOARD OF COMMISSIONERS
August 12, 2015**

The Central Louisiana Regional Port Board of Commissioners convened 8:00 AM, August 12, 2015, at the Port Operations Center, 600 Port Road, Alexandria, Louisiana. The meeting was called to order by President Bryon Salazar.

Present were: Bryon Salazar, President; Jesse Doyle, David Harvey, Dr. Haywood Joiner, Corey Lair, Basil Smith, Norman Welch, Blake Cooper, Executive Director

Absent: Jimmy Whittle, Rev. Henry Williams

Also Present: John Ryland, Robert Hughes, Keith Hillman, Sammy Bonnette, Jeffrey Hess, Stephanie Ryland

A quorum was present.

Invocation given by Commissioner Basil Smith
Pledge of Allegiance led by Commissioner Norman Welch

Welcomed Guest and New Board Commissioners: President Bryon Salazar

VI. Action Items:

- a. Agenda: Motion to approve agenda as proposed. Motion by C. Lair, second by B. Smith, motion carried without opposition.
- b. Minutes: Motion to approve minutes of meeting held on May 20, 2015. Motion by B. Smith, second by N. Welch, motion carried without opposition.
- c. Financial: Motion to approve financial statements for May and June. Motion by C. Lair, second by N. Welch, motion carried without opposition.
- d. Motion to accept the audit report as presented by Dale Desselle with Oestriecher and Company. Motion by N. Welch, second by C. Lair, motion carried without opposition.
- e. Motion to accept Payne, Moore, and Herrington's engagement letter for book-keeping services with a fee of \$750.00 per month. Motion by C. Lair, second by B. Smith, motion carried without opposition.
- f. Motion to accept Resolution 2015-4 acknowledging Commissioner Sammy Bonnette's service to the Alexandria Regional Port Authority and make it a permanent record in the Official minutes. Motion by B. Smith, second by C. Lair, motion carried without opposition.
- g. Motion to approve notice of the Commission's intent to consider a resolution for lease of property with Terral River Service and Calvary Industries, Inc. at the next regularly scheduled meeting and to authorize the Executive Director to take all necessary steps to comply with Louisiana law as it pertains to the lease of public property. Motion by N. Welch, second by C. Lair, motion carried without opposition.

- h. Motion to authorize the Executive Director to sign any and all documents, including checks, which pertain to reimbursement of RRWC and LADOTD projects to contractors once approved by Engineers and payment has been deposited by said public entity, as well as authorization to sign checks for payment of insurance premiums.

Motion to amend Agenda item 'h' to omit the authorization for the E.D. to sign insurance premium checks; motion by B. Smith, second by N. Welch; motion carried.

Motion to authorize the Executive Director to sign any and all documents, including checks, which pertain to reimbursement of RRWC and LADOTD projects to contractors once approved by Engineers and payment has been deposited by said public entity. Motion by N. Welch, second by Dr. Joiner, motion carried without opposition.

- i. Motion to allow President to sign amended lease agreement with DisTran Packaged Substations after all applicable public lease laws have been completed. Motion by B. Smith; second by C. Lair, motion carried without opposition.
- j. Motion to move to Executive Session to discuss Cool Planet was tabled and discussion was held in open meeting setting.

VII. Reports/Updates: The Executive Director provided the following updates:

- a. DIS-TRAN – Update
- b. PAAL – Update
- c. CoolPlanet/Construction - Update
- d. Warehouse services - Report
- e. CHS –Update

VIII. Comments:

- a. Comments by Port Director
- b. Comments by Economic Development officials – no comments
- c. Comments by Legal Counsel – no comments
- d. Comments / Questions by Commissioners – no comments
- e. Comments by public (limited to 3 minutes per person, not to exceed 21 minutes) – no comments

There being no further business to come before the board, meeting was adjourned by Bryon Salazar, President.

Next meeting date September 9, 2015.

Bryon Salazar, President

**Central Louisiana Regional Port
Profit and Loss
Aug-15**

| | Total |
|--|------------------------|
| Income | |
| Misc. Port Income | 13,175.00 |
| Lease Income DisTran | 15,586.85 |
| Grant - Biofuels | 963,082.82 |
| Grant - Capital Projects (RRWC) | 26,093.25 |
| Legal Expense Income - Lease Amendment | 10,000.00 |
| Loading charges - Calvary | 6,076.00 |
| Total Income | \$ 1,034,013.92 |
| Gross Profit | \$ 1,034,013.92 |
| Expenses | |
| Salaries | 13,006.72 |
| Payroll Taxes Port Portion | 5,004.80 |
| Office Operating Cost | 2,739.27 |
| Legal | 3,040.35 |
| Marketing | 89.07 |
| Travel | 1,031.59 |
| Port Maintenance and Operation | 2,793.83 |
| Insurance | 9,346.18 |
| TRS Expense (Overpayment) | 5,000.00 |
| Cool Planet Grant Expenses | 960,447.82 |
| RRWC Capital Grant Expense | 26,093.25 |
| Total Expenses | \$ 1,028,592.88 |
| Net Operating Income | \$ 5,421.04 |

Central Louisiana Regional Port
Commission Meeting Dates for 2016

January 20, 2016

February 17, 2016

March 16, 2016

April 20, 2016

May 18, 2016

June 15, 2016

July 20, 2016

August 17, 2016

September 21, 2016

October 19, 2016

November 16, 2016

December 21, 2016

**EXECUTIVE DIRECTOR'S UPDATE
SEPTEMBER 2015**

TENANTS/SERVICE ARRANGEMENTS:

DisTran: DT/CLRP have completed the additional lease arrangements. They are well on their way to complete the office building and will move all employees for the packaged substation to CLRP site.

BioFuels Site: Phase 1 and Phase 2 (approximately \$8.5mm) are currently underway. We are working through lease amendment possibilities with attorneys.

CHS: CHS continues to be the main driver of barge and tonnage at the CLRP. We are discussing the on-going use (without the Port's consent) of our facilities to accommodate barge tie-downs. High water has reduced barge traffic substantially. CHS acquired CF Industries and is looking at the necessity of adding additional dome storage here at CLRP.

Service Arrangements (Calvary): New service rates are in affect. I am discussing additional short-term needs with Calvary as they look to acquire additional P&G business and have agreed to rent of 10,000 square foot portion of the warehouse. Opportunities might exist to lease entire warehouse with Distran, but I'm hesitant given the benefits of better-than-usual premiums. Additionally, CoolPlanet and the Port have entered into a service arrangement for off-load and re-load of CoolTerra (biochar for marketing efforts here in Louisiana).

PAAL: Engagement of Wheelis in these matters. PAAL: Continued exploration and continuance with PAAL and defense attorneys. Multiple offers were submitted for the fuel tanks, but none (to my knowledge) have been accepted. I have met with and our legal counsel continues to meet with the Defendants attorneys. We are currently discussing "cure" related expenditures to return the POL to usable condition.

INFRASTRUCTURE/PORT IMPROVEMENTS:

Biofuels: Progress continues on the biofuels project.

Roadway Improvements/laydown area: Our bids for this project came in well below the anticipated \$450,000-500,000 range. The low bidder is Precision Leveling LLC and they will begin construction soon. We are addressing some additional projects within the Capital Outlay Project scope to utilize additional funding.

PROSPECTS/FUTURE ACTIVITY:

-Petroleum terminal: Continued discussion regarding the PAAL lease and pending litigation with current tenant and prospect. Prospect is interested in leasing should the core cancel the lease or the courts force them to do such.

-ASA opportunities; Wood Chip prospect

-Lower dock: -Hayes Manufacturing expecting shipment in October 2015. -Military response to inquiry sent in for future rotation opportunities.

ADMINISTRATION:

-GAEDA Grant – GAEDA approved up to \$20,000, for the Port's branding and marketing efforts.

-MMLH – continued discussion with MMLH on the CP work and the Professional Service Arrangement and payment of future invoices. We are exploring options to address future invoices while ensure funding is available for Phase #3 and our obligations to the RRWC.

Pineville Property

Legend

 CLRP - LEFT BANK PROPERTY 137 acres

Central LA Regional Port Authority

City of Alexandria Rail

Google earth

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3000 ft

