COLUMBIA PORT COMMISSION Aug 15, 2024

MINUTES MEETING:

COMMISSIONERS: Darron McGuffee, Monty Adams, Jr., Charles Hearns, and Mark McKee.

PORT DIRECTOR: GREG RICHARDSON

Guest: Winn Nettles, BHA and bidders for DHS Security Fence Project

Meeting was called to order at 8 AM by Darron McGuffee at the Police Jury Meeting Room

READING OF THE MINUTES, **motion was made by Charles Hearns, and seconded by Mark McKee to adopt the minutes.**

READING OF THE FINANCIAL STATEMENT**, motion was made by Charles Hearns, and seconded by Monty Adams, Jr. to accept the bank statements, and the motion passed.**

ITEMS DISCUSSED DURING MEETING

Winn N. with Bryant Hammet and Associates, performed the duties associated with the bid opening for the Port’s DHS – PSPG – Security Fence Project. Each bid was read out loud and documented. There was a total of 5 bids received for the project. Fencing Unlimited had the lowest bid at $538,600 with Alternative 1 of $5,400, and Alternative 2 of $205,820. As noted by Winn, BHA will do a bid tabulation to verify that Fencing Unlimited’ s bid is in compliance with the stipulations of the bid package. The attached bid tabulation provides the bids from the other bidders.

Greg informed the Commission of activities since last port meeting:

* Greg informed the Commissioners of the work he was doing on behalf of the Columbia Port Commission:
  + Greg updated the commissioners about the potential tenant CV PowerTech who would like to locate a solar manufacturing plant at the Port. Information was presented to the board pertaining to incorporating CV Power Tech into our LaDOTD PPP Solar Farm Grant to construct a 5MW solar farm. The inclusion of CV PowerTech would require the construction of a $3.5 Million 20,000 sq.ft. Warehouse to accommodate their proposed operation and would strengthen the grant application. CV Power Tech has agreed to work within the parameters of the Grant Application requirements and is willing to provide the necessary commitment letter for the grant. Currently, the grant’s stipulated lease agreement would require $150,000 per year for 20 years, with CV PowerTech being responsible for Operation and Maintenance of the facility. The lease would also require CV Power Tech to purchase clean energy from the Port’s solar farm which is estimated at $50,000 per year. Along with a job creation commitment of 20 jobs. The commission agreed with the addition of CV PowerTech to strengthen the grant application and gave instructions to make modification for the September 1, 2024 grant deadline.
  + Greg gave update on the status of the Grant Application to DOT CFI for our proposed Green Port CFI Project which is to build a hydrogen distribution facility at the Port’s truck parking facility. Greg gave an overview of the grant application, stating that the Match for the grant would come from Global Gas and the Port would only be responsible for approximately $55,000 plus administration cost associated with the grant. Greg informed most of the grant has been written and will be submitted on time.
  + Greg informed the Commissioner it was time to resubmit our Capital Outlay request for next year which would be our Railspur Project as well as our Land Acquistion project. The Port agreed to continue using BHA to submit our Capital Outlay Request. **A motion was made by Charles Hearns and Seconded by Monty Adams to submit our 2025 Capital Outlay Request, assigning Greg Richardson the authority to sign the associated paperwork.**
  + Greg gave commissioner an update on LGF as well as discussed, the meeting with LGF, Hatch, and Union Pacific at the Port on August 13th.
  + Greg gave commissioners an update on the Dock project including discussed the meeting with MARAD at the Port on August 13th.
  + Greg discussed workforce development opportunities to partner with WD 83 Workforce Development Board. This is an area where the port needs to more engaged with the community.
  + Greg gave an overview of progress with LGF, mostly discussing the opportunities to work with LGF’s consultants to assist with the completion of various engineering tasks associated with the three of our Grants FHWA – Truck Parking facility – NEPA, LaDOTD/DRA – Railspur - Design, MARAD – Dock, Design and NEPA, Currently Provided an updated project grant implementation summary and schedule. Working with LGF to develop a closer relationship between the Port, implementation of the awarded grants and incorporation of LGF’s plans and schedules.
  + Greg informed board that the RFQ for the engineering selection would be opened next week (August 22, 2024 @ Police Jury Room)at a Special Meeting.
* Greg gave an update on Port Tenants
  + Guerrero Farms, soybeans are looking good and should be harvested before fencing.
  + McClanhan has not provided a check for August.
  + Terral Riverservices is concern over issues with the Columbia Lock and Dam.
  + LGF has completed the submittal of stage 2 for the DOE loan.
* Awarded Grants Update
  + LaDOTD PPP we are continuing working on completing the RC ROAD, the remainder of the grant is awaiting federal funding prior to starting. The Port is focused on expediting the railspur installation and the land purchase.
  + DRA Road – Currently working on permit to complete road crossing.
  + DRA Railspur – Port, LGF, LGF’s Engineers and BHA are working together to develop a 100% design of the rail spur and rail loading area to submit to Union Pacific.
  + RAISE - We are developing the Appraisal necessary to facilitate the purchasing of the Reynolds and Carr/Hatten property. Greg is working with Geo and BHA on completing the NEPA, while the state is developing a bid package for engineering services.
  + EDA – Once the contract of engineering services is completed, we will be able to start this project, we are currently advertising our RFQ for engineering services for both EDA and MARAD which will be held on August 22,2024 during a special meeting. .
  + CFA – Earmark – Currently the focus on this project is the completion of the NEPA.

Greg read over all outstanding invoices and requested a motion to pay bills. **Motion was made by Charles Hearns to pay all outstanding bills, seconded by Mark McKee motion passed.**

**Motion was made by Charles Hearns to adjourn the meeting second by Mark Mckee motion passed meeting was adjourned.**