

**PROCEEDINGS OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF
THE MORGAN CITY HARBOR AND TERMINAL DISTRICT**

November 14, 2024

The Board of Commissioners ("Board") of the Morgan City Harbor and Terminal District ("District") met in regular session at the District's office at 7327 Highway 182, Morgan City, Louisiana on November 11, 2024 at 5:00 p.m. Peter Orlando, President, convened the meeting with Commissioners Deborah Garber, Ben Adams, Adam Mayon, Steven Cornes, Matthew Glover, Troy Lombardo, Joseph Cain and Matthew Tycer in attendance. Also present in the meeting were Raymond Wade, Executive Director; Cindy Cutrera, Economic Development Manager; Tori Henry, Office Manager; Michael Knobloch, Special Projects Manager; Gerard Bourgeois, Board Attorney; Robert Karam, T. Baker Smith; Bill Blanchard, GIS Engineering; Councilman Louis Tamporello, City of Morgan City; Councilmen Les Rulf and Dean Adams, St. Mary Parish Council; Carrie Adams and several employees of InterMoor; and members of the general public.

The meeting was called to order and the presence of a quorum was noted. Raymond Wade led the invocation, and the Pledge of Allegiance was recited.

It was moved by Mr. Tycer and seconded by Mr. Lombardo that the minutes of the regular meeting of October 14, 2024 and that the minutes of the special meeting of October 28, 2024 be approved and adopted, with said motion carrying unanimously.

It was moved by Mr. Tycer that the report of receipts and disbursements for the month of October, 2024 be received and accepted and that all invoices presented to the Board for the month of October, 2024 be paid. Mr. Mayon seconded that motion, which carried unanimously.

Lt. Piche reported that: (i) 2,246 total transits in October through the VTS zone; and (ii) there is an active MSIB restricting the Atchafalaya Bar Channel and Bayou Chene to 13'.

Tim Connell reported that: (i) he would like to meet with the Coast Guard about lifting 13' restrictions since the GIWW all the way to the sea buoy has significant greater depth than 13'; and (ii) the *Captain Frank* will be released since the surveys have improved, and a Notice to Proceed has been issued for *Mike Hooks* on the Bayous Boeuf, Chene and Black project.

Charles Brittingham reported that: (i) the Presidential Election will change the dynamic next year with respect to the President's budget but hopefully a supplemental package and Omnibus will be passed in the short term and the Continuing Resolution will not be punted into next year.

Michael Knobloch reported that: (i) the warehouse fire suppression system bid opening is next week; and (ii) he expects a change in grant funding availability due to the election changes.

Robert Karam reported that: (i) West dock design continues, with lighting plans reviewed by Mac last week and the electrical engineer completing his design; and (ii) the geo tech engineer should have his supplemental draft report by the end of the week, which is critical.

Bill Blanchard reported that: (i) we received one bid for the Mr. Brett Drydock project from US Coatings in the amount of \$5,288,937 and recommends an award to US Coatings, subject to Facilities Planning and Control approval. Mr. Mayon moved to accept the same, which was seconded by Mr. Tycer and carried unanimously; (ii) we have received the Corps permit and will be delivering the dredging plans to Facilities Planning and Control tomorrow for approval; and (iii) they will continue to design the bulkhead project.

Cindy Cutrera reported that we have been submitting detailed information for current and future projects of our Port to be used by the Louisiana Ports and Waterways Infrastructure Commission to develop a statewide strategic plan and investment program. We are considered a Coastal Port and an Oil and Gas Port and want to make everyone aware of the importance to continue to fund those projects.

Gerard Bourgeois presented a lease option renewal request from InterMoor, which puts rental adjustment for the five (5) year option at \$49,775 per month, beginning January 1, 2025. Carrie Adams expressed her appreciation for consideration of the proposal and noted the importance of their employment presence and contribution to the area. It was moved by Mr. Adams and seconded by Mr. Glover that the renewal proposal of \$49,775 be accepted, which carried unanimously.

RESOLUTION

A resolution providing for the Morgan City Harbor and Terminal District ("District") to set rental amount for its Youngswood property lease to InterMoor, Inc. ("InterMoor").

WHEREAS, Lessor and Lessee entered into that certain lease of property and improvements adjacent to Woodland Road and Youngswood Road, Morgan City LA effective October 1, 2009, which was executed by Lessor and Lessee on November 5, 2009 and amended since then five (5) times (the "Lease");

WHEREAS, the Lessor and Lessee specifically agreed in the Lease that the monthly rentals shall be adjusted upward every sixty (60) months to reflect any percent of change, if any, in the Consumer Price Index for All Urban Consumers (CPI-U) U.S. City Average (1987=100), during the previous sixty (60) month period of the Lease;

WHEREAS, the Lessor has calculated the CPI-U for the term beginning January 1, 2025 at an amount in excess of \$56,000 per month;

WHEREAS, the Lessee has offered to pay \$49,775.00 per month for the following sixty (60) months;

WHEREAS, Lessor is authorized by various state laws to promote economic development within its boundaries, desires to accept the rental increase offered by Lessee, as it believes the same will increase the domestic and foreign waterborne commerce and create and provide employment and business opportunities for the inhabitants of the Morgan City Harbor and Terminal District and of the Parish of St. Mary, Louisiana, and all of which will further add to the welfare and prosperity of the persons residing within the geographic limits of the District and the Parish of St. Mary, Louisiana; and

WHEREAS, in consideration of the aforesaid contributions by Lessee to the area, Lessor has agreed to increase the monthly rental due under said Lease, beginning January 1, 2025 to the amount of FORTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-FIVE (\$49,775.00) DOLLARS.

NOW THEREFORE, BE IT RESOLVED that the President, Pete Orlando and Executive Director, Raymond Wade, be and are hereby authorized to set the monthly rental for the sixty (60) month period beginning January 1, 2025 at the amount of FORTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-FIVE (\$49,775.00) DOLLARS.

BE IT FURTHER RESOLVED that President, Pete Orlando and Executive Director, Raymond Wade, be and are hereby, individually, authorized and directed to do any and all acts and things on behalf and in the name of the District that he deems necessary, proper, or that may be required to carry out and accomplish the intent and terms of the lease and the transactions contemplated thereby.

Gerard Bourgeois also reported that: (i) Baker Hughes has still not brought the lease current, but has agreed to a conference call next week to discuss. Mr. Adams moved to authorize Mr. Orlando and Mr. Wade to authorize a suit to collect arrearages should it not be resolved shortly, which was seconded by Mr. Mayon and carried unanimously; and (ii) we received a Right of Entry from the Corps for open water dredging around Crew Boat Cut above Disposal Area I. Mr. Mayon moved to authorize Mr. Orlando to execute said Right of Entry, which was seconded by Mr. Cornes and carried unanimously.

With there being no further business to come before the Board, it was moved by Mr. Mayon and seconded by Mr. Adams that the meeting was adjourned.

Attest:



Matthew K. Glover, Secretary