

PROCEEDINGS OF A REGULAR MEETING
THE BOARD OF COMMISSIONERS OF
THE MORGAN CITY HARBOR AND TERMINAL DISTRICT
June 9, 2025

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 June 9, 2025 at 5:00 p.m. Ben Adams, President, convened the meeting with Commissioners Steven Cornes, Adam Mayon, Matthew Glover, Joseph Cain, Troy Lombardo and Michael Wise in attendance. Matthew Tycer and Deborah Garber were absent. 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; Lt. Jenelle Piche, United States Coast Guard (“USCG”); Robert Karam, T. Baker Smith; Bill Blanchard, GIS Engineering; 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.

Mr. Wade recognized Joseph Cain’s twelve years of service to the Commission, serving as both a Commissioner and President during his tenure. He noted that Mr. Cain has been here through thick and thin, during all of the expansions at the Dock, while receiving record funding for the dredging of the Channel.

It was moved by Mr. Glover and seconded by Mr. Cornes that the minutes of the regular meeting of May 12, 2025 be approved and adopted, with said motion carrying unanimously.

It was moved by Mr. Lombardo that the report of receipts and disbursements for the month of May, 2025 be received and accepted and that all invoices presented to the Board for the month of May, 2025 be paid. Mr. Wise seconded that motion, which carried unanimously.

Lt. Piche reported that: (i) there were 2,113 total transits in May through the VTS zone; (ii) Dredge *Jadwin* has begun dredging in Stouts Pass, so they will issue a Notice to Mariners; and (iii) this will be her last meeting, with Lt. Timothy Piquette replacing her in August. Mr. Wade noted how appreciative he was of her responsiveness during her time in Morgan City.

Tim Connell reported: (i) the bid opening for the Atchafalaya River Maintenance Cutterhead rental contract is planned for early July, with dredge arriving mid-July for a base item of \$12-15 million and option in the same range; (ii) Dredge *Mike Hooks* has returned from shipyard and is dredging Bayou Chene then will move to Bayou Black; (iii) we have a critical shoaling issue in Stouts Pass, so Dredge *Jadwin* will be dredging there for 10-12 days; and (iv) Dredge *Arulaaq* continues dredging 24/7 in the Bar Channel, with little changes being made but still looking good. Mr. Wade noted MARS has a few projects that will need to go out of Bayou Black soon, so the dredging there is needed.

Charles Brittingham reported: (i) two great funding pieces coming out included USACE FY25 Work Plan of \$48.51 million for Atchafalaya River O&M and FY26 President’s Budget \$30.491 million for O&M covering Bayous Boeuf, Black, Chene and the Atchafalaya River; and (ii) Congress will likely continue on a CR through mid-December but will hopefully pass a spending package soon.

Michael Knobloch reported that: (i) the Port lost a good friend, John Knapp of the Coast Guard, who would assist with our Port Security Grant reviews and offered his sincere condolences to Lt. Piche. (ii) Legislature is still in session, and we are waiting to see if the verbiage in HB2 will include the replacement of roof and insulation and cash for the Bollinger project. If the verbiage is not changed in HB2, we will need to go before the Interim Emergency Board to add the verbiage; (iii) the warehouse fire suppression system is nearing completion; (iv) AIC has removed damaged equipment and is currently redesigning the project; and (v) the draft MARAD agreement has been submitted to the Secretary for review, and contingent up their approval, we will execute agreement and advertise for equipment procurement. Mr. Mayon moved to authorize Mr. Wade to execute said agreement then advertise for bid after MARAD approval, which was seconded by Mr. Lombardo and carried unanimously.

Robert Karam reported that (i) they are continuing to work on final design plans for the West Dock for DOTD approval; and (ii) they have completed the regulatory review and responses to the Corps for the permit.

Bill Blanchard reported that: (i) Mr. Brett drydock work is substantially completed by US Coatings and based on the engineer’s recommendation, Mr. Lombardo moved to authorize Mr. Wade to execute said substantial completion, which was seconded by Mr. Mayon and carried unanimously. (ii) Coastal Dredging has mobilized on site and set up over 7,000 feet of discharge pipe, with dredging

operations commencing last Friday; and (iii) bulkhead design is currently underway.

Cindy Cutrera reported that: (i) we forwarded to commissioners General People's response to Mr. Wade's public comment at the MRC's public hearing where she acknowledged our challenges and the fact that there was no available funding to dredge Stouts Pass; (ii) she recognized Charles Brittingham's effectiveness and the massive accomplishment of assisting us in moving from receiving \$6 million annually, to where we are today; (iii) we were notified the LMR study's funding has been removed, and the previous funding has to be returned to US Treasury. Mr. Wade noted this study was about sending more water to us so we will continue to monitor.

Gerard Bourgeois presented: (i) Agreement for Services with Cassidy & Associates, Inc. at current amount of \$10,000 per month plus expenses incurred. Mr. Mayon moved to authorize the execution of said agreement, which was seconded by Mr. Cornes and carried unanimously.

RESOLUTION

A resolution providing for the execution of a consulting agreement for the Morgan City Harbor and Terminal District ("District"), designating the terms and conditions of the contract, and granting the authorization therefor.

WHEREAS, this Board of Commissioners ("Board") is authorized by the provisions of LSA-R.S. 34:324 to "contract with the employ attorneys, clerks, engineers, deputy commissioners, superintendents, stevedores and other agents and employees and shall fix their compensation and terms of office or employments," and,

WHEREAS, this Board, after due deliberation, deems it necessary that a real and genuine necessity exist therefor to contract with Cassidy & Associates, Inc. in connection with governmental affairs representation before the federal government to assist the District in assuring the dependability of the existing navigation Channel, being the Lower Atchafalaya River, Bayous Chene, Bouef, and Black; to provide assistance and advice to the District on how best to achieve a dependable Channel that would enable the District to provide support and infrastructure associated with current and future activities in the Gulf of America, transportation of commodities; and for other commerce and facilitation of various maritime interests.

BE IT RESOLVED, that the President, Ben A. Adams, is hereby authorized and directed to execute on behalf of the District, a consulting agreement with Cassidy & Associates, Inc., for the necessary service relative to the District, substantially in accordance with the terms and conditions of the consulting agreement presented this day.

Mr. Bourgeois also reported: (ii) the Board is required to select an official journal annually. Mr. Glover moved that the following resolution be adopted, designating the Morgan City Review as its official Journal, which was seconded by Mr. Mayon and carried unanimously.

RESOLUTION

A Resolution designating the Morgan City Review as the official journal of the Morgan City Harbor and Terminal District

WHEREAS, Louisiana Revised Statute 43:171 requires the Morgan City Harbor and Terminal District to designate an official journal for publications of the proceedings of its board and such financial statements required by and furnished to the legislative auditor.

WHEREAS, the Board of Commissioners of the Morgan City Harbor and Terminal District ("District") finds that the Morgan City Review, a newspaper in Morgan City, meets all the requirements for its designation as the official journal of the District.

Accordingly,

BE IT RESOLVED, that the Morgan City Review, a newspaper being published in Morgan City, Louisiana, is designated and selected as the official journal of the District.

(iii) According to our bylaws, in order to change the time or date of our monthly meeting, it must be discussed at the following month's meeting. After some discussion, the new date and time will be proposed at the July meeting, with new changes going into effect at the August meeting. And (iv) Baker Hughes now intends to sell its interests in land that the Port subleases to Valence Drilling Fluids, who wants to increase production at the plant for benefit to area economy. Mr. Mayon moved to authorize Mr. Adams to execute an "Assignment to Lease" and extension of the City of Morgan City/Rebel Properties/Robert Lawrence lease, extending that lease through 2041, which is the same as the Y&Y Realty and to authorize the related assignment(s) to Valence Drilling Fluids, per resolution presented. Mr. Lombardo seconded said motions and carried unanimously.

RESOLUTION

WHEREAS, pursuant to a document entitled "Act of Sale By Tidewater Marine, Inc. and Tidewater Marine Service, Inc. To the Morgan City Harbor & Terminal District", hereinafter referred to as "Assignment", Tidewater Marine, Inc. and Tidewater Marine Service, Inc. (herein collectively referred to as "Tidewater") assigned and transferred to the Morgan City Harbor and Terminal District ("District") all of its rights, title and interest in and to three leases by act dated February 10, 1998, and amendment dated as of May 31, 2021 (herein sometimes collectively referred to as "Leases") and to the tracts of real property and to the improvements as described therein, commonly referred to as Tidewater Point (hereinafter sometimes collectively referred to as "Premises"), as more fully described in said Assignment and as further shown on plat or survey of the Premises made by Gulf South Engineers, Inc. dated July 8, 1996 and last revised January 28, 1998 and made a part hereof by reference thereto, which Premises are along the Atchafalaya River and/or Bayou Boeuf in Morgan City, St. Mary Parish, Louisiana and were subsequently leased and assigned to Baker Hughes Oilfield Operations, Inc. (now known as Baker Hughes Oilfield Operations, LLC and herein as "Baker Hughes"); and

WHEREAS, Baker Hughes desires that the sublease of the Premises be subleased, transferred or assigned by the District to Valence Drilling Fluids, LLC ("VDF") for the continued construction, development and operation of a barite processing facility by and for VDF, as permitted in Paragraph 8.2 of the District's sublease agreement with Baker Hughes; and

WHEREAS, Baker Hughes has additionally requested as part of the transfer of property and leases to VDF that the District's lease with the City Of Morgan City, Rebel Properties Of Morgan City, L.L.C., and the Robert Edmund Lawrence, Sr. Family Trust be amended to change the expiration date of the next option term of the Lease to May 31, 2031, a termination date that is consistent with the termination dates of the adjacent Y&Y Realty, LLC property also leased by the District and subleased to Baker Hughes, and to provide for additional renewal terms consistent with those provided in the leases of the adjacent property; and

WHEREAS, the Sublessor, authorized by various state laws, including La. R.S. 34:321, et seq, La. R.S. 33:9020, et seq, and La. R.S. 39:1011, seq, to promote economic development within its boundaries, desires to sublease the Premises to Sublessee to construct, develop and operate a barite processing facility on the Premises and thereby increase usage of the Sublessor's loading and unloading facilities, docks and wharves, 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 enhance economic development within the Morgan City Economic Development District, St. Mary Parish, Louisiana and the surrounding area, and all of which will further add to the welfare and prosperity of the persons residing within the geographic limits of the Sublessor and the Parish of St. Mary, Louisiana; and

BE IT RESOLVED, that, in consideration of the monthly rental and other good consideration, Ben A. Adams, President, be authorized and directed to execute on behalf of the Morgan City Harbor and Terminal District ("District"), an amendment and extension to the March 1, 1996, lease between The City of Morgan City, Rebel Land Corporation and Robert E. Lawrence as lessor and Tidewater Marine, Inc., as lessee, as amended by an Amendment to Surface Lease effective February 10, 1998 ("Lease") for an additional terms as contained in the act of Amendment To Act of Surface Lease presented this day;

BE IT FURTHER RESOLVED, that, in consideration of the foregoing and other good consideration, Ben A. Adams, President, be authorized and directed to execute on behalf of the District, an amendment, assignment, consent or other act of that certain Sublease dated February 10, 1998, an extract of which was filed for record on February 10, 1998, under Entry No. 260,602, and in Conveyance Book No. 41-A, Page No. 582, of the records of the Clerk of Court of St. Mary Parish, Louisiana, as amended from time to time (the "Sublease"), pursuant to which the District subleased to Baker Hughes the Premises allowing the said, Valence Drilling Fluids, LLC to operate the Premises now occupied by Baker Hughes;

BE IT FURTHER RESOLVED, that Ben A. Adams, President, be authorized and directed to do any and all act and things necessary, proper, or that may be required to carry out and accomplish the transactions contemplated with regards to the above.

Mr. Wade reported that the salvage operation of the abandoned barge in the slack water area around the Bayou Boeuf Locks has been completed and thanked all of the participating entities including Halimar Shipyard, New Industries, InterMoor, Electra Shipyard and Atchafalaya Intracoastal Coalition.

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

Attest:



Matthew K. Glover, Secretary