

West Calcasieu Port Board Meeting Minutes

January 5, 2016

I. Call to order

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:04 p.m. on January 5, 2016, at West Calcasieu Port, 200 Old Ferry Road, Sulphur, Louisiana.

II. Invocation

Dave Aguillard led the invocation.

III. Pledge of Allegiance

Pledge led by Scott Foreman and recited by all board members and guests.

IV. Roll call

Secretary Tim Dougherty conducted a roll call. The following persons were present:

- ✓ Dick Kennison
- ✓ Wilmer Dugas
- ✓ Tim Dougherty
- ✓ Dave Aguillard
- ✓ Scott Foreman

(Others also present at the meeting were: Lynn Hohensee, Darla Perry, Chuck Stutes, Francis Andrepont, Raymond Wade of GHD, Jeannie Weise of Senator Vitter's office and Sheila Burton.)

V. Approval of minutes of the December 1, 2015 regular monthly meeting. Approval of minutes of the December 11, 2015 special meeting.

President Dick Kennison entertained a motion to approve the minutes of the December 1, 2015 regular monthly meeting and the minutes of the December 11, 2015 special meeting. A motion was made by Dave Aguillard to approve the minutes of the December 1, 2015 regular monthly meeting and the December 11, 2015 special meeting, 2nd by Wilmer Dugas. No opposition. Motion carried.

VI. Discuss and take action on New Leases

Darla Perry stated she spoke with Glen James before the meeting and he is ironing out the lease with Tubal-Cain. Glen told Darla there still needs to be an exhibit and they are doing the survey.

Darla said she has not seen a final draft yet for the Star lease on the second parcel. Darla said she thought they were starting to draw it up, but she has not seen the final draft. Port Director Lynn Hohensee said he thinks they are waiting on Glen James to produce something. Chuck Stutes said he feels they should be able to take the old lease and change the name on it. There was further discussion regarding the second parcel for Star Concrete Pumping. Lynn said Chicago Bridge & Iron asked if they could park a few cars on the second parcel. Lynn told Star that since they are leasing the 2 acres, they are free to use it however they choose but that it cannot be subleased to anyone.

Darla questioned Star having someone living in the trailer that's on their leased property at the Port. Lynn said he feels that is temporary for their people coming over from Texas until they can get settled in. President Dick Kennison stated that if it was something permanent, the Port would need something in writing. Lynn said he didn't think it was permanent but that he would confirm it with Bart Riley.

Wilmer Dugas asked about Chicago Bridge & Iron parking cars at the Port. Lynn explained that Bart Riley called him and told him that Chicago Bridge & Iron approached him about parking some cars on the property they were leasing from the Port. Bart asked if that would be okay with the Port. Lynn explained that Star was leasing the land and that as long as they were not subleasing it to Chicago Bridge & Iron, they could use the property however they would like.

Chuck Stutes said he sent the drawings out for the Tubal-Cain lease a couple weeks ago. Chuck asked if Eddie saw the drawings and was okay with them, and Lynn answered "right." Chuck said he would put full dimensions on the Tubal-Cain drawings and send them to Glen James. At that point they will need to get the surveyor to lay it out in the field, and they will need to produce a true survey plat. Lynn asked if they could use Chuck's aerial map as a guide, and Chuck answered "yes." Darla asked if Glen should call the surveyor, and Chuck answered "yes."

VII. Presentation by Raymond Wade, GHD, port security

Port Director Lynn Hohensee introduced Raymond Wade and invited him to address the Board. Mr. Wade thanked the Board for allowing him to come and speak. Mr. Wade gave the Board a brief history of his Australian-based firm named GHD. Mr. Wade stated they have Louisiana offices in Baton Rouge and Lake Charles. Mr. Wade explained they have partnered up with an engineering company in Dallas, Texas called EJES. Mr. Wade explained they have approximately \$45 million in port security funds. Mr. Wade stated the funding mechanism is Department of Homeland Security, but everything is going through the Southwestern District of Corps of Engineers, both Fort Worth District and Tulsa District.

Mr. Wade stated they could provide help with cameras, fencing, lighting and other security needs. Darla Perry asked if they could do bulkheading. Lynn stated he gave

Mr. Wade a list of items for the Port. Mr. Wade explained the first \$35 million through Fort Worth District goes towards actual port security. The \$10 million through Tulsa District can be used for port security/infrastructure. Lynn asked if West Cal Port would be competing with any other ports for the money. Mr. Wade answered “no.” There was continued discussion with the Board regarding port security and the funding. Mr. Wade said he would be happy to send out some info packets to the Board. There was further discussion regarding the port security and funding for various Louisiana ports.

President Dick Kennison asked the Board to consider giving Port Director Lynn Hohensee authority to be the agent to work with Mr. Wade and provide him with whatever information he may need, with the possible help of Darla Perry and Chuck Stutes. Wilmer Dugas made a motion to authorize Port Director Lynn Hohensee to be the agent to work with Mr. Wade of GHD and provide him with whatever information he may need regarding port security, 2nd by Tim Dougherty. No opposition. Motion carried.

VIII. Amendments, additions and deletions to the proposed agenda

There were no amendments, additions or deletions to the proposed agenda.

IX. Committee Reports

There were no committee reports given at this time.

X. Port Director Report

{NOTE: The following report is a copy of the original sent out by Lynn Hohensee.}

{NOTE: Port Director Lynn Hohensee reported he had been contacted by Sid Lowman of Morris-Shea Bridge Company. Mr. Lowman asked permission to put gravel rock in their parking lot, at their expense, on their leased property at the port. Lynn asked Chuck Stutes if there would be a problem with the gravel rock. Chuck answered “no,” and recommended road-based limestone.

Lynn stated they have 2 tables for the Chamber Banquet on January 28th with all of the seats filled, including 3 port tenants.}

Marketing/Business Development/Retentin –

- The West Calcasieu Port board unanimously approved the port’s newest tenant, Tubal-Cain Marine Services, effective Jan. 1, 2016
- The port director continues to meet with Devall Towing and the Port of Vinton re: early discussions for possible movement of construction soil by barge from western Calcasieu and Cameron Parishes to industrial sites planned or under construction on the Calcasieu River Waterway. The WCP would play an instrumental role in the movement of dirt by barge.
- Holiday gift platters were delivered to port tenants.

Port Operations –

- Permitting/engineering continues for the replacement of bulkhead along the Devall Diesel Building area. Port engineer estimates that the port will be ready to go out for bids early 2016.

- Wetland delineation work has been completed on the port's western acreage, and the report has been forwarded to the USA Corps of Engineers for determination.
- Modifications to the interior of the S.T.A.R. Concrete Pumping Company building have been completed. The tenant is now planning to improve exterior driveways.
- Port engineer continues to work with barge loading ramp manufacturer, Orion Marine Group (ramp installer) and Devall Towing to initiate upgrades to the equipment.
- Work by Nash Fence Company continues to produce key pass cards for port tenants and their employees.
- Tubal-Cain has begun improvements on the old Devall Diesel Building and is moving forward with site improvements west of the west barge basin.
- Following modifying the lease agreement with the port, S.T.A.R. Concrete Pumping has begun using the two-acre fenced area (formerly leased to TRESKO) for parking of pumping vehicles and private vehicles.
- Meeting was held with T-C representatives and Entergy officials to outline path forward to bring 3 phase electrical power to the western portion of the port.

Professional Organizations & Networking –

- In December, the WCP director (and/or board members) represented the port at:
 - a. Chamber/SWLA Gov't Affairs & Infrastructure Committee meeting
 - b. Meyer & Associates holiday social/dinner
 - c. Business development trip with Devall management
 - d. Two PetroChem meetings.

News Media & Community Relations–

- Ongoing media relations continue through the Lake Charles Ad/Press Club and other networking opportunities.

Wilmer Dugas made a motion to accept the Port Director Report as presented, 2nd by Tim Dougherty. No opposition. Motion carried.

XI. Announcements/Reports (Legal, Financial, Engineer)

LEGAL: There was no legal report at this time.

FINANCIAL: Darla Perry gave the financial report. She reported 3,008 barge days in November, which was a little less than last November. Ramp usage was \$2250. For cash flow, Devall had two payments in December. There was no payment made in November. Darla reported the Port took in \$33,029. The extraordinary expenditures included paying off O'Carroll Group under advertising for the website and some of the CIP bulkheading and engineering. Darla said the only reason is shows a negative for Net is because they did not receive the Devall November payment in November.

Darla stated she is waiting on the property appraisal from Bass and still working on FEMA. Wilmer Dugas made a motion to accept the financial report as presented, 2nd by Scott Foreman. No opposition. Motion carried.

ENGINEER: Chuck Stutes reported they are finishing the plans on the rehab of the bulkhead around the Devall building and will submit them to the State in January for their approval to advertise for bids. Chuck asked Darla and Lynn who the present project manager was. Darla answered that it was Lyle Savant. Chuck said he will need to discuss the overcharge and the Port wanting to spend their moneys first with Mr. Savant.

XII. Executive Session

There was no executive session at this time.

XIII. Public Comments

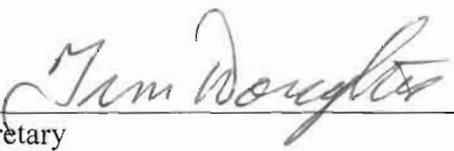
There were no public comments given at this time.

XIV. Adjournment

President Dick Kennison adjourned the meeting at approximately 3:31 p.m.



President



Secretary