WEST ST. MARY PARISH PORT, HARBOR & TERMINAL DISTRICT

AUGUST 6, 2013

MEETING MINUTES

6:00 P.M.

The meeting was called to order by Mr. Calvin Deshotel, President of the Port Commission. Mr. Willie Peters led in the Pledge of Allegiance. A roll call resulted in the following:

Present: Absent:

Calvin Deshotel Tad Blevins

Ralph Longman

Greg Paul

Joseph Tabb

Willie Peters

Phil Bell

Wayne Stevens

Wilson Terry

Also present at the meeting were Ms. Marguerite Robinson of Teche Talk, Mr. Roger Stouff of the Franklin Banner, Mr. Ted and Ms. Antoinette McIntyre and Mr. Jimmy Gros of Marine Turbine Technologies, Mr. Eric Duplantis, Port Attorney, Mr. Reid Miller of Miller Engineers, Mr. David Allain, Executive Director and Ms. Rebecca Pellerin, Office Manager of the Port Commission.

A motion was made by Mr. Stevens to dispense with the reading of the July 2, 2013 meeting minutes and to accept the same. The motion was seconded by Mr. Tabb and carried unanimously.

Mr. Deshotel asked if there was any public comment – there was none.

A motion was made by Mr. Terry to accept the Annual Audit as it was presented at last month’s meeting. The motion was seconded by Mr. Tabb and carried. It is noted that Mr. Peters voted Present.

Mr. Allain reported that a Resolution was passed at the March 5, 2013 meeting to enter into a new contract with the Port‘s Attorney, Mr. Eric Duplantis. A copy of the contract was sent to the Attorney General’s office for review and Mr. Allain reported that all was found to be in order by the AG office.

Mr. Allain reported that National Oilwell Varco warehouse has been completely vacated and they are in the process of cleaning the building. They should be out of the office area within two weeks. An assessment is being done on the building and a list of needed repairs and costs should be completed shortly. A Phase I Environmental Study will be done on the facility in the near future.

Mr. Allain reported that Marine Turbine Technologies Properties will be leasing the building formerly occupied by National Oilwell Varco. Mr. Ted McIntyre of MTT reported that he was anxious to move into the building and that he plans to do some upgrades. Mr. McIntyre said that they have hired four employees in anticipation of moving into the building and Greenfield is going to be moving in with them and will employ another 12-15 employees. With the new hires, there will be approximately 100 employees at the Port and in the field. He said they just signed a contract to build 100 megawatts annually with a production schedule of about ten generators per month. They are currently taking applications for positions like electricians, fitters, etc...

In recent communications with representatives of Atmos Gas Company, Mr. Allain was informed that they are in need of affirmation of the Port’s interest in supplying natural gas to the Port Facility. They are estimating the engineering costs will be in the $30,000 - $35,000 range and have in-house engineers that can do it all. A motion was made by Mr. Terry to adopt a resolution stating that the Port is prepared to enter into a Letter of Intent with Atmos to discuss the location of a gas line at the Port contingent upon final approval by the Port Commission. The resolution gives Mr. Allain the authority to talk with them about funding, construction, operations, etc. The motion was seconded by Mr. Peters and carried unanimously.

A motion was made by Mr. Longman to surplus the Port’s old John Deere tractor. The motion was seconded by Mr. Paul and carried unanimously. Mr. Allain reported that the tractor has a $10,000 trade in value. It is anticipated that the tractor will be cleaned and presented for public auction. He said he is also inquiring if there is any interest from any other entities in the Parish for the tractor.

A motion was made by Mr. Paul to pay the invoice for the new tractor purchased by the Port Commission in the amount of $55,429.56. The motion was seconded by Mr. Peters and carried unanimously.

A motion was made by Mr. Paul to adjust the budget for the expenditure of purchasing the new tractor. The motion was seconded by Mr. Peters and carried unanimously.

Mr. Allain gave his report on the proposed repairs to the Port Commission office. A motion was made by Mr. Peters to authorize the repairs to the Port Commission office. The motion was seconded by Mr. Bell and carried unanimously.

Mr. Reid Miller reported on the Mitigation for the Wetland impact on the Industrial Park. As a result of the Delineation that was performed, it was determined that there would be no impact on the lands that the Corps of Engineers has jurisdiction over. There will be an impact on wetlands that Coastal Zone has jurisdiction over, approximately one-half acre. Mr. Reid said that typically the recommended procedure is to go to a mitigation bank. Coastal Zone gave him the name of a mitigation bank that they would accept. Mr. Allain contacted Cypremort Teche Mitigation Bank and negotiated a contract for the sum of $8,800.00. Mr. Miller said that once the contract is approved, signed and all of the payments are made, Coastal Zone approves the contract and issues their permit and then the Corps of Engineers issues their permit to complete the permit process. A motion was made by Mr. Stevens to authorize Mr. Allain to sign the contract with Cypremort Teche Mitigation Bank and to pay the sum of $8,800 to continue the permitting process. The motion was seconded by Mr. Bell and carried unanimously. Mr. Peters questioned why so many hands were involved in the process. Discussion followed.

Regarding the Superior Fabricators facility, Mr. Allain reported that approximately one week ago the owner of a marine fabricator, who asked to remain anonymous, visited the Port Commission office interested in a site to build barges. He was informed that the Superior Fabricators site might be available and that the Port was interested in purchasing the facility. Mr. Allain and Mr. Deshotel met with representatives of Superior Fabricators and the potential tenant visited the site and determined that it would suit his needs. If the Port Commission were to purchase the Superior Fabricators site, the potential tenant is extremely interested in leasing the facility from the Port. The potential tenant would employ approximately 100 people. An offer was made by the Port Commission to Superior Fabricators for the purchase of the facility and it was rejected. There was another offer on the facility, but the facility is still for sale. Discussion followed. Mr. Allain reported that the potential tenant is ready to sign a long term lease, at least 10 years. A motion was made by Mr. Paul to authorize Mr. Allain and Mr. Deshotel to continue to negotiate with Superior Fabricators for the purchase of the facility. The motion was seconded by Mr. Tabb and carried unanimously.

Mr. Duplantis thanked the Board for approving his new contract.

There being no further business to be discussed, a motion was made by Mr. Terry to adjourn the meeting. The motion was seconded by Mr. Paul and carried unanimously. The meeting adjourned at 6:25 p.m.

 Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Willie Peters, Secretary