

WEST ST. MARY PARISH PORT, HARBOR AND TERMINAL DISTRICT
MEETING MINUTES
APRIL 5, 2022
6:00 P.M.

The meeting was called to order by Mr. Greg Paul, President of the Port Commission. Mr. Paul led in the Pledge of Allegiance. Ms. Lanceslin gave the Invocation. A roll call resulted in the following:

Present:

Joel Authement
Sam Jones
Donna Lanceslin
Greg Paul
Willie Peters
Joseph Phillips
Murphy Pontiff
Wilson Terry

Absent:

Joseph Tabb

Also present at the meeting were: Ms. Marguerite Robinson of Teche Talk, Mr. Reid Miller of Miller Engineers and Associates, Mr. Eric Duplantis, Port Attorney, Mr. David Allain, Executive Director and Ms. Rebecca Pellerin, Office Manager of the Port Commission.

A motion was made by Mr. Jones to dispense with the reading of the March 8, 2022 meeting minutes and to accept them as presented. The motion was seconded by Mr. Peters. Mr. Paul asked if there were any questions or comments. There was none. The motion carried unanimously.

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

Millage Rate Adoption for 2022 – Mr. Allain reported that the Port's last assessment year was 2020 and that the Maximum Adjusted Rate is 3.850 mills and the Levied Rate is 3.720 mills. Mr. Allain recommended that the Port Commission stay at and adopt the 3.720 rate. A motion was made by Mr. Terry to adopt the 3.720 rate for the Port's 2022 Millage. Mr. Jones seconded the motion and asked Mr. Allain about the Port's fund balance. Mr. Allain responded that the amount was approximately \$6 million and Mr. Jones asked about the balance from the previous year. Mr. Allain responded that it was approximately \$4.5 million and the Port was constructing the Training Facility, expending funds and requesting reimbursements for the project. Mr. Jones asked about the amount of funds collected from Advalorem taxes in 2021 and Mr. Allain responded that it was approximately \$500,000. Discussion followed. Mr. Paul asked if there were any additional questions - there were none. The motion carried unanimously.

Port Tenant Leases - Mr. Allain explained that three leases were due for renewal with Port tenants. The Port's leases run five years with a five year option for renewal. The tenant notifies the Port if they are interested in renewing their leases and the Port then negotiates that renewal. Mr. Allain and Mr. Duplantis have prepared the lease for DLS, LLC at the same rate as the present lease with an escalator of 5% at the end the first five year period. Mr. Allain requested authorization to execute and sign amendments to continue leases with DLS, LLC as well as Marine Turbine Technologies whose lease is expiring in May and Lane Blanchard Farms who farms the agricultural property, with their lease which

expires the following month. A motion was made by Mr. Terry to authorize Mr. Allain to execute the three leases. The motion was seconded by Mr. Peters and carried unanimously.

Sugar Warehouses – Mr. Allain reported that he and Mr. Miller met with representatives of Louisiana Sugar Growers recently to discuss plans and specifications for the proposed warehouses. Mr. Allain presented the plans to the Commissioners. Mr. Allain reported that a Phase II environmental assessment was performed on the property and abnormal BOC's were found in one of the tests but added that the engineers that performed the Phase II tests were not concerned about the finding. Mr. Allain has requested that the Louisiana Department of Environmental Quality issue a letter of no finding basically saying that what was found is of no impact to the user of the property. Mr. Paul asked if there were any questions regarding the sugar warehouses and Mr. Jones asked if the third warehouse encompasses the entirety of the property and Mr. Allain responded that it did not.

Mr. Allain reported that he continues to communicate with Mr. Daniel Edgar and a group from Seattle who are interested in locating a facility to house freezers for the storage of fish used for bait. The group is unsure of its plans but have indicated that they are interested in purchasing a 400 foot processing ship that would allow the product to be quick frozen offshore before it is brought in to be stored which would hopefully eliminate some of the odor from the product. Discussion followed about a possible location for the vessel. Mr. Allain reported that the group has indicated to him that they do have other options and additional locations that they are considering in Louisiana. Mr. Jones made a motion to authorize Mr. Allain to submit an application for Capital Outlay funding for this proposed project. Mr. Allain responded that he has not received specific plans and amounts at this time. The motion died from lack of a second.

Mr. Peters asked Mr. Allain if he had received any additional information regarding barges in the Charenton Navigation Canal. The U.S. Coast Guard had requested assistance in identifying barges in the Canal and Mr. Allain reported that he had no way to identify them and that some of the barges are unclaimed. Discussion followed. It was suggested that Mr. Allain reach out to salvage businesses regarding the barges.

Mr. Jones asked Mr. Allain if he had any additional prospective clients and Mr. Allain responded that he had been in touch with the Louisiana Department of Economic Development and had submitted information and followed up with telephone calls and that he would continue to follow up. Mr. Jones requested a written report of three to five businesses that Mr. Allain has contacted during the month. Mr. Jones asked Mr. Allain if he had contacted Mr. Tommy LeBlanc regarding his property and Mr. Allain responded that he advised Mr. LeBlanc that the Port Commission was interested in the property and Mr. LeBlanc told him that he was not certain of his plans regarding the property at this time. Mr. Jones moved to accept the report of the Executive Director. The motion was seconded by Mr. Terry and carried unanimously.


EDA/Facility Planning Training Facility - Mr. Miller recommended that the Port approve and pay the Contractor's Application for Payment #13 to ARL Construction in the amount of \$37,691.20. A motion was made by Mr. Phillips to approve and pay the request. The motion was seconded by Mr. Pontiff and carried unanimously.

Mr. Duplantis reminded the Commission that Financial Disclosure reports are due by May 15th.

Mr. Miller reported on the Training Facility and gave an update from ARL Construction. The primary items that remain to be completed are interior doors and door hardware and the welding booths along with smaller items on a punch list. The delay in the completion of the facility has been the result of industry wide delays in receipt of materials. Mr. Jones asked if any state money had been used to pay for the Training Facility and Mr. Allain responded that approximately \$250,000 in funds from Facility Planning was used as matching funds along with federal funds from the Economic Development Administration.

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. Jones and carried unanimously. The meeting adjourned at 6:36 p.m.

Signed


Murphy Ponzini, Secretary