

WEST ST. MARY PARISH PORT, HARBOR AND TERMINAL DISTRICT

MEETING MINUTES

January 3, 2023

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. Mr. Paul gave the Invocation. A roll call resulted in the following:

Present:

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

Absent:

Donna Lanceslin

Also present at the meeting were Mr. Nicholas Molaison of Miller Engineers, Mr. Eric Duplantis, Port Attorney, Mr. David Allain, Executive Director and Ms. Brandy Pennison, Administrative Assistant of the Port Commission.

A motion was made by Mr. Tabb to dispense with the reading of the December 6, 2022 meeting minutes and to accept them as presented. The motion was seconded by Mr. Terry. Mr. Paul asked if there was any opposition – there was none. The motion carried unanimously.

Mr. Allain reported that the Executive Committee met before Christmas to discuss the appraisal for the Diversified property and after discussion the recommendation was to not move forward on purchasing the property due to ongoing projects that the Port is committed to. Mr. Terry made a motion to table the item until after the sugar warehouses are complete and operational so the Port will be better able to attract tenants. Mr. Pontiff seconded the motion. Mr. Jones asked what was the cost per acre for that property and Mr. Allain responded that it was \$32,000.00 per acre at 37 acres with a large communication tower situated on one third of the property. Mr. Allain reported that although an appraisal was done on the entire piece of property, the seller wasn't sure about selling any of the property. Mr. Jones asked if there was any part that we could have access to on the water side. Mr. Allain responded that maybe about 120 feet because of variances on the guide wires. Mr. Paul asked about barges moored

close to the property. Mr. Allain responded there were at least two on the property, but there would have to be a study to find out what exactly is situated on the property itself. He suggested to hold off on this until other projects are completed. Mr. Jones asked Mr. Terry to restate his motion. Mr. Terry made a motion to table the action on that piece of property until the sugar warehouses are completed and in operation and the Port has the Industrial Park built up to standards to attract more tenants. Mr. Jones asked how long it would take to finish the projects that are ongoing. Mr. Allain stated that it would be at the least February 2024 or after. Mr. Paul seconded the motion to table the item. Mr. Paul asked if there were any more questions or comments – there was none. The motion carried unanimously.

Mr. Allain reported that Sugar Growers and Refinery have sugar in the existing white warehouse and they are full. Mr. Molaison reported they received information from the Fire Marshall that they received approval to move forward with the plans that were given for designing the sugar warehouses to be built on the Baldwin Campus – Project No. H.014893(322). He stated that he also had conferences with the Louisiana Department of Transportation and Development about the bridge section with multiple drives going to the bridge. They reported they have minimal concerns with little to no impacts and can continue with the project of design. He also stated that there were no updates to the schedule.

With reference to the Training Facility, Mr. Allain reported that two bids were taken today in reference to plumbing and electrical installation for the six new welding booths. He hoped to be finished with it in the next few weeks. The plumbing problems in the welding department that he mentioned at the last meeting were resolved and ready to add the welding booths. Almost all equipment in classrooms and reception area are in place and ready. Mr. Jones asked how much the Port paid for all the equipment and Mr. Allain responded that he didn't have the exact amount in front of him, but it was 25 percent match on the Capital Outlay, which was \$500,000.00 and 20 percent match on EDA, which was \$1,300,000.00 and from not using all the Capital Outlay it was written that the extra was to be used for miscellaneous equipment needed for the Training Facility which was approximately \$211,000.00 which account for the extra six welding booths and plumbing and electrical for those booths. He stated that the Port will be on budget for the extra items. Mr. Jones asked how much the Port actually spent and Mr. Allain stated that the Port paid approximately around \$500,000.00 to \$600,000.00. Discussion followed.

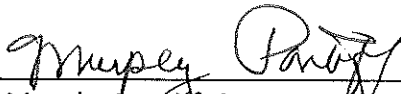
With reference to Port Site Maintenance work, Mr. Allain stated that with Ms. Shyra Simoneaux retiring at the end of 2022, he is interviewing two part time candidates and will keep them up to date on the outcome, but the Port needs maintenance that needs to be addressed soon and he will let them know at the next meeting. Discussion followed.

A motion was made by Mr. Tabb to issue a Letter of No Obligation requested by Orion Engineered Carbons, LLC for a Barge Maintenance Dredging Permit Application. The motion was seconded by Mr. Terry. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Duplantis stated that he had nothing to report.

Mr. Molaison stated that he had nothing else to report.

There being no further business to be discussed, a motion was made by Mr. Tabb to adjourn the meeting. The motion was seconded by Mr. Pontiff. Mr. Paul asked if there was any opposition – there was none. The motion carried unanimously and the meeting adjourned at 6:25 p.m.

Signed   
Murphy Pontiff, Secretary