Minutes of the Special Meeting of the Board of Commissioners of the Lake Charles Harbor and Terminal District held at 5:00 P.M., Wednesday, March 1, 2023 in the Boardroom of the Port of Lake Charles located at 1611 West Sallier St., Lake Charles, Louisiana.

In attendance and constituting a quorum, were:

Thomas L. Lorenzi, President

M. Keith Prudhomme, Vice President

Mary Jo Bayles, Commissioner

Dudley R. Dixon, Commissioner

Carl J. Krielow, Commissioner

Absent:

Kevin D. Guidry, Secretary/Treasurer

David J. Darbone, Assistant Secretary/Treasurer

Also Present:

Richert Self, Executive Director (Via ZOOM)

Jon Ringo, General Counsel

Cameron Landry, Director of Administration and Finance

Channing Hayden, Director of Navigation

Todd Henderson, Director of Operations

Therrance Chretien, Director of Cargo and Trade Development

Michelle Bolen, Executive Administrative Assistant

Mr. Lorenzi called the meeting to order at 5:00 P.M. Mr. Krielow gave the invocation. Mr. Prudhomme led the Board and audience in the Pledge of Allegiance.

Mr. Lorenzi made a statement reminding the public of the Port’s procedure for the public to address an agenda item to the Board.

Mr. Lorenzi recognized Ms. Lee Turner with Senator Cassidy’s office.

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1. Approval of the January 23, 2023 Regular Meeting Minutes and the February 13, 2023 Special Meeting Minutes.

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Mr. Krielow offered a motion to approve the January 23, 2023 Regular Meeting Minutes and the February 13, 2023 Special Meeting Minutes. Mr. Prudhomme seconded the motion and it carried unanimously.

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2. Submission 2023 – 004 accepting the only responsive bid of Lard Oil Company to supply motor fuel.

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Mr. Self stated staff asks the Board of Commissioners to accept the bid of Lard Oil. This is for motor fuel for vehicles and equipment use and further authorize the Executive Director to execute all documents therewith. They went out for bids earlier this year and received bid in February. Lard was a low bid for the fuel. Delta Fuel was a no bid. They declined to bid. Mansfield asked a few questions, but did not end up submitting a bid. On the submission itself, the unleaded fuel was 17 cents over index. All-Pro diesel was 12 cents over index and diesel was 20 cents over index.

Ms. Bayles offered a motion to adopt Resolution 2023 – 004 to accept the only responsive bid of Lard Oil Company to supply motor fuel. Mr. Dixon seconded the motion and it carried unanimously.

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3. Submission 2023 – 005 authorizing a First Amendment to the Ground Lease with Martin Operating Partnership, L.P.

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Mr. Self stated approval is sought to amend the current lease agreement with Martin Entergy Services to extend the term of the lease. This relates to the amendment with Martin also known as Talons. This is a 1.1-acre lease along Industrial Canal. This lease dates back to 1998. The lease is set to expire in May 2023. This amendment has one five-year term and then four-year additional five-year terms. All in all, five five-year terms, and the lease rate would be $2,000 per month per acre.

Mr. Dixon offered a motion to adopt Resolution 2023 – 005 to authorize a First Amendment to the Ground Lease with Martin Operating Partnership, L.P. Mr. Krielow seconded the motion and it carried unanimously.

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4. Submission 2023 – 006 accepting the lowest responsive bid of Doggett Machinery Services for the procurement of a new 2023 John Deere 1050K Dozer for BT-1.

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Mr. Self stated staff requests the Board to accept the lowest responsive bid from Doggett Machinery Services for the procurement of the 2023 John Deere 1050k dozer for BT-1 subject to the approval of the Executive Director and General Counsel that all appropriate conditions have been met and all requirements have been proposed documents have been met, and further authorizing the Executive Director to execute all documents therewith.

Staff went out for bid in January. They received three bids. Doggett was the low bid. These dozers are used to manage petroleum coke pile that at BT-1. Doggett was the low bid at a cost of $849,000. They had budgeted or estimated about a million dollars for this project.

Mr. Krielow offered a motion to adopt Resolution 2023 – 006 to accept the lowest responsive bid of Doggett Machinery Services for the procurement of a new 2023 John Deere 1050K Dozer for BT-1. Mr. Prudhomme seconded the motion and it carried unanimously.

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5. Submission 2023 – 007 authorizing the Executive Director to enter into a professional services agreement with Lanier & Associates Consulting Engineers for the Conveyor 6A modifications at BT-1 and amend the capital budget.

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Mr. Self stated staff requests the Board of Commissioners to authorize the Executive Director to enter into a Professional Services Agreement for engineering services with Lanier & Associates Consulting Engineers to provide design services for the conveyor 6A modifications at BT-1. This submission relates to engineering services for the design modifications of conveyor 6A, one of the original components installed at BT-1. The new tripper runs alongside conveyor 6A and with the new calcine ship loader, it was determined that the new tripper would be substantially larger than the original, requiring some modifications to the conveying system. Staff estimates a total about $342,000 plus a $68,000 contingency for a total of $410,400 for engineering services. The sources will be FEMA 428 funds for this.

Mr. Prudhomme offered a motion to adopt Resolution 2023 – 007 to authorize the Executive Director to enter into a professional services agreement with Lanier & Associates Consulting Engineers for the Conveyor 6A modifications at BT-1 and amend the capital budget. Ms. Bayles seconded the motion and it carried unanimously.

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6. Submission 2023 – 008 authorizing a Pipeline Servitude Agreement with Lake Charles LNG and Prairie Land Company.

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Mr. Self stated staff is requesting Board approval to enter into a Right-of-Way Agreement with Lake Charles LNG and Prairie Land Company for the relocation of the existing pipeline owned and operated by Alcoa. This is an Alcoa pipeline that needs to be relocated. It needs to be relocated associated with the Lake Charles LNG project.

Mr. Dixon offered a motion to adopt Resolution 2023 – 008 to authorize a Pipeline Servitude Agreement with Lake Charles LNG and Prairie Land Company. Ms. Bayles seconded the motion and it carried unanimously.

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7. Submission 2023 – 009 authorizing the Executive Director to contract with Weiser Security Services to provide supplemental guard services at Port facilities.

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Mr. Self stated staff requests the Board of Commissioners grant the Executive Director authorization to contract with Weiser Security Services to provide supplemental guard services at Port facilities. They essentially use contract guard services to supplement the gate guards that are on staff. Periodically, some of those positions are difficult to continue to have filled and so they use Weiser or other contract services from time to time to fill that void. It is a third-party security company that the Port uses and budgeted for in 2023 about $354,000 in cost for the supplemental guard Services.

Ms. Bayles Krielow offered a motion to adopt Resolution 2023 – 009 to authorizing the Executive Director to contract with Weiser Security Services to provide supplemental guard services at Port facilities. Mr. Dixon seconded the motion.

Mr. Krielow asked if theoretically, payroll for Guard Services should go down so one should offset the other through the budget process. Mr. Self stated that was right and it may not be that noticeable from time to time because it may be one or two guard positions that are unfilled and then they are using the contract guards for that, but it will go back and forth between Contract Services and Payroll.

The motion carried unanimously.

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8. Submission 2023 – 010 authorizing the Executive Director to enter into a Cooperative Endeavor Agreement with McNeese State University for the McNeese LNG Center for Excellence.

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Mr. Self said staff is requesting Board approval of a resolution authorizing the Executive Director to enter into a Cooperative Endeavor Agreement with McNeese State University for the McNeese LNG Center for Excellence. It is going to involve a Cooperative Endeavor Agreement with McNeese. They Port would spread this $500,000 cost over a period of three years. Those payments would be tied to specific milestones, such as one-third upon notice to proceed, a third upon 50% completion and another third on 75% completion.

Mr. Self stated Dr Burckel and some others are here to discuss the project. Mr. Lorenzi welcomed Dr. Burckel.

Dr. Burckel thanked the Board for this opportunity to them know about their request for funding for the LNG Center of Excellence. With him are the Executive Vice President of Internal Operations and Office of Advancement, Dr. Wade Rouse, and the LNG Center of Excellence Executive Director, Mr. Jason French. He turned it over to Mr. French to speak and provide a presentation that will give a scope of their LNG project and where they stand right now with it.

Mr. French stated that he knows the Board is pretty well briefed on this project as well. The LNG Center of Excellence at McNeese State University actually began with a $2.8 million federal grant the university received in 2020. That $2.8 million grant, while ambitious in its scope, was designed to provide a workforce training facility for the growing and globally important LNG industry in our backyard. It was largely designed around providing workforce development opportunities for the existing plants that were here and to a lesser degree, also providing a pipeline for their students to engage in the LNG industry.

Since 2020, the scope of this project and ambition of this project has grown significantly. The way he describes this project is they have $34.5 billion of investment on the ground already in the operating LNG plants. This is certainly the global epicenter of LNG here in Southwest Louisiana, but what this project represents is an important second phase for the LNG industry and how it relates to this community. He said it is very impressive inside the fence lines at the LNG facilities. They have good corporate citizens, but what this is a further integration of that industry into this community in that they are going to be creating a pipeline for students in Southwest Louisiana and across Louisiana. There will be opportunities to be employed in this industry that is in their backyard. He showed a presentation.

The first picture is an artist rendering of what this facility will look like. This is no longer a $2.8 million building. As their ambition has grown, the building has had to grow to meet it as well. What you are seeing here is about a twenty-four thousand depending on final designs and they are working through that right now, twenty-four thousand to thirty thousand square foot complex on McNeese State's campus that will serve as a training center for training research and collaboration on LNG issues.

Dr. Brickell and he talk about this Center as having three key objectives. When they were a little bit smaller their ambition, the center was really designed around workforce training. That still is a central component of what they are doing, but it now emphasizes much more on the opportunities that they are going to create for Louisiana students and McNeese students for employment opportunities. Obviously, that is going to have a heavy component in with our School of Engineering, but it will not be limited to the School of Engineering. Already, the School of Business is offering an LNG certificate program. This is a six-course program on the basics of business in LNG. They are looking to identify other opportunities through what he is calling a mentoring program on steroids. For students who are interested in accounting or human resources and still want to work in this globally significant industry in their backyard, they are hoping to be able to create opportunities for them through the center as well. That is objective number one.

Number two came to them as an exciting opportunity and really does represent a further expansion of what they are doing. Under the Congressional delegation’s leadership in 2020, FEMZA, under the U.S Department of Transportation, their reauthorization in 2020, created a National Center of Excellence in LNG safety. McNeese has been working very closely with the University of Louisiana Lafayette and a number of other institutions across the Gulf Coast to ensure that that institution is physically based here in Lake Charles. While it is not final yet, Congress has allocated money for the first year of operations of that Center and staff is working very closely with elected leadership with the universities across the Gulf Coast to ensure that that Center is operated here. What that creates for us is an opportunity to bring Federal research dollars to Lake Charles where the center is located and where the industry is located to research best practices in the industry and to really establish this important second chapter of the industry and to establish Southwest Louisiana as not just the physical plants where LNG are located, but truly being a center for the globally significant industry.

Finally, and one of the most important is establishing Louisiana as a premier thought leader in LNG. Two years from now when this Center is operational, what he told the president is his goal is that if the Wall Street Journal, the New York Times, Fox News or CNN is writing a story or doing coverage of the U.S LNG industry, they should be coming to McNeese and Lake Charles. That is absolutely within their grasp and they are laying out a plan to build that. The building is key to getting this started. At the bottom of the slide, the center within the center, that is the National Center he was talking about. It is separate but very much attached to this building.

McNeese is building the building whether they get the national Center but we have very been very strategic in pursuing this National Center and it will be a real feather in the cap for Lake Charles, Southwest Louisiana and McNeese State when we get that. They hope to have that designation by the end of 2023.

Just a few more pictures to show. This just orients where the site is. If you are heading south on Ryan Street towards campus at the Sale Street intersection, just to the right of that of the new student health care center, in between the new Bank building that property that has been cleared will be the site for the center. This just gives you a layout of the building. They are going to have substantial office space, classroom space and conference space so they can host future LNG conferences and symposiums. They will also have a virtual reality lab and a working LNG unit on a small mock model LNG unit on the site with a control room as well so students can get Hands-On training at the facility. These are other views of the building from the outside and this gives you an idea of the scope and size of the building that they are building.

He appreciates the Board’s consideration of their request for this. They have been making substantial progress in the fundraising for the building and anticipate breaking ground in June. They have had the support thus far of the City and Parish and certainly appreciate the Board’s consideration of supporting as well. In addition to private Foundation support and Industry support that is continuing to grow. He believes they will fully cover the cost of this building. They are in the 75 range on the building at this point and so this building is not a pie in the sky. This project will start in June and they are very much looking forward to its construction.

Mr. Dixon asked where the building will be constructed. Dr. Burckel stated it was going to be built where the old Charles Cinema was located on Sale Road. Mr. Dixon asked if there will be a crosswalk for the students. Dr. Burckel replied that there would be.

Mr. Dixon offered a motion to adopt Resolution 2023 – 010 to authorize the Executive Director to enter into a Cooperative Endeavor Agreement with McNeese State University for the McNeese LNG Center for Excellence. Ms. Bayles seconded the motion and it carried unanimously.

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7. January 2023 Financials Briefing Note.

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The January 2023 Financials Briefing Note was rendered to the Board and is on file in the Executive Offices.

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8. FEMA/GOHSEP Briefing Note.

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Mr. Landry said regarding the FEMA/GOHSEP side, that project totals increased about $24 million. As mentioned before, project totals will increase and decrease as they go through the process. A last meeting four, five and six actually increased substantially higher than anticipated. That is great news. Some of the amounts for the cranes increased and those are moving pretty well through the process. A few of those are actually going through expert review and being reviewed in Washington right now, so very close to being obligated.

Mr. Krielow said it needs to change on the bottom where it says receive a few zeros behind that. Mr. Landry said that hopefully, as four, five and six get pushed through and those cranes get pushed through, they will start spending that money and that money will start coming in. Hopefully, that that number will be higher here in the near future. Mr. Pestello stated that GOHSEP has hired an independent firm to start reviewing projects. He is starting to see a little bit of a slowdown on that. So far, it has not been bad, but will update the Board.

The FEMA/GOHSEP Briefing Note was rendered to the Board and is on file in the Executive Offices.

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9. Monthly Staff report from Director of Administration and Finance.

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Mr. Landry stated that staff recently went through a ratings’ review with Moody's in which they reconfirmed our A2 rating, which staff had increased in 2018. This is good news there and they are mostly working on supply and information for the audit. That will be upcoming in a few meetings.

The Director of Administration and Finance Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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10. Monthly Staff report from Director of Navigation.

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Mr. Hayden stated that as of yesterday, staff received information from the Picard Group that the final step of federal funding for Fiscal Year 23 is finally taking place. The President issues a budget. Congress does not like the budget. Congress goes through the process and passes a budget. Part of the passage of the budget includes discretionary funds that go to the Corps of Engineers. The Corps of Engineers decides how to spend these funds as opposed to Congress, which results in something that looks a lot like a rugby scrum with the ports getting in there trying to get their share of the money. The CORPS issued Its Work Plan yesterday and the Port got $19.9 million, essentially $20 million additional dollars over the money in the President's budget.

Staff asked for $54 million dollars in O&M and $19 million dollars in Construction. The President's budget gave the Port $28.616 million in O&M and no construction funding. The House Appropriations and the Senate Appropriations both gave the Port the President's amount for O&M, but they gave the Port $9 million for construction. The $19 million dollars that the Port got yesterday brings the Port up to a total of $48.941 million for O&M for the Fiscal Year 23.

They still have the $9 million dollars that were given for construction. That compares to $54 million needed in O&M and $19.5 million needed in construction.

The Port got nearly everything needed in O&M. They are short about $10 million dollars in construction. Construction will continue, but not at the pace that it would have continued had they gotten the full amount asked for.

There are a couple of details that have to be ironed out. There is money that exists from past years, but essentially, they now know what is going to happen for FY 23 only five months after the beginning of the fiscal year. He expects the FY 24 budget to come out of the President's office sometime soon. Typically, it is out in on February 3rd. Did not happen last year nor this year. He thinks it will be out sometime this week or next.

The Director of Navigation’s Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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11. Monthly Staff report from Director of Operations.

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Mr. Henderson stated they continue to be busy. Things continue to improve. At City Docks, they have handled about 14,000 tons of aluminum trihydrate. At the Turning Basin, they loaded eight barges and one bulk rice vessel. It totaled about 40,500 tons. They did three cargo transfers. There was another Lumber shipment of 34,050 cubic meters and a steel structure shipment of about 5,000 cubic meters. Port Aggregates unloaded a ship of about 54,000 tons of limestone. At City Docks, they are anticipating another three vessels of lumber, another hydrate vessel and about six more barges.

At BT-1 recently they handled 161,000 tons of petroleum coke along with 5,700 tons of calcine and about 37,000 tons of barite. Including the ship that they are loading right now at BT-1, they are going to probably do about another 97,000 tons. They have three ships plus the one loading on the books right now. They are discharging an 18,000-ton rutile ship and there is a barite ship waiting to come in right now that has about 43, 000 tons on it. They have been playing a lot of musical chairs at BT-1 trying to be as fair as can be and bringing everybody in and out. It has been a like playing a lot of musical chairs, but they seem to be keeping everybody as happy as they can.

The Director of Operations’ Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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12. Monthly Staff report from Director of Cargo and Trade Development.

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Mr. Chretien stated staff is currently working on two new cargo opportunities. One would be a project cargo shipment for June. It would be about 61 pieces with two oversized pieces. The second would be a monthly shipment of dry product coming in from Turkey. It will come in by vessel and super sacks. They would discharge it into hopper cars and will be railed out the facility.

Staff also has an article and advertisement that will be coming out this week in Thrive magazine.

Mr. Krielow asked if the people came to visit from the ammonia plant. Mr. Chretien replied that they came in today. Staff gave two site tours today. One was for the ammonia plant and another was for a customer that is looking to build a clean energy facility. They have three potential groups interested in an ammonia plant, one in a methanol plant and then another one that is in the beginning stages of a clean energy facility. They have had had several visits over the past month and a half of people interested in Port properties.

Mr. Krielow asked about the 14,000 tons of rice. Mr. Chretien stated the Port was awarded 14,000 tons of rice on a USDA tender. It should start coming in today and they also have a contract that staff is bidding this Friday for another 9,000 tons of rice for May/June delivery if successful.

The Director of Cargo and Trade Development’s Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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13. Monthly Staff report from Director of Engineering, Maintenance, and Development.

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Mr. Pestello stated all projects are progressing, but obviously not as fast as he would like them. But, they are progressing.

He did want to give the Board an update on the Sallier Rail Relocation. As you can see driving to the office, clearing has begun. The house has been removed. He attended a construction meeting today with DOTD, the City of Lake Charles and all the utility companies, so they should start to see utilities being relocated anytime now. He thought they had given the notice to proceed to Entergy today. Out front of the Port’s building is the water and sewer pipe. That is the City's contract that is going to begin work. They will start to see the ground right in front of this building getting torn up here very quickly. As that progresses, there will be some phases where we have to wait on them, but at this point staff is going to just keep going on the Port’s portion of the rail and get that relocated.

The Director of Engineering, Maintenance, and Development’s Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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14. Monthly Staff report from the State Port Lobbyist.

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The State Port Lobbyist’s Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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15. Monthly Staff report from the Federal Port Lobbyist.

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The Federal Port Lobbyist’s Monthly Staff Report was rendered to the Board and is on file in the Executive Offices.

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16. Other Matters which may properly come before the Board.

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There were no other matters to be discussed.

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17. Executive Session and appropriate action in any of the following matters:

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Mr. Lorenzi asked for a motion to enter into Executive Session. Mr. Krielow offered a motion to enter into Executive Session. Mr. Prudhomme seconded the motion and it carried unanimously. The Board entered in Executive Session at 5:35 p.m.

* Stacey A. Ryan, et al, vs no. 2014-004268 Calcasieu Parish Police Jury, LCHTD, et al-14th JDC, State of LA.
* IFG Port Holding, LLC vs LCHTD – Case: 2:16-cv-00146 U S District Court, Western District of Louisiana, Lake Charles Division.

The Board returned from Executive Session. No action was taken in Executive Session.

There being no further business to come before the Board, Mr. Lorenzi asked for a motion to adjourn. Mr. Prudhomme offered a motion to adjourn. Ms. Bayles seconded the motion and it carried unanimously. The meeting adjourned at 5:52 p.m.

All discussions held on the above items were recorded using the FTR Gold recording program.

Please note that when the votes are shown as unanimous, it is the policy of the Board that the President does not vote except in the event of a tie vote by the rest of the Board and/or unless otherwise indicated.

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THOMAS L. LORENZI, President

ATTEST:

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KEVIN D. GUIDRY, Secretary/ Treasurer