

GREATER BATON ROUGE PORT COMMISSION
Commission Meeting
5:00 p.m. Thursday, September 22, 2022

The Greater Baton Rouge Port Commission met in regular session at 5:00 p.m. on Thursday, September 22, 2022 at the Maritime Security Operations Center meeting room in West Baton Rouge Parish, Louisiana.

Following the Call to Order and the Pledge of Allegiance, the roll was called.

PRESENT

Ms. Rebecca A. Cunard
Mr. Hall L. Davis, IV
Mr. Shelton C. Dixon
Mr. Ted H. Glaser
Ms. Brenda R. Hurst
Mr. Bob Kelly
Mr. Troy S. LeBoeuf
Ms. Angela R. Machen
Mr. Jessel M. Ourso, III
Mr. Lawrence G. Pierson
Ms. Lynn Robertson
Mr. Donald M. Schexnayder
Mr. Cedric A. Upshaw
Mr. James E. Walters, Jr.
Mr. Bobby Watts

ABSENT

Mr. Michael D. DeLaune
Mr. Travis M. Medine

Agenda Item 4 - Public Comments: Comments from the public regarding any/all of the agenda items listed below will be accepted at this point in the meeting. The meeting chairperson may also allow further comments from the public as and when each agenda item is considered during the meeting process.

There were no public comments.

Agenda Item 5 - Approval of minutes of a Commission meeting held on Thursday, August 25, 2022.

On a motion by Mr. Bobby Watts, seconded by Ms. Brenda Hurst, the minutes were unanimously approved.

Agenda Item 6 - Monthly Engineering Report

Mr. Cortney White presented the monthly engineering report, as outlined in documentation presented to all Board members. No action was required at this time.

Agenda Item 7 - Discussion and appropriate action concerning executing Amendment No. 3 to Grön Fuels, LLC lease to add 2.71 acres, formerly proposed for an Entergy substation, for the purpose of installation of Grön Fuels infrastructure to receive and distribute power generated by Entergy offsite to power the Grön Fuels facility.

Following a discussion, on a motion by Ms. Angela Machen, seconded by Mr. Shelton Dixon, the Commission unanimously approved executing Amendment No. 3 to Grön Fuels, LLC lease to add 2.71 acres, formerly proposed for an Entergy substation, for the purpose of installation of Grön Fuels infrastructure to receive and distribute power generated by Energy offsite to power the Grön Fuels facility, as outlined in documentation presented to all Board members.

Agenda Item 8 - Discussion and appropriate action concerning entering into a new lease with Dow Chemical Company for its continued operation of its container yard at the current location at the Port's Inland Rivers Marine Terminal, the new lease to become effective January 1, 2023.

Ms. Brenda Hurst recused herself from discussion and voting on this subject.

Representatives of Dow, Mr. Mark Bernard and Mr. Horace Crochet were in attendance and Mr. Bernard addressed the Commission by stating that Dow has leased the site since 2003, averaged 6-8,000 containers annually through the yard that goes to the port, paid the port approximately \$4M in lease payments, agreed to an 18% increase with this lease, and is continuously growing the container business. The original lease with Dow states that the port maintains the Dow office building. The maintenance provision in this lease states that Dow maintains their office building. Mr. Bernard stated that Dow feels that with the 18% lease payment increase, the port should maintain the office building. He stated that three years ago, Dow moved the people out of the building and into temporary office buildings paid for by Dow. The port has agreed to rent abatement for \$80,000. Mr. Bernard proposed that once the building is repaired that Dow and the port conduct joint, quarterly inspections of the building to prevent it from getting into its current condition and that the port maintain the maintenance of the building.

Mr. Jay Hardman addressed the Board by stating that the port has fulfilled their maintenance obligations of the building since 2003 and have done to date approximately \$43,000 in repairs. The building is beyond the normal wear and tear. It has been abused. Mr. Hardman stated that in discussions with Dow, the port has expressed that they would like for Dow to remain a tenant. In negotiations with Dow, the port proposed to allow Dow up to \$85,000 to renovate the building to their satisfaction and provide the port with documentation of proof of renovations. In exchange, if renovations are done and documentation provided to the port, up to \$85,000 over the lease period, the port will abate

the \$85,000 on a pro-rated basis. The lease is a five (5) year lease with two five (5) year options.

On a motion by Ms. Lynn Robertson, seconded by Mr. Hall Davis, the Commission unanimously approved to defer the agenda item until the October meeting.

Agenda Item 9 - Financial Report.

Ms. Katie LeBlanc presented the monthly financial report. No action was required.

Agenda Item 10 - Other matters

Mr. Jay Hardman addressed the Commission with (1) reminder of Election of Officers at the November 17 Board meeting (2) introduced Louisiana Representative Jeremy Lacombe, District 18, who is running for the District 17 Senate seat, recently vacated by Senator Rick Ward.

Agenda Item 11 - Adjournment

On a motion by Mr. Hall Davis, seconded by Mr. Shelton Dixon, the meeting adjourned.

Secretary: Bobby Watts

President: Rebecca A. Cunard

Date approved: October 27, 2022