

CENTRAL LOUISIANA REGIONAL PORT

BOARD OF COMMISSIONERS

January 15, 2025

The Central Louisiana Regional Port Board of Commissioners convened at 8:00 AM, January 15, 2025, at the Port Central Office, 600 River Port Road, Alexandria, Louisiana.

Present were: Paul Coreil, Mike Grant, Haywood Joiner, Gil McKee, Brannin Leglue, John Scott, Basil Smith, Terry Spruill

Absent: Larry Turner

Also Present: Ben, Russo, CLRP Executive Director; Stephanie Ryland, CLRP Executive Assistant; Tommie Seaton, Senator Cassidy; Luke Miller, MMLH

Roll called by Stephanie Ryland

Upon establishing a quorum, the meeting was called to order by Vice President Terry Spruill

Invocation was given by Commissioner Larry Turner

Pledge of Allegiance led by Vice-President Terry Spruill

Vice President Spruill offered a Public Comment Period Pursuant to LRS 42:14; there were none.

VI. Action Items:

- a. Agenda - Motion by Commissioner H. Joiner, seconded by Commissioner G. McKee, to approve the agenda as proposed; motion carried.
- b. Minutes - Motion by Commissioner P. Coreil, seconded by Commissioner G. McKee, to approve Minutes of the regularly scheduled meeting held on November 20, 2024; motion carried.
- c. Financial - Motion by Commissioner J. Scott, seconded by Commissioner B. Smith to approve financial statements for November 2024; motion carried.
 - o November financials discussed:
 - Revenue aligned with expenses; slight increase in grass cutting costs.
 - Heartland Services hired for part-time maintenance, providing significant assistance.
- d. Financial - Motion by Commissioner B. Leglue, seconded by Commissioner G. McKee to approve financial statements for December 2024; motion carried
 - o December financials overview:
 - Revenue and net income are performing well.
 - Engineering expenses are offset by capital projects.
- e. **RESOLUTION 2025-1** - Motion by Commissioner J. Scott, seconded by Commissioner M. Grant to approve Resolution 2025-1 authorizing the executive director to submit an application for a USDA Rural Development Grant; discussion held as follows:
 - o Grant amount: up to \$500,000 for road improvements.
 - o The application process requires a board resolution.
 - o Intended to supplement the EDA grant for the Distran project.

A roll call vote was held for the approved motion with the following results:

Yays - Paul Coreil, Mike Grant, Haywood Joiner, Gil McKee, Brannin Leglue, John Scott, Basil Smith, Terry Spruill

Nays – none

Absent – Larry Turner

Abstain – none

- f. Motion by Commissioner H. Joiner, seconded by Commissioner J. Scott authorizing the Executive Director to sign the Non-Exclusive Right of Entry for access to spur head between CLRP and Martin Marietta Materials, Inc.; motion carried.
- g. Motion by Commissioner B. Smith, seconded by Commissioner P. Coreil authorizing the Executive Director to sign the Right of Refusal for property with Marin Marietta Materials, Inc.; motion carried.

- h. Motion by Commissioner B. Smith, seconded by Commissioner B. Leglue to authorize the Executive Director to execute a Landlord Subordination Agreement for Distran Packaged Substations pending approval from legal; motion carried without opposition.
- i. Motion by Commissioner B. Smith, seconded by Commissioner B. Leglue to authorize the Executive Director to execute a Landlord Subordination Agreement for Avant Organics pending approval from legal; motion carried without opposition

VII. Comments:

a. **Comments by Executive Director – Ben Russo**

Ben Russo provided the following updates which reflect the continued progress and strategic efforts being made across multiple projects at the port:

- **Weather Considerations**
 - Discussion on potential snow and ice removal:
 - Concerns about upcoming weather impacting scheduled meetings.
 - Plans to evaluate snow and ice removal logistics.
 - Coordination with ATC and public works for effective response:
 - Importance of keeping critical roads clear for fuel deliveries.
- **Land Acquisition**
 - Delays in finalizing agreements with the City of Alexandria.
 - Initial acquisition plans included 14 acres, which was later reduced to 8 acres
 - Authority to execute the agreement has been granted by the City Council
 - Process involves multiple parties and timing issues.
 - Importance of coordinating all documents for simultaneous signing.
- **Annual Budget considerations to include**
 - Line item for civil work, potential bids for repairs and overall maintenance of road.
 - Allocate a percentage of gross revenue for the maintenance fund for facilities such as the soft-side warehouse.
- **Environmental Review Process**
 - A visit with Fort Johnson's environmental group was conducted for NEPA work.
 - The goal is to start construction in the next 30 to 60 days.
 - A master plan is being developed for military projects.
 - This includes a new entrance for the military and additional hard stand.
- **Bonding Capacity**
 - Request for \$3.8 million gap funding from Red River Waterway Commission.
 - Our current bonding capacity limited to \$10 million, seeking increase to match state standards.
- **Green Methanol Project**
 - A decision by the company on project proceedings is expected by June 2026.
- **Communication and Administration**
 - Ongoing discussions with city representatives and D.C. meetings planned.
 - Our new State representative is Cleo Fields

- b. Comments by Legal Counsel – none
- c. Comments by Economic Development – none
- d. Comments from Elected Officials – none
- e. Comments by public– none
- f. Comments / Questions by Commissioners – none

There being no further business to come before the Board, Commissioner G. McKee motioned to adjourn, seconded by Commissioner H. Joiner. This meeting of January 15, 2025, was adjourned by Vice President T. Spruill at 8:47 AM.

Terry Spruill, Vice President