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CADDO-BOSSIER PARISHES PORT COMMISSION
Special Board Meeting
Regional Commerce Center, 3rd Floor Board Room
6000 Doug Attaway Blvd., Shreveport, LA 71115
December 12, 2022 at 3:45 p.m.

- 1. CALL TO ORDER / OPENING REMARKS:** Commission President Walter O. Bigby, Jr. called the meeting to order at approximately 3:45 p.m. in the 3rd Floor Board Room of the Regional Commerce Center, 6000 Doug Attaway Blvd., Shreveport, Louisiana and welcomed everyone.
- 2. PLEDGE OF ALLEGIANCE:** Vice President William “Bill” R. Altimus led the Pledge of Allegiance.
- 3. ROLL CALL:** The roll was called by Executive Port Director Eric England. Commissioners in attendance included: Walter O. Bigby, Jr., William “Bill” R. Altimus, Sam N. Gregorio, Roy Griggs, James D. Hall, and Capt. Thomas F. Murphy (Ret.). Absent: Joshua K. Williams, Erica R. Bryant, and Rick C. Prescott. A quorum was present.
- 4. PUBLIC COMMENT ON AGENDA ITEMS:** Commissioner Bigby asked for any public comments on agenda items. Hearing no public comments, Commissioner Bigby moved on to the next agenda item.
- 5. IN ACCORDANCE WITH La. R.S. 34:3159 (B)(2): UPDATE ON PROJECTS AFFECTING ADJACENT LANDOWNERS.** Mr. England began by stating as a result of recent amendments to the Port’s enabling legislation, a special meeting must be held annually to provide an update to adjoining landowners on the Port’s plans and expansions. The discussion today will focus on the completion of the Port’s master plan, an update on tenant expansions, Port activities, and the I-69 service road. The final map of the Master Plan prepared by BKL and a map of the Port’s Industrial Complex via Google Earth were presented as visual aids at the Special Board meeting.

Mr. England offered the following comments: Before the Port embarked on its expansion efforts, the size of its Industrial Complex was approximately 2,000 acres. The expansion provided an additional 2,000 acres of property mainly located on the west side of LA Highway 1. Port staff worked closely with BKL to include all the criteria required for the master planning to complete the sites. One key aspect driving this Master Plan is the need for the completion of the mega site the Port has acquired. The last site of this size was approximately 370+ acres and was leased to Benteler Steel for development.

I-69 Corridor: The area at the intersection of Highway 1 and Doug Attaway Blvd has been leased to a new lessee for the storage of large sections of steel pipe for the transmission of natural gas. This piece of property contains the future I-69 Interchange. Previously, the Commission entered into an agreement to forego leasing this property burdened with permanent

“This institution is an equal opportunity provider and employer.”

MEMBERS: *Walter O. Bigby Jr., President; Bill Altimus, Vice President; Joshua K. Williams, Secretary Treasurer; Erica R. Bryant; Sam N. Gregorio; Roy Griggs; James D. Hall; Capt. Thomas F. Murphy; Rick C. Prescott*

improvements. Nevertheless, the property may be utilized on a temporary basis. The lease is for a term of less than a year and will be restored to its original state upon its termination.

Master Plan: In the Master Plan, the subdivision of sites in the area of Highway 1, includes the large rail siding that will connect the Cupples tract to the Leonard Road Farms tract, which provides enough space to accommodate unit trains. This new requirement from Union Pacific for facilities like the Port requires a rail siding long enough to accommodate the large capacity unit trains in order to continue operations on the main line without interference. The rail portion of the project will be in the \$20-25 million dollar range and is necessary for the operations of the Port on the west side of Highway 1. A rail sorting yard has been reserved in this area as well. The “mega site” comprised of approximately 425 acres, also known as the Sorensen tract, includes an airstrip. Adjacent to the Sorensen tract is the MFE property which has Ellerbe Road frontage. This tract included some residential homes. Lease agreements were established with those homeowners and are now reaching a conclusion. The homes will then be moved from the property. The utilities for the property west of Highway 1 will be provided by the Bossier water and sewer line. This line will enter the Port close to the I-69 corridor, then it will bore Highway 1 and the rail, and provide a redundant water line to the Port’s eastern tracts as well.

100,000 Square Foot Warehouse: This year marked the completion of the 100,000 square foot warehouse on Doug Attaway, which was leased to Odyssey Logistics. A lean-to was constructed on the side of the warehouse which has increased the overall turnover. The lean-to allows a truck to be loaded inside the warehouse, while another truck can secure a load outside the warehouse without being exposed to the elements. Behind this warehouse, is the site for the new 40,000 square foot warehouse project, which will soon be placed for bid. The 40,000 square foot warehouse project is also supported by the Red River Waterway Commission and DOTD through the State’s Port Priority Program.

General Cargo Dock: A project to improve the 4-acres of hardstands at the General Cargo Dock is underway. The Port has decided to increase the number of concrete hardstands in and around the General Cargo Dock in three key areas. Those areas include a section between the General Cargo Dock and the Red River Terminals dock, a previously leased rock storage yard, and a third site down from the current hardstand. The second site of former rock storage will also include the installation of rail. These new hardstands will be used by the operations team for various stevedoring activities, including storage and distribution. Rail Link will also be able use the rail space for unloading various types of rail cars.

Customer Projects: The Port tenant, Sport South, is looking to expand its facility on Robert Harris Drive. Also, Ternium USA has a \$90 million expansion underway at its leased facility for the steel coating aspect of its production. Sunny Point Aggregates occupies a 43-acre site at the end of John Holt Blvd, located in Bossier Parish, and construction is almost complete. Operations should begin with running product by the end of this month. Commissioner Bigby asked where dredging would occur on the other side of the river for Sunny Point’s frac sand product. Mr. England pointed out the location using the Google Earth map.

I-69 Service Road: Funding for the I-69 Service Road Project has been secured; however, a funding gap still exists as a result of the Covid-19 price increases. The project is moving forward with the phase that includes the design, right-of-way, and the environmental reports. Caddo Parish, Desoto Parish, DOTD, and the Port entered into an agreement that included pledging money, which has been received, and this phase of the project is ready to begin. The path of the I-69 service road will go through Port property and once construction begins, adjacent landowners may be affected.

6. **ADJOURN:** Hearing no other comments or questions to come from the Board, Commissioner Bigby adjourned the meeting at approximately 4:10 p.m.

Respectfully submitted,

/s/ Joshua K. Williams

Joshua K. Williams
Secretary-Treasurer