

September 25, 2012

The Industrial Development Board and the Industrial Development District met at their regular meeting place in the Council Chambers located at 500 North Huntington Street, Sulphur, Louisiana on September 25, 2012, at 8:30 a.m., with the following members present:

PRESENT: Mrs. Brown, Mr. Hardy, Mr. Finchum, Mr. Levens

ABSENT: Mr. Bergeron, Mr. Bourgeois

After the meeting was called to order and the roll called with the above result, prayer was led by Mr. Finchum followed by the Pledge of Allegiance led by Mr. Levens.

Motion was made by Mrs. Brown seconded by Mr. Hardy that the agenda stand as written. Motion carried.

The first item on the agenda is a discussion concerning quarterly Industrial Board meetings. Mr. Levens stated that there's not much activity for the Industrial Board. He suggested that starting in January the Board should meet quarterly on the 4th Tuesday at 8:30 a.m. (*Note: R.S. 33:130.311 through 130.319 will have to be amended prior to the Industrial Board changing their meetings*).

The next item on the agenda is a discussion concerning the railroad spur. Mr. Levens stated that he and Mr. Finchum met with George Swift regarding pursuing tenants on the spur. Mr. Swift will be doing a study to see if anyone is interested in locating their business on the spur. Mr. Finchum stated that he doesn't see the justification of spending \$8-\$10 million on the railroad spur for only one tenant. He also asked what commitment the City has for this project. He doesn't feel there's a need to spend all this money and do nothing else with the property. Mayor Duncan stated that Bal Sareen has his company adjacent to the property where the spur will go. A lot of the vacant property is wetlands (approx. 80 acres). Mr. Levens stated that a company in Houston will do a study for free but remediation will not be free.

Mayor Duncan stated that there are two pipeline companies they will have to deal with. Mr. Bruce stated that the City has dollars that we have committed to. Capital Outlay is targeted for construction. Mr. Bruce stated that a firm understanding with the City and Entergy that everyone is committed to this project. Mr. Finchum asked if the City will proceed strictly with Mr. Sareen or is there a bigger picture. Mayor Duncan stated that there is a bigger picture. Once the railroad is in place then we will proceed. The State has committed \$2 million just for the spur but there will still be a funding issue.

Mr. Finchum stated that George Swift said there was a great demand for 100,000 sq. ft. buildings. How will we fund these buildings? Mayor Duncan stated that the City needs to sit with Jay Delafield and discuss this. Mr. Bruce stated that there has been several request from people that want to be located on the spur. Mayor Duncan stated that a meeting has been set with David Riggins and they will invite Jay Delafield.

Mr. Finchum asked if the City should get communications going with the Core of Engineers just in case we need them later. Let's start communications simultaneously with different companies that way when we do need them it may not take so long. Mr. Bruce stated that they could ask but it probably wouldn't do any good without a strong commitment from the City.

Mayor Duncan stated that first we need to decide where the spur will go then we need to decide what will be on the east and west side. There will need to be roads that lead to these businesses. We'll have to a design layout. Mr. Levens stated why doesn't the City let Bal Sareen purchase property to the east and the City will have control over the rest. Mr. Bruce stated that Mr. Sareen will want a guarantee for the spur prior to him purchasing.

Mr. Finchum stated that this project needs to move forward but no one will take us serious because we have no plan. Mr. Bruce stated that this project has been in the works for many, many years and the City has spent a fair amount of money on this also. Mr. Levens asked Mayor Duncan and Mr. Bruce if they could contact the Core of Engineers to maybe get communications started. Mayor Duncan and Mr. Bruce said yes.

There being no further business to come before the Board, the President declared the meeting adjourned.

ATTEST:

DONNA BROWN, Secretary

R.K. Levens, President

9/25/12
9:25 A.M.