

WARREN COUNTY PORT COMMISSION  
SPECIAL CALLED MEETING  
September 6, 2018  
2:00 p.m.

**ATTENDANCE:** Commissioners: Margaret Gilmer, Michael Roach, Brent Cappaert, and Don Brown; David Sessums, with Mack Varner's office Attorney for Port Commission; President of the Board of Supervisors Richard George, Supervisor John Carlisle; Donna Hardy, Chancery Clerk, Chris Maxwell, with Watco Companies, Kevin Neihaus with Watco Companies

**ABSENT:** Port Commissioner Austin Golding

**STAFF:** Pablo Diaz and Marcus Dufour

Margaret Gilmer, President of the Warren County Port Commission called this Special Called Meeting to order at 2:14 p.m. on September 6, 2018 at 2020 Mission at the Chamber of Commerce building.

**1. PORT OF VICKSBURG**

**a. Watco Investment and Lease Proposal/ Request**

Pablo Diaz presented the investment and lease proposal requested by Watco. Chris Maxwell, Watco, went into further detail about the future investments that Watco proposed to make in the Port and their request to extend their current as a way to allow the company to recoup its proposed investment. After brief discussion by the Commissioners, Don Brown motioned, with a second by Michael Roach to table the proposal. All members present voted "Aye". Motion carried.

**b. Port Lease (Hunting) clarification and amendment to approved lease/bid**

Pablo Diaz reported to the commission that recently approved hunting lease (at the Port of Vicksburg) did not include the ability for the lessee to match the highest bid price when the lease is up for bid in 4.5 years. Diaz explained that the advertisement for the lease included that provision and that to be consistent with the advertisement, it should be corrected to allow the winning bidder to have that provision as part of their lease. David Sessums suggested that an amendment to the current lease would suffice. Brent Cappaert motioned, with a second by Don Brown to approve to add an amendment to the current lease. All members present voted "Aye". Motion Carried.

**2. CERES INDUSTRIAL INTERPLEX**

**a. Site Certification (s) / Entergy**

Pablo Diaz and Marcus Dufour presented and discussed two sites at the Ceres Industrial Park that could be included in Entergy's Site Certification program. Diaz explained to the commissioners that an estimated \$50,000 of due diligence expense is expected to be necessary to complete the steps that would allow for certification of the sites. Once certified, the sites would be actively promoted by Entergy as well as by the Warren County Port Commission. Diaz explained that this due diligence was not in the budget and that the budget might need to be amended to get it done. Chairwoman Gilmer

proposed that the Commission discusses further the possibility of using the proceeds from the sale of the land at CERES (Love's Truck Stop) to complete the needed due diligence.

**b. Spec. Building Site Approach**

Pablo Diaz informed the supervisors that he had discussed in one on one meetings some options to make the County spec. building more marketable. The Commission had discussed in the past the possibility of recommending the demolition of the building. Diaz informed the commissioners that he discussed with the supervisors exploring the possibility of selling the land (without charging for the building) to a real estate company that might be interested in building a spec. building of their own in the area. Diaz clarified that there is no guarantee that a real estate developer would be interested in the idea but that he would explore that possibility.

**3. Executive Session: Economic Development Project (s) Update & Personnel Matters**

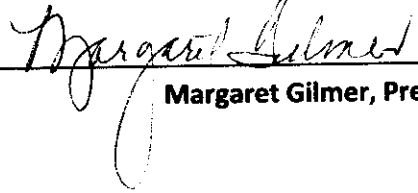
Michael Roach motioned, with a second by Don Brown to consider going into executive session to discuss economic development projects and personnel matters. All members present voted "Aye". Motion carried.

Michael Roach motioned, with a second by Don Brown to go into executive session to discuss economic development projects and personnel matters. All members present voted "Aye". Motion carried.

Brent Cappaert motioned, with a second from Don Brown to come out of executive session. All members present voted "Aye". Motion carried.

**NO ACTION TAKEN IN EXECUTIVE SESSION.**

**ADJOURN:** Brent Cappaert motioned, with a second from Don Brown to adjourn this special called meeting. All members present voted "Aye". Motion carried.

  
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**Margaret Gilmer, President**

| SUBJ | INFORMATION           |     |    |
|------|-----------------------|-----|----|
| Date | OCT - 1 2018          | Yes | No |
| 1st  | <i>John Carlisle</i>  | ✓   |    |
| 2nd  | <i>Richard George</i> | ✓   |    |
| 3rd  | <i>Charles Brown</i>  | ✓   |    |
| 4th  | <i>John Carlisle</i>  | ✓   |    |
| 5th  | <i>Richard George</i> | ✓   |    |

## Watco Investment Proposal / Lease Extension Request

### **PROPOSED INVESTMENTS**

|  |                  |
|--|------------------|
| 1. T-Dock Winch System                   | \$250,000        |
| 2. Warehouse # 4 Improvements            | \$100,000        |
| 3. <u>Railroad Crossing Improvements</u> | <u>\$ 90,000</u> |
|  | <b>\$440,000</b> |

### **Lease Extension Request (s)**

- a) **Extension of current lease (as is) for an additional 5 years which will take current lease from expiration date of January 31, 2021 to January 31, 2026)**
- b) **If only T-Dock Winch System is accomplished, the request is for an extension of 4 years for a new expiration date of January 31, 2025.**

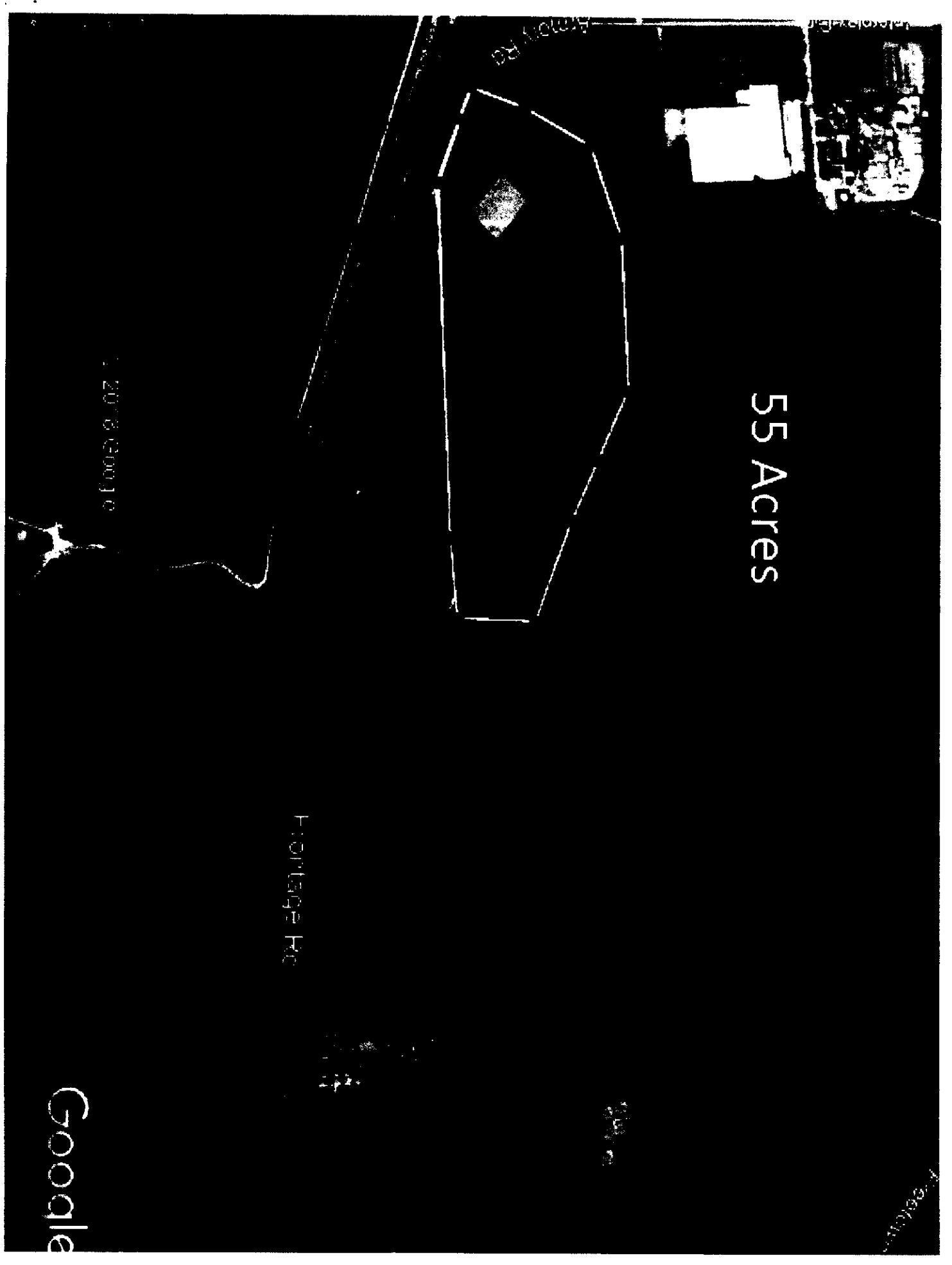
55 Acres

Front Rd

Frontage Rd

20' 8" Equire

Google



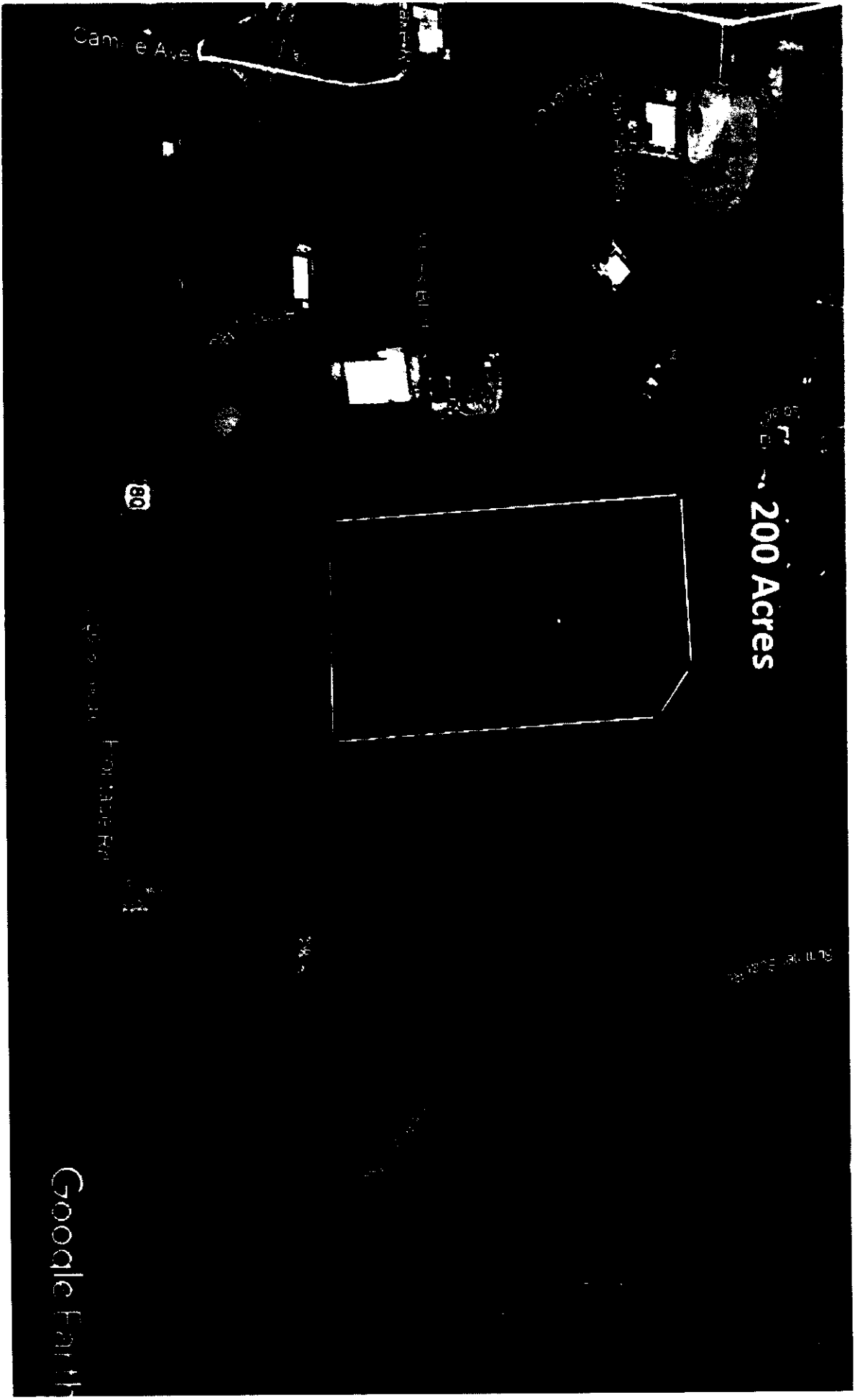
Camille Ave

200 Acres

80

FOR SALE

Google Earth



## **SITE CERTIFICATION LIST**

- 1. Phase I Environmental Assessment**
- 2. Geotechnical Investigation (Soil Borings)**
- 3. Endangered Species Assessment**
- 4. Cultural Resources Assessment**
- 5. Wetlands Delineation**