

**North Webster Parish Industrial District (NWPID)**  
**Board of Directors (BOD)**  
**MINUTES – Regular Meeting**  
**Wednesday, February 21, 2018 – 5:30 pm**  
**117 Loading Dock Drive, Cullen, LA 71021**

**Present:** Denny McMullan, Craig Tripp, David Smith, Jeff Harper, Randy Sexton; John Slattery, NWPID Attorney; Cindy Scheer (staff).

A quorum was present.

**Absent:** Lamar Smith & Terry Revelle.

**Guests:** None

Mr. Denny McMullan, Chairman called the meeting to order, Randy Sexton led in the Pledge of Allegiance and Craig Tripp offered the invocation.

Mr. McMullan asked for any additions or corrections to the current agenda. There were no additions at this time.

Mr. McMullan asked for Guest comments concerning the agenda. There were none.

Mr. Jeff Harper moved, seconded by Mr. David Smith to adopt the minutes of the Special Meeting and Regular Meeting held on January 22, 2018. Motion carried unanimously by show of hands.

Mr. Randy Sexton moved, seconded by Mr. Jeff Harper to approve the February claims docket of \$47,544.20. Motion carried unanimously by show of hands.

Mr. David Smith moved, seconded by Mr. Randy Sexton to approve the February Financial Reports, consisting of the Balance Sheet, Profit & Loss – Current & Year to Date, plus budget performance – Current & Year to date as presented. Motion carried unanimously by show of hands.

Administrative assistant, Ms. Cindy Scheer reported that the insurance on the new completed building is based on the fact the building currently is vacant causing the higher premium. The board discussed the premium and the possible savings of a larger deductible. No action was taken and was tabled to obtain the possible savings of at least a \$25,000.00 or larger deductible.

Ms. Scheer discussed the concerns regarding the District's current website and what is needed to complete with accurate information. Mr. Craig Tripp moved, seconded by Mr. Jeff Harper to proceed with Crawford Design in the completion of the new website. Motion carried unanimously by show of hands.

Ms. Scheer reported on the current tenant roof leaks reported due to the abundance of rain and some possible drainage issues in the park. Mr. Jeff Harper moved, seconded by Mr. Randy Sexton to contact Louisiana Roof Coatings to fix or provide information to the repairs on anything substantial. Motion carried unanimously by show of hands.

Also in regards to CSP Ms. Scheer reported that Mr. James Gilley stopped by the office and asked if it would be possible to park three trailers maximum at the far end of the docks? Mr. Gilley stated that

currently CSP had some extra trailers at the plant and this would help with the congestion due to limited space.

Ms. Scheer reported that during the current heavy rain that a car had driven up the ramp at the loading dock and just set under the awning. I would like to recommend that we try to stop this from happening in the future for insurance reasons. Mr. Jeff Harper moved, seconded by Mr. David Smith to allow CSP to park the maximum of three trailers at the dock. Also to purchase what is needed to secure the ramp from vehicle traffic. Motion carried unanimously by show of hands.

Mr. David Smith reported that the District had received several RFI's or RFP's from various prospects. Mr. Smith stated that he had submitted the requested documentation to the prospects, and Project Clover had requested additional detailed information which also was submitted.

### **Old Business**

Mr. Denny McMullan reported that there currently had not been any response from Mr. Gatti's office regarding GP Deed restrictions and the requested letter listing the request of NWPID. Mr. McMullan stated that we will need to possibly look at another avenue or sites.

Mr. McMullan reviewed the current purposed press release on the completed building with a link to the virtual tour completed. Mr. Craig Tripp moved, seconded by Denny McMullan to publish the press release in the locate newspaper followed by Minden Press & possibly Shreveport Times. Motion carried unanimously by show of hands.

Mr. McMullan discussed with the board of directors the various upcoming municipalities meetings to present the renewal of the millage for Ward 2 and the importance of getting people to vote. Mr. McMullan moved, seconded by Mr. Randy Sexton to have the appointed representatives for the various towns attend the meetings to explain and that they are aware of the upcoming election. Motion carried unanimously by show of hands.

### **New Business**

Mr. Denny McMullan reported that he had been contacted by a solar power company regarding some possible property. Mr. McMullan provided the information on the certified site, but had not heard anything back.

Also regarding the ICSC Gulf South Idea Exchange Seminar Mr. Denny McMullan moved, seconded by Mr. David Smith to send Mr. Craig Tripp if possible to this seminar to represent NWPID. Motion carried unanimously by show of hands.

Mr. David Smith moved, seconded by Mr. Jeff Harper to amend the current agenda to include MBL Bank Securities. Motion carried unanimously by show of hands. Also Mr. David Smith moved, seconded by Mr. Randy Sexton granting the request for Mr. Denny McMullan to sign the requested document representing NWPID. Motion carried unanimously by show of hands.

Mr. Jeff Harper moved, seconded by Mr. Randy Sexton to adjourn the meeting. Motion carried unanimously by show of hands.

Respectfully Submitted  
Cindy Scheer, Executive Assistant

Approved  
Randy Sexton, Secretary Treasurer