



St. James Parish LOUISIANA

"Promoting Economic Growth"

AGENDA

ST. JAMES PARISH ECONOMIC DEVELOPMENT BOARD

Welcome Center – 1094 US 61, Gramercy, Louisiana

August 30, 2023

4:30 p.m.

- I. WELCOME – Chairman – Camella Landry
- II. Prayer/Pledge
 - A. Roll Call
 - B. Comments/Correspondence-LDEQ Koch Methanol
 - C. Public comments on any agenda item requiring a vote
 - D. Minutes – May 31, 2023
- III. SMALL BUSINESS OF THE MONTH
- IV. OLD BUSINESS
 - A. Small Business Banquet
- V. NEW BUSINESS
 - A. Planning for Veteran's Day-Nov. 9, 2023
 - B. Guest- 2023 Miss St. James Parish-Kami Hymel & 2023 Teen Miss St. James Parish-Riley Holley
- VI. ECONOMIC DEVELOPMENT
 - A. Welcome Center – Audrey Temple
 - B. Prospects – Steve Nosacka
- VII. REPORTS
 - A. River Parishes Tourist Commission
 - B. River Region Chamber of Commerce
 - C. Town of Lutcher-RJ St. Pierre
 - D. Town of Gramercy – Steven Bourgeois
 - E. GNO, Inc. – Steve Nosacka
 - F. South Central Planning
 - G. River Parishes Community College
 - H. Port of South Louisiana
- VIII. PUBLIC COMMENTS
- IX. COUNCILMAN OF THE MONTH
- X. NEXT MEETING DATE: September 27, 2023



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ST. JAMES PARISH ECONOMIC DEVELOPMENT BOARD

MINUTES

May 31, 2023

MEMBERS PRESENT:

Steven Bourgeois
Louis Kliebert
Brenda Melancon
Terrence Jones
Rodney Johnson
Camella Landry
Mac Bordelon

MEMBERS ABSENT:

Kimberly Martin
Janet Johnson
Jeremy Catoire
Harry Joseph
Ronald St. Pierre, Jr.
Paul Aucoin
Brad Poche
Charlene Williams
Charles Farlough

ALSO, IN ATTENDANCE:

Pete Dufresne-Parish President
Audrey Temple-Manager Economic Development St. James Parish
Hollie Zeringue-Administrative Assistant
Denise Burrell-Employee of River Parishes Tourist Commission
Steve Nosacka-Economic Development Consultant for St. James Parish
Libby Hotard-Vice-Chairwoman of the River Region Chamber of Commerce

The May meeting of the St. James Economic Development Board was called to order by Chairwoman Camella Landry. Chairwoman Landry welcomed and thanked everyone for attending the meeting.

Terrence Jones delivered the opening prayer and the Pledge of Allegiance was led by Steven Bourgeois. Chairwoman Landry asked for the roll call and Audrey Temple called the roll. Chairwoman Landry recognized a quorum at this time.

Chairwoman Camella Landry asked if there was any comments/correspondence at this time. There were none.

Chairwoman Landry asked if there was any public comment on any agenda items requiring a vote and there was none at this time.

Chairwoman Landry asked for a motion for the April 2023 minutes to be approved. On a motion by Louis Kliebert and a second by Mac Bordelon, the April minutes were approved. All were in favor.

SMALL BUSINESS OF THE MONTH: Kinetix Orthopedic & Sports Therapy

Owner of Kinetix, Daphne Dicharry, addressed the board about the location of her business and the services offered. The board congratulated her on being the May 2023 Small Business of the Month. The Economic Development Board issued a plaque in recognition and thanked Daphne for doing business in St. James Parish.

OLD BUSINESS:

Audrey Temple spoke concerning the 2023 Small Business Appreciation Banquet. The banquet this year will be on Tuesday, June 20th at the West Bank Reception Hall in Vacherie. The event will begin at 5:00 p.m. The entertainer will be DJ Rhett, a popular comedian in the local area. The restaurant preparing the food for the event will be L & M Restaurant. Camella Landry told the board that there will be no June board meeting and the banquet would be considered their meeting for the month of June.

NEW BUSINESS:

Reappointments to the Economic Development board were Ronald St. Pierre, Jr. and Jeremy Catoire.

ECONOMIC DEVELOPMENT DEPARTMENT:

Parish Consultant, Steve Nosacka, gave a brief summary of prospects and industry updates. He stated that Shell in Convent was still progressing with reopening. He stated that LSR and Asahi were approved for the tax exemption status. PJ's Coffee will have a ribbon cutting ceremony on June 30th.

REPORTS:

A report and a representative were present from the Chamber of Commerce. Libby Hotard, Vice-Chairwoman of the River Region Chamber of Commerce, informed the board that she had met with the St. James Parish President, Pete Dufresne, and committed that a change would be noticed from the Chamber. There was an absence of the Chamber in the St. James Parish Economic Development board and interest in our parish. She said that was "regrettable" and things would soon be changing for the better.

No reports or representatives present from the River Parish Community College.

No reports or representatives from South Central Planning.

No reports or representatives from the Port of South Louisiana.

No report or representative for GNO, Inc.

River Parishes Tourist Commission employee, Denise Burrell, attended the meeting. She gave a brief statement on things the Tourist Commission had going on and events they were attending.

Town of Lutchter-No representative or report.

Town of Gramercy-Mayor Steven Bourgeois addressed the board for the Town of Gramercy. The mayor said they were continuing with the beautification of Main Street with new street signs. He also said he was applying for a grant for a new town sign.

COUNCILMAN OF THE MONTH: None

Parish President Dufresne was present and addressed the board at this time. He had 2 plans to show the board: One was a plan for improvements to the Welcome Center in Gramercy and the other plan was for a new senior center and recreational center on Champion Drive in Vacherie. He spoke openly concerning drainage, infrastructure and much more.

PUBLIC COMMENTS: None

Chairwoman Landry asked for a motion for the meeting to be adjourned. On a motion by Louis Kliebert and a second by Steven Bourgeois the meeting was adjourned. All in favor.

Camella Landry, Chairman

Brenda Melancon, Secretary

PUBLIC NOTICE
LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY (LDEQ)
KOCH METHANOL ST. JAMES, LLC / KOCH METHANOL FACILITY
PUBLIC HEARING AND REQUEST FOR PUBLIC COMMENT
ON A PROPOSED PART 70 AIR OPERATING SIGNIFICANT PERMIT MODIFICATION AND
INITIAL PREVENTION OF SIGNIFICANT DETERIORATION (PSD) PERMIT
& THE ASSOCIATED ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

The LDEQ, Office of Environmental Services, will conduct a public hearing to receive comments on the Proposed Part 70 Air Operating Significant Permit Modification and Initial Prevention of Significant Deterioration (PSD) Permit and the associated Environmental Assessment Statement (EAS) for Koch Methanol St. James, LLC, 5181 Wildcat St., St. James, LA 70086 for the Koch Methanol Facility. **The facility is located at 5181 Wildcat St., St. James, St. James Parish.**

The hearing will be held **on Thursday, August 31, 2023, beginning at 6:00 p.m., at the St. James - St. Louis Academy, 8184 Villavaso St., St. James, LA 70086.** During the hearing, all interested persons will have an opportunity to present oral statements, views, recommendations, opinions and information on the proposed permit. Additionally, written statements and other documents such as charts, data, and tabulations may be filed with the hearing officer at the hearing.

The hearing will be held in accordance with CDC guidance and in compliance with any guidelines issued by the Governor's office. During the hearing, all interested persons will have an opportunity to present oral statements, views, recommendations, opinions and information on the proposed permit. Additionally, written statements and other documents such as charts, data, and tabulations may be filed with the hearing officer at the hearing.

Koch Methanol St. James (Koch) requested to incorporate all permitted KMe Terminal sources from Permit No. 3169-V3 (AI 213599) into the KMe Plant Part 70 Air Operating Permit in order to consolidate into a single Part 70 Air Operating Permit for the KMe Facility. Some sources previously permitted in the KMe Terminal Part 70 Air Operating Permit shared a TEMPO ID with the permitted KMe Plant sources. Koch requested that all of the KMe Terminal sources be assigned new TEMPO IDs. Koch also requested that the "Fugitive Emissions – Tanks and Terminals," from the KMe Terminal Part 70 Air Operating Permit, be combined with the "Fugitive Emissions – Process Units," as one fugitive emissions source for the KMe Facility.

The KMe Optimization Project ("the Project") consists of a number of activities, including a raw material feed upgrade, improvements to plant cooling capability, and other equipment upgrades with the collective primary goal of increasing utilization of existing assets and methanol production. The Project is intended to achieve a 25% increase of the KMe Facility design production rate from approximately 4,950 MTPD to 6,200 MTPD of refined methanol.

The raw material feed upgrade scope includes constructing ethane gas piping, a vaporizer, and associated equipment to inject ethane into the process natural gas feed to the SMR (EQT0001). Ethane will be brought into the facility from an existing third-party ethane gas pipeline. Piping, a metering skid, and associated piping components will be constructed, owned, and operated by the third party. KMe will connect to the third-party metering skid at a point of demarcation within the KMe facility property. A shell and tube exchanger using low pressure steam, owned and operated by KMe, will be used to vaporize the ethane prior to injection into the process natural gas feed line to the SMR.

To meet the additional cooling needs anticipated for the Project, KMe plans to make upgrades to existing fin fan coolers as well as the existing cooling tower (EQT0007). This work may involve upgrades to or replacement of the fin fans for improved cooling capability at increased production rates. The cooling tower upgrades are anticipated to include addition of a new cooling tower cell and new or upgraded pumps for increased cooling tower circulation rates above current capability.

This permit was processed as an expedited permit in accordance with LAC 33:I.Chapter 18.

Estimated emissions in tons per year are as follows:

Pollutant	Before Emissions:			After	Change
	Permit No. 2560-00295-V5	Permit No. 3169-V3	Total		
PM ₁₀	49.92	0.41	50.33	76.30	+25.97
PM _{2.5}	48.46	0.41	48.87	75.32	+26.45
SO ₂	4.65	0.04	4.69	6.16	+1.47
NO _x	87.29	9.57	96.86	152.84	+55.98
CO	92.57	3.96	96.53	181.46	+84.93
VOC	63.55	24.81	88.36	166.34	+77.98
CO _{2e} *	-	-	-	1,401,096	-

* Greenhouse gas emissions (CO_{2e}) were not required to be permitted previously. A facility CO_{2e} emissions total is provided for information only and does not constitute an emissions limit. Koch shall comply with a two-tier, facility-wide 12-month rolling average GHG intensity limit as BACT as described in the Preliminary Determination Summary and Specific Condition 8 of PSD Permit PSD-LA-851 and SR 424 of this Part 70 Air Operating Permit.

A working draft of the proposed permit was submitted to the facility representative. Any remarks received during the technical review will be addressed in the “Worksheet for Technical Review of Working Draft of Proposed Permit”. All remarks received by LDEQ are included in the record that is available for public review.

The EAS submitted by the applicant addresses avoidance of potential and real environmental effects, balancing of social and economic benefits against environmental impact costs, and alternative sites, projects, and mitigative measures.

The public hearing will be conducted in accordance with La. R.S. 30:2017, which addresses the authority of the hearing officer, provides for the order in which speakers will be allowed to speak. A hearing officer will preside over the public hearing. This will be a formal hearing for the purpose of gathering facts and information. It will not include a “question and answer” component. In accordance with La. R.S. 30:2016, the hearing will be transcribed and become a part of the official public record.

Comments and requests for a public hearing or notification of the final decision can be submitted online on the public notice webpage (<http://www.deq.louisiana.gov/public-notices>), via personal delivery, U.S. mail, or email. **Comments and requests for public hearings must be received by 4:30 pm CDT, Tuesday, September 5, 2023.** Delivery may be made to the drop-box at 602 N. 5th St., Baton Rouge, LA 70802. U.S. Mail may be sent to LDEQ, Public Participation Group, P.O. Box 4313, Baton Rouge, LA 70821-4313, and emails may be submitted to DEQ.PUBLICNOTICES@LA.GOV. Persons wishing to receive notice of the final permit action must include a complete mailing address when submitting comments.

Please see additional instructions for comment submission, hand delivery and information regarding electronic submission at <http://www.deq.louisiana.gov/page/the-public-participation-group> or call (225) 219-3276.

A written response to all public comments will be prepared at the time of the final permit decision. LDEQ will send notification of the final permit decision to the applicant and to each person who has submitted written comments or a written request for notification of the final decision.

The draft permit and application, Draft PSD permit, Statement of Basis, and EAS with additional information are available for review at the LDEQ, Public Records Center, 602 North 5th Street, Baton Rouge, LA. Viewing hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday (except holidays). **The available information can also be accessed electronically on the Electronic Document Management System (EDMS) on the DEQ public website at www.deq.louisiana.gov.**

Additional copies may be reviewed at St. James Parish Library-Vacherie Branch, 2593 Hwy 20, Vacherie, LA 70090.

Draft air permits, which as a matter of agency practice are placed in a public repository for public review and comments, will be available for public review at the DEQ Public Records Center or online via DEQ's Electronic Document Management System (EDMS) when those public repositories are closed due to COVID-19 **or if a public repository closes due to COVID-19 during the comment period.** In these instances, any person who does not have access to the Public Records Center or the internet may request hard copies of the draft permit from DEQ. Such requests will be processed on a case-by-case basis.

Pursuant to LAC 33:III.519.A.4, a notice of the completeness determination was published in The News Examiner-Enterprise, Lusher, Louisiana on November 24, 2022.

Individuals with a disability, who need an accommodation in order to participate in the public hearing, should contact Ms. Beth Altazan via US mail at LDEQ, Public Participation Group, P.O. Box 4313, Baton Rouge, LA 70821-4313, email at DEQ.PUBLICNOTICES@LA.GOV, fax at (225) 219-3309 or phone at (225) 219-3283.

Inquiries or requests for additional information regarding this permit action should be directed to Anthony Randall, LDEQ, Air Permits Division, P.O. Box 4313, Baton Rouge, LA 70821-4313, phone (225) 219-3494.

Persons wishing to be included on the LDEQ permit public notice mailing list, wishing to receive the permit public notices via email by subscribing to the LDEQ permits public notice List Server, or for other public participation related questions should contact the Public Participation Group in writing at LDEQ, P.O. Box 4313, Baton Rouge, LA 70821-4313, by email at DEQ.PUBLICNOTICES@LA.GOV or contact the LDEQ Customer Service Center at (225) 219-LDEQ (219-5337).

Permit public notices including electronic access to the proposed permits and statement of basis can be viewed at the LDEQ permits public notice webpage at <http://www.deq.louisiana.gov/public-notices> and general information related to the public participation in permitting activities can be viewed at <http://www.deq.louisiana.gov/page/the-public-participation-group>.

All correspondence should specify AI Number 194165, Permit Numbers 2560-00295-V6 and PSD-LA-851, and Activity Number PER20220006 & PER20220007.

Scheduled Publication Date: Monday, July 31, 2023 – LDEQ Website