

**2022-14-R** requested by **Bunge Chevron AG Renewables, LLC** for a change of zoning from R-1A, C-2, & C-3 to M-2 on Squares 3, 6, 7, 9, & 10, Destrehan Park Subdivision, approximately 23 acres near **12480 River Road, Destrehan**. Council District 2. **Requires Planning Commission recommendation and will be forwarded to the Parish Council for a public hearing on October 17, 2022.**

**Mr. Michael Albert raised hand to speak:** Thank you Mr. Chairman. This is a significant re-zoning request. The applicant is looking to expand operations utilizing the M-2 zoning district, which presents a few challenges in terms of review. In reviewing it, we found they did not meet the first criteria but did meet the second criteria related to the existing use no longer being reasonable with the residential as indicated on the maps. So, they did meet the second criteria. We get to the third and we evaluate compatibility. There is a specific requirement in the M-2 zoning district for buffering of major operations. This presents some challenges in how we review it. The applicant has been working to improve the requests to talk to the neighborhood and go to the Board of Adjustment to justify that buffer reduction. I believe they will be explaining that in their presentation tonight. If that buffer reduction is granted, we could certainly, we would certainly recommend approval. It would meet two out of three criteria. We withheld our recommendation at first pending that; but, since the report's been written they have turned in a significant amount of information, most of seemingly justifies the request giving a good basis for approving the changes and meeting the third criteria. The other thing to consider is there are other uses within M-2 that would not have major operations that could be there so the request could be viewed only in terms of that and would be the third criteria as well. Thank you.

**Commissioner Frangella:** Is the applicant present? Do they wish to speak? Please state your name and address for the record.

**Mr. Greer:** Good evening. Thank you Mr. Chairman, Board of Commissioners. My name is Kyle Greer, 240 Oak Hollow Drive, Hammond, LA. I am the facility manager at the export terminal at Bunge in Destrehan. Thank you for this opportunity to allow us to provide this presentation.

We feel that this presentation will clear up a lot of misconceptions and also clear up the need to re-zone Bunge owned land and also to further explain the project at Bunge in Destrehan. (Slide Presentation) I would also like to add that throughout this presentation I have several guest speakers that will join me. They will be speaking on their respective expertise to further explain the entirety of the project. I've got Bob Marshall, Senior Director, Global Safety for Bunge; Evan Urskine, professional engineer with Woods Engineering, Evan has over 30 years of experience with process engineering; Andy St. Romain with Jones Walker, who is here to speak on the criteria on the application that is before you and also the land use report; Kurt Podoll, he is the Senior Manager and also the Project Manager for this project at Bunge in Destrehan; Mike Tate, he is Director of Origination for the US for Bunge. All here to answer any questions you may have, clarify any concerns that we have highlighted in the presentation. I would like to take a second to acknowledge, obviously this has drawn a lot of attention tonight and I would like to acknowledge those in support. If I could ask for them to either stand or raise their hand to show those that are here in support. (many attendees stood up) As y'all are aware, this is a large investment that Bunge is considering in St. Charles Parish. It is a \$775 plus million dollar project, with the proposed project. In addition to that, there are 30 plus new jobs that are going to be

brought on to the site, already employing 145 people at Bunge in Destrehan. During construction, there will be 150 plus construction jobs through the phase of construction. Again with this scale of investment it not only benefits Bunge and the parish, it benefits other companies within the parish with additional revenue and additional jobs as well to support this type of investment. There are three aspects to the project that we are going to talk about tonight, the oil seed processing facility that is proposed just to the north of our main office, and again we will get to this and you will see it, the processing facility producing vegetable oil and meal, new barge unloading facility. This is how we unload feed stock for the plant and in the existing plant, the barge unloader that is out on the river and then a new vegetable oil pre-treatment facility. The oil that comes out of this facility has produced through this process. The pre-treatment is simply the clarification, filtration just to remove the impurities from the oil before it leaves our site. And again, we will get into a lot of details on that today. This is the current site today. The grain export facility which everybody's most familiar with. That's up by River Road. That's what you see driving down River Road. And again, this is what everybody is familiar with. That was built in 1961. We do have a soybean processing facility that is there now. It's a facility utilizing hexane extraction and that facility was built in 1967. And that facility has been operating safely in the community since 1967. So, this is less obvious, you don't see it from River Road. Again, it's behind just north of our grain terminal we have; and, throughout our community outreach walking through the neighborhood, talking to people in the neighborhood it was known that a lot of people were not aware that even had a processing facility there. Again, everybody sees the grain export terminal, the ship birth, that's what you see and that's what everybody predominately knows Bunge as. So, we wanted to clear up some misconceptions. The picture up there is just an overview of the layout of the proposed new site. Again, soybean processing facility some of the misconceptions we want to clear up. The new facility will do the same process. Again, as the same existing facility that we have onsite today. It is not about fuel production. We are producing vegetable oil. We have been doing that for over 50 years, since 1967. Again the plant, it is a JV, a Chevron JV. It's not a refinery as some man vision. It's a joint venture with Chevron simply for the end product that comes out to process for the oil. It's vegetable oil. They will then take that vegetable oil offsite and that's when Chevron will use it at their facilities for biofuel, renewable jet fuel and that kind of thing for green energy. We talked about the new barge unloader that is proposed with the project. And, dust is one of the major issues with the grain site and there are things that we are going to do, things that we have done to mitigate those issues and concerns. With the new unloader, it's fully enclosed and we are restoring the existing unloader to be more fully enclosed to an extension of the existing barge loader that we have now. We do have a water system curtain that have installed. We are further enhancing that system to a more sophisticated system that will basically line the perimeter of the metal cladding surrounding the two unloaders. This will be a fully automated system. It's all controlled through PLC, through our control room, that sort of thing, to knock down dust or anything so that it does not come out of the building. So that's something, again, we have that onsite today but the new modified system, fully automated is going to be installed. Best available controls technologies. With the new site, with the new equipment and all the conveyance that comes off the river to go feed the new plant, it's enclosed. The longer conveyers: they incorporate high roller head sections, enclosed head sections, enclosed tail sections, again, further mitigating the dust and also dust collectors. The new collectors: more efficient at collecting dust than

our older collectors and we are also retrofitting existing systems that are on the unloader today and also in the plant to the new technology. Throughout our neighborhood walks and talking to the community, hearing their concerns, noise was brought up. Again, noise was not something that is a nuisance today. We don't get noise complaints today, but it is something that you hear. We don't get a lot of noise complaints but the engineer designed for the new site. The new site we utilize engineer design with equipment, quieter equipment, also strategically placing the equipment within the site layout to put the blowers, motors, that kind of thing on the east side of the layout of the plant where that noise is blocked out by other structures or other buildings to cut down on the noise. Hexane: that is another big concern that people brought up and talked about. I think it is a lot of misunderstanding, misconception around hexane. It has been on site, again since 1967. That is a process, a solvent extraction process that we do within the plant to extract the oil from the soybean. It's been used for decades. And that's also all the other soy processing facilities across the world that is the same process that they utilize to extract oil. This is not a new process. Again, this is extensively used. We do follow stringent guidelines, governed by industry standards and those are EPA standards that we have to abide by. And, obviously if we can't abide by those, we can't operate so we abide by these standards. And we will go further into the hexane process, safety around hexane, PSM that we utilize as we get into more slides. This is a slide depicting existing conditions today, the current relation state to major operations of R-1-A. So, as I stated before, we have a processing unit on site that utilizes hexane extraction. Existing hexane extraction is 110 feet from Jonathan Street. That is just to the west of the facility. The nearest resident, which is now a Bunge owned property but that resident lived there for decades and they lived within 350 feet of that process. And, obviously in years past, prior to people selling the land or Bunge acquiring the land over the years, people lived much closer to this facility than they do today. Another part of major operations is the distance to the silos. And that would be the number in blue which is 110 feet which we are going to get into the industry standards there, but again just depicting that the current site today, they did live 110 feet away and then the 350 feet away to the nearest resident. So again, this is the proposed site layout that we are going to get into and talk about what is involved in the process. But showing that distances from the home exceeds safe industry standards. This is what we are going to show you in the slides coming. This is showing the difference between accessory operations, major operations office building, maintenance storage, warehouse buildings like that. Accessory operations: they are the ones highlighted in blue. Storm water retention basin: that just the collection of storm water throughout the plant, throughout the site. River water treatment building: the plant utilizes river water. We pull river water from the Mississippi River into the plant to utilize through the process and that water has to be treated prior to going into the plant to remove impurities, sand and mud – that kind of thing. We have waste water treatment building which treats the waste water before it leave the site. Fire water tanks and pumps: The new plant will incorporate 2 fire water tanks, associated pumps as fire protection systems installed throughout the plant. Again, the existing plant that we have today has that as well. Highlighted in yellow is major operations. Major operations again, is considered hexane extraction, which we are going to talk about and also the concrete silos which we will talk about industry standards around that. Upfront, this is another area that has been brought up in the past as an area of concern. We do have a lay down yard that is up front. That laydown yard, it was from the expansion that Bunge did back in 2017 with the expansion of the dock. The new ship

birth: that will go away after this project. We will have office buildings upfront, storage buildings on there, new control room for the facility, new break rooms, new office, new maintenance warehouses, that kind of thing that will all be up by River Road. Again, aesthetically pleasing buildings, plenty of parking, and it will all look very nice driving down River Road. This slide here is just depicting the different zones. So if you look at the yellow zone, that's R-1-A, that is current Bunge owned property. If you look at the purple, that is the proposed rezoning from R-1-A to the M-2. The red is the rezone from R-1-A to C-3. So the distances that are shown up there. Again, hexane extraction for the new facility. We are going to be 475 feet away from the nearest R-1-A zone. That R-1-A is a vacant lot. There is not a residential home on that lot. The 675 depicts the distance from extraction to the nearest resident that is on R-1-A. And again, we are going to get into that if you can see that 100 there That 100 depicts what the industry standard for NFPA states that the distance that is required from the nearest public right away , roadway, that kind of thing. We will talk more about that. Again, the red is the proposed from R-1-A to C-3. Those are meal storage concrete silos. There are 7 of those. Seed storage concrete silos, there are 5 of those. The 220 depicts distance from the concrete silos to the nearest resident at R-1-A. Again, industry standards calls for 100 feet. We put in the application twice the industry standard. We are requesting 200. But, we put 220 here because it is actually 220 feet away. Now I'm going to hand off the presentation to Evan Erskine, he is a professional engineer with Woods Engineering. He is going to speak upon the applicable standards for hexane extraction and the concrete silos.

**Mr. Erskine:** Evan Erskine, 147 East View Circle, Simpsonville, South Carolina. So I'm here to talk about the industry standards, safety, health and environmental standards and how this project addresses them. So there is two major safety, health and environmental concerns with a project of this type. One is hexane. That particular safety industry standard is the National Fire Protection Agency NFPA-36. That is a specific code, specifically to oil extraction by solvents like hexene. So that standard in section 7.2.6 says (what you can read up there), the extraction process shall be at least 100 from any public way, any building or any property line that could be built on. That's generally considered a setback. So that's how far those kind of things need to be set back from the process. NFPA-36 is specific to this industry so kind of bringing that back the zoning codes actually talk to NFPA -30 which is a code round all flammable and combustible liquids and gases, so on the right hand side is the code section 1.5.3 that says that any installations that are made into accordance with a number of other codes including NFPA-36 are by default in compliance of NFPA-30 and then your M-1 code actually references NFPA-30. And, that code says that as long as you are twice the distance of the applicable code NFPA-30 then you are in compliance with your St. Charles zoning ordinances. Any questions on that? (no questions) So other than the safety, there is health and environmental so the applicable standards for the health and environment is the 40-CFR-63. It establishes the hexane losses. So again, what is getting out into the environment and what could get out into the community? It establishes the hexane loss limits for this industry and the permit for Bunge must meet this or they cannot operate. So by default they must meet these codes. It's based on maximum achievable control technology, that is the equipment that must be designed into this project And, EPA last reviewed this in 2020, so these specific codes to this industry and they are very much up-to-date. They are all very current codes. So that's kind of the Safety, Health and Environmental from a hexane standpoint. It's NFPA-36 and NESHAP. So

the other major concern for an edible oil facility is dust, right? You're bringing in the seeds, you are processing them, you are handling them. The dust from a safety standpoint NFPA-61 is the applicable standard and again 9.2.3.2.3 lists a 100 foot set back from the operation to a public way, a building or a property that could be built on. And then the applicable environmental standard is the NAAQS, again it was last updated in 2020. It's a clean air EPA standard. Your limits are set for public safety. In general we can say, kind of, through 3 things. One is the project will be built using best available control technology for the new equipment. The existing equipment will be upgraded and that the overall affect is that the dust concentration at the boundaries will be improved by this project. OK Going back to a larger picture , so again the red dots, the top set of circles is around the hexane production facility, so that is the 100 feet that's required by the NFPA-36. The green is showing the 475 which is the distance of the nearest property that could be built on and the larger blue is the 675 which is the distance to current closest house. Current close residence. The bottom set of circles is the dust, so that is the nearest silo which happens to be the nearest process that is producing dust and handling the beans and stuff. So the red is the 100 feet that is stipulated by NFPA-61 as the required set back and the yellow is the 220 that is to the nearest property line. Any questions about kind of what the safety, health or environmental regulations are or how the project addresses them?

**Commissioner Petit:** I guess my question is on any by product or waste. So any seed extraction that happens with that stuff, is it hauled off site? What does that look like and is that different from what happens today?

**Mr. Evan Erskine:** So, in general no. I'm here to address safety, health and environmental but in general in these types of processes, the seeds come in, they extract the oil, they process it and it goes out as feed for animals. So in comes beans, out go meal and oil. Any other questions? (no questions)

**Mr. Kyle Greer:** This is a 3D rendering that we had created. We utilize this to show the residents in the adjoining neighborhood next to us just to better illustrate a visual. You can look at an overview of the site that I showed before but it doesn't really portray what it will look like once it's built, right? So this is showing if you have been down River Road the building in between the two blue buildings is our main office that was built back in 2015. This silo is behind that main office. And then it gets into the extraction plants to the north there. To the northwest again those are the accessory operations that are located there and again showing the distance to the closest R-1-A zone with the 475 , the 675 is the nearest actual resident that will be closest to the extraction building and then the 220 . It's the distance from the concrete silos to the nearest resident for R-1-A zone. The next few slides, I will show you 3 of them, these are 3 soybean, soy oil feed processing facilities that Bunge owns. This is Delphos, Ohio. You can see the close proximity to a highly populated area, businesses. It is right there in the middle. And the distances that these residents live to this facility we have showing that we have more distances there. This is Emporia, Kansas. Just to the left there is again highly populated neighborhoods right next to these processing facilities. This is Decatur, Indiana. Just to the lower end there depicting again a highly populated neighborhood next to the facility. These are all Bunge owned sites. This is a buffer. There were other meetings that we attended and talking to the residents, they asked that there be a type of buffer put in. This is showing trees. We will have a fence line that will be put in surrounding the property. We are looking at tall fences and/or walls.

Again, we are sitting here stating today that we are fully dedicated to putting in a very nice tree line, very nice fence line, that will be aesthetically pleasing, that will make the neighborhood look nice and separate industrial operations from the residents, from the neighborhood. And again, these are types of buffers that you see all around between industrial sites, residential sites, with walls and separations of that nature. I'm going to hand the presentation off now to Andy St. Romain with Jones Walker. He is going to speak to the application and also the land use report.

**Mr. St. Romain:** Andy St. Romain, I'm with the Jones Walker Law Firm, 445 North Boulevard, Baton Rouge, LA. Mr. Chairman, Commissioners good evening. I want to quickly recap. Bunge is requesting a zoning change affecting squares 3, 6, 7, 9 and 10 of the Destrehan Park Subdivision in Destrehan. It includes approximately 23 acres and Bunge is here requesting a favorable recommendation from the planning commission. As was mentioned the property is currently 23 acres currently is zoned R-1-A, C-2 and C-3. We are requesting a zoning of M-2 heavy manufacturing and industry for purpose of oil seed processing. As Mr. Greer pointed out on the slides, this current modification of a buffer under the M-2 zoning for 200 feet which is being requested. And separately there is a rezoning request for lots on Murdock Street to C-3 which is also showing on the slide that Mr. Greer pointed out. The future land use designation to the property from the 2011 future land use map is rural residential and low density residential. That map is over 10 years old. The 2022 comprehensive plan and land use map was released for public comment on Monday of this week. It is still only a draft, it still subject to public comment but it proposes changes that affect the property that's very relevant to Bunge's request. The boundaries are hard to identify on what's being provided for the future 2022 map clearly identifies heavy industrial area and entirely removes the residential area in the vicinity of the Bunge property. It's not clear whether planning staff would have been able to incorporate this in their staff report. Whether they did not have a copy of it or whether they have to wait for it to be of course be approved before they could take action or make reference to it. But, I want to point out that change. Based on the contents of that 2022 plan, the comprehensive plan committee considers the future plan for Bunge's property to be industrial and not residential. So as you know there are three criteria to consider for this rezoning request and the applicant should provide proof that it meets at least two out of the three. And of course you have heard from staff on this. What I would like to do is run through the reasons why Bunge believes it satisfies this criteria. So starting with criteria number one, which is that the proposed zoning criteria conforms to the land development patterns established by St. Charles Parish Comprehensive Plan. The future land use map does not create a spot zoning that is compatible with the surrounding neighborhood. I present to you, first of all, the plan is a guideline. It is what you are supposed to use when you consider the request and again as I said the map with the 2011 plan that is over 10 years old. The trend in to the Bunge property is clearly moving away from residential use. And, also as was also pointed out in the staff report a land use map can be amended. There is precedent for that. There is actual precedent for that in this general area. This is also not spot zoning. The property subject to this request is 23 acres comprised of multiple lots and the property is next to the existing Bunge facility. Also, again, I want to mention and repeat to you that the 2022 plan which is currently pending and subject to public comment expands the heavy industrial land use area and completely replaces that residential area with an industrial buffer. Now that is very

similar to what Bunge is actually requesting in the zoning request for this property. And, I mentioned the amendment, I'm not sure the timing of the 2011 plan versus the 2022 plan and whether an amendment would actually be necessary. But that's one thing to think about. And talking about the 2011 plan I'd point to the page 59 where it points out that there is vastly more zone capacity for residential use than is needed. It says at that time it estimated there was about ten thousand acres of vacant land with residential zoning. It estimates how many houses could be built on that land, and it estimates that property could accommodate almost ten times the number of homes that were projected to be needed in the parish by 2030. As Mr. Greer pointed out, industry is important to the parish and Bunge is a producer of jobs and payroll for the parish. So, Bunge should be considered to satisfy criteria number 1 because the requested zoning does conform to the development pattern and I think that is consistent with what the Comprehensive Plan Committee members say in the current report. Also, this does not result in a spot zone. Criteria number 2 is that the land use pattern has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does. Staff has already mentioned that this criteria is met. The use has changed, residential zoning may no longer allow the reuse of the property. And staff points out that it has been since 2011 that a new construction permit was issued for that area. So again, staff indicates and Bunge agrees criteria number 2 is met. Criteria number 3 is that the potential as is permitted by the proposed rezoning will not be compatible with existing neighborhood character, nor will they no longer burden public facilities and infrastructure. Note the reference is to existing character. Now keep in mind that staff says is criteria 3, number two that the character may have been changed to the extent that a residential zoning may no longer allow for reasonable use. And as we pointed out Bunge already operates next to this property. 92½% of the lots between Jonathan Street and Lorraine Street are owned by the applicant. And in the 2022 plan as we said, which is the most recent impression of the comprehensive plan in the parish, again still subject to public comment, but it expands the heavy industrial area in the area and removes the residential designation. Regarding the criteria component of public facilities, the staff points out that the representatives for the parish utilities indicated that M-2 uses at this location will not over burden the public infrastructure. And, as Mr. Greer pointed out in the presentation, this particular facility will have storm water retention, it will have waste water, it will have fire water systems. So, I contend that Bunge meets the criteria number 2. The proposed zoning is not incompatible with the existing neighborhood character and it doesn't over burden public facilities and infrastructure. Now the staffing report makes two specific comments; one as to buffer and the other as to safety standards. The staff requested a more robust discussion on safety standards and industry requirements. And I think Bunge has done that tonight. In addition to Mr. Greer's comments Bunge included an expert Mr. Urskine. He provided analysis on the standards on the National Fire Protection Association. He indicates that ENFPA-6 is satisfied, NFPA-30 is satisfied, which is actually referenced in zoning ordinance. He also indicated the acceptable distance requirement is 100 feet and as you saw on the slides Bunge's buffer request is actually 200 feet. And as Mr. Greer pointed out Bunge stresses safety, it's going to be using new equipment and will be using new technology at this new facility. So the staff also mentioned the buffer plan. Now it notes that, in the report, major operations under M-2 call for a buffer of 2000 feet from the nearest R C-1 or C-2 district. Or, a lesser distance if clearly dictated safe by industry standards and approved by the ZBA. Now, 2000 feet, that's almost ½ a mile. I bet there are several facilities in St. Charles Parish

that don't meet that. And, that might be the intent of the parish, to have the applicants discuss a lesser distance with the parish. And, that's what Bunge is doing with the ZBA. Mr. Urskine explained why a lesser distance is appropriate. Again, a 200 foot buffer is what is being requested and that is twice the distance that Mr. Urskine says is what the industry standard would be of the 100 feet. So I say all of this is because it is critical to keep in mind that staff says, and you heard, Bunge meets criteria number 3 if the zoning is approved. I'm sorry, it meets criteria number 3 if the buffer is approved. But it is also important to remember, that was also mentioned, that and it is indicated in the report, a lower intensity M-2 use would be permissible regardless of a buffer modification. So, Bunge could use the property for lower intensity M-2 uses regardless of whether a buffer modification is approved for this property. So, to conclude, again I say that Bunge requests a zoning change that should be approved. It meets all 3 of the criteria and Bunge respectfully requests the support of the planning commission. As Mr. Greer pointed out during the process Bunge has reached out to several residents in the area to discuss the project. And, although not one of the criteria, it's also invested in the community with I think Mr. Kyle will explain further. But, as far as my comments, that is it; and, I thank you for your attention and I ask if there are any questions. (no questions) Thank you.

**Mr. Kyle Greer:** This is a slide here that we wanted to show depicting Bunge's involvement within the community. That was another thing that we kind of heard was that, what is Bunge doing in the community? We've been involved in the community and will continue to be involved in the community. These companies and schools that we have up here, we have been a part of for a long time. Albert Cammon Middle School. That is a middle school in St. Rose right off River Road, two miles down from the plant. We have been a part of for many, many years. We are actually a business partner in education with that school. There are two of them there associated with Albert Cammon, its Bunge and Entergy. And, we continue to support Albert Cammon with financial aid to further the education to the students there. As you all are aware, Hurricane Ida that came through and all the devastation that that caused, United Way and the things that they did in the community to help St. Charles Parish, to help rebuild homes and get people what they needed. We made a significant contribution to United Way after the hurricane to support their efforts in what they were doing. The two local fire departments that they got up there in the Norco area and also East St. Charles. Those two received donations from Bunge following Hurricane Ida. Again, showing our support for what they were doing for the community and the things that they did to help rebuild St. Charles Parish. Red Cross, again there was another donation made following Hurricane Ida to support what they were doing with food, clothing, anything that people needed at that time. And, Bunge made a financial contribution to this. Toys For Tots, that is a program that the Marine Corps does that Bunge is involved in every year. Plant-wide, people throughout all our plant donate toys that are given at Christmas time to support the program that they for the kids less fortunate in our parish. Boy Scouts of America, the Southeast Louisiana Council, Bunge has made a recent donation to them, and again, that was a financial support to help the scouts that are less fortunate that can't afford uniforms, activities, going on trips that they do. That was something that we have done recently to support that. St. Charles Parish Community Center, that's a center that Bunge has been a part of and supported for many, many years. The Need To Feed, it's a springtime event that happens. Again, plant-wide participation with that. We have many collection boxes that are spread about in the plant where people donate



and we give that where the center uses that to feed those within the parish. School Supply Drive is another function that the community center does. Bunge has been involved in that for many years. Again, plant-wide. And the Thanksgiving Food Drive that the community center does in November, where we donate food to the drive to feed those for Thanksgiving. St. Charles Parish and what they do plays a vital role. You know it is a privilege for what we have here in St. Charles Parish as far as industry goes. You know that St. Charles Parish does not just play a vital role within Louisiana but also the United States and the global markets around the world. We have food, feed, energy that all come through St. Charles Parish and the industry that it supports. Again, being a pivotal contributor to providing and feeding the world with food and energy. And this project that Bunge is proposing will state St. Charles' dedication to providing well-paying jobs for the parish, to providing green energy. The JV that Bunge is in with Chevron, the end use product, the oil that will go to support that. Again, that oil will be used to produce bio diesel, bio fuel, renewable jet fuel. This is all an effort for green energy and a contributor for the renewable fuel feed stock for lower, life cycle, carbon intensity fuels. And again, this is a way to continue to make St. Charles Parish a thriving community. In closing, I just want to reiterate that the project brings well-paying jobs. We've shown that thirty plus jobs will come from this project. Thirty plus jobs that offer great benefits including 401K and healthcare. Well-paying jobs. The average, average wage of \$80,000 a year annually which is 40% higher than the state average. The industrial tax exemption program, that was something that Bunge applied for. That was approved unanimously by the parish council, by the school board, and by the sheriff's department. That was back in August. You know the project has shown the benefits to the council, school board, and sheriff's department and these governing bodies had the confidence to approve the project and approve the ITEP program and we hope that the commission feels the same way for this application that is before you. Safety is number one at Bunge. We take safety very seriously and we are committed to having safe facilities, not only for the people that work and are at these facilities every day but also for the communities that we work in. And again, this expansion is an expansion of the soy processing facility that Bunge has had onsite since '67. It has been operating for 55 years. It is just an extension of the existing process. Thank you for your time. I hope this presentation cleared up a lot of misconceptions, a lot of misunderstanding and certainly ask if there are any questions give us the opportunity to answer them.

**Commissioner Frangella:** I have one question, do y'all handle your own emergency response or NFPA or do y'all depend on the parish?

**Mr. Greer:** We rely on the local fire department which they come out annually to do site surveys. We actually did that a couple of weeks ago. We bring in the fire department to support but we have all of the fire protection as far as sprinkler systems and we showed you the new system there.

**Commissioner Frangella:** Just wanted to make sure that they are aware that they will have more area now that they will be responding to (inaudible).

**Mr. Greer:** Yes.

**Commissioner Frangella:** Thank you.

**Commissioner Petit:** To just go back to my original question, the meal that is one of the by-products or the meal that is taken away for feed, is that done differently with the new facility? Is that being taken offsite by truck, by barge, how does that work?

**Mr. Greer:** Through the ship dock, the export channels.

**Commissioner Petit:** ok. So, it's taken off barge and ships.

**Mr. Greer:** Barge and Ships.

**Commissioner Petit:** So it's the same route?

**Mr. Greer:** Yep.

**Commissioner Keen:** Question. Have you had a LDQ, or EPA air violation in the last three years?

**Mr. Greer:** Not that I know of.

(noise in the audience)

**Commissioner Frangella:** (hit the gavel) Excuse me. We will have order.

**Commissioner Keen:** If you would have had one, you would have been sighted so I assume you would know as you are the site manager, right?

**Mr. Greer:** Again, I am the manager for the export side but again we have other people here that could answer that more clearly if needed.

**Commissioner Keen:** Does anyone have an answer from Bunge would know? (Mr. Greer turns to Bunge reps seated on first row)

**Commissioner Keen:** Nobody from your PSM or anybody here?

**Mr. Greer:** No, not that we know of.

**Commissioner Frangella:** Any other questions?

**Commissioner Price:** The thirty jobs or the jobs that you have now, USW jobs right?

**Mr. Greer:** Yes, sir.

**Commissioner Frangella:** All right

**Mr. Greer:** The only thing I want to add is there are several people that would like to come up and speak in support.

**Commissioner Frangella:** We will open up a public hearing.

**Mr. Greer:** Thank you.

**Commissioner Frangella:** Alright, we will open the public hearing but before we do, a reminder that we will be respectful. That's one thing in St. Charles Parish, we will always be respectful. We will be three minutes or less, and please keep your comments, you know, if someone else has

already said it, don't repeat, just say what you need to say. And you will need to say your name and address, and please kind of speak clearly and slowly so it could be recorded. Alright, thank you.

**Commissioner Frangella:** We are open to public hearing 2022-14-R. Anyone in favor or against wish to speak?

**Mr. Matthews:** Paul Matthews, CEO of the Port of South Louisiana, 155 West 10<sup>th</sup> Street, Reserve, LA. Ugh, I am speaking in support of project from an economic development and also international development commerce standpoint. The Port's focus and jurisdiction is to promote water born and commerce each and every day for the purpose of economic development and we recognize that this expansion is going to create jobs not just directly but indirectly for every one job you create at the port you create, you are going to create three indirect jobs. And we know at the Port of South Louisiana we have over 80,000 jobs that are created with our jurisdiction and you can fill the superdome with the amount of jobs created in the state. So we recognize this as a job creator, enhancing the quality of life and economic development for the community here at St. Charles Parish. The other issues is that we recognize energy transition or energy diversity and so much of this is soybean that will go into renewable energy which will be very significant for the opportunity to write more cargo on the Mississippi River. Shippers are very much interested in new types of renewable energy and even willing to pay a premium to move their cargo through our port as opposed to New York or LA if we have that type of renewable energy. And so, I come here just to support this opportunity for all of us in our region. Thank you for your time.

**Ms. Portera:** Cynthia Portera, 12646 River Road, Destrehan. I also own a property on Garden and also on Amelia. When Bunge came every, every lot in that subdivision was completed filled with houses except three lots and that's the three I own. I have a question. Our ordinances from 1981 says anything grain and grain related goes on M-3 property and not M-2. Can somebody tell me why they are asking for M-2?

**Commissioner Frangella:** Michael

**Mr. Michael Albert:** The proposal for the specific use is refining and there are other refining aspects on the site (inaudible). I'm sorry, the proposal that came in to us was proposing refining operations and that fell under M-2 uses. So there had been other M-2 aspects, not everything on the site was specifically M-3.

**Ms. Portera:** But if it says grain and grain related it should be on M-3 so I really, I really do debate that. Also just in case he needs to know maybe three weeks ago DEQ came out and found them in violation. Just in case he needs to know that. And if they would really be good neighbors they would just come and finish buying up the entire neighborhood 'cause I am sick and tired of being a second third class citizen there. This coming February my family has been there 101 years so we were definitely there first. When Bunge was being built Mr. Ralimpio came to the store, who was their police juror at the time, I guess, and they asked what was coming up and they said a Winn Dixie Shopping center. So we were lied to from the very beginning and the reason why they take care of that school in St. Rose is because the school board forced them to buy out where Pecan Grove was and they moved all of that school to St. Rose when they had their huge explosion. We have been through many explosions with them.

Thank y'all very much.

**Mr. Grayson:** My name is Jeff Grayson. I live at 205 Lorraine St. What I passed you is Appendix A, section 5, St. Charles Parish code and ordinances. Outlined in yellow is the (inaudible) manufacturing and it strictly covers grain elevators. If you look on the next page, on line four, the special provision says: a one mile buffer zone between M-3 residential and commercial must be maintained. If you go to the next page, under C, non-conforming uses: 1. a lawful use of any building or land at the time of the enactment of this ordinance or minimum (inaudible) too may be continued to such uses. Use does not conform to provisions of this ordinance. 2. A non-conforming use shall not be extended or enlarged either in intensity or activity or by physical extension except when required to do so by law. 3. No structural enlargements may be made to a building that is non-conforming as to use unless that building is changed to a conforming use. So ugh I got that to say and ugh they were presenting facts on measurements and ugh, excuse me here, ugh industry standards but they did not say anything about what the industry standard is, how close can you put this to a residential neighborhood. I don't know of any standards and ugh they say they meet all three criteria. I don't think they meet any of 'em and they ugh didn't present any factual proof. So I'm going to give somebody else a chance. Thank you.

**Mr. Morressy:** Terry Morressy, 12598 River Road, Destrehan. Each time that this ugh, corporation has come to the council or in to the parish to present a new activity or a new building structure that they've wanted to build. In late 2000s, in 2001- 2002 the barge unloading system was constructed. We were told that it was going to be pretty pink, it was gonna be nice to the neighborhood and no dust. That is the one that produces the most dust out of all of them right now. In 2016, the, I guess the new ship loading system was built to bring that closer to the neighborhood, closer to residents. They were told, they were also told that there was gonna be no dust or less dust than the old system. That's completely false. You can ride through there at 10:30-11:00 at night. This place is fog. I would ask you to deny this. Thank you.

**Otis Perriloux:** (very low voice) Otis Perriloux, 237 Dianne Drive.

**Commissioner Frangella:** What is your name again?

**Mr. Perriloux:** Otis Perriloux, 237 Dianne Drive, St. Rose. Uh, I have been working at Bunge for ugh, October 14 is going to actually be 30 years. I started at that plant as a laborer. I ended up moving up as the years passed by, moved up to the control room, years continued, I moved up to the supervisor. Right now, I am a superintendent, uh, I am in support of this project because, uh, I feel that it is going to be a lot of opportunity and a lot of jobs for different guys in the community that, uh, can kind of do the same thing that I did and make a good career at Bunge. That's all I got. Thank you.

**Ms. Grayson:** My name is Wendy Grayson, 205 Lorraine St., Destrehan, Louisiana 70047. I would like to start out by saying Bunge's application states that they meet the second criteria for re-zoning. Their alleged ability to use the land owned and character change of the area appears to be a self-inflicted alleged hardship. Rezoning for the proposed lots would create a hardship on the budding residential area. Referring to criteria 1 which refers to the quality of life, health, safety, property value, dust, noise and traffic. Also, non-compatible to rural residential according to the

comprehensive future land use map. Bunge started buying homes after explosion which destroyed the homes of budding Bunge owned M-3 facility. Therefore, Bunge ownership is the only action that has permit permitted, hasn't permitted sorry, residential restoration or development. Since September 2021 joint venture with Chevron, Bunge started acquiring more properties that as they state, can't be used. But only bought up to the east side of Lorraine. Four plus homes had been bought. Why do they continue to buy home if they cannot use? Land, they cannot use. This is intended for a buffer. They do not meet second criteria because Bunge buying land they say they cannot use does not constitute normal character change in the land use. Request in front of you should be rezoned residential to heavy industrial buffer zone as is suggested in 2030 future land use map. There are 70 homes left and the 2000 foot buffer that they do not have. That would make up the needed area for their buffer. Bunge has stated they are not interested in buying any further homes or properties. If these homes and land were bought Bunge would then have the needed 2000 feet buffer for M-2 industrial use. Reference Appendix A, section 6. As for safety and latest and greatest refer to the handouts that I've given you. They had given you reviews of their other properties that are safe. I have presented you with their properties that are not safe and show you their latest and greatest of equipment that has failed and caused problems. As of 2020 and 2022. I have highlighted the areas for you. Just since the proposal the traffic on Lorraine Street has doubled. Many more heavy traffic such as dump trucks, and our streets are already stressed.

**Commissioner Fangella:** Your time is up mam. I'm sorry.

**Mr. Dufrene:** Corey Dufrene, 218 Matherne Drive, Bayou Gauche. I'll keep it very short. I am in support of it and I hope that y'all approve it. And that's all. Thank you.

**Mr. Satterlee:** Russell Satterlee, 1004 Lily Street, LaPlace. I own half the property of 221 Lorraine Street with my ex-wife. Basically that is what I am here for. That is just a picture showing 100 feet of buffer that Bunge has and I believe that is on the east side. Everyone took all my words from me that I was going to talk about tonight so what I would like to do is all of you people who are supporting Bunge, I would like y'all to stand and show me how many of y'all live in this parish (turns to attendees) and came support something, So how many of y'all live here? So, one, two, three (inaudible), so basically the balance of y'all don't live in the parish and are here just to support it. I'm not against expansion, I'm against the fact that y'all.

(Interruption)

**Commissioner Frangella:** Sir, you have to address the commission.

**Mr. Satterlee:** I'm sorry. I'm not against the expansion. I'm against the fact that, I was told by Mr. Greer that the west side of Lorraine St. they don't want any part of. But it does affect me. Ok. Our street on Lorraine Street is not wide enough for a fire truck to lay its legs down to protect us if there is an expansion. And you can go see that. Ok. But there is another neighborhood involved here, it is called Gabriel Heights and it's one we live in. We chose to live in there in 1979 because it was a great neighborhood, canopy trees and everything. We didn't see the dust back on the second block. But, since they have been buying it up you see it. Ok. You feel it, you smell it if you are coming down the street. I don't know if y'all live near it or have to drive through it after it's been wet. Ok. Not against, but

do something for everybody. Everyone stood her and said the pledge of allegiance. Liberty and justice for all. If could give anyone a golden egg. If I had that goose, I'd give it to the parish. But it is liberty and just for all, not just people who can support it. Thank you.

**Mr. Dufrene:** Ryan Dufrene, 105 Choctaw Drive, Luling. Owner, operator of Millennium Fabrication and Millennium Industrial Services in Des Allemands, Louisiana. I am in support of this project not only, I know Mr. Greer was talking about the 30 employees that it would employ though the company but we are also a small company in the parish and it would also have a great impact for us as well allowing us to also employ more people in the process and the construction process of the plant. Uh, we have been working in one capacity or another at Bunge since 1998, uh, as a company. So we would like to continue that and I think that this expansion project would allow us a little more opportunity to be able to expand our business and, uh, get a couple of more people employed in the parish. Thank you.

**Mr. Brady:** Good evening, my name is George Brady, 568 South Destrehan Avenue, Destrehan. I think my first question may have been answered but I would just like to confirm this. The zoning that they are asking for was originally asked for because they planned on doing or planned on building a refinery. Is that correct?

**Mr. Michael Albert:** The application was for oil seed refining.

**Mr. Brady:** ok. So, if they are granted that zoning, even though they don't, they told us they don't plan on building that now, they can because of the zoning they can potentially come back and build it later. In other words, it is already zoned for that so building a refinery there wouldn't be out of the question because it's zoned for that.

**Mr. Michael Albert:** If I am following what you're saying, yes.

**Mr. Brady:** ok. So, ladies and gentlemen I don't have a fancy presentation because I don't have a multi-million dollar project that I am trying to get passed through here. What I do have is a multi-hundred thousand home that I have lived in for about 35 years now. Now, to me, that is very important and that is why I am here. And for that reason, I'm concerned about the other people, and the other people here and their properties. After 35 years of living at the grain elevator, I understood when I built that home that I was committed to living by a grain elevator in its present state. I had no problem with that. I have grain dust on my cars, on my vehicles, on my home and on its fixtures every day. I agreed to live there with that. I'm not agreeing to that being increased. And, I think that is unacceptable. The Bunge representatives spoke about what they are doing to their property. But our concern is what they are doing to our property, the grain dust, the smell, etc. that we are having to deal with and that's our concern. Um, and I live approximately a mile away. We were told that Ohio and the Kansas residents accepted this. I say great, we're not. We don't particularly appreciate this. Alright, we were told that they were going to retrofit the present equipment and future equipment. How about they retrofit it first. How 'bout we consider that. And then, let's think about this. Let's see if that actually works. And lastly, we know how many of the employees that are here live in St. Charles, how many of them directly live in the neighborhoods that are affected by Bunge. I'd ask. And the last thing I would ask is those of us who are against this particular

change in variance I would ask them to stand please and if you are already standing raise your hand, if you are against this property being rezoned. We live here, our families live here, we, too, have an interest. Thank you.

**Mr. Blanchard:** Good evening, Chris Blanchard, 101 Morine Center Lane, Hahnville, LA. I work with the Cooper Group. We operate large fleets, tug boats and we tie up vessels at Bunge at nearly every facility between Baton Rouge and Venice. We employ a little over 1000 people that lives amongst the river parishes and surrounding areas. The people that work on the boats that we employ and that we crew through our partner companies depend on their livelihood on facilities like Bunge and ADM next door and others so they have a job. As Mr. Mathews pointed out there are a certain amount of jobs that are direct to Bunge, Destrehan and there are many more jobs connected outside of Bunge, Destrehan by the service groups that build, supply, maintain. We're one of those businesses and we appreciate your support for their project. Thank you.

**Ms. Offner:** My name is Toni Offner. I live at 457 Longview Drive and I do own property near the grain elevators. And, my family has been there for over 100 years so I really think we should be considered because this ordinance was put in place to protect us from industry. And it's been 41 years that this ordinance has been in effect and I have not seen either one of the grain elevators try to get their buffer zone in place. According to our laws, they cannot expand. They cannot put another industry in the middle of there. Even, and if they are just upgrading the one they have, why do we have to move it over? It's not just going to be an upgrade, it's going to be an expansion and it's going to hurt us and they don't have a right to hurt us. We have a right to be protected and that's what y'all job is, to protect us and keep this from happening to us. Um, and another thing when all of these people stood up and they said they are for Bunge that's great. Nobody told you where they lived but the all making money and that's what it is all about but we a losing it. And we are asking you to please consider us for a change. Thank y'all.

**Mr. Russell:** Patrick Russell, 2219 Lake Shore Drive, New Orleans, Louisiana. Uh, I'm speaking on a kind of personal basis. We are a small service company. Uh, Bunge has been a customer for 20 years. They have treated us with nothing but dignity and respect. They have given us a fair wage for our services that we provide to our employees. So we talk about the trickle down affect, Mr. Greer talked about the 145 jobs at the facility. We have 100 employees. So what happens is it trickles down to other people. I don't live in your parish but we do live in south Louisiana. We, as a service company, we are in competition with much bigger companies, worldwide companies, for the same services that we provide but Bunge chooses us for 20 years. These other international, multi-national companies knock on their door every day asking for their business. They stick with us and we are local. Kenner, Destrehan, we have guys in Geismar so we up and down in south Louisiana. So, I would say what I know about this business having traveled around, competing, seeing what we see, I would say that this type of project is check the boxes, right? So we talk about clean renewable energy, we talk about jobs, we talk about food and/or feed for growing world population. That's what this does. And, I can tell you knowing what I know is that as a lay person seeing kind of a, from a thirty thousand feet in other parts of the world if this doesn't get done here, it will get done, but it will get done in South America. And, one day we wake up and say, where did our jobs go? Thank you.

**Ms. Simoneaux:** Hi, my name is Lisa Simoneaux, 408 Evergreen Drive in Destrehan. I agree with, I oppose the project. I may agree with everything Mr. Brady said. I have been her for thirty two years and I wake up every morning and have dust all over the vehicles. I'm a mom and a grandmother. I hope my grandchildren can grow and stay as long as I have. But I do have one question also that was asked and that is about the fire department. Um, if there is a large fire at a huge plant, um, do you think St. Charles Parish Volunteer Department is going to be able to successfully maintain that fire or extinguish that fire? That's my question, thank you.

**Ms. West:** Melissa West, 173 Audubon Place. Like many of these uh people that are opposed to it I am also completely opposed. I am a fairly new resident to St. Charles Parish. I just moved here in 2020. Uh, of course, I think someone else mentioned we know that the grain elevator was there. But every day, I live with the dust and just the two years I have been here. My air condition has had to be serviced twice. I wish I could take a picture and show you guys the amount of dust. I've heard people say around the room, well you know what you were in for and I did, but I want to live here for my forever home. I don't want to go anywhere. Uh, I, I, I think the air quality as it stands today from the grain elevators has yet to be addressed. Uh, and we propose that we further degrade it? Uh, I am aware that uh Bunge, Bunge purchased several city squares to build a seed oil plant and that should have never happened. The plant will have negative impact on quality of life and the property of our, the value of our property. I ask that you strongly agree and, and, vote to not approve this. I, myself, a five year breast cancer survivor I want my kids to be able to continue to live in a healthy environment. Thank you.

**Mr. Bourgeois:** Kevin Bourgeois, 309 Lorraine. Uh, I have a couple of questions and the gentleman behind me can answer them after I use my time. Uh, nothing was said from what I gathered about volume of finished product and where it was going to be stored and it's a liquid. Nothing was uh, it was mentioned a little about the fire department being the response team for them. Hold on a minute, now, we have a grain elevator, they going to respond to that, we going to add a facility, and I'm not sure on if it's barrels per day or barrels per, uh, I don't know what the volume is that they are going to produce and where are they going to store it. Uh, sounds like they are going to transport it to the river on barges or ships. More noise. Uh, but my biggest concern is safety of our local fire department having to deal with incidents that they are not trained for because they are volunteers. They are not trained to go out there and, like I said, once we find out how much they gonna store onsite and how much they are going to produce per day, it, it, that's a concern. So along with that being said, I'm going to let them answer those questions and, uh, and uh, and my concern is for my well-being in the neighborhood. The buffer zone, it's not gonna do us any good if they have a whole bunch of liquid and it's on fire, or, or has a incident. And our local fire department's got three guys show up because they got other jobs. You know, so I'd like to hear about that.

**Commissioner Frangella:** They'll answer any questions after.

**Mr. Irizarry:** Hi, my name is Froi Irizarry, 213 Lorraine St. I'm kind of baffled about the things I've heard in here today and before y'all ask me how they stand up and rub in y'all's faces how much they donated and contributed, when all that is tax deductible. Sounds to me that when they bring that up in public like this and rub this in y'all faces, it sounds like extortion to me. That's all I got, everything else everybody else has



covered. Thank you.

**Mr. Acker:** Yes, my name is John Acker and I live in St. Charles Parish and I have been working for Bunge

**Commissioner Frangella:** Can you give us your address?

**Mr. Acker:** 224 Carolyn Drive, Destrehan, Louisiana. I've been working for Bunge approximately 15 years and I noticed that since I've been there, I mean, the way that they run the facility, they have a deal that if you see something, say something, you know if you see something that don't look right say something, they'll stop work and I'm a regular employee, I'm no supervisor, no superintendent, I just work at Bunge. They'll actual stop work. Don't matter what they are doing. They will stop running. You know, they losing money. They will stop work and they will investigate, check out what it is and if it needs to be replaced, they will replace it right then. It's not a company that tries to put off from my perception as employee. And uh, it's a United Steel Worker's company and being with the union they actually will support you if you have any issues with uh the management. You know what I'm saying, they will help you with management if, if uh they, they feel like the work conditions are unsafe, you know and they'll handle it if we have any unsafe issues. You'd be amazed at how they actually run the facility as far as like, if anything goes wrong they'll jump on it right away. I mean all you have to do is report it, they'll handle it. And if it's something that's longer period they'll get a, you know if it's nothing that intense then we will just keep work but 90% of the time if they see it they will fix it right then. And, it's really great that they do that and you know like, if uh, a question I have with these people, is it Bunge's grain or is it ADM grain that they claim that they're actually suggesting to. You know what I'm saying, I mean there is another grain facility right behind closer to them than Bunge. So which one is it actually the problem with the grain, is it Bunge or is it ADM? So, how can you blame this all on Bunge when they are actually closer to ADM. That's in their back yard. So how can you say (inaudible) a buffer zone from Bunge that it is Bunge's dust. And that's kind of how I feel that way too. I mean. And they actually have it, that they'll be in the control room and they see any dust, they'll stop running. (loud laughing in audience) They will actually.

**Commissioner Frangella:** Order

**Mr. Acker:** I mean they'll actually stop running. If there is a certain amount of dust, you can call it over the radio and they will stop running. And, uh, I mean it's a great job, you know, I've been working there, like I said for 15 years. And you know as far as like 401K's, you know, they give you a lot of opportunity.

**Commissioner Frangella:** Alright, time's up.

**Mr. Ayestus:** Erikson Ayestus, 104 Lorraine St. in Destrehan, Louisiana. Uh, I probably one of the new people in the neighborhood. I know they say that since 2011 they don't have a construction permit. I moved there about 4 years ago and I had a construction permit for my house, we remodeled the whole house. In the same street we just had a house just rebuilt completely. I don't know where they gettin' the records from but I'm pretty sure they went on the parish approval. And, in fact, they divided one of the lots and they are selling one of the lots. Right behind them on the other side of the street they selling, they just sold a house

there and we have neighbors in the area. With this being said, is that we want to be there. I chose to be there and I chose to take what is already there. As far as moving forward, it's, like it was mentioned before we are not against it, the problem is that what we have has to be managed right. That's all it is. We glad that we can have more jobs. We glad that more people moving in but they're not taking care, they not taking their part. And that's the big issue here. You know, it's been years for this. I don't believe that they don't have the money to have better systems, to better the engineering controls for the docks and all that. They just don't care. After the hurricane, I don't know of any other neighbor, did we see Bunge out there? 'Cause I was cleaning all the stuff from your elevator that flew to my house.

**Commissioner Frangella:** Sir, you need to address the commission.

**Mr. Avestus:** I see you do a publicity when we have a special event, that's nice thing giving food and all that. You know, you don't care for your neighbor, that's the reality. We there, we want to be there. And we want the parish to grown but we want them to do the right way. Been four years, I've seen the whole bunch of fires, I've seen helicopters, I've seen ambulances, I've seen the fire department more than I have seen at my work and I work in the plant. Different plant. I see more incidents there from my back yard then I have seen in my actual work. I do safety and I know. When I see those things, I know what's going on. They are not going to lie to me. So this is what we are opposing to this right now. Because you need to manage what you have on your hands. If you make it bigger, you are only creating a bigger problem. Manage what you have and we will probably agree to it. This is why we are here. This is your people. We are your neighbors. And it hasn't been managed at all. We're not against growing, we against the way you been manage your company. Take care, do your part. And we will take (inaudible). Thank you.

**Mr. Hebert:** Hi, I'm Jake Hebert, I live in 122 River Wood Drive, St. Rose, Louisiana. I'm a Maintenance Supervisor for Bunge. I've been there for 8 years. I've actually worked in the grain side and the OBC side of the processes and the oil side for both sides of Bunge. I support Bunge in every way possible. Bunge has supported the community and jobs. Union and salary. I've actually worked at Diamond Green Diesel, which is the bio fuel plant in Norco. I was a millwright there. I've been through it. They are safe. They take the safety precautions. When something does happen the local fire department does, and the EMS does respond in a timely matter. What difference would it make at Bunge? It wouldn't. It would be the same time, same period. East St. Charles Parish, Destrehan, Norco, and St. Rose all and within minutes. We also, sorry y'all. St. Charles Parish, if you look at your label in the back of you, you can see its manufacturing, oil refineries. That's what we stand for. That's how business comes into this parish. That's how we are number one in our schools, so we could bring that money in. We can bring our teachers in. That's how Bunge gives back, that's how everybody gives back. So, why would you oppose this expansion. Why would you not want that? I mean, you have it in your label. It's going to bring jobs, it's going to bring security. We're going to safely do it like Kyle Greer said and all the other guys in support for Bunge. We are going to do it in a safe manner. And not only that, just like Kyle said and all the other guys here for Bunge. We're updating our equipment for no dust use and we are going to stand by that. We are going to stand by the standard. And we are going to do it safely and we are going to do it the St. Charles Parish way. Thank you.

**Mr. Guidry:** Good evening. My name is Chester Guidry. I live at 179 Audubon Place. That's very near Bunge. I wanna come up here and just voice my concerns. I think we all are either related to or know someone who works in the chemical industry and I think that they will be the first to tell you how important safety is to them. Right? And they would be able to tell you about their safety record, uh, their safety metrics, and Jack asked the question earlier tonight about their safety metrics and out of an entire row of representatives for the company, no one could provide that detail. I'm a little shocked that it was not in their presentation. Um, asking to expand in a community, uh, with neighbors I would think that would be one of the things that they would lead off with is here's the proof in the pudding. Not a bunch of words, but numbers to back it up. Uh, rather than telling us how important safety is to you. And, one line on your presentation, uh, I'd like to see your PSM compliance audits. I'd like to see your EPA audits. I'd like to see your TRIFR and your safety regulations but none of that was in the information that was presented. So it's a little telling to me, and a little concerning, that being told that we are going to be good neighbors is one thing but showing me that you have been a good neighbor, and how you have been a good neighbor. I did not see that tonight. Um, so as far as the dust goes we hear about, we are going to upgrade our equipment. Right, well again, grain elevator's been there a long time, right, and I see the problem getting worse not better. And, um, so it just the solution to the dust is not adding more equipment that is going to produce more dust. And, though it may or may not be better at containing the dust it just seems backwards to me. So mainly just, I'm a little shocked that the presentation didn't mention anything about their actual numbers with safety and PSM compliance and OSHA regulations and when asked the question, no one on the row could give the answer. I feel like that would be something that would be right on the top of the list. Here, if I can brag about this, it's great. Here's my safety compliance, here's my safety record. Thank you.

**Ms. Jung:** My name is Beverly Jung. I live at 201 Milling Avenue, Apt. 103 in Luling, Louisiana 70070. I don't know any of you guys up here and I definitely don't know anyone back there, whether you're for Bunge or against Bunge. But, what I am going to tell you is that you cannot, cannot be concerned about people that are going to get jobs here. There are people all over that need jobs but you can't get jobs if you're, the other people are going to be ill. And I'm telling you that I lived on this side of the river. No one here is from the west bank, I guess, but I am. And I'm telling you, you can't breathe. I saw somebody with shirts back here, I can't breathe and I believe them because they live over there. And these guys, I met some of the Bunge people, very, very nice when I first drove up here. I met them and we shook hands and they are very pleasant, good people. But, I'm telling you what they're concerned about is making money and you can't be concerned about making money if the rest of the community is going to be ill. I'm not the only one that's fussing about the community, I mean the dust that is coming here. We can't breathe over here. One day I walked out and I kid you not, I think it was, I don't remember, it was sometime this year but I thought it was snowing. That's how bad it was. I have, I live in an apartment I don't have a garage, even the people that have garages that are my neighbors have dust on their vehicles, in their homes just like I do. In fact, these guys are so nice, I know that when I send them my bill for having a car washed three times, they are going to pay for it, right? Please don't, don't worry about the taxes and the money and everything. Worry about the people that are in this community that loves St. Charles Parish as much as these guys that want to make money?

Ok. We support you, we support St. Charles Parish which is the best parish in the state of Louisiana but I'll tell you what when I walk around there, around the neighborhood me and my fellow people there, we are not nice about Bunge. We absolutely support the dust and doesn't never ever stop, never. And y'all talking about a buffer, I don't know what you talking about, is the river a buffer? 'Cause I live on this side the river and now I'm telling you I'm eating dust. Ok. Thank you very much.

**Commissioner Frangella:** Once again this is an open public hearing for 2022-14-R, anyone here to speak for or against?

**Ms. Aucoin:** Jeanie Aucoin, 210 Ormond Oaks Drive, Destrehan; previous resident at 211 Lorraine Street. Everyone keeps talking about, nearly everyone that came here that is in favor of it, is because they are making money off of it. And, no one is talking about what they destroyed. Because this community is now going to be regulated to one and a half streets: Amelia Street and half of Lorraine Street because Bunge has been buying up the other property and they using this, that nobody wants to build there, no permits, so it meets that restriction or whatever. The reason nobody wants permits is because they destroyed the neighborhood. This neighborhood used to have doctor's offices, two doctors. We had a grocery store. Two bar rooms, two mechanics, two service stations. We had community playgrounds, not by the parish but by the people from the community who did the fields so that the kids could play. It was a safe place. It was pretty darn close to Norman Rockwell and as I say, today everybody is only concerned as long as it's not in my back yard. Well you can't be like that because it's created all kinds of problems. We have the nuclear power plant here, did it help us with our electric bills, NO. We have Valero, ok, it's there, when you see those bright flares burning that means somebody made a mistake. We've got PAN AM, they have buried tar pit and chemicals, why people built near there, I don't know they will probably have children with three eyes on day. But, I'm going to tell you the truth, you know, so many people don't know, but you can't just do it and previous administrations have allowed this stuff to go on. Ormond Blvd. between the two tracks, that street should have been three feet height but no, someone let it go and so where did they think the water was going to go. There is a 13 foot drop, I think, from the river road to the airline highway. Water flows downhill. Where did they think the water would go but they approved it and now this administration is trying to solve all the drainage problems. So, you can't just go just by this and the want to twist the facts. Ok, nobody wants to live there anymore. No, nobody want to live there anymore because they destroyed it. And it you people, let this go I hope that you would put a restriction in there that they have to give them fair market value for their homes. Not just for the house but something comparable that they could buy in St. Charles Parish. I built my house 38 years ago, 48 whatever, anyways it's gone up eight times in value but these people are suffering. And you know what, dust is not agent orange but it just as well could be because so many people have had to leave because of their health. And have taken drastic losses on their property. So if you let this go through, make it necessary that they buy out everyone. Compare the prices to the people they have bought out already to what they are offering the people that are on Amelia Street and on the left side of Lorraine Avenue. Thank you.

**Mr. Matherne:** Lawrence Matherne, Jr. 223 Lorraine St. Destrehan. I'm just amazed since they came to this council that the dust stopped. It cleared up. The land cleared up. The place is cleaned up. It smells good. You know why? Because Bunge wants something. They trying to pull the

wool over everybody's eyes. I've been in the grain business for almost 50 years. My last 30 years was at Zeno Grain. When it was first opened up in 1982, we had the dust oppressors on the pipes, like they got. They worked. You know why they worked? Because they had somebody there watching the pipe all the time. You know what Bunge does at night? They lift them up and the workers go where they want. That's when the dust comes. That's when the fog comes. You can't see nothing. It's a shame, you know. It's, I've been living there 40 years between the elevators and it was my choice to go there. And, it hasn't gotten any better. But something else, they did not bring up tonight, since the last meeting we came to on the other side of Lorraine Street they bought four properties, but guess what? The people that they bought is hush, hush. They can't tell nobody that they bought 'em. You know why? 'Cause they are trying to sneak it past y'all. You know, I wish every company could expand and hire employees but it doesn't work like that. It doesn't work like that. It puts too many lives in, you know, jeopardy. And employees that are here for Bunge, let me tell 'em something. I worked for Zeno 30 years. The day I was left go because I got hurt, guess what? I ain't heard a word, you know why? Because you are nothing but a number to Bunge. It you can't do the job you are nothing but a number and you are no good to them. So you think you are standing up for Bunge, you ain't standing up for nobody. Thank you.

**Commissioner Frangella:** Once again, this is open.

**Mr. Tate:** Mike Tate, I am with Bunge. Just to be clear and my address is 14 Winding Gate Drive, St. Louis, MO. I just want to clear up a comment on the refinery that a gentleman asked. A refinery is a common term uh, amongst a lot of things. In this parish you could assume why refinery gets a lot of attention. You think of fuel refineries but that's not what we do. Uh, and even the vegetable oil refining that we talked about, Kyle Greer spoke it is filtration and cleaning up the oil. A good example of a further refined vegetable oil product is what you buy in a bottle of Wesson or what you buy in a bottle of LouAnna. That is a refined vegetable oil product. You know, we are not going to have fuel on site. We are not going to make bio fuel or renewable diesel onsite. That's not it. We would just be further cleaning up and preparing the oil for what's next in the step. That would take place elsewhere. There was also a comment about how much is stored onsite. Uh, as of now, there won't be much stored onsite. Currently we don't store much of (inaudible) oil onsite anyway. We have small tanks and we ship it to IMTT via pipeline and we have a daily run each day. So the amount onsite, is not going to be terrific. So I just want to clear that up for you guys. Thank y'all.

**Ms. Noto:** Hello, My name is Christina King Noto and I come here as a property owner of 211 Lorraine as a secondary property. My physical address is 308 Court Street, Luling. Um, so I am a property owner, as I say, and that the property which I have also lived there with my family over the course of ownership of 18 years, probably eight years. Um, I am also a licensed realtor in the State of Louisiana. I want to make reference to the dust diagram that was shown for Bunge. I want to know what wind conditions were you using when referencing that dust diagram because ideal, no wind, I can see certain variations and oppose to that. I like the lady who came up previously who lived on the West Bank and I am also affected by the dust from Bunge being buffered from the Mississippi River. As far as the EPA complaints that were filed, um, and showing that there was none on record, I can tell you that in my eight years of living at 211 Lorraine the lack of resolution cause residents to be frustrated which

caused no longer any calls to EPA because nothing gets done. So out of frustration, lack of interest and reporting and making claims. The four slides that were presented earlier by the facilities owned by Bunge in the northern states I would like to know what are the interest in Bunge ownership in the adjacent properties, both commercial and residential. The reason why I say that is because in the neighborhood that they are trying to propose in the last expansion 2015 or 17 Bunge owned predominate amount of those residents which they housed their employees. Once they go the approval those employees were directed to move out and those properties were torn down. So I would like to know, are those adjacent properties in those states owned by Bunge? I mean, it's just a slide depicting, there is so much unknowns in those slides that were presented. The proposed St. Charles Parish 2022 redevelopment zoning was based on public input, which I myself went to some of those meetings. Um, none of which I was asked to verify where I lived in the parish or had to show ownership. How do we know that Bunge employees are the people that invested or Bunge did not go to sway those rezoning proposals? We do not. Um, home values. So that neighborhood we all sadly known as the dust bowl. Um, property values for that reason have declined. Most of, I would say the majority of the people that live in that neighborhood have no mortgage. The people that are trying to come in with jobs to pay their mortgage, these people have worked their whole lives and their property values are declining. And they don't have control over that. I don't think that fair. I am not completely opposed to Bunge rezoning but I think that they need to do what's right and offer a buyout to the neighborhood. But, at a market value which they can buy something comparable in the community. Thank you.

**Mr. Cortizas:** Good evening Mr. Chairman, members of the commission, thank you so much. I'm going to try not to be repetitive.

**Comissioner Frangella:** Name

**Mr. Cortizas:** Richard Cortizas, 201 St. Charles Avenue, New Orleans. I would offer that Bunge is doing exactly what is asked under the zoning code. Which is to appear before you all and evidence, and prove to you why criteria 1, 2, and 3 are met. And why the project and the zoning are appropriate and applicable to this project. Particular, staff has already noted that criteria 2 is met. And frankly, I have stated that criteria is met if you meet the right safety standard and buffer which we've done. First, as noted before the draft 2022 future land use map suggests a trend away from residential and a natural trend toward the proposed use here, which is an oil see processing facility. Let's not lose sight of that. There was a reference to construction permits not being pulled since 2011. Well that is true. There has been no construction residential permit that has been pulled since 2011 which evidences what a 30 member committee of future land use map has already set, although it is in draft form which is a trend away from residential construction more to industrial which is appropriate under the 2022 future land use map. Secondly, there was a reference as to safety. Uh, and that Bunge did not evidence or address the environmental or safety concerns. Well, Mr. Urskine sat here before you and gave a presentation as to the safety standards that would be applicable to this project. We talked about 30 paying jobs, Commissioner Price asked a question about jobs. Well those 30 jobs are direct jobs. What we did not mention is the indirect jobs that would be created in the community as well and the economic impact. That will be significant as well. There was a reference to line of petroleum refinery or chemical processing facility. Well that is not the project that is being proposed. And

frankly if it was being proposed, it would be a different application, not the application that is before you and the standards to be met would be different. This is not a chemical processing facility nor is it being proposed. And with regards to Bunge hiding information and/or misleading the public in regards to residential acquisitions, well frankly those are all public records. Anyone can find those records. So as members of the commission I urge you to support the evidence presented before you with regards to criteria 1, 2, and 3 which is what's before you and urge support of this application. Thank you so much.

**Mr. Kramer:** My name is Peter Kramer, I live at 201 Lorrain St., Destrehan and I am opposed to the Bunge expansion. I love my little neighborhood, I like to exercise in it. A lot of times when I walk in the evenings I have to cut my walks short. They have a horrible odor coming from them and most of the times I do not like coming outside because of that. So, that all I have to say. Please save my neighborhood.

**Mr. Kyle Greer:** I just wanted to clear up a couple of the things that were stated. Like what Mike said, this is not a refinery. And throughout the community outreach that we did, talking to the neighbors, we heard things like this is a nice neighborhood, this is a quiet neighborhood. We like living here. Bunge believes strongly that we can coincide with a neighborhood. They've asked for a buffer. We have committed to the buffer with trees, it will be a nice fence line to separate the industrial side from the residential side.

They also stated throughout our walks, through our community outreach, about quality of life. Again, how it's nice, quiet, peaceful neighborhood. I would also like to add about the complaint that was brought up, uh, the EDQ complaint. We did receive a complaint and that complaint stated multiple companies on there. It didn't just state Bunge. It stated ADM and Bunge. And she was there just to do an investigation and a follow-up from that. So, how do we know where it came from. But that was the complaint that was filed. And again, we are not storing the volume of the oil, like he said day tanks, and oil sent to INTT and it is exported through the channels at INTT. That's all. Thank you.

**Mr. Marshall:** Hi, my name is Robert Marshall, I live at 1735 Timber Ridge Estates Drive in Wildwood, MO. I do work for Bunge as the Global Safety Director. I just wanted to clear up a few things about what our employees said. In fact clarify even further what he said around Stop Work. We not only have a Stop Work program that allows every employee and expects to stop work when anything unsafe is happening. We have a Global Stop Work Award, actually applications are made from employees around the world. It's a contest we run every year to say who has the best Stop Work Globally. So this is something we are really proud of and we have all of our employees from the front lines all the way to employees who are our Senior Leaders engaged in safety. Um, there were comments about the fire protection and the fire protection district fire departments. There was a reference when Mr. Greer was presenting about our fire water system. I will tell you that what we have is a fixed fire protection system that allows a dayloo system, a sprinkler system that will snuff fires out before the fire department even has to respond. It attempts to do that, the fire department does respond when those things go off, it's an automatic alarm system to make sure that we have folks that responding. Our folks respond and then make sure people are evacuated, the fire department comes in and does their job hopefully with the assistance of our fixed fire system that will take care of them and they will not have to be even on site to help put the fire out if there would be a fire. That would be after many

layers of protection failed would we have a fire, so just to be clear we are talking about that and emergency response is something that we all have to be prepared for even in our homes, right. We talk about fire departments running to our homes. The safe distances that Mr. Urskine talked about remember those standards he referenced. Just a reminder they were established in 2020. The National Fire Prevention Association codes are updated every 3 years. So there were references to the things that have happened in past 60s and 70s. That's fifty years ago, um, and things have been updated many times in that time. Just think of your pocket right now. A cell phone didn't exist that long ago. So the new technology we have today that will be employed in this new facility is so far advanced than what we had over 50 years ago, it's not comparable. Just think about that in reference to all the technology we have and how we can deploy it there. Um, and just a reminder that these standards were recently updated in 2020 both from the EPA and from the National Fire Protection Association to protect our health and well-being of our employees as well as the health and well-being of the community. Thank you.

**Mr. Pollet:** Randall Pollet, 301 Lorraine St. in Destrehan. Um, They say they came walk through the neighborhood. I've seen them. They walk through the neighborhood but they only go so far. Nobody from Lorraine Street, the west side on has talked to any of these people finding out. I found out that this was going on through Facebook. That's how I found out that these meetings were going on. They never talked to everybody in the neighborhood. I'm still waiting for them to come by the house. So what they telling you isn't always true. My mother always said that when Bunge was building the residents were told that there was going to be a strip mall. Some lady said a Winn Dixie. So they lied from the get go. Way back when in the 60s. As far as this warf they going to build well they built this new extension on the warf we were told there would be no grain dust. New system being put in. Its worse now with this new warf than it was in the old days. Used to be when it rained you could see the green on the trees 'cause the dust washed off. My car, I wash it today, it sits under my momma's carport. Go the next day, it feels like sandpaper from the dust on it. I walked out and seen my (inaudible) car covered with corn husks. Where is that coming from? I don't have corn in my yard. So, not everything that is being presented is actually the fact. Like I said, they talked to everybody in the neighborhood. I seen 'em walkin'. Never came by my house. Went to neighbors on the other side the street and another neighbor told me that he called to talk to 'em and that they told him oh, we not talking to anybody on that side. We are not concerned with that. So, you know, hurricane hits neighbors cut trees down and cleared the streets. I never saw anybody from Bunge helping out. Bringing in any heavy equipment or anything to move trees out the road. That's how good a neighbor they are. Anybody can donate money to anything. Getting out there and sweating and cutting, and helping people , that's being a good neighbor. Thank you.

**Commissioner Frangella:** Again, this is public hearing number 2022-14-R. Anyone else like to speak for or against? Alright, we will close public hearing for 2022-14-R.

**Commissioner Frangella:** Questions or comments?

**Commissioner Petit:** I have a question for Mr. Greer. I was kind of looking at 3D model and some of the pictures, you mentioned construction of a new belt. Um, and an upgrade to one. Can you talk a little about where



that's going to happen?

**Mr. Greer**: Ask the question again?

**Commissioner Petit**: You mentioned construction of a new belt. Is there going to be a new belt crossing river road to the river. Where's that going to go because I don't see it depicted on the 3D model.

**Mr. Greer**: Can I pull up the slide back? There it is. So, yep, if you see here the conveyor on the east side coming up to the head house, the will be one on the west side that will basically mirror that coming from the additional unloader that is going in. On top of the concrete silos, it will go past that with a conveyor that kinda the almost blue one that you see coming across. It will feed that one to feed the seed storage silos for the new plant.

**Commissioner Petit**: And the one on the east side, is that the one that is going to be upgraded? You said some improvements will happen to at least some of the belts that are there.

**Mr. Greer**: Out at the River, there are things upgrading the dust collection out at the river, fully enclosing the barge unloader. The current one we have today, there is an upriver extension that we will be putting on it, sheet metal cladding, enclosing it fully, upgrading that sprinkler system out there with the same system that going, which this is another I guess we could have clarified. I mean, we upgrade equipment every year. That's something that we do to maintain the facility on a yearly basis. We do annual shutdowns every year to maintain equipment, right? Um, in a facility like this we upgrade two dust systems on the outside like two years ago. That's just a thing we do to maintain the equipment within the facility.

**Comissioner Petit**: ok Thank you.

**Commissioner Frangella**: Any other questions from commissioners? Alright.

**Motion to approve**: Petit

**Second**: Ross

**Vote**: Yeas: Price, Keen, Frangella, Petit, Ross, deBruler

**Nays**: None

**Absent**: Krajcer

**Comissioner Frangella**: The motion passed unanimously and will go to the Parish Council.

**Commissioner Frangella**: We will take a small break and let whoever wants to leave can leave.