MILFORD HAVEN PORT AUTHORITY

MINUTES OF 148" BOARD MEETING HELD AT MHPA OFFICES GORSEWOOD DRIVE AT 0930 FRIDAY 28" JANUARY 2011

	Present:	
1	n Attendance:	
	The Action will be a second of the Action of	

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Harty Bansa

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Committee
Security

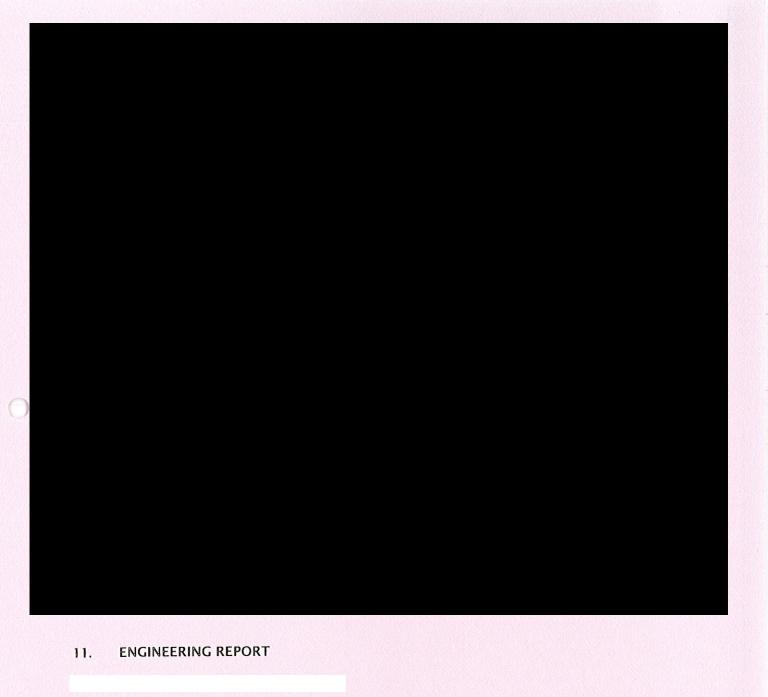
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	RISK REGISTER
Vith re out in nonth	gard to the top risk, i.e. fire in MHPA server room, mitigating measures were being lace by way of the installation of a fire suppression system in the next couple of
lealt v rocec	ylene gas cylinder had caught fire at Milford Docks on the 14 th January and had bee th appropriately. The individual concerned had not adhered to the safety Ires which require a 5 metre exclusion zone and would be disciplined accordingly. er training was to be given.
' .	NOVEMBER AND DECEMBER TRADING RESULTS
Alialian	
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a CHIEF EVECUTIVE'S REPORT
8. CHIEF EXECUTIVE'S REPORT
Jan Miseria

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)	9. MARINE REPORT	

MWL 03.10 - RWE NPOWER MARINE WORKS LICENCE 03.10 COOLING WATER INTAKE FISH RETURN SYSTEM
Members had approved the above Marine Works Licence following the email recommendation circulated on the 21st December 2010.
10. MARKETING REPORT
Paper No. 06/11 was received and noted.



Mid Channel Rock

Members were advised that there was a possibility that the rig would be moving to site to undertake the bore hole work over the next 24 hours.

Yacht Lock

Andrew confirmed there was pressure with regard to the deadline for grant funding and those present were cautioned against advertising European grant funding until such support had actually been received.

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14. PEMBROKESHIRE MARINE GROUP REPORT	Judglane

Johnny had previously expressed concerns regarding CMG but advised that these concerns had been allayed. It was noted that MHPA could withdraw from the JV if that was deemed necessary and no MHPA assets had been assigned to the JV.

In order to expedite completion of the work prior to the season commencing in March:

IT WAS RESOLVED THAT:

The expenditure of up to £230K on Marina Pontoon works, the amount budgeted in 2011, be approved, subject to detailed approval of Chief Executive and Chairman

15.

Paper No 11/11 was received and noted.



IT WAS RESOLVED THAT

The Authority progress the acquisition of the land, incurring an estimated £300,000 of potentially abortive transaction costs to investigate and negotiate the acquisition, subject to the approval of the Board at a future meeting once the final transaction terms have been agreed and due diligence completed.

16. MARTELLO QUAYS

The Chairman explained that Martello Quays Ltd have proposed going forward on a 'staged' programme, the first phase being the landside development plus creation of a marina. The proposed Marina would be in direct competition with both Milford and Neyland Marinas. The second and third phases would both relate to the construction of the housing platforms, and would effectively become optional for the developer.

However, circumstances at the present time required MHPA and PCC to give the developers two pieces of land and, in so far as the developer is seeking a variation to the original agreement, there was now an opportunity for MHPA to re-consider its position. The Board was advised that there was now more probability of there being port related alternative uses for the sites. Considerable discussion took place on how best to proceed and

IT WAS RESOLVED:

To allow the Martello Quays project to proceed on a staged basis and that MHPA would bid to control any marina development.

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17. LAND ACQUISITION PEMBROKE PORT

A review of activity at Pembroke Port had identified the need for a land use plan to enable forward planning and to maximise the potential of MHPA land assets. The acquisition of a 'triangle' of property within MHPA land (comprising five sites at Pembroke Port which are owned by four other parties) is necessary to enable future development. Negotiations with these other land owners have failed thus far and it is therefore intended to compulsory purchase these sites.

IT WAS RESOLVED TO APPROVE:

The commencement of a compulsory acquisition process of the land identified in Pembroke Dock with the ultimate cost of acquisition expected to be in the region of

It was hoped however that interested parties would sell the land to MHPA in a private transaction.

18. SOLAR ENERGY FOR SCHOOLS

Alec advised that PCC are now considering the schools' solar panel proposals and that there were possible add-ons to other community buildings and felt that this could create a mechanism to spread this proposed development beyond Pembrokeshire. Currently there are plans in the budget to spend £1.5m on solar panels on MHPA buildings to generate electricity for MHPA use. Plans are also being developed for a green energy park at Liddeston and possibly use of the

The robustness of The Green Electrician (TGE) which currently has a turnover of between £1m-£2m was discussed and it was emphasised that MHPA commitments are only website costs and a few legal costs at the present time. MHPA could potentially own \(\bigcup_{\text{

The Chairman asked members to give consideration as to the corporate structure for Solsmart.

IT WAS RESOLVED:

- To enter into a contingent subscription and shareholder agreements with TGE
- To appoint an Energy Manager for MHPA, who will initially also be the Commercial Manager and driver of Solsmart. (Though the MHPA head count is increasing, such expansion is focused on the development of commercial activities).
- MHPA to proceed with the speculative expenditure of £75k, which notionally can be set against the already authorised Major projects fund of £350k established at the May board meeting

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