

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
TUESDAY, APRIL 19, 2022  
PORT ADMINISTRATIVE OFFICE – 5:30 P.M.  
MINUTES**

The Regular meeting of the Port of Iberia District Board of Commissioners was called to order by Commissioner Roy A. Pontiff, Board President, at the Port of Iberia Administrative Office, on Tuesday, April 19, 2022, at 5:30 P.M.

In attendance were Commissioners Roy A. Pontiff, Board President, Shane Walet, Vice President, Simieon d. Theodile, Secretary-Treasurer, Patrick Broussard, and Danny J. David, Sr.

Commissioners Mark Dore' and Bilal Morton were absent.

Also present were Craig Romero, Executive Director, Joanna D. Durke, Chief Administrative Officer, Shari Landry, Receptionist-Secretary, and Donelson T. Caffery, III., Port Attorney.

Thus, with a quorum being acknowledged, Commissioner Shane Walet recited the Pledge of Allegiance.

Roy A. Pontiff, Board President, requested a Moment of Silence in lieu of the opening prayer for the former Port Commissioner who represented the Loreauville area, Mr. Gene Jefferies. Mr. Gene Jefferies passed away on Tuesday, April 12, 2022.

**I. APPROVAL OF MINUTES – Regular Meeting Tuesday, March 15, 2022.**

**On a motion by Commissioner Patrick Broussard and seconded by Commissioner Shane Walet, the Commission approved the minutes of the Regular Meeting held on Tuesday, March 15, 2022.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Mark Dore', Bilal Morton, and Danny J. David, Sr.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:**

**(a) Budget Summary for Nine (9) Months Ending March 2022.**

Mrs. Joanna Durke stated that the Port should be at 75.06% for Nine (9) months ending March 2022. Expenditures are currently in range at 57.01% and Revenues are currently at 92.63%.

**(b) Listing of Utility Breakdown as it Relates to Electricity, Water, & Natural Gas.**

There was no discussion on this agenda item.

**(c) Listing of Tenant Lease Billings for 2022.**

Mrs. Joanna Durke reported that she has been unable to contact anyone with Mr. Ray Himel or Noble Drilling, Inc. Commissioner Roy Pontiff asked for Mrs. Joanna Durke to follow up with them before the May Monthly Board Meeting.

- **Update on Treva Crosby, Crosby Construction Services, Inc., Regarding its Lease Agreement Payment Schedule for Tract "H" (15.14 Acres) Located on the POI Millennium Expansion Phase I Property Site.**

Mr. Donelson Caffery, Port Attorney, addressed the Board concerning Crosby Construction Services Lease Payment.

Mr. Donelson Caffery, Port Attorney, presented his letter to Crosby Construction Services dated December 7, 2021 demanding payment be sent to the Port of Iberia for the lease rent within 30 days of receiving the letter. This letter formally put Crosby Construction Services in default of their rent. The 30-day time frame has passed. Mr. Donelson Caffery stated that under the General Conditions of the Lease Agreement, the Port has Four (4) choices, which are: demand the payment in full, proceed against Crosby Construction Services for the past due rent, cancel the Lease, or relet the premises and credit Crosby Construction Services for the rent payments moving forward through their Primary Term. Mr. Donelson Caffery stated that the Port has received checks from Crosby Construction Services which have not been cashed. He stated that to take Crosby Construction Services out of default requires action by the Board.

Mr. Donelson Caffery stated that the Port has privileges and liens on the improvements made at the facility while this is taking place. Commissioner Roy Pontiff stated that Crosby Construction Services' estimated amount of improvements is about \$225,000.00. The Port did a lease credit calculation and reduced it to \$164,000.00. Mr. Donelson Caffery stated that the lease calculation would go into play with the past due rent. The Port would have to act on one of the four options listed since Crosby Construction Services is still in default.

Mr. Craig Romero stated that the Board does have a decision to make since the Port does have someone else interested in leasing the property.

Commissioner Roy Pontiff stated that the Board should hear from Mr. Brad Babineaux, Chart Energy & Chemicals, Inc, before making a decision being the Two (2) agenda items coincide with each other.

**(d) Mr. Brad Babineaux, Vice-President & General Manager of Energy & Chemicals, Cryogenic Segment, with Chart Energy & Chemicals, Inc. to Address the Board Regarding:**

- **Entering into a Lease Agreement with the POI Relative to Tract “H” (15.14 Acres) Located on the POI Millennium Expansion Phase I Property Site.**

Mr. Brad Babineaux, Chart Energy & Chemicals, Inc, addressed the Board regarding their interest in Tract “H”, which is currently Crosby Construction Services.

Mr. Brad Babineaux stated that Chart Energy & Chemicals has out grown their current facility at 3415 Earl B. Wilson Rd. due to the influx of work that is coming in. He stated that they are wanting to lease Tract “H” with a Five (5) year lease with One (1) Five (5) year renewal extension.

A letter of Intent dated April 13, 2022 from Chart Energy & Chemicals was presented to the Board. Commissioner Roy Pontiff stated that the letter describes the work that Chart is planning to do, the terms, and subleasing. He stated that the Port does not have a problem with subleasing, but the Port needs to be involved.

Mr. Craig Romero stated that when Mr. Brad Babineaux initially contacted him it was during the time he was told Crosby Construction Services was closing and employees were getting laid off. He stated that Mr. Brad Babineaux wanted to look at the existing lease. He needed to exercise the option on their current lease with the Port of Iberia because they have a lot of Capital Expenditure to spend.

Mr. Treva Crosby, Crosby Construction Services, stated that he disagrees with the breach of the contract since Crosby Construction Services is no longer in default in lease payments. Mr. Craig Romero stated that Crosby Construction Services had a limited number of days to pay the lease amount in full. Mr. Treva Crosby stated that he communicated to Mr. Craig Romero that Crosby Construction Services had every intention of paying the lease amount in full, the payment was delayed but they are now back in compliance.

Mr. Treva Crosby stated that if the right buyer comes along, they are interested in selling at the right price. Crosby Construction Services is weighing out their options.

Commissioner Roy Pontiff stated that the Port should pursue all their options. He asked Mr. Craig Romero if there is anything specific that he is wanting the Board to do at the meeting.

Mr. Craig Romero stated that he was under the impression that the building was becoming

vacant so he continued discussions with Mr. Brad Babineaux. He is of the opinion that they are so far down the road that the Port cannot back out of the deal with Chart Energy & Chemicals.

A check from Crosby Construction Services, Inc. in the amount of \$176,244.25 was presented to the Board. Mr. Donelson Caffery stated that he is unsure if this amount brings Crosby Construction's lease payment to the full amount. Mrs. Joanna Durke stated that it does not. Mr. Treva Crosby stated that when he delivered the check to the Port, he had another check to write any minor discrepancies but Mrs. Joanna Durke was unwilling and unable to meet with him that day.

Mr. Kevin Bordelon, Crosby Construction Services, Inc., stated that the question is does the payments made take Crosby Construction Services out of default in order for the Port to move forward with Chart Energy & Chemicals. Mr. Donelson Caffery stated that since payment was not made within those 30 days, the Port cannot accept the checks and clear the balance. This requires action by the Board.

Commissioner Roy Pontiff asked Mr. Brad Babineaux how soon he wants to occupy the facility. Mr. Brad Babineaux stated that within the next 30 days he would need an executed Lease Agreement. Commissioner Roy Pontiff stated that he has no problem cancelling the lease with Crosby Construction as long as the Port does not lose the opportunity to get the back rent. Commissioner Roy Pontiff asked if the lease rate for Chart would be the same as Crosby Construction Services. Mr. Craig Romero stated that they did show Chart Energy & Chemicals what amount Crosby Construction Services was paying the Port. Mr. Brad Babineaux stated that Mr. Craig Romero did show him the amount but they did not settle on a price.

Lengthy Discussion between Mr. Treva Crosby and Mr. Donelson Caffery.

Mr. Kevin Bordelon suggested that the Port's legal counsel and Crosby Construction Services legal counsel get together to discuss this.

Mr. Ben Segrest, a former employee of Crosby Construction Services, stated that the amount of the check Crosby Construction delivered to the Port and the amount the Port is stating Crosby Construction Services owes the Port is a vast discrepancy between the two. Mr. Treva Crosby stated that Three (3) \$10,000.00 checks have been delivered to the Port as well.

Mr. Kevin Bordelon stated that he does not believe this would take 30 days to get resolved. Commissioner Roy Pontiff asked Mr. Brad Babineaux if a Two (2) week delay would hinder his plans. Mr. Brad Babineaux stated that Chart Energy & Chemicals will need to have an agreement in place within the next 30 days or around May 15, 2022.

Mr. Kevin Bordelon stated that he believes this can be cleared up within Two (2) weeks between the Two (2) counsels. Commissioner Roy Pontiff stated that as soon as this happens, the Port will call a special meeting to accept an agreement with Crosby

Construction and enter into negotiations with Chart Energy & Chemicals. Commissioner Roy Pontiff stated that the Board can have a draft Lease Agreement with Chart Energy & Chemicals to see the specifics of the Lease to make the right decision.

**A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Patrick Broussard to Table Agenda Item II - C and Agenda Item II D - One (1) relative to Crosby Construction Services, Inc. and Entering into a Lease Agreement with Chart Energy & Chemicals for Tract "H" until further information is received from the Port Attorney.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

Mrs. Joanna Durke addressed the Board stating that she was not "unwilling" to meet with Mr. Treva Crosby. She did offer Mr. Treva Crosby to come back to the Port office on Monday to further discuss Crosby Construction Services lease payment.

- **Exercising Chart's Last Renewal Option Period on their Current Lease with the POI, for the Period July 1, 2025 thru June 30, 2035, and Request Approval for an Additional Renewal Option Period July 1, 2035 thru June 30, 2045 Regarding Tracts "B-1", "B-2", and Tract "D" (total 19.550 acres).**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to authorize Chart Energy & Chemicals, Inc. last renewal option period on the current lease with the Port of Iberia District for the period of July 1, 2025 thru June 30, 2035; and motion further approves the additional renewal option period of July 1, 2035 thru June 30, 2045 regarding Tracts "B-1", "B-2", and Tract "D" (total of 19.550 acres).**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

- (e) Listing of Boat Stall Tenant Lease Billings for 2022.**

Mrs. Joanna Durke reported that she only has a few boat stall payments left to collect.

**(f) Approve Payment of Bills & Checks Issued During Interim Period.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Patrick Broussard to approve and authorize the payment of bills for April 2022, and ratify those paid during the interim period.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**III. MR. BENJAMIN O. SCHUPP, MCGLICHEY STAFFORD, PLLC, LEGAL COUSEL FOR EXPLORACIONES Y PERFORADORA CENTRAL, TO ADDRESS THE BOARD CONCERNING LEASE TERMINATION AT THE PORT OF IBERIA (LOT 10 – 11.376 ACRES).**

Mr. Benjamin Schupp addressed the Board regarding the progress on the removal of Three (3) of Perforadora's drilling barges located at the Port of Iberia.

Mr. Benjamin Schupp reported that Reliant Recycling has officially purchased the Three (3) barges on March 24, 2022. An email dated April 13, 2022 from Mr. Benjamin Schupp to Mrs. Joanna Durke was presented to the Board which contained the Certificate of Insurance for Reliant Recycling, Inc. showing the Port of Iberia listed as an additional insured. He stated that Two (2) barges have been removed so far, Central Three and Central Four. The remaining barge is called Central Five which is to be taken out by April 27, 2022. Mr. Ben Schupp stated that Mr. Craig Romero had discussions with Reliant Recycling and is allowing them to stay until April 30, 2022 if needed. Mr. Ben Schupp stated that Kourco Environmental Services, Inc. will be performing the Environmental Phase I of the property which is scheduled for April 27, 2022.

**IV. REPORT FROM MRS. CARMEL BREAUX, PRESIDENT, NORRIS INSURANCE CONSULTANTS, INC., REGARDING THE PORT OF IBERIA DISTRICT'S 2022 ANNUAL INSURANCE RENEWALS:**

**{1} (May 12, 2022 Renewal):**

**General Liability, Automobile Liability and Physical Damage, Umbrella Liability, Public Official Errors & Omissions Liability, Crime, Boiler & Machinery, Inland Marine, Equipment Floater and Building & Contents.**

Mrs. Carmel Breaux discussed Column Two (2), this is the Port's current policy which is expiring May 12, 2022. She stated that Column Four (4) is the policy that she will be focusing on and will be recommending to the Board.

Mrs. Carmel Breaux stated that Brown & Brown is still the agent but the carrier is now Lloyd's of London. Brown & Brown found a new port program that is for a One (1) year policy which is with Lloyd's of London.

#### MARINE GENERAL LIABILITY:

- Marine General Liability is a 3,000,000 Limit.
- \$25,000.00 deductible.
- Defense Cost – does not erode limit of liability.
- Employee Benefits Liability – 3,000,000 limit and does not erode the limit of liability.
- Annual Premium - \$34,076.00.

#### PUBLIC OFFICIAL ERRORS & OMISSIONS LIABILITY:

- 3,000,000 Limit Liability.
- \$25,000.00 deductible.
- Breach of Contract coverage.
- Annual Premium is included in the \$34,076.00.

Excess Umbrella is not needed due to the 3,000,000 on the General Liability.

#### CRIME INSURANCE – Blanket Employee Dishonesty:

- 500,000 Limit with 25,000 deductibles.
- Annual Premium is included in the \$34,076.00.

#### BUILDING & CONTENTS INSURANCE:

- Statement of Values – 40,141,000
- Wind/Hail Limit – 10,000,000. All Other Perils – 10,000,000. Rough indication via verbally to add 5,000,000 to the 10,000,000 and the premium would be 125,000.
- Deductible for loss by named storm, wind, hail, flood – 5% per building, 750,000 minimum per occurrence.
- Deductible for loss by any other wind, hail – 100,000.
- Deductible for loss by any other peril – 25,000.
- Business Interruption coverage – 2,000,000 limits (Coverage for flood and earthquake).
- Annual Premium for Building & Contents - \$224,891.00.

TOTAL ANNUAL PREMIUM - \$258,967.00 (\$40,000 decrease over expiring).

Commissioner Roy Pontiff stated that the Port can assume that the deductible is \$750,000.00 and the Port becomes self-insured after \$10,000,000.00.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to accept and authorize the 2022 Annual Premium for the Port of Iberia District Board of Commissioners May 12, 2022 Renewals of General Liability, Automobile Liability and Physical Damage, Umbrella Liability, Public Official Errors & Omissions Liability, Crime, Boiler & Machinery, Inland Marine, Equipment Floater and Building & Contents in the amount of \$258,967.00.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

Commissioner Roy Pontiff stated that due to the high deductible and the idea of becoming self-insured, he recommends adding \$750,000 to Uncommitted Reserves for the deductible, the Port already has \$100,000.00 in Uncommitted Reserves for the current policy, and for the Port to consider putting aside anything up to \$2.5M in a new escrow reserve account to cover the difference between \$10M and \$40M. Commissioner Roy Pontiff stated that they will revisit this every year around budget time.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the addition of \$750,000.00 to Uncommitted Reserves to cover the Port of Iberia District's deductible and putting aside up to \$2.5M into a new escrow reserve account to cover the difference between \$10M and \$40M; and motion further acknowledges this will be revisited yearly for budget purposes.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**{2} (April 1, 2022 Renewal):**

**Flood Insurance; Workers Compensation.**

Mrs. Carmel Breaux presented a 2022 Flood Spreadsheet to the Board.

Mrs. Carmel Breaux stated that last month the Board approved the flood insurance renewals but she did not have the flood premiums yet for the Three (3) Port locations that renew in May.



The Three (3) Port locations and the 2022 premiums are:

- 3011 David J. Berard Rd. (Logan Industries) - \$4,724.00
- 3101 David J. Berard Rd. (Former RAM Design Facility) - \$6,942.00
- 6005 Port Rd. (Sheriff Office) - \$7,371.00

Mrs. Joanna Durke stated that the Sheriffs department is beginning to move their operations to the new location. She stated that if the Sheriff department is completely moved out of the Port by May 26, 2022, the Port could not insure the building until they would get a new tenant on that property. Mrs. Carmel Breaux stated that the only way to cancel the flood policy would be if the Port would sell the property. She stated that if a FEMA claim has been made in the past, the Port is required to carry insurance on the building. She stated that she thinks the Port has made a FEMA claim on this building in the past.

Commissioner Roy Pontiff asked Mrs. Carmel Breaux if she will be giving them a spreadsheet of all the premiums broken down. Mrs. Carmel Breaux stated that yes, she can try to have it ready for the next Monthly Board Meeting.

Commissioner Shane Walet asked if the Port could go down on the Building Coverage of the Sheriff's building. Mr. Craig Romero asked Mr. Rob Cowan, Brown & Brown, if the Port could go down on the coverage, Mr. Rob Cowan stated that yes, the Port can. Mrs. Carmel Breaux stated that the Port is only required to carry the amount received in claim payments. She stated that they will need to look back and see that amount of FEMA payments.

Mr. Craig Romero asked Mr. Gerald Gesser if he went inspect the Sheriff facility yet. Mr. Gerald Gesser stated that they are still in the building.

Mr. Craig Romero stated that Mr. Gerald Gesser will find out the amount received in FEMA claim payments for the Sheriff's office.

Mr. Gerald Gesser asked Mrs. Carmel Breaux if the Building Coverage amount is based off of claims made in the past year or claims made since the Port has owned the building. Mrs. Carmel Breaux stated that it is based off the most paid out from FEMA for any claim made for that facility.

No action was taken on this agenda item. This agenda item is to be taken up again at the May Monthly Board Meeting.

**V. REPORT FROM MR. GERALD GESSER, GESSER GROUP, APC ON:**

**(a) Proposed Facility Inspection**

**{1} Discuss/Consider Gesser Group's Proposal (Port Development & Maintenance Committee for Review).**

Mr. Gerald Gesser, Gesser Group, APC, reported that he has reviewed the proposed contracts with Mr. Craig Romero and Mr. Donelson Caffery, he is currently awaiting the

final copy. Mr. Gerald Gesser reported that with the Commission's approval of the contracts as revised, his fees for work performed from March 16, 2022 forward will be based on the fee schedule as discussed at the meeting.

**(b) Port of Iberia Small Repairs Projects  
{1} Status Report for Utility Meters  
(Cleco, Lawco, Atmos, and Entergy).**

Mr. Gerald Gesser, Gesser Group, APC, reported that as of March 16, 2022 on forward, Ms. Shari Landry has informed him that she will be handling the review of all utility invoices. He stated that if she has any major problems, she will just call him for help.

**{2} Status Report on Former HIS Renovations & Former HIS/Superior Fencing Installation (from clearance of trees, etc.).**

Mr. Gerald Gesser, Gesser Group, APC, reported that all of the repairs for this project are complete. Mr. Gerald Gesser presented the Board with Modular Construction's final invoice for the installation of the overhead doors.

**(a) Discuss/Consider Approval of Modular Construction's Invoice No. 4439-21 Regarding the Replacement of the Overhead Doors, per Quote No. 6071-21.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice No. 4439-21 from Modular Construction Co., Inc. in the amount of \$15,650.00 for the labor and material for the replacement of the overhead doors on the HIS building as per Quote No. 6071-21.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**{3} Status Report Identifying and Surveying Meter Feeds at the Former All Points Facility for the Six (6) Meter Locations on the POI Public Dock Area.**

Mr. Gerald Gesser, Gesser Group, APC, reported that the electrical survey has been completed by Dixie Electric.

**(a) Discuss/Consider Dixie Electric's Inv. No. 0011171.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice No. 0011171 from Dixie Electric, Inc. in the amount of \$2,970.62 for identifying and surveying meter feeds at the former All Points facility for the Six (6) meter locations on the Port of Iberia Public Dock area as per the Proposal dated December 1, 2021 from Dixie Electric, Inc.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

**Nays:** None.

**Absent at Voting:** Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{4} Discuss/Consider John's Locksmith Services Invoice No. 540 Regarding Former All Points Buildings A, B, & C.**

A motion was made by Commissioner Danny J. David, Sr, seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice No. 540 from John's Locksmith Service in the amount of \$328.00 for locksmith services to pick open the lock on former All Points Brick Office Building A, rekey building A, and duplicate keys; rekey locks on former All Points Building B and duplicate keys; and rekey former All Points Building C and duplicate keys.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

**Nays:** None.

**Absent at Voting:** Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{5} Status Report on Electrical Disconnect Pad Locks at Various Sites.**

Mr. Gerald Gesser, Gesser Group, APC, reported that the pad locks have been installed on the following vacant buildings that have electrical meters: Superior (Lewis St.), Central Gulf (C.P Voorhies Rd.), All Points (C.P. Voorhies Rd. – Two Warehouses & Shore stations), and RAM (David Berard Rd.) Mr. Gerald Gesser also reported that the balance of unused locks will be delivered to the Port Administrative Office.

**{6} Status Report on Wood Walk Ways & Rails at the Former All**

**Points Facility (Between Buildings “B” – 1 ½ Story Wooden Office Bldg. and “C” – Warehouse Building).**

Mr. Gerald Gesser, Gesser Group, APC, reported that this project has been awarded to Bonin Painting and is scheduled for installation.

**{7} Status Report on POI Administrative Office Generator.**

**(a) Update on Cummins Sales and Service Software Upgrade.**

Mrs. Joanna Durke stated that the estimate was approved at the March 15, 2022 Board Meeting. She stated that this has the word “estimate” indicated for the Invoice No. Mrs. Joanna Durke stated that she does not think this has been completed. Mr. Gerald Gesser stated that he will confirm if the work has been done and come back to the Board with an invoice if so.

**(b) Update on Gesser Group, APC, Securing a Proposal for a “Service Agreement” (Original Installation Warranty Expired September 2021).**

Mr. Gerald Gesser, Gesser Group, APC presented the Board a Proposal from Dixie Electric, Inc. for performing a yearly maintenance inspection. The Port of Iberia Administrative Office generator has 145 hours of run time currently.

MAINTENANCE NO. 1 – Inspection only after every 50 hours of run time, labor and equipment only = \$280.00

MAINTENANCE NO. 2 – Inspection and maintenance 12 months or after 250 hours of run time, this cost includes the oil filter and oil = \$790.00

MAINTENANCE NO. 3 – Inspection and full maintenance 2 years or after 500 hours of run time, cost includes oil, oil filter, air filter, spark plugs, spark plug wires, and coolant = \$ 1,415.00

Mr. Gerald Gesser recommended to the Board to perform Maintenance No. 2 now and going forward after Maintenance No. 2 is complete, Mr. Gerald Gesser recommended the Board to complete Maintenance No. 1 and Maintenance No. 3 as necessary.

**➤ Discuss/Consider Dixie Electric, Inc. Proposal No. 2022-01143.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Danny J. David, Sr to approve and accept Proposal Number 2022-01143 (Maintenance Schedule) from Dixie Electric, Inc. for labor, equipment, and**

material to perform Maintenance Schedule Item Number Two (2) now; and motion further acknowledges Maintenance Schedule Item Number One (1) is to be completed every 50 hours, to the generator engine at the Port of Iberia Administrative Office.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{8} Status Report on Street Lights on Earl B. Wilson Road to Chart Industries (Chart Industries Request).**

- **Cleco Email Dated March 21<sup>st</sup> Cost to Reconnect Nine (9) Street Lights.**

Mr. Gerald Gesser, Gesser Group, APC, reported that Chart Industries has requested that the Port consider re-energizing the Nine (9) street lights on Earl B. Wilson Road. Mr. Gerald Gesser reported that he has reached out to Mr. Jude Hebert with Cleco and presented his response. Mr. Gerald Gesser is recommending re-energizing Eight (8) street lights, which would have the monthly bill not exceeding \$200.00, there will be no charge to reconnect these Eight (8) street lights. Mr. Gerald Gesser reported that if this is approved by the Commission, he will contact Cleco to reconnect these meters. Additionally, Mr. Jude Hebert will submit a cost to convert all Nine (9) street lights to LED. Mr. Gerald Gesser stated that the lights can be converted to LED at no additional cost.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Simieon d. Theodile to approve and authorize the re-energizing of Eight (8) Street Lights on Earl B. Wilson Rd. to Chart Industries per Chart Industries Request; and motion further acknowledges that all Nine (9) street lights will be converted to LED at no additional cost.**

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{9} Status Report on Water Leak at RAM Design (former Diamond Offshore Facility).**

Mr. Gerald Gesser, Gesser Group, APC, reported that Nicholas Derouen with RAM (old Diamond Facility) reported a water leak, thinking that this may have been caused during the original storm repairs. Mr. Gerald Gesser called Modular Construction to review the conditions. Mr. Kenny Barras reported that rats had eaten through the pipes which created a leak when the water was turned on. While at the site, Modular Construction made the repairs by fixing the damaged water pipes. The tenant will need to engage pest control methods. An additional water leak at the water meter was reported. This leak has been fixed by Queen City Plumbing.

- **Discuss/Consider Queen City Plumbing's Invoice No. 27854.**

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr to approve and authorize the payment of Invoice No. 27854 dated April 12, 2022 from Queen City Plumbing Heating & AC, Inc. in the amount of \$175.00 for labor and material to repair the water leak located at the water meter at RAM Design (former Diamond Offshore).**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

- {10} Discuss/Consider Gesser Group's Inv # 21-POI-SRP.**

**A motion was made by Commissioner Danny J. David, Sr, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Invoice No. 21-POI-SRP to Gesser Group, APC in the amount of \$5,827.50 for the period March 10, 2022 thru April 11, 2022 for small repairs projects requested by the Executive Director.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

- (c) Hurricane Laura & Delta Storm Damages**

- {1} Status Report on Hurricanes Laura & Delta FEMA Applications.**

- **Update on Approval of State Applicant Liaison (SAL)**

### **Reimbursement into Advance Mode for Payments.**

Mr. Gerald Gesser, Gesser Group, APC, reported that the Recovery Transitional Meeting (RTM) was held on January 26, 2022. As stated in the phone conference, FEMA/State of Louisiana is now in a reimbursement program status and is not advancing any funds until the work is complete and all paper work is submitted and approved. As explained at last month's meeting according to the "Public Bid Law" a governmental body must have available funds for construction in their bank account before placing a public works project on the market for bid. Mr. Gerald Gesser has addressed this issue with the Port's State Applicant Liaison (SAL) Danielle Barnes, but have not received any determination from her, Gesser Group is currently awaiting her response.

As of March 7, 2022, Mr. Gerald Gesser spoke with Danielle Barnes again on this issue, but she has not received any direction to change the reimbursement into an advance mode for payments. Mr. Gerald Gesser will submit a breakdown of anticipated funds and the repairs for each facility claimed to Mr. Craig Romero so that he can discuss this matter with the state.

#### **(d) Special Projects**

##### **{1} Status Report on POI Maintenance Equipment Storage Building.**

Mr. Gerald Gesser, Gesser Group, APC, reported that the construction documents are complete and have been submitted to the Louisiana State Fire Marshall, they are currently pending review. Mr. Gerald Gesser requested permission to distribute the construction documents to contractors, with bids to be received on May 12, 2022 before 11:00 A.M. Mrs. Joanna Durke stated that when Mr. Gerald Gesser receives the report from the Louisiana State Fire Marshall to please send it to her to have for the project file.

**A motion was made by Commissioner Danny J. David, Sr, seconded by Commissioner Simieon d. Theodile to approve and authorize Mr. Gerald Gesser, Gesser Group, APC, to distribute the required construction documents to the contractors regarding the POI Maintenance Equipment Storage Building.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**(a) Discuss/Consider Gesser Group, APC Invoice No. 02-POI-ESF.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Invoice Number 02-POI-ESF to Gesser Group, APC in the amount of \$10,395.00 for architectural fees for the POI Maintenance Equipment Storage Building as per the contract dated February 10, 2022.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**{2} Status Report on the Rehabilitation of Buildings "C", "D", "E", & "F" at the POI West Yard.**

Mr. Gerald Gesser, Gesser Group, APC, reported that this project is on hold until further direction.

**{3} Status Report on Document Scanning Services:  
(a) Request for Proposals/Scope of Work.**

Mr. Gerald Gesser, Gesser Group, APC, reported that as requested by Mr. Craig Romero, Mr. Gerald Gesser has developed and recommended the presented procedure to interview Three (3) potential vendors for "Document Scanning Service" for the Port of Iberia. Commissioner Roy Pontiff asked Mr. Gerald Gesser if he had a budget number for this. Mr. Gerald Gesser stated between \$75,000.00-\$85,000.00. He stated that the budget would include the hardware, software, and scanning machines.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to approve and authorize Mr. Gerald Gesser, Gesser Group, APC, to interview Three (3) potential vendors the Document Scanning Services and bring the proposals back to the Board at the May Monthly Board Meeting.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**



And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**(b) Discuss/Consider Gesser Group, APC Invoice No. 01-POI-SP-DSS.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize payment of Invoice No. 01-POI-SP-DSS to Gesser Group, APC in the amount of \$825.00 for architectural services provided for Special Project – Document Scanning Service as requested by the Executive Director, for the period April 9, 2022 and April 11, 2022.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**(e) Seadrill:**

**{1} Status Report on Seadrill's Electric Gate Opener (Seadrill Request) Relative to SPN H.011928(325i) – Phase Vi of SPN H.011928.**

Mr. Gerald Gesser, Gesser Group, APC, reported that Seadrill has requested the ability to operate the electric gate opener from their cell phones. GIS Engineering, LLC has received approval from the LA DOTD to allow this fence modification to be included in Phase Vi of SPN H.011928(325i) East and West Yard Expansion & Site Improvements – Building B Additional Repairs which will be presented at the April Board Meeting for the Commission's approval to allow the project to receive bids. See agenda item F-2 Maintenance Building Report for annual inspection price and information.

Mr. Gerald Gesser stated that last week Garden City Construction Co, Inc. and the fence installation company went to Seadrill and made the necessary repairs to the gate. They repaired the chain and replaced the sprocket. Mr. Gerald Gesser stated that this was repaired under warranty. Commissioner Roy Pontiff stated that this would have been Seadrill's repair cost had it of not been under warranty.

**{2} Discuss/Consider Building Maintenance Report**

Mr. Gerald Gesser, Gesser Group, APC, reported that as requested by Mr. Craig Romero and Seadrill, Mr. Gerald Gesser offers the following Maintenance Scheduling system for Building No. 17-B at 1216 Unifab Road. Mr. Gerald Gesser recommended that the attached proposals be considered with oversight being performed by Gesser Group, APC. All reports/service inspection tickets and invoices etc. would be sent to Gesser Group, APC to

review for compliance with the approved Vendor Contracts. Gesser Group, APC would present the monthly reports/invoices with recommendations at each Monthly Commission Meeting.

Mr. Gerald Gesser recommended that yearly contracts for the presented building components would be appropriate (using the contract that was approved by the Commission at the March meeting).

Commissioner Roy Pontiff stated that he was envisioning the facility consulting service agreement with Gesser Group would verify the maintenance would be completed by the tenants. Mr. Gerald Gesser stated that in the Ports leases, it is noted that the tenant is responsible for maintenance. He stated that the Port does not have a check and balance system to see if the tenant did or did not. Commissioner Roy Pontiff stated the Port can pull the language stating that the tenant is responsible for the maintenance and if the tenant does not do it, the Port then does it and bills the tenant for the cost.

Commissioner Roy Pontiff stated that the Port will pull the language and have another discussion about this. He stated that the Port could possibly have a Port Development & Maintenance Committee Meeting to resolve this issue.

It was a consensus of the Board to pull the General Conditions of the lease & make the necessary requirements within a Port Development & Maintenance Committee Meeting.

**(a) Discuss/Consider Gesser Group, APC Inv. No. 01-POI-SBM.**

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Simieon d. Theodile to approve and authorize payment of Invoice No. 01-POI-SBM to Gesser Group, APC in the amount of \$3,307.50 for architectural services for the Seadrill – Building Maintenance Program as requested by the Executive Director.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**(f) West Yard:  
{1} Discuss/Consider Building Maintenance Report.**

Mr. Gerald Gesser, Gesser Group, APC, presented a Maintenance Scheduling system for the West Yard located at 6005 Port Road. Mr. Gerald Gesser recommended that the presented proposals be considered with oversight being performed by Gesser Group, APC. All reports/service inspection tickets and invoices, etc. would be sent directly to Gesser Group, APC to review for compliance with the approved vendor contracts. Gesser Group,

APC would present the monthly reports/invoices with recommendations at each Monthly Commission Meeting.

Commissioner Roy Pontiff stated that the Board will need to call a committee meeting to address these maintenance issues.

Mr. Gerald Gesser presented the Board with a proposal from Dixie Electric dated April 11, 2022 for maintenance on the generator at the West Yard pump station. Mr. Gerald Gesser stated that the generator currently has 1,117 hours on it. He is recommending that the Board pursue Maintenance number Three (3) now with One (1) & Two (2) being done as needed.

Mr. Gerald Gesser stated that he is in the process of getting a cost from Cummins to upgrade the software. He stated that he is also going to get with Mike to put cameras but there is no Wi-Fi out there.

Mr. Gerald Gesser stated that trash was getting into the pump and shutting it down. They will put grating at the front of the culvert to stop the trash from getting into the catch basin and going down to the pump. If this does not work, the contractor will come change the controls at no cost.

Mr. Oneil Malbrough stated that the good thing about the grading is that someone will be able to see the trash and clean it. Commissioner Roy Pontiff stated that the Port can have Mr. Joey Delahoussaye go check it out every day or every other day.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to accept and authorize Proposal No. 2022-01144 from Dixie Electric, Inc. for labor, equipment, and material to perform service to generator engine at the storm water pump near Seadrill; and motion acknowledges that Maintenance No. 3 is to be performed now with Maintenance 1 and 2 done as needed.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**VI. LOUISIANA PORT CONSTRUCTION & DEVELOPMENT PRIORITY PROGRAM  
SPN H.011928 "EAST & WEST YARD" EXPANSION & SITE IMPROVEMENTS  
PROJECT:**

- (a) Report from Mr. Oneil Malbrough of GIS Engineering, LLC. on:  
{1} Port Priority & Capital Outlay Spreadsheets.**

Mr. Oneil Malbrough presented updated spreadsheets to the Board.

**PORT PRIORITY:**

- Building A Parking Lot – Substantial Completion is needed.
- Waiting on Reimbursement for Building B Crane Controls.
- Waiting on Reimbursement and Substantial Completion for Tracts O & P.

**CAPITAL OUTLAY:**

- Everything has been reimbursed.

**(b) Report from Mr. Austin Hebert of GIS Engineering on:**

**{1} Building A Update – POI West Yard SPN H.011928(322e) (Phase IIe of SPN H.011928).**

**(a) Discuss/Consider Request to Grant Substantial Completion to Acadiana Site Contractors, LLC for Building A Port Area Improvements per the LA DOTD Request.**

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Simieon d. Theodile to accept and approve Substantial Completion of the Project regarding Acadiana Site Contractors, LLC Building A Parking Area Improvements Phase e of SPN H.011928(322e); in accordance with the contract dated October 1, 2019; and motion further acknowledges that the 45-day Clear Lien Period will commence once the Substantial Completion has been recorded with the Iberia Parish Clerk of Court's Office.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**{2} Building B – POI West Yard SPN H.011928(325h)  
Crane Controls Safety Upgrade  
(Phase Vh of SPN H.011928).**

**(a) Update on Status of Project.**

**(b) Update on 45-day Clear Lien Period (Expired on April 8, 2022)**

Mr. Austin Hebert, GIS Engineering, LLC, reported that the 45-Day Clear Lien Period expired on April 8, 2022 and GIS is awaiting submission of the Clear Lien Certificate from LA Crane to grant Final Acceptance.

- {3} Building B – POI West Yard SPN H.011928(325i)  
Additional Repairs  
(Phase Vi of SPN H.011928).  
(a) Discuss/Adopt Resolution to Request Quotes Contingent  
upon the LA DOTD Approval.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that the final design package is close to completion. GIS Engineering will be submitting the RFQ package to the LA DOTD for their review and approval.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to adopt the following Resolution:**

**RESOLUTION REQUESTING AUTHORITY TO ADVERTISE with Contingency  
Port responsible for engineering**

**STATE PROJECT NO H.011928 (325i)  
PHASE Vi of SPN H.011928  
PARISH OF IBERIA**

**RESOLUTION**

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS**

**WHEREAS**, the Port of Iberia District Board of Commissioners has submitted an application for funding of the Port Improvements East and Wet Yard Expansion & Site Improvements Project Building B Additional Repairs (Phase Vi of SPN H.011928) port improvement project under the Port Construction and Development Priority Program; and

**WHEREAS**, the State's share of the project funds have been made available and the Port of Iberia District Board of Commissioners has available its local matching share of the project funds in an amount of not less than ten (10%) percent; and

**WHEREAS**, at the request of the Port of Iberia District Board of Commissioners, GIS Engineering, LLC has prepared plans and specifications for said project, which plans and specifications are designated by State Project No. H.011928(325i); and

**WHEREAS**, the Port of Iberia District Board of Commissioners has reviewed the plans, specifications and cost estimate and has submitted them to the Department of Transportation and Development. The Port of Iberia District Board of Commissioners will accept the final plans and

specifications **contingent** on the LA Department of Transportation and Development's final approval inasmuch as they comply with the requirements of the Port Construction and Development Priority Program; and

**WHEREAS**, all necessary servitudes, rights-of-way, spoil disposal areas, rights of ingress and egress and the means thereof have been acquired by the Port of Iberia District Board of Commissioners, and the titles thereto are valid and indefeasible; and

**WHEREAS**, the Port of Iberia District Board of Commissioners has obtained all necessary permits required for the construction of this project; and

**WHEREAS**, the Port of Iberia District Board of Commissioners has agreed to accomplish all necessary utilities, fence and other facilities relocations and alterations made necessary by this project; and

**WHEREAS**, the Official Journal for the Port of Iberia District Board of Commissioners is The Daily Iberian, whose mailing address is 124 East Main Street, New Iberia, LA 70560, and whose telephone number is (337) 365-6773; and

**WHEREAS**, the Port of Iberia District Board of Commissioners desires to advertise for competitive quotes, in accordance with LRS 38:2212, et seq., for the award of a contract in the name of Port of Iberia District Board of Commissioners, and furnish engineering services during the progress of the work.

**NOW, THEREFORE, BE IT RESOLVED** by the Port of Iberia District Board of Commissioners, in Regular session assembled on this 19<sup>th</sup> day of April, 2022, that the LA Department of Transportation and Development be and hereby is requested to authorize the Port of Iberia District Board of Commissioners to advertise for competitive quotes in accordance with LRS 38:2212, et seq., for the award of a contract in the name of the Port of Iberia District Board of Commissioners, covering the aforesaid improvements.

**BE IT RESOLVED** that the Department of Transportation and Development be and hereby is assured that all necessary servitudes, rights-of-way, rights of ingress and egress and the means thereof have been obtained by the Port of Iberia District Board of Commissioners, and the titles thereto are valid and indefeasible and the Port of Iberia District Board of Commissioners expressly agrees to defend any action for the failure of any servitude, right-of-way, right of ingress or egress, and the Port of Iberia District Board of Commissioners does hereby assume complete responsibility for providing engineering services during construction and the maintenance and upkeep of the project after construction.

**BE IT RESOLVED** that the Department of Transportation and Development be and hereby is assured that all required permits have been obtained by the Port of Iberia District Board of Commissioners.

**BE IT RESOLVED** that the LA Department of Transportation and Development be and hereby is assured that the Port of Iberia District Board of Commissioners has available its local matching funds in an amount not less than ten (10%) percent of the total project cost to insure construction of this project.

**BE IT RESOLVED** that the Port of Iberia District Board of Commissioners will and hereby does assume complete responsibility for all utilities, fence, and other facilities relocations and alterations made necessary by this project.

**BE IT RESOLVED THAT** the Port of Iberia District Board of Commissioners does hereby save and hold harmless the Department of Transportation and Development against any loss or damage of any kind incident to or occasioned by Activities undertaken in pursuance of this agreement and expressly agrees to defend any suit brought against the Department of Transportation & Development, and pay any judgment which may result from said suit as it relates to this project.

**This Resolution having been submitted to a vote, the vote thereon was as follows:**  
**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**  
**Nays: None.**  
**Absent at Voting: Mark Dore' and Bilal Morton.**  
**And the Resolution was therefore adopted on this the 19<sup>th</sup> day of April, 2022.**

- {4} Building C and D Security Fencing – POI West Yard SPN H.011928(330) (Phase X of SPN H.011928).**
  - (a) Update on Status of Project.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that the project was awarded to Bulliard Construction in the amount of \$134,500.00. The contracts have been fully executed and GIS Engineering has submitted the Approved for Construction Package to the LA DOTD for their review. GIS Engineering will schedule a Pre-Construction Meeting with Bulliard Construction and set a Notice to Proceed date once the LA DOTD approval is received.

- {5} Discuss/Consider GIS Engineering, LLC March Invoice No. 70008134 POI West Yard Expansion.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice**

Number 70008134 to GIS Engineering, LLC in the amount of \$13,551.50 for the period March 1, 2022 thru March 31, 2022 which includes March 2022 activities of: Coordination with Louisiana Crane for close out items, reviewing of Three (3) Quotes from contractors for Building C & D Security Fencing, awarded the Building C & D Security Fencing project to Bulliard Construction, Co., Inc.; in accordance with contract dated August 21, 2018.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Mark Dore' and Bilal Morton.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**VII. REPORT FROM MR. ONEIL MALBROUGH OF GIS ENGINEERING, LLC ON:**

**(a) Port Millennium Expansion Phase III Project – Site Excavations & Dredging.**

**{1} Update on the Status of the Port Millennium Expansion Phase III Project.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that there is no update on this agenda item this month.

**(b) Port Millennium Expansion Phase II Property Site SPN H.011756 Tract's "O" and "P" Site Improvements.**

**{1} Update on Status of Tract's "O" and "P" Site Improvements.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that Rigid Constructor's subcontractor, Coastal Construction, continued driving sheet pile, installing a total length of 359 linear feet of bulkhead (headwall and tie-back wall). Rigid Constructors began setting their pile driving template along the western bank line of the slip and also began installing structural steel on the south side tie-back wall.

**{2} Discuss/Consider Change Order No. 1 (Time Extension Only).**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize Change Order No. 1 (Time Extension Only) regarding SPN H.011756(323) Site Improvements – Tracts K, L, & M Project Site Improvements at Locations O & P as it relates to an addition of 141 calendar days due to the current disruption in global shipping; the revised contract completion date is July 25, 2022.



This motion having been submitted to a vote, the vote thereon was as follows:  
Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.  
Nays: None.  
Absent at Voting: Mark Dore' and Bilal Morton.  
And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{3} Discuss/Consider Contractor's Application for Payment #3 (Rigid Constructors, LLC).**

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize payment of Payment Application Number 3 to Rigid Constructors, LLC in the amount of \$924,620.53 for the period March 1, 2022 thru March 31, 2022 for Port Millennium Expansion Phase II Property Site SPN H.011756 Tract's "O" and "P" Site Improvements as per contract dated August 9, 2021.

This motion having been submitted to a vote, the vote thereon was as follows:  
Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.  
Nays: None.  
Absent at Voting: Mark Dore' and Bilal Morton.  
And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**{4} Discuss/Consider GIS Engineering, LLC March Invoice No. 70008137 Tracts "O" & "P" Site Improvements.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Invoice Number 70008137 to GIS Engineering, LLC in the amount of \$32,697.50 for the period March 1, 2022 thru March 31, 2022 which covers March 2022 activities including; coordinating with contractor and sub-contractors on schedule, reviewing contractor RFI's and submittals, providing construction oversight and daily reports, drafting and delivering weekly project updates, and holding monthly progress meeting at the Port Office on Thursday, March 24, 2022; in accordance with contract dated March 4, 2021.

This motion having been submitted to a vote, the vote thereon was as follows:  
Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.  
Nays: None.  
Absent at Voting: Mark Dore' and Bilal Morton.  
And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

**(c) AGMAC Project General Engineering and Consulting Services:  
{1} Update on Status of AGMAC Project.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that GIS surveyors have performed hydro and topographic surveys of Slips C-4 and C-10 for the AGMAC Channel Dredging alignment. The surveys from Slip C-4 were used to generate rock quantities and an estimated cost to armor the eroded bank line. The Hydrographic surveys were taken in Slip C-10 to confirm the channel bottom elevations.

**{2} Discuss/Consider GIS Engineering, LLC March Inv. No. 70008136.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 70008136 to GIS Engineering, LLC in the amount of \$2,485.00 for the period March 1, 2022 thru March 31, 2022 which covers March 2022 activities including GIS survey team completing surveys in Slips C-4 and C-10 ; in accordance w/contract effective date of January 20, 2016, Amendment #1 August 16, 2016, Amendment #2 dated December 20, 2016, and Amendment #3 effective December 20, 2017.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**(d) AGMAC Phase I Dredging Project – Commercial Canal.  
{1} Project Update.**

Mr. Austin Hebert, GIS Engineering, LLC reported the following:

- The contractor continued maintenance at the Stein Pit containment levee.
- The contractor delivered approximately 4,000 linear feet of discharge pipe, with close to 3,500 linear feet fused and attached with buoys.
- The contractor has received their new dredge engine, which has been offloaded at Patriot Construction's Yard. The old parts are currently being replaced and installation should be completed within the next Two (2) days, with engine testing to follow.

Mr. Austin Hebert also reported that Magnolia Dredge has notified GIS Engineering that channel dredging should begin no later than May 3, 2022.

Mr. Craig Romero stated that Magnolia Dredge will be bringing in a second suction dredge to catch up on time. Mr. Oneil Malbrough stated that in the contract there is a clause that the contractor has to pay \$4,000.00 per day that the project is past the completion date.

**{2} AGMAC Dredging Project – Pipeline Coordination.**  
**❖ Energy Transfer**  
**(a) Update on Pipeline Matting.**

Mr. Austin Hebert, GIS Engineering, LLC reported the following:

- Energy Transfer has completed all pipeline lowering activities.
- Concrete revetment mats were installed atop the pipeline at the East and West end of the -16' dredge cut to better protect the pipeline at these locations.
- The western bulkhead and rock containment plugs are scheduled to be complete this week.
- Final clean up and demobilization is scheduled for next week.
- GIS Engineering is working with the USCG for approval to install channel marker and signage adjacent to the Enterprise and Energy Transfer pipelines.
- Energy Transfer is scheduled to submit their invoice for reimbursement in May.

**{3} Discuss/Consider GIS Engineering, LLC March Inv. No. 70008132 (AGMAC Phase I Channel Dredging Project – Commercial Canal).**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 70008132 to GIS Engineering, LLC in the amount of \$102,344.56 for the period of March 1, 2022 thru March 31, 2022 which includes reviewing and responding to RFI's and submittals, coordinating dredging schedule with Magnolia Dredge & Dock, providing construction oversight and daily construction reports, drafting and delivering weekly construction updates to the Port of Iberia, and holding a monthly construction progress meeting at the Port of Iberia office on Thursday, March 24, 2022; as per contract dated August 29, 2019 and Amendment #1 dated May 19, 2020; Amendment #2 dated October 20, 2020; Amendment #3 dated January 18, 2022; and Amendment #4 dated January 18, 2022.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**(e) AGMAC Phase 2 Dredging Project – Freshwater Bayou.**

### **{1} Project Update.**

Mr. Austin Hebert, GIS Engineering, LLC, reported the following:

- GIS Engineering completed pipeline and magnetometer surveys in Freshwater Bayou.
- GIS Engineering has updated the As-Built pipeline drawing set depicting the top of pipe elevations of all identified Freshwater Bayou pipeline crossings.
- Enterprise, Energy Transfer, and Harvest have been contacted about a near term Reimbursement Agreement to relocate their existing pipelines.
- Enterprise will present a draft relocations proposal for P-13 and a plan to remove certain sections of line P-6 to accommodate for the lowering of other pipelines.
- GIS Engineering has submitted pipeline drawings to Entergy Transfer to assist in finalizing their proposal to relocate P-10 to EI. – 37.00’.
- GIS Engineering has met with members of the United States Army Corps of Engineers to review the latest pipeline drawing set on April 5, 2022.
- The United States Army Corps of Engineers has requested official documentation from the Port requesting 8 feet depth of cover over all existing pipelines. GIS Engineering will help put this together and send. The colonel is leaving in September so this will need to get done before then.

Mr. Oneil Malbrough discussed a request from the Corps of Engineers for the Port to make Two (2) lines that are sharp diagonal crossings into squares. Mr. Oneil Malbrough stated that the Two (2) pipelines are for Energy Transfer and Enterprise. Energy Transfer told GIS Engineering that this will be very costly and will more than double the cost of the relocation. Mr. Oneil Malbrough stated that he wants pricing both ways. If the price is too expensive, they can go to the Corps of Engineers about the cost. Mr. Oneil Malbrough stated that this just makes it easier for the dredges to dredge. When the dredges enter & leave the canal, it is 160 feet long. Mr. Oneil Malbrough stated that there are some issues that will need to be discussed when they look at what the cost will be.

Commissioner Patrick Broussard asked how many pipelines will need to be lowered if the 8 feet of cover is allowed. Mr. Austin Hebert stated that there is Ten (10) pipelines to be lowered at Eight (8) feet, but some can be removed since they are abandoned.

Mr. Austin Hebert stated that there are Five (5) pipelines that will need to be relocated.

Mr. Oneil Malbrough stated that they have met with all the pipeline companies and know their pricing. Mr. Oneil Malbrough stated that the only price they are not using is the one received from Boardwalk. Boardwalk quoted \$12M and they used \$5M. GIS Engineering included a 10% contingency for incase Boardwalk is giving them an odd number.

Mr. Oneil Malbrough discussed an area in Freshwater Bayou that is Seven (7) & Eight (8) feet deep. He stated that this needs to be dredged as soon as possible, boats are getting stuck in this area. He stated that there are no pipelines located here. This area is north of

the locks. Mr. Oneil Malbrough stated that GIS Engineering might recommend dredging this section for the next year to get deeper water faster with Priority Five depending how much money they will have.

Mr. Oneil Malbrough stated that in 2021, Congressman Higgins put in a specialty remark for AGMAC in the amount of \$1.2M to begin the Validation Report on the channel. He stated that the plan was to dredge Commercial Canal, dredge Freshwater Bayou, and then get the Corps of Engineers to rebuild the bypass channel between the Two (2) locks and moving forward get the Corps of Engineers to keep up the maintenance of the whole project. This was approved and is moving forward. The Corps of Engineers now has the money and will be beginning the Validation Report.

**{2} Discuss/Consider GIS Engineering, LLC March Inv. No. 70008125 (AGMAC Phase 2 Channel Dredging Project – Freshwater Bayou).**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 70008125 to GIS Engineering, LLC in the amount of \$109,212.90 for the period of March 1, 2022 thru March 31, 2022 which includes pipeline team continuing researching pipelines in Freshwater Bayou and communicating with Pipeline companies with lines in Freshwater Bayou, coordinating with survey team on Freshwater Bayou survey needs, survey team began surveying pipelines in Freshwater Bayou, CAD department began creating pipeline As-Built drawings, and coordinating with USACE to schedule additional pipeline depth cover meeting; as per contract dated January 18, 2022.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

**VIII. REPORT FROM PORT ATTORNEY – Donelson T. Caffery, III.**

**(a) Port Attorney Report.**

Mr. Donelson Caffery stated that he has nothing to report this month besides the ongoing Crosby Construction Services issue.

**(b) Update on Settlement Agreement between the POI and Gonsoulin Farms, LLC Regarding the Gonsoulin Property Damage in Association with Shell Pipeline Relocation Project.**

Mr. Donelson Caffery reported that this is for repairs for the sinkhole from the Shell Pipeline relocation. Mr. Ricky Gonsoulin, Gonsoulin Farms, spoke with Mr. Rivers Patout, Sterling Sugars, and Mr. Rivers Patout agreed to hire Mr. James Stein for \$7,500.00 worth of dirt work to repair the property. Mr. Rivers Patout then invoiced the Port for these costs for repairs.

- **Discuss/Approve Sterling Sugars, LLC Invoice No. 0311-2022.**

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice No. 0311-2022 to Sterling Sugars, LLC in the amount of \$7,500.00 for Repairs to Property Damage on Gonsoulin Farms property caused as a result of the relocation of the Shell Pipeline for the AGMAC Phase I Dredging Project (Commercial Canal).**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

- (c) Discuss/Approve Donelson T. Caffery III, APLC Invoice Relative to the AGMAC Project.**

Mr. Donelson Caffery reported that he did not have an AGMAC Invoice for the month of April.

#### **IX. REPORT FROM EXECUTIVE DIRECTOR ON:**

- (a) Discuss/Approve Gulf Coast Aerial Mapping Company, Inc. Invoice No. 32788.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice No. 32788 to Gulf Coast Aerial Mapping Company, Inc. in the amount of \$6,450.00 for Photogrammetric Mapping Services of the Port of Iberia.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, Patrick Broussard, and Danny J. David, Sr.**

**Nays: None.**

**Absent at Voting: Mark Dore' and Bilal Morton.**

**And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.**

- (b) **Request Received from Mr. Buck Evans, Operations Manager, Logan Industries International Corporation Regarding:**
- **Modifications to Tenant’s Existing Lease Agreement on Tracts “K” (10.610 acres) and “K-1” (5.00 acres)**
  - **Proposed Re-Division of Tract “K” to (4.348 acres) and Tract “K-1” to (2.690 acres) (assessed as Non-Waterfront Property with eliminating back portion of property from Lease Agreement); and**
  - **Re-Division/Modifications to Tract “L” (18.130 acres) (former Ram Facility);**
  - **Proposed Re-Division of Tract “L” to (6.277 acres) (assessed as Non-Waterfront Property with eliminating back portion of property).**
  - **Discuss/Consider Authorization to Negotiate and Prepare Amendment No. 2 to the Logan Industries International Corporation Lease Agreement Regarding Tracts “K”, “K-1”, and Tract “L” Located on the POI Millennium Expansion Phase II Property Site.**

Mr. Craig Romero stated that Mr. Buck Evans, Logan Industries, reached out to him regarding the former RAM facility stating that Logan needs that facility. Commissioner Roy Pontiff and Mrs. Joanna Durke worked on modifying both the Logan property and the former RAM property. The Port will divide the Two (2) properties to give Logan Industries a larger footprint at the Port of Iberia. Mr. Craig Romero displayed an image of the proposed changes to the tracts. Mr. Craig Romero stated that Tract L-1 and Tract L-3 will be able to be marketed as a 15 acre water front site. He will get proposals to get Tract L-1 to get mulched, plowed, and leveled. Mr. Craig Romero stated that Logan Industries does not need access to the water. Mr. Craig Romero stated that Mrs. Joanna Durke will make the lease language coincide with the anniversary of Logan Industries current lease. The new lease will be a 13-month lease and it will renew after that 13-month term and be absorbed into Logan’s current Lease with the Port.

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize the Executive Director to negotiate Amendment No. Two (2) to Logan Industries International Corporation Lease Agreement with the Port of Iberia District regarding Tracts “K” and “K-1” and to include Tract “L” (18.130 acres) (former RAM Design Facility); and motion further acknowledges the modifications to Logan Industries existing Lease Agreement on**

Tracts “K” (10.10 acres) and “K-1” (5.00 acres) as presented; and motion further authorizes the Board President to execute Amendment No. 2.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Shane Walet, Simieon d. Theodile, and Patrick Broussard.

Absent at Voting: Mark Dore’, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 19<sup>th</sup> day of April, 2022.

- (c) **Rigid Constructors, LLC., Amendment Number 1 Relative to Lease Agreement for Tract “J” (13.534 acres) – (former Diversified Materials Yard) Located on the POI Millennium Expansion Phase I Property Site.**
  - {1} **Update on Progress Regarding Diversified Materials Clean-up/Clearing of Property Site.**

Mrs. Joanna Durke asked Mr. Donelson Caffery if he has heard anything about Mr. Matt Durand, Diversified Materials, concerning the clean-up with the property. Mr. Donelson Caffery stated that he has not heard anything.

- (d) **Executive Director’s Monthly Report.**

Mr. Craig Romero stated that Cornerstone Fabricators dropped off the brown envelopes for the Board to review. Cornerstone is interested in the former All Points facility and the Frank’s yard. Mrs. Joanna Durke stated that Cornerstone Fabricators will come address the Board at a later date. They could not attend due to something that came up.

- (e) **Announcements:**
  - \*\*\* **Policies and Procedures Committee Meeting Scheduled for Friday, April 29, 2022 at 12:00 P.M.**

Commissioner Roy Pontiff stated that they will discuss Max Derbes at the upcoming Committee Meeting.

- \*\*\***Tier 2.1 Annual Personal Financial Disclosure Statement due on or before May 15, 2022.**
- \*\*\***Ethics Training due by June 30, 2022.**

Commissioner Patrick Broussard asked for Mrs. Joanna Durke to forward the Board the Ethics Training link.

Mr. Craig Romero stated that on April 21, 2022 at 11:30 A.M. in Baton Rouge, Mr. Oneil Malbrough and himself will be meeting with Senator Fred Mills and Ms. Anna Hanks of the LA DOTD.

Mr. Craig Romero stated that on April 20, 2022 he has a meeting with the Speaker of the House and Mr. Stuart Bishop about the \$10M that was taken out of Capital Outlay.



**X. ADJOURNMENT.**

**On a motion made by Commissioner Patrick Broussard, and seconded by Commissioner Simieon d. Theodile the meeting was adjourned at 8:10 p.m.**