

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, MARCH 15, 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, March 15, 2022, at 5:30 P.M.

In attendance were Commissioners Roy A. Pontiff, Board President, Patrick Broussard, Mark Dore', and Bilal Morton.

Commissioners Shane Walet, Vice President, Simieon d. Theodile, Secretary-Treasurer, and Danny J. David, Sr. were absent.

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

Thus, with a quorum being acknowledged, Commissioner Patrick Broussard recited the opening prayer and the Pledge of Allegiance.

Executive Director, Mr. Craig Romero, requested a moment of silence for the country of Ukraine during this difficult time.

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

On a motion by Commissioner Mark Dore and seconded by Commissioner Patrick Broussard, the Commission approved the minutes of the Regular Meeting held on Tuesday, February 15, 2022.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

(a) Budget Summary for (8) Months Ending February 2022.

Mrs. Joanna Durke stated that the Port should be at 66.72% for Eight (8) months ending February 2022. Expenditures are currently in range at 46.49% and Revenues are currently at 92.13% as tenant payments are being received.

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

Commissioner Roy Pontiff thanked Mr. Gerald Gesser for getting the credits from Atmos and Entergy.

(c) Listing of Tenant Lease Billings for 2022.

Mrs. Joanna Durke stated that the Tenants with a balance remaining are Ray Himel, Noble Drilling, Inc., and Crosby Construction Services.

- **Update on Treva Crosby, Crosby Construction Services, Inc., Regarding its Lease Agreement Payment Schedule.**

Mr. Craig Romero stated that Crosby Construction Services has brought the Port Three (3) \$10,000.00 checks to this date which the Port has not deposited since advised by Port Attorney, Mr. Donelson Caffery. Mr. Craig Romero stated that at this point, Crosby Construction Services is not going to remain open as a fabrication company in the Port. He stated that Commissioner Roy Pontiff, Mr. Donelson Caffery, and himself meet and propose to Crosby Construction Services a Settlement on the Lease Agreement in which the Port would keep the \$30,000.00 and discuss the remaining amount that the Port would be short in comparison of the cost of the improvements made by Crosby Construction Services and the Lease payment due to the Port of Iberia.

Commissioner Mark Dore asked Commissioner Roy Pontiff what is the difference in doing a lease credit with Crosby Construction Services. Commissioner Roy Pontiff stated that he calculated a lease credit, based on the amount of \$225,000.00 worth of assets. The lease credit would be \$164,000.00. Crosby Construction Services owes the Port approximately \$220,000.00. If the Port wants to go through with doing a lease credit, Crosby Construction Services would owe the Port \$50,000.00 in cash in order for the Port to have the total amount.

Commissioner Roy Pontiff suggested that the Port needs to have an evaluation done of Crosby Construction Services assets to be sure they are worth \$225,000.00

A motion was made by Commissioner Mark Dore', seconded by Commissioner Bilal

Morton to contact a third party to conduct an evaluation of the assets located on/in Crosby Construction Services facility at the Port of Iberia, and to enter into negotiations with Crosby Construction Services regarding a Settlement to establish a lease credit; and motion further acknowledges that the terms of Crosby Construction Services Lease Agreement with the Port of Iberia will need to be renegotiated.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

(d) Listing of Boat Stall Tenant Lease Billings for 2022.

Mrs. Joanna Durke stated that the Port is beginning to receive more boat stall lease payments.

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

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to approve and authorize the payment of bills for March 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

III. MR. BENJAMIN O. SCHUPP, MCGLICHEY STAFFORD, PLLC, LEGAL COUNSEL 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, McGlichey Stafford, PLLC, thanked the Commission for inviting him to come address the Board regarding Exploraciones Y Perforadora Central Lease at the Port of Iberia.

Mr. Benjamin Schupp stated that EPC (Exploraciones Y Perforadora Central) entered into a Lease Agreement with the Port of Iberia in 2019. The initial plan was to refurbish the drilling barges that are located at the lot to get them back to work. Mr. Benjamin Schupp stated that in December of 2021, EPC made the decision to sell the drilling barges. He stated that EPC sent the Port of Iberia a Termination Notice in February 2022. Mr. Benjamin Schupp

stated that Mr. Pat Edgar has been handling the selling of the barges. He stated that they have reached a Preliminary Agreement with Reliant Recycling. Mr. Benjamin Schupp stated that he hopes by the April Board Meeting he will be able to inform the Board that the barges have been sold and moved. He also stated that by that time they will have either completed or begun the process of the Environmental Phase I of the property with Kourco Environmental Services. He stated that he will stay in touch with Mrs. Joanna Durke on the process of the removal of the drilling barges.

Commissioner Roy Pontiff asked if the primary term is ending on April 30th or if it's an option period. Mrs. Joanna Durke stated that April 30th would be the end of the primary term. Commissioner Roy Pontiff stated that his only concern would be for the barges to be off the property by April 30th. Mr. Benjamin Schupp stated that he will keep the Port informed if it appears that there will be any issues with the removal of the barges. He stated that they can negotiate an extension if necessary.

Commissioner Mark Dore asked Mr. Craig Romero how many of Perforadora's barges are located at the Port. Mr. Craig Romero stated that there are Three (3) drilling barges.

The Board thanked Mr. Benjamin Schupp for coming address them concerning this matter.

IV. MR. HAMPTON "HAPPY" DAVIS, MAX DERBES, INC., TO ADDRESS THE BOARD REGARDING:

(a) Presentation Regarding Marketing of the Approved POI Parcels.

Mr. Happy Davis, Max Derbes, Inc, presented the Board with a video presentation and a printout copy of the Port of Iberia properties.

He stated that this would be a good platform to grab the attention of future Port tenants.

Mr. Happy Davis stated that with this video, they can send a mass email where people can click this link to view the video. With this material, Max Derbes would be able to see who is clicking on the video and who is rewatching the video. This will allow them to begin conversations with future Port of Iberia tenants.

Mr. Craig Romero stated that Max Derbes decided on Mr. Bart Broussard as the Local Partner for the Port of Iberia. Mr. Bart Broussard marketed for Red Guard and Mr. Jimmy Shea.

Mr. Bart Broussard complimented Mr. Happy Davis and Mr. Bryce French of Max Derbes on their work ethic.

Commissioner Roy Pontiff stated that they are closer to establishing a lease rate that he and Max Derbes can agree on after meeting with Mr. Bart Broussard on March 15, 2022. Commissioner Roy Pontiff stated that there will be modifications made to the presentation and this will be ready for the April Monthly Board Meeting. He stated that they are working on comparing the current lease rate to the lease rate Max Derbes has presented. He stated that he will have these recommendations for the Board at the April Board Meeting.

(b) Discuss/Consider Recommendation from Max Derbes, Inc. Relative to

the Proposed Modification of Lease Rates for Approved POI Parcels.

No action was taken on this agenda item.

(c) Discuss/Consider Addendum Number 1 to Max Derbes, Inc. Contract dated October 15, 2021.

Commissioner Roy Pontiff stated that the contract between the Port of Iberia District and Max Derbes is scheduled to expire in October of 2022. Max Derbes is requesting an Addendum to their contract to allow an extension of the contract for another year. Commissioner Roy Pontiff suggested that the Board approve this to stop the guarantee of the contract and begin the extension of the contract on May 1, 2022 to allow a full year of services until April 30, 2023 then the contract would renew on a month-to-month basis.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore to approve and authorize Amendment Number 1 (First Addendum) to Listing Agreement to Max Derbes, Inc. contract dated October 15, 2021 for a guarantee for an extension of the contract between the Port of Iberia District and Max Derbes, Inc. beginning on May 1, 2022 through April 30, 2023 then the contract would renew monthly; and motion further authorizes the Board President to execute Amendment Number 1 (First Addendum) to Listing Agreement.

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

Yeas: Roy A. Pontiff, Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

V. 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.

{2} (April 1, 2022 Renewal):

Flood Insurance; Workers Compensation.

Mrs. Carmel Breaux, Norris Insurance Consultants, Inc, presented the Board with a 2022 Workers Compensation Spreadsheet and a 2022 Flood Insurance Renewal spreadsheet.

Mrs. Carmel Breaux reviewed the Workers Compensation Renewal Spreadsheet with the Board.

Mrs. Carmel Breaux stated that there is a typo on the 2022 column. The first line (Estimated Annual Payroll) shows \$368,971 and the amount should be \$268,971. Mrs. Carmel Breaux stated that the premium for 2022 is \$3,390.00 and she recommends the Board approves this amount.

Mrs. Carmel Breaux reviewed the Flood Insurance Renewal spreadsheet with the Board. Mrs. Carmel Breaux stated that the annual renewal for the flood insurance is \$52,787.00. Mrs. Carmel Breaux stated that she does not have the premium amount for the one renewing in December or the Three (3) that are renewing in May. Mrs. Carmel Breaux stated that there was an application made for the Seadrill Building B and the quoted amount is \$14,376.00. Commissioner Patrick Broussard asked if this is something that will be billed to Seadrill. Commissioner Roy Pontiff stated that yes, if it is adopted by the Board. He stated that he thinks the Port needs to insure this building.

Mrs. Carmel Breaux discussed the Property Insurance rates in Louisiana. Mrs. Carmel Breaux stated that Brown & Brown has gone to 33 property carriers to get property quotes, she stated that not all 33 are going to want to quote it. Mrs. Carmel Breaux stated that the property market in Louisiana is not getting better. Mr. Craig Romero stated that Mrs. Carmel Breaux, Commissioner Roy Pontiff, and himself will need to meet to discuss options to pursue regarding the Port's Property Insurance before the April Board Meeting.

**A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the renewal of the Port's Workers Compensation Insurance with LWCC for 2022 with the annual premium of \$3,390.00. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.
Nays: None.
Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.
And the motion was therefore passed on this the 15th day of March, 2022.**

**A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the Port's 2022 Annual Renewal of Flood Premium's for the total amount of \$52,787.00 as presented including Seadrill Building B Flood Premium of \$14,376.00. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.
Nays: None.**

**Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.
And the motion was therefore passed on this the 15th day of March, 2022.**

VI. 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 is currently providing all the proposal services as submitted in the "Facility Inspection Proposal" and he is addressing daily issues of various facilities while waiting for acceptance of this proposal.

(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 he is continuing to review the utility bills for the previous and current months with Ms. Shari Landry and utility company representatives for compliance with appropriate monthly charges. He stated that the POI has received a refund check from Entergy for over charges on street lights for \$4,300.33 and from Atmos for West Yard Building B (Seadrill) for \$325.03.

Mr. Gerald Gesser stated that he instructed Ms. Shari Landry to hold the payment for an Entergy bill received for Account Number 34934224 for street lights across from the Administrative Office. These lights were to be turned off last month and the Port is still receiving a bill.

{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 are complete except for the replacement of the Three (3) sectional doors. The Contractor will advise the delivery date upon receiving notification from "Overhead Door" of Lafayette. The balance of the contract for \$13,075.00 will be invoiced upon installation of the doors.

{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.

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

Mr. Gerald Gesser, Gesser Group, APC, reported that with the arrival of a new tenant, Three (3) of the electrical padlocks have been removed from Building 9-B (All Points – 1 ½ story wood office building). They are continuing to install lock-out pad locks at other Port facilities.

{5} 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) Located at the POI Public Dock.

Mr. Gerald Gesser, Gesser Group, APC, presented the Board with a proposal dated February 22, 2022 from Tilden A. Bonin Contractor, Inc. in the amount of \$5,000 for services to preserve by staining the existing wood stairs and wood walk ways at Building 9-B (1 ½ story wood office building at All Points). Mr. Gerald Gesser stated that he is recommending acceptance of this proposal as preventative maintenance.

Mr. Craig Romero recommended the Board approves this proposal to preserve the walkway.

(a) Discuss/Consider Tilden A. Bonin Contractor, Inc. Proposal dated February 22, 2022.

A motion was made by Commissioner Mark Dore, seconded by Commissioner Bilal Morton to approve and authorize the Proposal from Tilden A. Bonin Contractor, Inc. dated February 22, 2022 in the amount of \$5,000.00 to apply two coats of an exterior stain to the walk-ways, railings, steps, and landing to wood walk-ways and rails between the office building and warehouse building at Building 9-B (1 ½ story wood office building at former All Points).

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore’, and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

{6} Status Report on Air Conditioning Units at the Former All Points Facility (Building B – 1 ½ Story Wooden Office Bldg.) at the POI Public Dock.

Mr. Gerald Gesser, Gesser Group, APC, presented the Board with an invoice in the amount of \$559.00 from Doerle’s Heating & Cooling for repairs to the Two (2) first floor HVAC units

at Building 9-B (1 ½ story wood office building at All Points). Mr. Gerald Gesser, APC, reported that when Energy Transfer moved in, it was determined that the units were not operating sufficiently well and they requested the repairs. The third upstairs unit needs replacement, Mr. Gerald Gesser is recommending that the upstairs unit remain as is until the Port secures a permanent tenant that requires the entire building.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to accept and authorize the payment of Invoice No. 42672 in the amount of \$559.00 to Doerle's Heating & Cooling, Inc. for repairs to the Two (2) first floor HVAC units at Building 9-B (1 ½ story wood office building at the Former All Points).

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

{7} Status Report on POI Administrative Office Generator.

(a) Discuss/Consider Dixie Electric's Estimate from Cummins Sales and Service Relative to a Software Upgrade.

Mr. Gerald Gesser, Gesser Group, APC, reported that Ms. Tracy Boudreaux had informed him that the POI office generator did not appear to be functioning weekly as it had been scheduled. He stated that after speaking with Dixie Electric, Mr. Mike Flash contacted Cummins to discuss the issue. It was determined that the communication module may need to be reset. Cummins also said that a software upgrade may be required. Mr. Mike Flash visited the site and reset the communicator. The software upgrade should be considered. Mr. Gerald Gesser presented the Board with an estimate from Cummins in the amount of \$785.43 for the software upgrade.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to accept and authorize the estimate dated March 9, 2022 from Cummins Sales and Service in the amount of \$785.43 for a software upgrade on the Port of Iberia Administrative Office Generator.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

(b) Discuss/Consider Gesser Group, APC, Securing a Proposal

for a “Service Agreement” (Original Installation Warranty Expired September 2021).

Mr. Gerald Gesser stated that additionally, the original installation warranty was for 24 months, the unit was installed in September 2019. A service agreement, oil change, etc. could be considered. He will secure a proposal for this issue if approved.

Mrs. Joanna Durke stated that Mr. Gerald Gesser will go out for proposals and present these to the Board in April.

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

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 has reached out to Cleco to quote a monthly street light rate per fixture with a possible upgrade to LED fixtures.

{9} Status Report on Seadrill’s Electric Gate Opener (Seadrill Request).

Mr. Gerald Gesser, Gesser Group APC, reported that Seadrill has requested the ability to operate the electric gate opener from their cell phones. The communication cable between the gate operator and the “IT” room was installed during the original construction in July 2021. Garden City (Fence Contractor) submitted a Proposal for the installation of a gate opener upgrade for cell function at that time. Mr. Gerald Gesser stated that he has asked Garden City to update their proposal for consideration by the Port. The budget shall not exceed \$5,000.00. Mr. Austin Hebert, GIS Engineering, LLC, has received approval from LA DOTD to allow this fence modification to be included in Phase Vi of SPN H.011928(325i) East and West Yard Expansion & Site Improvement – Building B Additional Repairs.

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

Mr. Gerald Gesser, Gesser Group, APC, reported that Mr. Nick Derouen with RAM Design (former Diamond Offshore Facility) called him to report a water leak within the second-floor area. Mr. Gerald Gesser stated that he thought this may have been caused during the original storm repairs and called Modular Construction to review the conditions. Mr. Kenny Barras, Modular Construction, 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.

Commissioner Roy Pontiff asked if RAM Design has occupied the HIS Building yet. Mrs. Joanna Durke stated that they will be occupying it, they are waiting on the repairs to be complete. Commissioner Roy Pontiff asked if the Port will have an Amendment to the RAM Lease at the April Board Meeting. Mrs. Joanna Durke stated that she has started the Amendment and will have the Amendment at the April Board meeting.

{11} Discuss/Consider Gesser Group's Inv # 20-POI-SRP.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice No. 20-POI-SRP to Gesser Group, APC in the amount of \$7,492.50 for the period February 10, 2022 thru March 10, 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

(c) Hurricane Laura & Delta Storm Damages

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

Mr. Gerald Gesser, Gesser Group, APC, reported that on March 7, 2022 he spoke with Danielle Barnes, State Applicant Liaison (SAL) on the issue of advancing funds until the work is complete, but she has not received any direction to change the reimbursement into an advance mode for payments. Mr. Gerald Gesser will submit to Mr. Craig Romero a complete breakdown of anticipated funds, so that he can discuss this matter with the State.

{2} Discuss/Consider Gesser Group's Inv # 18-POI-HLSD.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to approve and authorize the payment of Invoice Number 18-POI-HLSD to Gesser Group, APC in the amount of \$370.00 for the period February 14, 2022 thru March 7, 2022 for architectural services provided from Hurricane Laura Storm Damages.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

(d) Special Projects

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

Mr. Gerald Gesser, Gesser Group, APC, reported that he has completed the preliminary drawing and the project specifications. LA Testing has completed their geotechnical testing and he has received the Geotechnical Report on March 8, 2022. He is currently getting budget values on surcharging the dirt pads vs concrete drill shafts.

Mr. Gerald Gesser reported that due to the soil conditions, the Port will either have to preload the slab or install drill shafts. Mr. Gerald Gesser stated that Mr. Craig Romero & himself have discussed this. He stated that he is working on getting a cost comparison of the two.

(a) Discuss/Consider LA Testing & Inspection, Inc. Invoice Number 37-2632 (Geotechnical Investigation Report).

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 37-2632 to Louisiana Testing & Inspection, Inc. in the amount of \$2,400.00 for soil borings and geotechnical testing for POI Maintenance Equipment Storage Building.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

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

Mr. Gerald Gesser, Gesser Group, APC, stated that they have added buildings "C", "D", and "E" to this project.

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

**VII. 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. Austin Hebert, GIS Engineering, presented the Board with updated spreadsheets.

PORT PRIORITY:

- The Port has been reimbursed for Building B Electrical in the amount of \$26,971.74 and for Building B Steel Repairs in the amount of \$59,213.35. This closes the Seven (7) original Building B projects.
- The Port has requested reimbursement on Crane Controls and Pay Application Number One (1) for Tracts O & P. These reimbursements are expected to be received next month.

CAPITAL OUTLAY:

- The following invoices will be requested for approval of payment at the March Board Meeting: GIS Engineering AGMAC Phase I Engineering & Design (Commercial Canal) February 2022 Invoice, GIS Engineering AGMAC Phase II Engineering & Design (Freshwater Bayou) February 2022 Invoice, and Magnolia Dredge & Dock, LLC Payment Application Three (3).

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

{1} 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) 45-day Clear Lien Period.

Mr. Austin Hebert, GIS Engineering, LLC, reported that the project is complete and the contractor is in the 45-day Clear Lien period. He stated that GIS Engineering should have the Clear Lien Certificate by next month's meeting.

{2} Building B – POI West Yard SPN H.011928(325i)

Additional Repairs

(Phase Vi of SPN H.011928).

(a) Update on Three (3) Quotes.

Mr. Austin Hebert, GIS Engineering, LLC, reported that GIS Engineering and Mr. Gerald Gesser, Gesser Group, APC, are currently working on the plans and specifications.

Mr. Austin Hebert stated that once these are finalized, they will go out and request quotes.

GIS Engineering's recommendation letter dated February 18, 2022 indicating what items should be billed to Seadrill Americas, Inc. for the Additional Repairs was presented to the Board.

{3} 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 GIS requested and received Three (3) quotes (Bulliard Construction Company, Inc., Modular Construction, Inc., and Cajun Building Specialties). The responsive low bidder is Bulliard Construction with a base bid in the amount of \$134,500.00. Mr. Austin Hebert stated that he thinks the quote reflects the volume of material pricing currently. Mr. Austin Hebert stated that this bid is \$9,500.00 over the original budget of \$125,000.00. Mr. Austin Hebert stated that the construction budget will need to be amended to \$134,500.00. Mr. Austin Hebert stated that GIS Engineering's fees will not be coming out of this amount. The Plans and Specs are complete and finalized.

(b) Discuss/Adopt Resolution to Award Buildings "C" & "D" Security Fencing.

A motion was made by Commissioner Bilal Morton, seconded by Commissioner Mark Dore' to adopt the following Resolution:

RESOLUTION – AWARD PROJECT

STATE PROJECT NO. H.011928(330)

PARISH OF IBERIA

RESOLUTION
PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS

WHEREAS, the Port of Iberia District Board of Commissioners has received quotes on Monday, March 14, 2022 on the Port Improvements East and West Yard Expansion & Site Improvements Buildings C & D Security Fencing Project (Phase X of SPN H.011928) a Port Improvements Project under the Louisiana Port Construction & Development Priority Program; and

WHEREAS, GIS Engineering, LLC has recommended that the Award of Contract be made to the lowest qualified bidder; Bulliard Construction Company, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 15th day of March, 2022, acting pursuant to the recommendation of GIS Engineering, LLC that the Base Bid in the Amount of \$134,500.00 by Bulliard Construction Company, Inc. be accepted and a contract be awarded to them.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the Resolution was therefore adopted on this the 15th day of March, 2022.

(c) Discuss/Adopt Resolution to Certify Compliance with Public Bid Law.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Bilal Morton to adopt the following Resolution:

RESOLUTION CERTIFYING COMPLIANCE WITH THE PUBLIC BID LAWS

STATE PROJECT NO. H. 011928(330)

PARISH OF IBERIA

RESOLUTION

PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS

WHEREAS, the Port of Iberia District Board of Commissioners has solicited quotes for State Project No. H.011928(330) Port Improvements East and West Yard Expansion & Site Improvements Buildings C & D Security Fencing Project (Phase X of SPN H.011928) in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211 et. seq; and

WHEREAS, the Port of Iberia District Board of Commissioners will submit Proof of Three (3) solicited quotes, a legible copy of the bid tabulation of all bids received, and certified to be correct by the Engineer and an authorized official of the Sponsor, a copy of the engineer's recommendation, contract documents, Notice of Award of Contract, and a copy of the recordation data in the Iberia Parish Clerk of Court's Office.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 15th day of March, 2022, does hereby certify that the bidding procedures comply with Louisiana Revised Statutes 38:2211, et. seq.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

**Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.
And the Resolution was therefore adopted on this the 15th day of March, 2022.**

- {4} Discuss/Consider GIS Engineering, LLC February Invoice No. 70007809 POI West Yard Expansion.**

A motion was made by Commissioner Mark Dore', seconded by Commissioner Bilal Morton to approve and authorize the payment of Invoice Number 70007809 to GIS Engineering, LLC in the amount of \$7,431.50 for the period February 1, 2022 thru February 28, 2022 which includes February 2022 activities of topographic survey for C&D Security Fencing, project closeout, plans & specs for Building's C & D Security Fencing; 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

VIII. 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 are no updates on the above agenda item.

- (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 Constructors subcontractor, Coastal Construction, is currently driving sheet pile along the eastern section of the slip for both the headwall & tie-back wall. The Contractor also completed clearing & grubbing activities and is prepping to begin driving sheets along the southern side of the slip.

- {2} Discuss/Consider Contractor's Application for Payment #2 (Rigid Constructors, LLC).**

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize payment of Payment Application Number 2 to Rigid Constructors, LLC in the amount of \$598,896.48 for the period February 1, 2022 thru February 28, 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

- {3} Discuss/Consider GIS Engineering, LLC February Invoice No. 70007807 Tracts "O" & "P" Site Improvements.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to approve and authorize the payment of Invoice Number 70007807 to GIS Engineering, LLC in the amount of \$23,315.00 for the period February 1, 2022 thru February 28, 2022 which covers February 2022 activities including coordinating with contractor and sub-contractors on delivery of materials and anticipated schedule, reviewing contractor RFI's and submittals, construction oversight and daily reports, drafting and delivering weekly project updates, and holding monthly progress update meeting at the Port office on Thursday, February 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

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

Mr. Austin Hebert, GIS Engineering, LLC, reported there is no update on the above agenda item.

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

Mr. Austin Hebert, GIS Engineering, LLC, reported that the Contractor's surveyor, Hydro Terra, has completed the following to date:

- Surveyors completed probing pipeline crossings in Rodere Canal, Port Canal, and Commercial Canal.
- Surveyors completed the topographic survey of the Bankline Restoration Area (lower Commercial Canal).
- Surveyors completed staking out the centerline of the Upper Placement Area Access Road.
- Patriot Construction completed clearing and grubbing along the Stein Pit Dike alignment and began processing material for construction of the earthen containment levee.
- Stein Pit Dewatering Operations were completed on Sunday, February 20, 2022.
- Patriot Construction began processing and placing earthen material for the Stein Pit Containment Levee.
- Patriot Construction completed the Stein Pit Containment Levee base and began adding lifts in order to construct the levee to grade.

Mr. Austin Hebert also reported that Magnolia Dredge & Dock mobilized their dredge to the project site and is scheduled to begin channel dredging activities at the end of next week. Mr. Craig Romero stated that Magnolia Dredge changed the engine on the dredge due to the dredge catching on fire on the last job.

{2} Discuss/Consider Contractor’s Application for Payment #3 (Magnolia Dredge & Dock, LLC).

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to approve and authorize Contractor’s Application for Payment Number 3 to Magnolia Dredge & Dock, LLC in the amount of \$260,073.52 for the AGMAC Channel Dredging Phase I – Segment 1 – Commercial Canal (Capital Outlay) Project for the period February 4, 2022 thru March 4, 2022 in accordance with contract dated October 19, 2021.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore’, and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

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

Mr. Austin Hebert, GIS Engineering, LLC, reported that Gulf Inland Contractors, Inc. is in

the process of lowering the Energy Transfer 20" pipeline. Divers have completed their 3rd pass of jetting operations under the pipeline and the survey team is on site today to verify the new lower elevations. More diving and jetting will be completed if lower elevations are required.

Mr. Austin Hebert stated that Energy Transfer has a 17-day pipeline outage planned from March 1, 2022 to March 17, 2022. The project is still on schedule and the first invoice is expected to be submitted in May 2022.

Mr. Ray Mayet, GIS Engineering, LLC, reported that he received an update from Mr. Tank Wagner, Inspector for Energy Transfer, who stated that the pipe will require more jetting & he could not provide a timeline at that moment. Mr. Ray Mayet stated that Energy Transfer is wanting a Six (6) ft. clearance under the dredge profile.

{4} Discuss/Consider GIS Engineering, LLC February Inv. No. 70007806A (AGMAC Phase I Channel Dredging Project – Commercial Canal).

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 70007806A to GIS Engineering, LLC in the amount of \$90,827.50 for the period of February 1, 2022 thru February 28, 2022 which includes construction administration and oversight services, reviewed Contractor's RFI's, Submittals, & Pay Applications, Provided construction oversight, daily construction reports and project coordination, Delivered weekly construction updates to the Port of Iberia, Weekly Energy Transfer calls and daily project coordination; 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

**(e) AGMAC Phase 2 Dredging Project – Freshwater Bayou.
{1} Project Update.**

Mr. Austin Hebert, GIS Engineering, LLC, reported that GIS continued with the pipeline surveys in Freshwater Bayou. Currently, 15 different pipeline areas are being surveyed either with magnetometer, probing, or both. Eight (8) of these areas have been complete, with Seven (7) remaining. Anticipated completion date is March 23, 2022. CAD overlays

with dredge profiles to follow once survey data is processed.

- {2} Discuss/Consider GIS Engineering, LLC February Inv. No. 70007808A (AGMAC Phase 2 Channel Dredging Project – Freshwater Bayou).**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Bilal Morton to approve and authorize the payment of Invoice Number 70007808A to GIS Engineering, LLC in the amount of \$109,030.31 for the period of February 1, 2022 thru February 28, 2022 which includes Pipeline surveys, pipeline and dredge drawings & specs, continues coordination with pipeline companies, ongoing discussion with pipeline companies in order to lower pipelines to the required depth of cover; 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, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

IX. REPORT FROM PORT ATTORNEY – Donelson T. Caffery, III.

- (a) Update Regarding Chapter 11 Case of Seadrill Limited on the Docket of the United States Bankruptcy Court, Southern District of Texas, Houston Division.**

Mr. Donelson Caffery stated that there has been nothing filed with interest to the Port of Iberia. He stated that this is wrapping up and can be removed from the agenda.

- (b) Update on “Form Contract” for Small Repair Projects (Contractors).**

Mr. Donelson Caffery stated that Commissioner Roy Pontiff, Mr. Craig Romero, and himself discussed this. He stated that there are a couple minor technical revisions to be made. He stated this is ready to be approved.

Commissioner Roy Pontiff stated that he asked Mr. Gerald Gesser to review the contracts. Mr. Gerald Gesser had some minor request for changes which were discussed before the meeting. Commissioner Roy Pontiff stated that the Board can approve the contracts tonight or the Board can wait until those minor changes to the contracts are complete. He stated that this contract will apply to any contract over \$5,000.00.

Commissioner Roy Pontiff asked Mr. Donelson Caffery to bring the contracts with the requested changes to the April Board Meeting for the Board to have.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore' to accept and approve the "Form Contract" for Small Repair Projects (Contractor) & the "Form Contract" for Small Repair Projects (Architect, Gesser Group, APC) as presented with the intention of Port Attorney, Donelson Caffery, making minor technical revisions to the contracts as discussed with Mr. Craig Romero, Executive Director, Mr. Gerald Gesser, Gesser Group, APC, and Mr. Donelson Caffery, Port Attorney; and motion further authorizes the Board President to execute the Contracts.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

- (c) Update on "Form Contract" for Small Repair Projects (Architect, Gesser Group, APC).**

See the discussion above.

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

Mr. Donelson Caffery stated that he does not have an invoice for this month.

Mr. Donelson Caffery stated that with the Commission's approval, he will do a Preliminary Review of Freshwater Bayou to pull an original Right-of-Way to get an idea of the leasing due to how it relates to the Intracoastal Canal.

It was a consensus of the Board for the Port Attorney, Mr. Donelson Caffery, to move forward with the Preliminary Review.

Mr. Donelson Caffery, Port Attorney, discussed legislative bills that are relative to the Port of Iberia.

X. REPORT FROM EXECUTIVE DIRECTOR ON:

- (a) 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.**

Mr. Craig Romero stated that Mr. Cody Fortier, Rigid Constructors, LLC, paid the lease for the year for Tract J.

- **Environmental Phase I Report – John Koury, Kourco Environmental Services, Inc. Limited Environmental Evaluation –**

Letter of Findings for Diversified Materials, LLC Property Site (Tract “J”).

Mrs. Joanna Durke stated that the Environmental Phase I report was clean. She will be sending Invoice Number 25870 from Kourco Environmental Services to Rigid Constructors to process for payment since Rigid Constructors agreed to pay for the Environmental Phase I.

- **Kourco Environmental Services, Inc. Invoice Number 25870 (Rigid Constructors, LLC to Process Payment to Kourco).**

(b) Environmental Phase I for Bayou Holdco (Plant 2) & Demolition Process.

- **Kourco Environmental Services, Inc. Demolition of Plant 2 and Actions to Address Environmental Concerns – Letter of Findings.**

Mr. Craig Romero stated that Mr. John Koury, Kourco Environmental Services, reassured him that everything is in place. He stated that what needed to be contained has been hauled off the property. Mr. Craig Romero stated that he will get Mr. John Koury to attend the April Board Meeting.

- **Discuss/Approve Kourco Environmental Services, Inc. Invoice Number 25871.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore’ to approve and authorize the payment of Invoice Number 25871 to Kourco Environmental Services, Inc. in the amount of \$750.00 for professional services to compile a Demolition of Plant 2 and Actions to Address Environmental Concerns – Letter of Findings for Bayou Holdco (Plant 2) property site.

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

Yeas: Roy A. Pontiff, Patrick Broussard, Mark Dore’, and Bilal Morton.

Nays: None.

Absent at Voting: Shane Walet, Simieon d. Theodile, and Danny J. David, Sr.

And the motion was therefore passed on this the 15th day of March, 2022.

(c) Executive Director’s Monthly Report.

Mr. Craig Romero stated that he would like some of the Commissioners to go to Baton Rouge with him to help secure the \$50M for AGMAC Dredging Phase II Freshwater Bayou to complete the dredging project.

(d) Announcements:

*****Tier 2.1 Annual Personal Financial Disclosure Statement due on or before May 15, 2022.**

*****Ethics Training due by June 30, 2022.**

XI. ADJOURNMENT.

On a motion made by Commissioner Mark Dore', and seconded by Commissioner Patrick Broussard the meeting was adjourned at 7:20 p.m.