

**PORT OF IBERIA DISTRICT
BOARD OF COMMISSIONERS
REGULAR MEETING – TUESDAY, APRIL 17, 2018
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 17, 2018, at 5:30 P.M.

In attendance were Commissioners Roy A. Pontiff, President, Elbridge "Smitty" Smith, III, Vice-President, Danny J. David, Sr., and Gene L. Jefferies

Commissioners Simieon d. Theodile, Secretary-Treasurer, Mark Dore', and Larry Rader were absent.

Also present were Craig Romero, Executive Director, Joanna Durke, Administrative Assistant, Tracy Domingue, Bookkeeper-Secretary, Brandi Landry, Receptionist-Secretary, and Ray Allain, Port Attorney.

Thus, with a quorum being acknowledged, Commissioner Elbridge "Smitty" Smith, III recited the opening prayer and the Pledge of Allegiance.

I. APPROVAL OF MINUTES – Regular Meeting, March 26, 2018.

On a motion by Commissioner Elbridge "Smitty" Smith, III, and seconded by Commissioner Danny J. David, Sr., the Commission approved the minutes of the Regular Meeting held on March 26, 2018.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

- (a) Budget Summary for Nine (9) Months Ending March 2018.**
- (b) Listing of Tenant Lease Billings.**
- (c) Listing of Boat Stall Tenant Lease Billings.**

The Executive Director stated that the tenant moored in Marina Boat Slip #3 is not responding to the Administrative Assistant's phone calls. The tenant is in arrears on their annual lease payment, in addition to the sailboat being sunken in the Port's Marina.

Discussion ensued.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Gene L. Jefferies to approve and authorize the Port Attorney to proceed with the proper procedures to remove the abandoned vessel in the Port's Marina Slip #3.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

The Executive Director stated that in the past month when the LA Department of Wildlife and Fisheries stated they were moving out of New Iberia, he mentioned to the Board that the Port of Iberia provide a Boat Stall for Wildlife and Fisheries for their rescue boats or whatever they would like to stage here at the Port. The Executive Director pointed out that with all of the help the Port of Iberia is getting with Louisiana CAT, the Governor coming for the ribbon cutting at Bayou Companies, and there is so much in front of the Port from a State standpoint that we need help on, the Executive Director would like to reach back out to the Governor and let him know that the Port of Iberia still stands by the offer of working with him.

Iberia Parish President Mr. Larry Richard stated that he thought it would be a good offer for the Port, from a Parish standpoint, because the Parish still has something they are working with the Wildlife and Fisheries on, that isn't public yet.

Commissioner Roy A. Pontiff stated that there was no opposition from the Commission and they support the Executive Director reaching out to the Governor to let him know the offer for the Boat Slip still stands as promised.

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

A motion was made by Commissioner Gene L. Jefferies, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of bills for April 2018, 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, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

(e) Computer Summary of Lease Agreement Activity Sheet.

There was no update on the above agenda item.

III. RATIFICATION & RENEWAL OF CERTIFICATE OF DEPOSIT.

A motion was made by Commissioner Gene L. Jefferies, seconded by Commissioner Danny J. David, Sr., to approve and ratify the renewal of Certificate of Deposit Number 40000326801 which matured on March 24, 2018, with Iberia Bank, for twelve (12) months at the rate of 0.55% and 0.55% A.P.Y., for the Louisiana Machinery/WPS Security Deposit, in accordance with the Lease Agreement with the Port of Iberia District.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

IV. MR. LARRY RICHARD, IBERIA PARISH PRESIDENT, TO ADDRESS THE BOARD REGARDING THE TIF FUNDING TO THE PORT OF IBERIA DISTRICT FOR:

- {1} PORT TIF PROJECT (\$1.5 MILLION) INFRASTRUCTURE IMPROVEMENTS FOR THE DRAINAGE ALONG CURTIS LANE; ESTABLISHMENT OF ROADSIDE STAGING AREAS WITH CATCH BASIN FOR INSTALLATION TO ACCOMMODATE A NEW PIPE COATING FACILITY, RAIL SPUR REHABILITATION, PERIMETER FENCING, AND PARKING LOT; AND**
- {2} NATURAL GAS RIGHT-OF-WAY FOR SYSTEM IMPROVEMENTS/ADDITIONS FOR BOTH THE REGULAR STATION (20' X 20') AS THE MAIN LINE ATMOS ENERGY RAN FROM THE STATION DOWN DAVID BERARD ROAD (PORT MILLENNIUM EXPANSION PHASE I & II PROPERTY SITES).**

Parish President Mr. Larry Richard, along with Iberia Parish Council Chairman Mr. Paul Landry and Finance Chairman Mr. Eugene Olivier, were present at the Board meeting. Mr. Larry Richard, Iberia Parish President, addressed the Board regarding the TIF Funding in the amount of \$2.1 Million recently paid to the Port of Iberia District. The \$2.1 Million included Infrastructure improvements for the drainage along Curtis Lane; Establishment of roadside staging areas with catch basin for installation to accommodate a new pipe coating facility, rail spur rehabilitation, perimeter fencing, and parking lot, natural gas Right-of-Way for system improvements/additions for both the regular station (20' x 20') as the main line Atmos Energy ran from the station down David Berard Road (Port Millennium Expansion Phase I & II Property Sites), and intersection improvements along the corner of David Berard Road & Weeks Island Road.

Mr. Larry Richard stated that the reason they were there is that they would like the Port of Iberia to know that any time the Iberia Parish Government could do any type of improvements that they feel could bring businesses to Iberia Parish they are here to help. The Iberia Parish Government is there to work with the Port of Iberia District. Commissioner Roy A. Pontiff stated that he appreciated the cooperation and that this is a prime example of two public bodies cooperating, working with each other for the betterment of the community. Commissioner Danny J. David, Sr. stated that he has heard quite a few times out in the public that the public is aware of the cooperation that is out there between the Iberia Parish Government and the Port of Iberia District.

Mr. Larry Richard stated that the Iberia Parish Government is trying to do everything they can but right now they wish they had more funds to do what they need to do. They have some very tough issues that they had to bring up in the Parish that needed to be taken care of.

V. MR. KEVIN BORDELON, CROSBY CONSTRUCTION SERVICES, TO ADDRESS THE BOARD TO PROVIDE AN UPDATE ON THEIR FACILITY AT THE POI (TRACT H – 15.14 ACRES).

Mr. Kevin Bordelon, Crosby Construction Services, stated that since the last time he had addressed the Board they have done quite a bit. They have been working on capital improvements to the property and getting their equipment set up. In the middle of that, they have projects they are working on as well. One in particular, they are building a section of pipeline that will be installed by divers in a few weeks. It will be 42" in diameter by almost 1.5" thick piece of steel that will be connecting the very first natural gas line connecting Mexico to the United States. Half the pipeline, the section that is being built here at the Port, is going to Mexico. The other half is in the United States. The US Coast Guard and Mexican Navy will be present when they install it. This will provide Mexico with 30% of their natural gas consumption. This is a very high visibility project for Crosby and the Port of Iberia. In addition to that, they have some additional projects on the pike coming in that is scheduled all the way through June right now. They recently just achieved the ASME stamp certification, which is a process in itself.

The Executive Director stated that Mr. Kevin Bordelon and he have been working with Mr. Matt Durand, Diversified Materials, to try to pump out the sunken barges and remove them.

VI. MR. BEN LEBLANC, CEO LEBLANC MARINE, LLC, TO ADDRESS THE BOARD REGARDING LEASING THE FORMER MAMMOET PROPERTY SITE (LOTS 8R, 9R, 10R, 11R, 12R, & 13R – 5.441 ACRES) AND FIVE (5) ACRES LOCATED ON TRACT N-1 OF THE DANOS PROPERTY SITE (POI MILLENNIUM EXPANSION PHASE II PROPERTY SITE).

Mr. Ben LeBlanc, LeBlanc Marine, LLC, reported to the Board that since the Mammoet property, which is adjacent to the LeBlanc Marine property, recently became available he is requesting to lease it to help LeBlanc Marine expand their operations and barge fleetings. Their construction side of the business is increasing and they need more water frontage and land space. He is requesting to lease the former Mammoet property (Lots 8R-13R - 5.441 acres) and Tract "N-1" (6.11 acres currently leased by Danos & Curole Marine Contractors LLC). Mr. Ben LeBlanc stated that they are steadily growing. They currently have approximately 80 employees and the more work they get the more employees they will need. Commissioner Roy A. Pontiff stated that on Tract "N-1" there is a Right-of-First Refusal by Dynamic Industries. Executive Director Craig Romero stated that Dynamic Industries is willing to give Tract "N-1" up.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Elbridge "Smitty" Smith, III to approve and authorize the Executive Director to negotiate the cancellation of the Right-of-First Refusal on Tract "N-1" (6.11 acres) of the Danos Property site (POI Millennium Expansion Phase II Property Site) and also approve and authorize the Executive Director to enter into negotiations on a lease with LeBlanc Marine, LLC on the former Mammoet property site (Lots 8R, 9R, 10R, 11R, 12R, & 13R - 5.441 acres) and bring back to the Board at the May monthly Board Meeting for approval.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

VII. MR. ROY A. PONTIFF TO ADDRESS THE BOARD AND PROVIDE A STATUS REPORT ON THE IBERIA PARISH LEVEE, HURRICANE, AND CONSERVATION DISTRICT.

Mr. Roy A. Pontiff indicated that he has provided a few status reports to the Port Commission and at the last report, he spoke about a final audit regarding the Iberia Parish Levee, Hurricane, and Conservation District finances. The final confirmation of the Levee Board records is complete. The balance of funds that remains in the account, the Levee Board will be distributing. Approximately 73% of the money will be disbursed back to the Port of Iberia. This will amount to about \$65,000.00 and the remaining balance will go to the Iberia Parish Government. The two (2) funding agencies for the Levee Board were the Iberia Parish Government and the Port of Iberia District. The authorization for the Iberia Parish Government to process the checks should be coming within the next 30 (thirty) days.

Mr. Pontiff stated with that, he has already announced his intent to resign from the Iberia Parish Levee, Hurricane, and Conservation District and at tonight's Board Meeting he is taking the official action that he is notifying the Commission he will be resigning for reasons that were previously discussed. His resignation will be effective April 30, 2018. Furthermore, he would like for the Administrative Assistant to notify the Iberia Parish Government, the Iberia Parish Council Clerk, and the current chairman of the Levee Board of his resignation.

Mr. Roy Pontiff went on to say that the Levee Board will stay intact. There has only been one (1) other resignation besides himself that he is aware of. Iberia Parish Government would like for the Levee Board to stay active, not meeting as often as in the past.

Mr. Larry Richard, Iberia Parish President, stated to the Board that he would like to get with the Acadiana Planning Commission to schedule a meeting whereby they would have members of the Levee Board to attend the Acadiana Planning Commission meetings when they are speaking about drainage. Mr. Richard further stated that he really feels a lot of work has been done over the last decade or so, and he would hate to lose all of the information that has been retained. Discussion ensued and there was no action taken.

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

- (a) LA DOTD Port Construction & Development Priority Program:
Phase III of State Project Number 578-23-0018 / H.009021 (323) Port-Site Bulkhead Relocation Phase II A – Bulkhead 12B (POI Public Dock – Port Canal) for the AGMAC Bulkhead Relocation & Design Project (Public Property).
{1} Status of Project Closeout.**

Mr. Zack Autin, GIS Engineering, LLC, reported that they received a departmental letter from the LA DOTD on April 9, 2018, so the aforementioned project is officially closed out. All the documents have been submitted to the LA DOTD. LA DOTD is in the process of paying the retainage payment.

- (b) Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, & 7} (Private Property).
{1} Update on Construction of Bulkheads 1, 6, 7.**

Mr. Zack Autin, GIS Engineering, LLC, reported that they are 100% complete and are on schedule with this project. The Owner/Tenant Agreement of Acceptance was executed for Bulkheads 6 and 7 with Cornerstone Fabricators. These bulkheads have already been turned over to the private owner. The Close-Out Payment Applications and the Balancing Change Order is in process.

{2} Discuss/Approve Change Order No. 2 (Balancing Change Order).

A motion was made by Commissioner Gene L. Jefferies, and seconded by Commissioner Elbridge "Smitty" Smith, III to approve and authorize Change Order Number 2 (Balancing Change Order) regarding Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, & 7} (Private Property) as it relates to an increase in the amount of \$23,838.32 for over runs; and the motion further authorizes the Board President to execute said Change Order Number 2 (Balancing Change Order) in accordance with the contract dated May 16, 2017; and motion further acknowledges that the revised contract amount is \$2,350,563.52.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

{3} Discuss/Approve Contractor Pay App No. 9.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, and seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Contractor Pay Application No. 9 in the amount of \$48,449.11 to Sealevel Construction, Inc. for the Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property) for March 1, 2018 thru March 31, 2018 regarding Bulkheads 1, 6, & 7 which includes excavation & embankment, geotextile fabric, aggregate surface course, granular material, Bulkhead 7 sheet piling, structural steel, and grouted riprap at Bulkhead 1, in accordance with contract dated May 16, 2017; and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

{4} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Gene L. Jefferies, and seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000978 in the amount of \$1,368.98 to GIS Engineering, LLC for the period March 1, 2018 thru March 31, 2018 for Bulkheads 1, 6, & 7, which

includes project coordination, site visits, review and processing of submittals, RFIs, Pay App 8, Change Order 2, site resident project representation, construction progress meeting, tenant coordination, final inspection, and execution of owner/tenant agreement of acceptance; in accordance with the contract dated February 16, 2016 and Amendment #3 dated November 15, 2016.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

(c) Port-Site Bulkhead Relocation Project Phase II B – (Phase II) – Private Bulkhead 11B (Private Property).

{1} Update on Construction of Bulkhead 11B.

Mr. Zack Autin, GIS Engineering, LLC, presented a Power Point Presentation and reported that the contractor has finished installing the Steel Pipe Fenders on the existing bulkhead. They still have to install them on the remaining portion of the South bulkhead that's yet to be installed. The pile driving equipment, as well as, the pipe piles and H-piles have been delivered to the site. The Iberia Parish Sewerage District #1 has finished replacing the lift station on the site. Mr. Zack Autin reported that there was a week where the contractor was not on site, just Iberia Parish Sewerage District #1 was on site. The contractor was waiting on materials. The contractor has turned in an RFI in regards to that, making GIS Engineering, LLC aware of material delays. At this point in time, the contractor has not provided enough proof to warrant a time extension on the project. GIS Engineering, LLC responded to the RFI, telling the Contractor what is needed if the Contractor would like to proceed down that route. Mr. Zack Autin stated that the Contractor is starting to claim they think the project will go over due to the material delays. They do not have a set date right now as to when the King Piles will be in. Once that comes in, GIS Engineering, LLC will have a better idea if the project is going to be delayed. As of right now, GIS Engineering, LLC is not suggesting or recommending a time extension.

{2} Discuss/Approve Contractor Pay App No. 1.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Elbridge "Smitty" Smith, III, to approve and authorize the payment of Contractor Pay Application No. 1 in the amount of \$13,300.00 to Coastal Construction and Engineering, LLC for the Port-Site Bulkhead Relocation Project Phase II B (Phase II) – Private Bulkhead 11B (Private Property) for March 1, 2018 thru March 31, 2018 regarding Bulkhead 11B which includes 25% of mobilization in accordance with the LA DOTD's allowable rate of payment, in accordance with contract dated December 19, 2017; and motion further stipulates that the Payment

Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

{3} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Gene L. Jefferies, and seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000979 in the amount of \$15,412.00 to GIS Engineering, LLC for the period March 1, 2018 thru March 31, 2018 which includes processing of submittals and RFIs, sewer district coordination, resident project representation, engineering QA/QC project site visits, and tenant coordination; in accordance with contract dated February 16, 2016 and Amendment #3 dated November 15, 2016.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

- (d) **Status of the Louisiana Port Construction & Development Priority Program SPN H.011928 "East & West Yard Expansion & Site Improvements Project."**

There was no update on the above agenda item.

- (e) **Update on the 2018-2019 Port Priority Application (Port Millennium Expansion Phase III Project).**

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

{2} Update on GIS Engineering, LLC Contract with the POI.

Mr. Oneil Malbrough, GIS Engineering, LLC, reported that at the Board meeting in March there was discussion of meeting with Mr. Henry Bernard and preparing the survey maps. This was done on Monday, April 16, 2018.

A contract was approved at the March monthly Board meeting. The contract was submitted to the Port Attorney, who had changes to the contract. The contract was revised and approved by the Port Attorney. The final copies of the contract were submitted and executed at the April meeting.

(f) AGMAC Project General Engineering and Consulting Services:

{1} Update on Status of AGMAC Project.

Mr. Oneil Malbrough, GIS Engineering, LLC, stated that there was a supplemental budget passed in Congress dealing with Storm Damage. The Corps has begun discussions on the Work Plan.

Commissioner Roy A. Pontiff questioned the projection on the Work Plan. Mr. Oneil Malbrough stated that because there are no earmarks, the Delegation cannot tell the Corps how to spend the money. The Corps takes the allotment of money they have in the budget and they develop a Work Plan on how they think they should spend the money. There is no set time on when this will happen.

{2} Update on Status of AGMAC Project/Budget.

Mr. Oneil Malbrough, GIS Engineering, LLC, presented to the Board a handout of AGMAC Funding Summary as of April 17, 2018 that was requested by Board President Roy A. Pontiff. The first sheet depicts the funding that was received. The total of funding by Capital Outlay and Port Priority is \$29,691,997.00 since day 1. The total expenditures are \$28,053,401.00. Leaving a current balance of \$1,638,596.00. The second sheet shows the AGMAC Allocations for the \$1,638,596.00 balance. The allocations are as follows: USACE Validation Report match (\$250,000.00), LERRD's (\$250,000.00), Pipeline Relocations (\$1,000,000.00), and PED (138,596.00). The third sheet shows the expenditures over the years, showing everything that has been paid, broken out by bulkhead.

Executive Director Craig Romero stated that on Friday, April 20, 2018, the U.S. Army Corps of Engineers is having a high-water ride. The Mississippi River Commission is going to be in New Orleans, Louisiana. Mr. Oneil Malbrough will make a presentation on behalf of the Port of Iberia to explain about the history on AGMAC. Mr. Oneil Malbrough stated that at the last ride they spoke to General Wehr and since then the General has been replaced by General Keiser. This would be the first time anything has been formally presented to General Keiser. Mr. Oneil Malbrough stated that he is riding the boat from Morganza. Executive Director Craig Romero stated there are 3 (three) projects he would like to have in the presentation, one being the Shell Project going on at the Port right now. Lengthy discussion ensued and there was no action taken on the above agenda item.

{3} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Gene L. Jefferies to approve and authorize the payment of Invoice Number 70000980 in the amount of \$6,966.00 to GIS Engineering for the period February 1, 2018 thru March 31, 2018 which includes general engineering services

contract, including several meetings between Oneil, the Board, and landowners, preparation of draft letters for the delegation, delivery of survey data to Estis Well Service, and AGMAC presentation preparation; 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, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

IX. REPORT FROM PORT ATTORNEY ON:

(a) AWS Lease Agreement & Collection of Unpaid Rental.

(b) LBC Port Judgment/Collection of Money due the Port of Iberia.

Port Attorney Ray Allain stated that there is a settlement offer in process of being reduced to writing for AWS. He hoped he would have received it before the meeting but it is not yet completed. He is anticipating at the May monthly Board meeting that he will have a written settlement offer that he will be able to bring to the Board to consider.

The Port Attorney had nothing to report on the LBC Port Judgement/Collection of Money.

X. REPORT FROM EXECUTIVE DIRECTOR ON:

(a) Discuss/Consider Adopting a Resolution requesting a Legal Opinion from the State of Louisiana Attorney General's Office regarding Clearing Trees Within a Publicly Recorded Right-of-Way.

Executive Director Craig Romero stated the above agenda item would not be discussed at the meeting because in talking with the District Attorney's office, he thinks this is something that could be resolved internally.

(b) Update on the Port of Iberia District and Goldman Sachs Regarding the Purchase of Approximately 106.72 Acres of Available Property located at 6005 Port Road (former Dynamic Industries West Yard Site).

Executive Director Craig Romero reported that there has been 2 (two) appraisals performed, the Port had their own done and there was another one done prior to that. The appraisals are between \$8.5 M - \$12 M. Mr. Romero received a call since the last meeting stating it's the opinion that if an offer of \$5.5 M would be made, Goldman Sachs would part with the 106 acres. This is substantially less than the appraisals. Port Priority has approved 90% reimbursement of this. Mr. Craig Romero and Mr. Gerald Gesser, Gesser Group, APC, met with Mr. Ted Johnson, Entergy, to talk about the utilities. Mr. Ted Johnson gave Mr. Romero an underground layout of where all the meters are. Mr.

Romero asked Mr. Ted Johnson to provide him with the cost of how much Goldman Sachs is currently paying. Commissioner Danny J. David, Sr. stated that the purchase of the land sounds like a "no brainer" being able to buy land that cheap.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Gene L. Jefferies to approve and authorize the Executive Director to officially make an offer to Goldman Sachs in the amount of \$5.5 M for the purchase of approximately 106.72 Acres located at 6005 Port Road (former Dynamic Industries West Yard Site) contingent upon the appraisal justification and the appropriate environmental review and approval of the site.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

- (c) **Update on Executive Director's Negotiations with Mr. R. Hamilton "Hammy" Davis, Coldwell Banker Pelican Real Estate, Regarding a Prospect for the AWS Property Site (Tract "H") (15.14 Acres).**

{1} Update on Lease Commission Agreement to be Executed by the Executive Director Between Coldwell Banker Pelican Real Estate and the Port of Iberia District (Contingent upon Legal Review & Approval by the Port Attorney).

There was no discussion on the above agenda item.

- (d) **Update on the potential for the Economic Development Project at the Port of Iberia regarding the installation of an 8" gas line at Louisiana CAT.**

{1} Discuss/Consider Cooperative Endeavor Agreement Between Atmos Energy Corporation and the POI.

Executive Director Craig Romero stated that on Friday, April 20, 2018 there is a meeting scheduled in Reserve, Louisiana at LA CAT Corporate Headquarters with LED and LA CAT to make sure they have everything that is needed for the April 27, 2018 meeting in Baton Rouge, Louisiana to get the final sign-off of the \$450,000.00 that the Governor has committed to make the project happen.

A letter was received on Tuesday, April 17, 2018 from the Port Attorney with a couple of necessary revisions that need to be made to the agreement. One or two of the changes are deal breakers and the rest of the changes are just cleaning up the language.

Commissioner Roy A. Pontiff questioned about the Letter of Credit Atmos is requiring in the amount of \$1.2 Million. Executive Director Craig Romero stated that it was agreed upon that everyone would pay the Port of Iberia so that the Port of Iberia would be able to provide the Letter of Credit to Atmos.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Danny J. David, Sr. to approve and authorize the Board President to execute the Cooperative Endeavor Agreement Between Atmos Energy Corporation and the Port of Iberia regarding an Economic Development Project at the Port of Iberia as it relates to the installation of an 8" Natural Gas Line at Louisiana CAT (to commence at the Interconnect on Adolph Road and terminate on Port Road); and motion further is contingent upon the Port receiving the funds and deposited into the Port's determined bank account from: LA CAT (\$250,000.00), Iberia Parish Government (\$250,000.00), and LED (\$450,000.00) and the Port Attorney's approval of the Agreement; and motion further acknowledges that the Port of Iberia has approved an allocation of \$250,000.00 regarding same. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Danny J. David, Sr., and Gene L. Jefferies

Nays: None.

Absent at Voting: Simieon d. Theodile, Mark Dore', and Larry G. Rader.

And the motion was therefore passed on this the 17th day of April, 2018.

(e) Update on Henry Bernard Property Located Behind the POI Administrative Office.

Executive Director Craig Romero stated an appraisal has been done on the Bernard Property. Mr. Oneil Malbrough did a survey of the land. Port Attorney Ray Allain requested that a Navigation Servitude be done. Executive Director Craig Romero met with representatives of Geo Marine and Marine Industrial Fabricators.

Executive Director Craig Romero visited Caliche in Houston, Texas to make sure everyone is on the same page. He stated that it was a very good meeting. They are trying to finish up in East Texas before they start on the project in New Iberia.

Port Attorney Ray Allain commended Executive Director Craig Romero on his negotiations with Mr. Henry Bernard.

Executive Director Craig Romero stated that it would be a good investment to enhance the 40 acres and add the slip. Port Attorney Ray Allain stated that the next step would be a Buy/Sell agreement for the property. If Mr. Henry Bernard's family approves the Navigation Servitude as Mr. Ray Allain has drafted it then they would move to a Buy/Sell Agreement on the property. Mr. Oneil Malbrough gave Mr. Ray Allain and Mr. Craig Romero a map of the Bernard Property.

(f) **Executive Director's Monthly Report.**

{1} Logan Industries International Corporation Expansion Request.

Executive Director Craig Romero presented a presentation on the monitors in the meeting room regarding the Shell loadout at Bayou and Omega. Also pictured was Bulkhead 11A (Miguez Fuel Dock).

(g) **Announcements:**

{1} AAPA Annual Convention – October 8, 2018 thru October 10, 2018 – Chile.

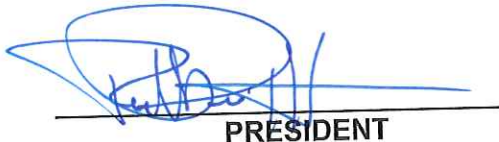
{2} Tier 2.1 Annual Personal Financial Disclosure Statement due on or before May 15, 2018.

XI. ADJOURNMENT.

On a motion made by Commissioner Gene L. Jefferies, and seconded by Commissioner Danny J. David, Sr., the meeting was adjourned at 6:42 p.m.



SECRETARY-TREASURER



PRESIDENT