

**PORT OF IBERIA DISTRICT
BOARD OF COMMISSIONERS
REGULAR MEETING - TUESDAY, AUGUST 18, 2015
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 Danny J. David, Sr., Board President, at the Port of Iberia Administrative Office, on Tuesday, August 18, 2015, at 5:30 P.M.

In attendance were Commissioners Danny J. David, Sr., Board President, Larry G. Rader, Vice-President, Gene L. Jefferies, Secretary-Treasurer, Roy A. Pontiff, Elbridge "Smitty" Smith III, Simieon d. Theodile, and Mark Dore'.

There were no Commissioners absent.

Also present were Craig F. Romero, Executive Director, Joanna D. Durke, Administrative Assistant, Tracy Domingue, Secretary-Bookkeeper, 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 JULY 21, 2015.
The Regular Board Meeting Minutes of July 21, 2015 will be approved at the August 2015 Board Meeting.

- II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:**
- (a) Budget Summary for One (1) Month Ending July 2015.
 - (b) Listing of Tenant Lease Billings.
 - (c) Listing of Boat Stall Lease Billings.
 - (d) Approve Payment of Bills & Checks Issued During Interim Period.
 - (e) Computer Summary of Lease Agreement Activity Sheet.
 - (f) Status of Invoices Report.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Elbridge "Smitty" Smith, III, to approve and authorize the payment of bills for August 2015, and ratify those paid during the interim period.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

III. MR. LEWIS PITMAN, TO ADDRESS THE BOARD REGARDING THE ANNOUNCEMENT OF HIS CANDIDACY FOR DISTRICT JUDGE 16TH JUDICIAL DISTRICT, DIVISION D.

Mr. Lewis Pitman, addressed the Board and announced his candidacy for District Judge 16th Judicial District, Division D, which consists of St. Mary, St. Martin, and Iberia Parishes. The vacancy of this seat was created due to the death of Judge James McClelland. Mr. Pitman is one of three candidates seeking to fill the vacant seat. Mr. Pitman has been the attorney for the Village of Loreauville for the past 30 years. He provided the Board with a recap of his background and experiences which he feels he is the best qualified and most experienced to be elected as the next Judge for the 16th Judicial District Division "D".

IV. MR. MITCH JONES, PRESIDENT AND/OR MR. MARK JONES, GENERAL MANAGER, CENTRAL GULF SHIPYARD, LLC. TO ADDRESS THE BOARD REGARDING CENTRAL GULF SHIPYARD, LLC. (LOTS 62-67 & TRACTS A & B LOCATED AT POI PUBLIC DOCK – 10.520 ACRES).

Representatives from Central Gulf Shipyard, LLC. were unable to attend the Regular Board Meeting; however, this item will be placed on the August 2015 Regular Board Meeting Agenda for discussion.

V. MR. EDDIE CLAY, PLANT MANAGER, CHART ENERGY & CHEMICALS, INC., TO ADDRESS THE BOARD REGARDING EVALUATION OF EARL B. WILSON ROAD INTERSECTION AND COST ESTIMATE.

Mr. Eddie Clay, Plant Manager, Chart Energy & Chemicals, Inc., addressed the Board regarding the evaluation of Earl B. Wilson Road Intersection Improvements. Mr. Clay also introduced Mr. Brad Babineaux, Manager of Project Services for Chart Energy & Chemicals, Inc. Chart currently employs approximately 250 people. Chart plans on hiring another 150 employees once their expansion has been completed.

Mr. Clay presented the Board with a handout depicting a schematic drawing and information pertaining to approximately \$40 Million of infrastructure improvements to be made in the future on Port-Owned Property being leased by Chart Energy & Chemicals, Inc., off of Earl B. Wilson Road. Mr. Clay explained that Tract "D" is currently unimproved. Chart plans on constructing a 112,000 square foot building, bulkhead, and laydown yard area on the entire Tract "D", as well as improving three (3) acres of Tract "F-1" to include a paint area of approximately 62,000 square feet. Mr. Clay indicated to the Board that Chart envisions a very bright future over the next five (5) years.

The handout also included an announcement whereby Chart has been verbally awarded an \$85 Million project with Liquefied Natural Gas, Ltd. (LNG Ltd.) which will commence February 2016. In addition, Chart is currently in negotiations with another customer that Mr. Clay is not permitted to disclose at this time; however, if awarded the projects (3 projects), it would run over the course of five (5) years and it is estimated to cost approximately \$750 Million per project.

Mr. Clay explained that some of their load outs are by truck. He indicated that the intersection at Weeks Island Road and Earl B. Wilson Road is in terrible shape and is insufficient for the large trucks to make the turn. Mr. Clay is requesting that the Port improve and widen the intersection and concrete be used instead of asphalt. Lengthy discussion ensued.

At the April 28, 2015 Regular Monthly Board Meeting, according to Mr. Marc Berard, BH&A, the project estimate to upgrade the intersection of Earl B. Wilson Road and Weeks Island Road similar to Sterling Road is \$115,000.00. This cost estimate includes engineering, construction management, removal existing asphalt, installation of limestone base, installation of 10" concrete pavement, saw-cutting of joints, striping roadway, and limestone shoulders. As of this meeting date, Mr. Berard indicated that the budget estimate needs to be adjusted due to the increase in the cost of concrete and the additional length of the trucks traversing the roadway. The Executive Director asked Mr. Berard to update the cost estimate. Further discussion ensued.

Commissioner Roy A. Pontiff expressed his concern with the Port expending its own funds on a State and/or Parish Road Project. Commissioner Pontiff suggested that perhaps the Executive Director could address the Iberia Parish Council and request that the funds remaining from the \$600,000 TIF funding to the Port, for the Port Expansion Natural Gas Project (approximately \$485,000.00 project), be reallocated for the intersection improvements. It is noted that the approximate remaining TIF Funds would be \$115,000.00. Discussion ensued.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Larry G. Rader, to approve and authorize the Executive Director to discuss with the Iberia Parish Economic Development District Number 1 and the Iberia Parish Council, the re-allocation of the remaining balance left over from the \$600,000.00 TIF Funding to the Port of Iberia District for the POI Millennium Expansion Phase II Natural Gas Extension Project (approximately \$485,000.00); with said remaining balance being in the approximate amount of \$115,000.00 to go towards the intersection improvements at Weeks Island Road and Earl B. Wilson Road.

**This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'**

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader, to approve and authorize the Executive Director to engage Mr. Marc Berard, BH&A, to perform the necessary research and engineering services for an updated Cost Estimate with regards to the intersection improvements at Weeks Island Road and Earl B. Wilson Road and present his findings to the full Board.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

VI. MR. PATRICK VILYUS, TECHNICAL SALES, LOGAN INDUSTRIES INTERNATIONAL CORPORATION AND MR. R. HAMILTON "HAMMY" DAVIS, COLDWELL BANKER COMMERCIAL PELICAN REAL ESTATE TO ADDRESS THE BOARD REGARDING TRACT "K" (10.61 ACRES) LOCATED ON THE PORT OF IBERIA MILLENNIUM EXPANSION PHASE II PROPERTY SITE:

- {1} Power Point Presentation - Mr. Patrick Vilyus.
- {2} Discuss/Consider a Lease Agreement Between Logan Industries International Corporation and the Port of Iberia District (Tract "K" - 10.61 acres).
- {3} Discuss/Consider a Proposed Scope of Work for Property Site Improvements to Tract "K".
***LA DOTD Port Construction & Development Priority Program: State Project Number H.011756 (Tracts "K", "L", & "M").
- {4} Discuss/Consider Engaging Mr. Gerald Gesser, Gesser Group, APC Regarding a Professional Services Contract.

Mr. Patrick Vilyus, Technical Sales, Logan Industries International Corporation and Mr. R. Hamilton "Hammy" Davis, Coldwell Banker Commercial Pelican Real Estate, addressed the Board regarding Tract "K" (10.61 acres) at the POI Millennium Expansion Phase II Property Site.

Mr. Vilyus presented a Power Point Presentation displaying an overview of their company and its operations. Logan Industries International Corporation is valued at approximately \$150 Million and has a worldwide presence. Mr. Vilyus has an office in Houston, Texas. Logan Industries has grown through acquisition and continues to grow

with approximately 500 employees and 15 office locations. Logan Industries specializes in deepwater and would like to have a location at the Port of Iberia. Logan also specializes in technology and continues to grow despite the downturn in the economy. Their facility in Houston, Texas is 100,000 square feet and has 80-ton lifting capacities. Mr. Vilyus indicated that they are in need of having some of their equipment located at the Port of Iberia. Another area Logan Industries specializes in is various hydraulic systems, helicopter and fueling systems, hydraulic oil filtration systems, and winch systems. Currently, there are many of Logan's customers located at the Port of Iberia.

Mr. Vilyus explained to the Board that Logan Industries would like a facility to store, service and maintain existing customer equipment (approximately \$30 Million of equipment). The heaviest load would be approximately 100,000 pounds. Since April 2015, Logan has hired an offshore service team currently working out of Lafayette, Louisiana; however, Logan is in need of a facility for its service team at the Port of Iberia as soon as possible. The immediate warehouse facility to be constructed at the Port is approximately 30,000 square feet with an expansion opportunity.

Mr. Hammy Davis expressed to the Board that it has been a pleasure working with the Port administration and its staff, and complimented the Port's organization for their assistance and "wealth" of knowledge to help with understanding the process in which Logan Industries would have to follow with regards to having a presence at the Port of Iberia.

Commissioner Mark Dore' inquired as to what the facility would consist of. A Proposed Scope of Work dated August 12, 2015 (prepared by Gesser Group, APC) was presented to the Board for review. The Executive Director indicated that it would consist of a 30,900 square foot warehouse, site stabilization (approximately 20,000 square feet), office/warehouse restrooms (approximately 2,588 square feet), fencing (3,000 feet w/electric gates), and a breezeway (400 square feet). In addition, a "preliminary" schematic drawing of the improvements and layout of the project site (prepared by Gesser Group, APC) was also presented for review. Discussion ensued.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Roy A. Pontiff, to approve and authorize the Executive Director to negotiate a Lease Agreement between Logan Industries International Corporation and the Port of Iberia District regarding Tract "K" (10.61 acres) located on the Port of Iberia Millennium Expansion Phase II Property Site; and motion further authorizes the Board President to execute the Lease Agreement contingent upon the Port Attorney's legal review and approval.

**This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff,
Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'**

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Simieon d. Theodile, to approve and authorize the Executive Director to engage Mr. Gerald Gesser, Gesser Group, APC regarding a Professional Services Contract with the Port of Iberia District for the improvements to Tract "K" in accordance with the proposed "Scope of Work" dated August 12, 2015 for the tenant Logan Industries International Corporation; and motion further stipulates that Mr. Marc Berard, BH&A, will be working with Mr. Gesser as a consultant/subcontractor on the project; and motion further authorizes the Board President to execute the Professional Services Contract contingent upon the Port Attorney's legal review and approval.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

VII. Mr. Richard Romero, Ram Design, LLC to Address the Board Regarding Tract "L" (18.13 acres) Located on the Port of Iberia Millennium Expansion Phase II Property Site:

- {1} Discuss/Consider a First Amendment to Lease Agreement Between Ram Design, LLC and the Port of Iberia District (Tract "L" - 18.13 acres).
- {2} Discuss/Consider a Proposed Scope of Work for Property Site Improvements to Tract "L".
***LA DOTD Port Construction & Development Priority Program: State Project Number H.011756 (Tracts "K", "L", & "M").
- {3} Discuss/Consider Site Stabilization and Funding Sources.
- {4} Discuss/Consider Engaging Mr. Gerald Gesser, Gesser Group, APC Regarding a Professional Services Contract.

Mr. Richard Romero, Ram Design, LLC addressed the Board regarding Tract "L" in which he is currently leasing, located on the Port of Iberia Millennium Expansion Phase II Property Site. Mr. Romero thanked the Executive Director for finding him a "temporary" area to work from. He indicated that it definitely kept his operations ongoing instead of customers sending the work to Houston, Texas. Mr. Romero would like to pursue the construction for improvements to Tract "L" and continue his business operations at that location.

A Proposed Scope of Work dated August 14, 2015 (prepared by Gesser Group, APC) was presented to the Board for review. The proposed Scope of Work consists of a 18,800 square foot warehouse, site stabilization (approximately 30,000 square feet - Drives) & (approximately 2 acres - Yard), and office/restrooms (approximately 800 square feet), In addition, a "preliminary" schematic drawing of the improvements and layout of the project site (prepared by Gesser Group, APC) was also presented for review. Discussion ensued.

**A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Simieon d. Theodile, to approve and authorize the Executive Director to negotiate a First Amendment to Lease Agreement between Ram Design, LLC and the Port of Iberia District regarding Tract "L" (18.13 acres) located on the Port of Iberia Millennium Expansion Phase II Property Site; and motion further authorizes the Board President to execute the First Amendment to Lease Agreement contingent upon the Port Attorney's legal review and approval. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'**

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Gene L. Jefferies, to approve and authorize the Executive Director to engage Mr. Gerald Gesser, Gesser Group, APC regarding a Professional Services Contract with the Port of Iberia District for the improvements to Tract "L" in accordance with the proposed "Scope of Work" dated August 14, 2015 for the tenant Ram Design, LLC; and motion further stipulates that Mr. Marc Berard, BH&A, will be working with Mr. Gesser as a consultant/subcontractor on the project; and motion further authorizes the Board President to execute the Professional Services Contract contingent upon the Port Attorney's legal review and approval. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'**

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

VIII. MR. GERALD GESSER, GESSER GROUP, APC TO ADDRESS THE BOARD REGARDING THE POI ADMINISTRATIVE OFFICE BUILDING MAINTENANCE REPAIRS ANALYSIS.

{1} Update on Request for Proposals Received August 3, 2015.

Mr. Gerald Gesser, Gesser Group, APC, presented an email dated August 12, 2015 which indicates that the Port received and opened two (2) "RFP'S" for the above stated Project. One of the proposals was within the allocated budget and Mr. Gesser is currently reviewing the breakdown of cost before submitting a recommendation to the Board. There may be some items where the submitted cost could be reduced. Mr. Gesser will continue to review and provide his recommendation to the Board at their September 2015 Regular Monthly Board Meeting.

IX. REPORT FROM MR. MARC BERARD, P.E., BERARD, HABETZ AND ASSOCIATES, INC., ON:

(a) Extending the Existing Bulkhead at Slip 1A in The Port's Marina Due to the Deplorable Condition of the Existing Bulkhead and "Wash-Outs" Located at Various Gate Slip Entrances.

{1} Pre-Bid Meeting Held Thursday, August 6, 2015.

{2} Update on Bid Opening Held Thursday, August 13, 2015.

{3} Discuss/Consider Award of Construction Contract to the Lowest Responsible Bidder.

Mr. John Charpentier, BH&A, presented a letter dated August 13, 2015 to the Board regarding the above referenced project. The bids were received and opened on August 13, 2015 at the POI Administrative Office. There were five (5) contractors who submitted bids, with LeBlanc Marine, LLC being the lowest responsible bidder with a total base bid of \$174,418.00, along with an additional price of \$4,777.00 for Alternate No. 1; \$9,554.00 for Alternate No.2; and \$4,777.00 for Alternate No. 3. Mr. Charpentier reported that LeBlanc Marine, LLC bid has been reviewed and is considered satisfactory. BH&A is recommending that the Port of Iberia accept the bid and award LeBlanc Marine, LLC the contract. It is noted that the construction budget for this project is \$230,000.00. Mr. LeBlanc's total base bid including the three (3) alternates total \$193,526.00. Discussion ensued.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Elbridge "Smitty" Smith, III, to accept and award the Port of Iberia Timber Bulkhead Extension Project located at Slip "1A" in the Port's Marina and "Wash-Outs" Located at Various Gate Slip Entrances, to the lowest responsible bidder LeBlanc Marine, LLC with a base bid of \$174,418.00; and motion also accepts and approves for inclusion Alternate No. 1 in the amount of \$4,777.00; Alternate No. 2 in the amount of \$9,554.00; and Alternate No. 3 in the amount of \$4,777.00.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

(b) Update on Port Project Consisting Primarily of Drainage Improvements and Roadside Cleanup Along Major Roadways Within the Port.

{1} Update on Drainage Improvements along Lewis Street.

Mr. Marc Berard, BH&A, reported to the Board that the Iberia Parish Public Works Department can no longer supply any materials unless it is a Parish Government entity. Mr. Berard indicated that limestone material would be necessary to complete the improvements at a cost of approximately \$1,500.00. It is noted that recently the Board allocated \$2,000.00 towards the drainage improvements. Lengthy discussion ensued. The Port Attorney expressed his concerns and would like to review the Parish's opinion regarding this matter. This Agenda item was tabled.

(c) Update on Executive Director Making a Request to the Iberia Parish Council Regarding a Port TIF Priority Project to Include 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.

*****Status of Intergovernmental Agreement (IPC Legal Dept. Preparing).**

*****Iberia Parish Council Resolution No. 2015-210 (adopted July 8, 2015)**

*****Iberia Parish Council Resolution No. 2015-177(adopted June 10, 2015).**

{2} Discuss/Approve BH&A Invoice.

A copy of Iberia Parish Council Resolution Number 2015-177 adopted on Wednesday, June 10, 2015 was presented for review. The Resolution requests an Amendment to the 2015 Economic Development District No. 1 Fund Budget to rededicate bond proceeds for drainage/infrastructure improvements at the Port of Iberia and further authorizes the Iberia Parish President and the Iberia Parish Council Chairman to execute the Intergovernmental Agreement for said project.

The Executive Director met with Mr. Andrew Shealy with the Iberia Parish District Attorney's Office and he is also the Iberia Parish Council's Legal Advisor. Mr. Shealy is in the process of preparing the Intergovernmental Agreement.

In addition, a copy of Iberia Parish Council Resolution Number 2015-210 adopted on Wednesday, July 8, 2015 was presented for review. The Resolution amends the 2015 Economic Development District No. 1 Fund Budget in the total amount of \$1,200,000 to rededicate bond proceeds to appropriate said funding for drainage and improvements at the Port of Iberia, all to be funded from previously dedicated funds appropriated to the Water Works District No. 4 (\$600,000) and from the Fund Balance – Previous Years (\$600,000).

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Mark Dore', to approve and authorize Berard, Habetz and Associates, Inc., to proceed with the Advertisement for Bids regarding The Bayou Companies "TIF Funded" Projects which include a Truck Staging Area, Security Fencing and Gates, Vehicle Parking Lot, Railroad Improvements including crossing upgrades, and drainage improvements, contingent upon the Port Attorney's legal review and approval of the Intergovernmental Agreement; and motion further authorizes the Board President to execute the Intergovernmental Agreement between all parties involved, also contingent upon the Port Attorney's legal review and approval.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Roy A. Pontiff, to approve and authorize the payment of Invoice Number 215361 in the amount of \$33,633.36 to Berard, Habetz & Associates, Inc. for professional services rendered through July 26, 2015 regarding The Bayou Companies Facility Improvements Project (TIF Funding), in accordance with the contract approved by the full Board on July 21, 2015; and motion further acknowledges that payment will be made to BH&A once the Intergovernmental Agreement has been fully executed.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

- (d) Update on Berard, Habetz, & Associates, Inc. obtaining Cost Estimates for Infrastructure Improvements Regarding Tract "F-1" (15.14 acres) on the Port Expansion Phase I Property Site, with Improvements to be Determined by the Tenant Chart Energy & Chemicals, Inc.
 - {1} Abandonment of Michael Lopresto Road Located at the Port of Iberia and Executive Director Making a Request to the Iberia Parish Government & Iberia Parish Council to Abandon Same Road.
 - {2} Discuss/Approve BH&A Invoice.

Mr. Berard reported that the Abandonment of Michael Lopresto Road is scheduled to be discussed again at the Iberia Parish Council meeting to be held on Wednesday August 26, 2015.

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Larry G. Rader, to approve and authorize payment of Invoice Number 215343 in the amount of \$1,285.00 to Berard, Habetz & Associates, Inc. for professional services rendered through July 26, 2015 regarding the abandonment of Michael D. Lopresto road, in accordance with the Standard Form of Agreement Between Owner and Engineer for Professional Services ("Master Services Agreement") approved by the full Board on January 20, 2015.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d. Theodile, and Mark Dore'

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

(e) All Points Equipment Status of Light Pole Installation and Feeder.

Mr. Berard reported that the light pole has been installed and the electrical components are scheduled to be installed in the near future.

(f) LA DOTD Port Construction & Development Priority Program Regarding Approval to use Previously Committed Funds Remaining from State Project Number 578-23-0019 (approximately \$170,464.00) for the Construction of a Stabilized Laydown Yard on Tract "L" of the Millennium Expansion Phase II Property Site.

{1} Executive Director Negotiations for a Lease Amendment to Ram Design, LLC Lease Agreement Regarding Site Stabilization on Tract "L" of the Millennium Expansion Phase II Property Site.

{2} BH&A Request for Proposals Regarding Site Stabilization (Tract "L") Project.

The above Agenda item was discussed under item VII. stated above.

X. REPORT FROM MR. O'NEIL MALBROUGH & MR. DUSTIN MALBROUGH, CB&I, ON:

(a) LA DOTD Port Construction & Development Priority Program: Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site Bulkhead Relocation Phase II A-(for the AGMAC Bulkhead Relocation & Design Project (Public Property).

{1} Status of Dynamic Site Bulkheads 3, 4, and 4A and Chart Energy & Chemical Bulkhead 2.

◆ **Status of Final Acceptance of Project Contingent Upon the Receipt of the Necessary Approvals.**

{2} Status of Contractor Request For Payment #20 (Final Payment - Retainage):

The Port Attorney reported that an "Agreement" has been prepared and Coastal Bridge Company, LLC has signed said Agreement. According to the Port Attorney, the Agreement basically reserves the rights of both parties: The POI to recover liquidated damages if Coastal Bridge were to make a claim for delay damages; and Coastal Bridge to seek additional compensation and equitable adjustment for delays, extra work, disruptions, inefficiencies, changes in scope, and all additional, extended and unabsorbed costs sustained by Coastal.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Gene L. Jefferies, to approve and authorize Contractor Request for Payment Number 20 (Retainage) in the amount of \$243,715.93 to Coastal Bridge Company LLC, regarding the LA DOTD Port Construction & Development Priority Program: Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site Bulkhead Relocation Phase II A-(for the AGMAC Bulkhead Relocation & Design Project (Public Property) (Bulkheads 2 thru 4A); and motion further approves and authorizes the Board President to execute a negotiated "Side Agreement" between Coastal Bridge Company, LLC and the Port of Iberia regarding same. This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

{3} Status of Work being Performed by Coastal Bridge Company, LLC and the POI District Regarding Additional Work at Bulkhead Number 2, in Excess of the Original Scope of Services in the Amount of \$22,977.48.

◆ **Discuss/Approve Coastal Bridge Company LLC Invoice.**
A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to approve and authorize payment of Invoice Number 390350 in the amount of \$22,977.48 to Coastal Bridge Company, LLC regarding the additional work at Bulkhead Number 2 (Chart Energy & Chemicals) in excess of the original scope of services which includes: grinding off all rust & chipping of coal tar epoxy from mooring bit and sheet pile caps and repainting with epoxy, and also welding on approximately 50/each 2" x 2" plates to cover holes from the removal of the old timbers in accordance with the "Letter Agreement" previously approved by the full Board at its regular monthly Board meeting on May 19, 2015.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

- (b) LA DOTD Port Construction & Development Priority Program:
Phase II of State Project Number 578-23-0018/H.009021(322) Port-Site
Bulkhead Relocation Phase II A- Bulkhead 12A (for the AGMAC
Bulkhead Relocation & Design Project (Public Property).**
- {1} Status of Construction on Bulkhead 12A.**
 - {2} Discuss/Approve Change Order Number 1 (Revised).**
 - {3} Discuss/Approve Contractor Request for Payment Application
Number 1.**
 - {4} Discuss/Approve CB&I Invoice.**

At a Special meeting of the POI District Board of Commissioners, the Board approved and authorized CB&I to negotiate Change Order Number 1 with the contractor Coastal Bridge Company to provide excavation of rip-rap material and backfilling of that excavation area and refurbishing the concrete to the existing condition, at the best cost that the engineer was capable of negotiating in the interest of the Port not to exceed \$775,551.00; and motion further acknowledged the redefinition of the working days from Monday thru Friday to Monday thru Sunday; all contingent upon the review and approval of the Port Attorney and the LA Department of Transportation & Development.

Mr. Dustin Malbrough, CB&I was successful in negotiating with the contractor; however, a "Revised" Change Order Number 1 was presented for review and approval. Revised Change Order Number 1 entails the demolition and removal of existing 10" reinforced concrete slab, excavation of material below concrete to a point where the conflicting rip rap will be reached and removed as necessary for helical anchor installation. Backfilling with material previously excavated from the same cross section and any granular material and installation of new 10" concrete slab. This process will be continued for the entire length of the existing bulkhead where rip rap exists and prohibits helical anchor installation only. Revised Change Order Number 1 entails an overrun to the project in the amount of \$649,942.00.

Revised Change Order Number 1 also removes surveying as a bid item; contractor must still comply with all surveying requirements as detailed in the contract documents, plans & specifications at no direct pay.

In addition, if approved, Revised Change Order Number 1 also increases the contract days by an additional 90 days, with the Revised Contract Completion Date being August 1, 2016, and the Revised Contract Amount totaling \$5,042,976.25.

A motion was made by Commissioner Mark Dore', and seconded by Commissioner Simieon d. Theodile, to approve and authorize the Board President to execute "Revised" Change Order Number 1 regarding Phase II of State Project Number 578-23-0018/H.009021(322) Port-Site Bulkhead Relocation Phase II A-Bulkhead 12A (for the AGMAC Bulkhead Relocation & Design Project (Public Property) which entails the demolition and removal of existing 10" reinforced concrete slab, excavation of material below concrete to a point where the conflicting rip rap will be reached and removed as necessary for helical anchor installation; Backfilling with material previously excavated from the same cross section and any granular material and installation of new 10" concrete slab and this process will be continued for the entire length of the existing bulkhead where rip rap exists and prohibits helical anchor installation only; furthermore, "Revised" Change Order Number 1 entails an overrun to the project in the amount of \$649,942.00; and said "Revised" Change Order Number 1 also removes surveying as a bid item; however, contractor must still comply with all surveying requirements as detailed in the contract documents, plans & specifications at no direct pay; and said "Revised" Change Order Number One if approved, also increases the contract days by an additional 90 days, with the Revised Contract Completion Date being August 1, 2016, and the Revised Contract Amount totaling \$5,042,976.25; and motion further stipulates that this is all subject to the Port Attorney's legal review and approval; and the review and approval of the LA Department of Transportation & Development.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Roy Pontiff, and seconded by Commissioner Simieon d. Theodile, to approve and authorize the payment of Contractor Application for Payment Number 1 in the amount of \$448,738.49 to Coastal Bridge Company, LLC. regarding the Port Site-Bulkhead Relocation Phase II A Project (Bulkhead 12A - Public Dock), 578-23-0018/H.009021 (322) for the period June 8, 2015 thru July 31, 2015 in accordance with contract dated May 7, 2015; 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: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Mark Dore', to approve and authorize payment of Invoice Number 2226230-R8-00541 in the amount of \$25,660.50, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.), for the period July 1, 2015 through July 31, 2015 (Bulkhead 12A - Public Dock) regarding Engineering During Construction and Resident Project Inspection (100% reimbursable to POI by DOTD), regarding AGMAC Project Management in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 13 (Project Management) dated December 16, 2014.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

- (c) 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).**

Discussion ensued and there was no action taken on the above Agenda item.

- (d) Port-Site Bulkhead Relocation Phase II B- Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property).
{1} Status of Engineering Design of Private Bulkheads.**

Discussion ensued and there was no action taken on the above Agenda item.

- (e) Discuss/Approve a Professional Services Contract Between CB&I Coastal, Inc., and the Port of Iberia District for General Engineering Services.**

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to approve and authorize a Professional Services Contract between CB&I Coastal, Inc. and the Port of Iberia District regarding General Engineering Services as it relates to miscellaneous tasks on a Time & Materials (T & M) basis, for the period of August 18, 2015 thru December 31, 2015 in a dollar amount not

to exceed \$25,000.00; and motion is contingent upon the legal review and approval of the Port Attorney.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

(f) Status of West Yard Expansion Project.

{1} Discuss/Approve CB&I Invoice.

A motion was made by Commissioner Gene L. Jefferies, seconded by Commissioner Elbridge "Smitty" Smith, III, to approve and authorize payment of Invoice Number 877622-R8-00501 in the amount of \$1,838.50, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.), for the period May 1, 2015 through May 29, 2015 regarding the West Yard Expansion (Project Management not reimbursed to the POI by the LA DOTD) in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 13 (Project Management) dated December 16, 2014.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

(g) Status of the AGMAC Project.

{1} Discuss/Approve CB&I Invoices.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Elbridge "Smitty" Smith, III, to approve and authorize payment of Invoice Number 874657-R8-00501 in the amount of \$1,727.00, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.), for the period May 1, 2015 through May 29, 2015 (Coordination and Preparation on Monthly Project Updates;) regarding AGMAC Project Management in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 13 (Project Management) dated December 16, 2014.

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

Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Mark Dore', to approve and authorize payment of Invoice Number 877620-R8-00501 in the amount of \$3,871.50, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.), for the period May 1, 2015 through May 29, 2015 (AGMAC meeting in Washington, DC & Various))(100% reimbursable to POI by DOTD), regarding AGMAC Project Management in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 13 (Project Management) dated December 16, 2014.

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

XI. REPORT FROM PORT ATTORNEY ON:

- (a) POI vs. LBC Port, LLC in Iberia Docket No. 124906.
 ♦ Suit to Cancel Lease.
 ♦ Default Judgement Obtained.

Discussion ensued and there was no action taken on the above Agenda item.

XII. REPORT FROM EXECUTIVE DIRECTOR ON:

- (a) Discuss/Approve IDF Invoice Regarding Aerial Photography, Map and Photo Enlargements of Port Property (Funds Allocated in POI FY 2015-2016 Budget).

A motion was made by Commissioner Elbridge "Smitty" Smith III, seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number 3374 in the amount of \$5,000.00 to the Iberia Industrial Development Foundation, regarding Aerial Photography, Map and Photo Enlargements of Port Properties (funds have been allocated in the POI FY 2015-2016 Annual Budget).

This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon D. Theodile, and Mark Dore'.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of August, 2015.

- (b) August 2015 PAL Newsletter Regarding a Legislative Update on the Capital Outlay Program.

Discussion ensued and there was no action taken on the above Agenda item.

- (c) **Discuss Underground/Overhead Utilities on the Millennium Expansion Phase II Property Site being Leased by the Tenant Ram Design LLC.**

Discussion ensued and there was no action taken on the above Agenda item.

- (d) **Update on the Natural Gas Right-of-Way for System Improvements/Additions for both the Regular Station (20'x20') as well as the Main Line Atmos Energy will run from the Station Down David Berard Road (Port Millennium Expansion Phase I & II Property Sites) (Atmos Energy Preparing Right-of-Way for the Port Attorney to Review and Advise).**
{1} Atmos Email dated July 22, 2015 (Temporary Building Location).

The Executive Director presented an email dated July 22, 2015 from Ms. Leslie Miller, Regional Marketing Manager, Atmos Energy, regarding a "temporary" structure (Mammoet Office Building) at the corner of David Berard Road and Cornelius P. Voorhies Road. There may be a possibility that the structure would need to be moved out of the right-of-way; however Atmos attorney is in the process of reviewing the matter. The Executive Director reported that the temporary office building is completely functional and the building cannot be moved. The Executive Director has spoken with the gas line contractor and the contractor feels that they could go around the building.

In addition, Atmos Energy will be forwarding the Right-of-Way document in the near future to the Port Attorney for his review.

- (e) **Update on Meeting with Diamond B. Construction Officials and Atmos Energy Officials Regarding Natural Gas at the Port of Iberia Millennium Expansion Phase I & II Property Sites.**
{1} Atmos Agreement.
{2} Executive Director Negotiations for the Construction/Installation of Natural Gas Line to Diamond B. Construction (Tract "i-1") Located on Port Millennium Expansion Phase I Property Site.

Discussion ensued and there was no action taken on the above Agenda item.

- (f) **Update on Request from Captain Kimilie Reed, U.S. Department of the Army Regarding Looking at the Feasibility of Berthing a U.S. Army Vessel for the Purpose of Conducting a Disaster Response Exercise.**

Discussion ensued and there was no action taken on the above Agenda item.

- (g) Update on an Agreement b/t the Port of Iberia District and Moreno Properties Two, LLC. Regarding Approximately 106 Acres of Available Property located at the Dynamic Industries West Yard (former Unifab Site).

{1} Executive Director Negotiations with Prospective Tenants Regarding Available Property located at the Dynamic Industries West Yard (former Unifab Site); Contingent upon the Receipt of The Necessary Approvals.

Discussion ensued and there was no action taken on the above Agenda item.

- (h) Executive Director's Monthly Report.

The Executive Director reported to the Board various items he has been working on. Discussion ensued and there was no action taken on the above Agenda item.

- (i) Announcements.

XIII. ADJOURNMENT.

On a motion made by Commissioner Larry G. Rader, and unanimously seconded, the meeting was adjourned at 7:55 p.m.


SECRETARY-TREASURER


PRESIDENT