

**PORT OF IBERIA DISTRICT
BOARD OF COMMISSIONERS
REGULAR MEETING - TUESDAY, JANUARY 17, 2017
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 Gene L. Jefferies, Board President, at the Port of Iberia Administrative Office, on Tuesday, January 17, 2017, at 5:35 P.M.

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

Commissioner Mark Dore' was 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 Roy A. Pontiff recited the opening prayer and the Pledge of Allegiance.

I. PRESENTATION OF APPRECIATION PLAQUE TO 2016 BOARD PRESIDENT – COMMISSIONER LARRY G. RADER.

Commissioner Gene L. Jefferies, newly elected Board President for the year 2017, recognized and presented on behalf of the Board, an appreciation plaque to Commissioner Larry G. Rader, 2016 Board President.

II. APPROVAL OF MINUTES – Regular Meeting, December 20, 2016.

On a motion by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Roy A. Pontiff the Commission approved the minutes of the Regular Meeting held on December 20, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

III. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

- (a) Budget Summary for Six (6) Months Ending December 2016.**
- (b) Listing of Tenant Lease Billings.**
- (c) Listing of Boat Stall Lease Billings.**
- {1} Letter Received from Mr. Timothy Chesson Slip #5.**

Administrative Assistant Joanna Durke reported that the \$1,000.00 that was owed for the year 2016 has been collected. A letter was enclosed with the money collected from Mr. Timothy Chesson asking the Board for assistance to salvage the boat to remove it. Mr. Timothy Chesson is offering to pay the Port of Iberia back at whatever cost it is to remove the vessel in the amount of \$400.00 or \$500.00 a month until the debt is paid. Mrs. Joanna Durke gave Mr. Timothy Chesson phone numbers of companies who might be able to help lift the boat but it has taken him nowhere. Commissioner Roy A. Pontiff stated he went look at the boat on Tuesday afternoon and there is no salvage value.

It was a consensus of the Board to get Mr. Ben LeBlanc with LeBlanc Marine to give estimates on lifting the sunken vessel in Slip #5 and to bring back to the Board at a later meeting.

- (d) Approve Payment of Bills & Checks Issued During Interim Period.**
- (e) Computer Summary of Lease Agreement Activity Sheet.**

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of bills for January 2017, and ratify those paid during the interim period.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

IV. MR. JOHN ISTRE WITH BROUSSARD, POCHE', L.L.P., TO ADDRESS THE COMMISSION – PRESENTATION OF 2015 – 2016 AUDIT.

Mr. John Istre, Broussard, Poche', L.L.P., presented the Port of Iberia District's Financial Audit Report for the fiscal year 2015-2016. There were no management findings cited.

V. MR. JERRY FOWLER, OPERATIONS MANAGER, LAWCO, TO ADDRESS THE BOARD REGARDING A PROPOSED AMENDMENT TO THE OPERATIONS AND MAINTENANCE AGREEMENT WITH THE POI REGARDING AN INCREASE IN WATER SERVICE METERED RATES.

Mr. Jerry Fowler, Operations Manager, LAWCO, stated the Operations and

Maintenance Agreement for the operation of the water system at the Port was designed in 1994. It was set up in such a manner that from time to time there would be request for rate increases, and those increases would have to be justified. The thought process at the time was the justification that LAWCO would be going through the regulatory process of the Louisiana Public Service Commission and they would come in and audit all the financials for LAWCO and would make the determinations on LAWCO's cost of operations, investments, capital improvements, and what rates LAWCO would be able to charge to their customers. In Iberia Parish, LAWCO was recently granted a 14.89% increase on metered sales. They are coming before the Board to consider the rate increase for the customers at the Port of Iberia. The rate increase has been in effect in Iberia for quite some time now. An Amendment to an Operation and Maintenance Agreement was presented to the Board, which was similar to what was presented when LAWCO addressed the Board back in 2011. Commissioner Danny David, Sr., asked Mr. Jerry Fowler if this increase was parishwide or not. Mr. Jerry Fowler stated that the increase is parishwide and was implemented in Iberia Parish and the City of Loreauville in 2015. LAWCO deferred taking any action at the Port of Iberia for the past 18 months. Mr. Jerry Fowler stated the increase would be approximately \$19.00 per month, per Commercial customer. Executive Director Craig Romero stated Mr. Jerry Fowler had called about 18 months ago and stated they had gone before the Public Service Commissioner and they had received authorization based on the Public Service Commission reviewing their books and they gave them the authority to go before the governing bodies, the City, the Parish, and the Port Commission. At that time, 18 months ago, Executive Director Craig Romero had just started at the Port of Iberia and they both agreed to wait and take a look at the increase at a later date.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Roy A. Pontiff, to approve the request made (letter dated January 11, 2017) by Mr. Jerry Fowler, Operations Manager, Louisiana Water Company (LAWCO), regarding a 14.89% rate increase be approved for LAWCO to assess Port customers, effective with bills rendered in February 2017 in accordance with an Amendment to the Operations & Maintenance Agreement between the Port of Iberia District and LAWCO, and motion further authorizes the Board President to execute said Amendment.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

VI. MR. GERALD GESSER, GESSER GROUP, APC TO ADDRESS THE BOARD ON:

- (a) LA DOTD Port Construction & Development Priority Program:
State Project Number H.011756 (322) Port Improvements- Site Improvements – Tracts “K”, “L”, & “M”.
Infrastructure Improvements – Tract “K” (Phase II of SPN H.011756) (LOGAN INDUSTRIES INTERNATIONAL CORPORATION – TRACT “K” – 10.61 ACRES).**

{1} Update on Construction Project. (100% Complete)

Mr. Gerald Gesser, Gesser Group APC, reported that the building has been accepted and the tenant has moved in. The contractor has delivered the Port their Clear Lien Certificate. Mr. Gerald Gesser reported there are still some exceptions or punch list items that have not been addressed and he asked Joanna not to process the payment until the issues are corrected. They are supposed to be corrected this week. Mr. Gerald Gesser stated he hasn't heard anything from the tenant so everything must be working out for them.

{2} Clear Lien Certificate Received.

Commissioner Roy A. Pontiff asked Mr. Gerald Gesser if there was still work that needed to be done before Mr. Gerald Gesser would recommend the payment of retainage. Mr. Gerald Gesser stated this was correct. Mr. Gerald Gesser stated that the Board had already approved the retainage once the clear lien had been received and the punch list items are complete.

- (b) LA DOTD Port Construction & Development Priority Program:
State Project Number H.011756(321) Port Improvements - Site Improvements - Tracts “K”, “L”, & “M”.
Infrastructure Improvements - Tract “L” (Phase I of SPN H.011756) (RAM DESIGN, LLC - TRACT “L” - 18.13 ACRES).**

{1} Update on Construction Project (100% Complete)

Mr. Gerald Gesser reported the project was Substantially Completed at the December 2016 Board meeting. Their 45-day lien period is ongoing and the contractor is in the process of taking care of their exceptions. Mr. Gerald Gesser met with the tenant Friday, January 13, 2017 and some other issues were found that needed to be addressed (Ex. Dirt on the floor, keying system, and a couple of down spouts needed to be addressed). The contractor is taking care of all these issues.

{2} Discuss/Approve Contractor's Application for Payment #9 (Retainage).

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Contractor's Application for Payment #9 (Retainage) in the amount of \$136,695.68 to Thomson Brothers Construction for the work performed November 11, 2016

thru December 12, 2016; State Project Number H.011756 (321) Port Improvements – Site Infrastructure Improvements – Tract “L” (Phase I of SPN H.011756) RAM Design (18.13 acres) contingent upon receiving the Clear Lien Certificate and the punch list items being addressed; in accordance w/contract dated March 10, 2016, also contingent upon legal review by the Port Attorney; 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: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d. Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{3} Discuss/Approve Gesser Group Invoice Number 11 (Final).

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Elbridge “Smitty” Smith, III, to approve and authorize the payment of Invoice Number 11 in the amount of \$8,750.00 to Gesser Group, APC for State Project Number H.011756 (321) Port Improvements - Site Improvements - Tracts “K”, “L”, & “M”. Infrastructure Improvements - Tract “L” (Phase I of SPN H.011756) (RAM DESIGN, LLC - TRACT “L” - 18.13 ACRES), in accordance with the Contract dated August 26, 2015; contingent upon receiving the Clear Lien Certificate and the completion of the punch list items.

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

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

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{4} Discuss/Approve Gesser Group Additional Services Invoice Number AS-22-RD.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Elbridge “Smitty” Smith, III, to approve and authorize the payment of Invoice Number AS-22-RD in the amount of \$1,522.95 to Gesser Group, APC for additional services to cover engineering inspections performed by Berard, Habetz & Associates, Inc. for the period November 28, 2016 thru December 18, 2016; regarding LA DOTD Port Construction & Development Priority Program: State Project Number H.011756 (321) Port Improvements - Site Improvements - Tracts “K”, “L”, & “M”. Infrastructure Improvements - Tract “L” (Phase I of SPN H.011756) (RAM DESIGN, LLC - TRACT “L” - 18.13 ACRES), in accordance with the Contract dated August 26, 2015.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

Commissioner Roy A. Pontiff asked Mr. Gerald Gesser since the Board approved the retainage payment at this January 2017 Board Meeting, the amount of the contract will not change. Mr. Gerald Gesser stated this statement was correct.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Elbridge "Smitty" Smith, III to approve the Administrative Assistant to prepare a Second Amendment of Lease to RAM Design's Lease Agreement regarding Tract "L" (18.13 acres) to revise/include the final construction and engineering cost of the Project; and motion further states to approve the Board President to execute the Second Amendment of Lease; contingent upon legal review by the Port Attorney.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

- (c) Update on the Maintenance and Repairs of the Central Gulf Shipyard Property Site Located at Tracts "A" & "B" and Lots 62 – 67.**
 - {1} Update on Project.**

Mr. Gerald Gesser reported partial approval has been received on the contract that was drafted. He will get together with Port Attorney Ray Allain to go over a couple of issues. Once the contract is perfected, Mr. Gerald Gesser will be issuing it to the contractors to begin work. Mr. Gerald Gesser stated he got together with Entergy to identify the Seven (7) meter cans (2 of them do not have meters in them) and he is suggesting the Port get electricity turned on to the office building and the fab buildings only, the others need extensive work before they can be turned on.

VII. REPORT FROM MR. JOHN CHARPENTIER, SR. PROJECT MANAGER, BERARD, HABETZ AND ASSOCIATES, INC., ON:

- (a) Update on Port TIF Port Project which Includes 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.

{1} Update on Project – PowerPoint Presentation.

Mr. John Charpentier, Berard, Habetz and Associates, Inc. presented the Board with a PowerPoint presentation of work that had been done at the Bayou Company Facility.

{2} Discuss/Approve Contractor’s Application for Payment #10.

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Elbridge “Smitty” Smith, III to approve and authorize the payment of Contractor’s Application for Payment #10 in the amount of \$71,115.20 to Southern Constructors, LLC for the work performed December 1, 2016 thru December 31, 2016; Port TIF Port Project which includes 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; in accordance w/contract dated February 11, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{3} Discuss/Approve Substantial Completion.

A motion was made by Commissioner Elbridge “Smitty” Smith, III, seconded by Commissioner Simieon d. Theodile, to approve and authorize the Board President to execute the Certificate of Substantial Completion for Port TIF Port Project which Includes 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 on January 13, 2017 at 12:01 am; and motion further acknowledges that the 45-day Clear-Lien Period will commence upon the date of the Recordation of the Certificate with the Iberia Parish Clerk of Court’s Office.

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

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

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{4} Discuss/Approve Berard, Habetz & Associates, Inc. Invoice.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 217009 for the period November 28, 2016 thru December 18, 2016, in the amount of \$7,168.50 to Berard, Habetz & Associates, Inc. for Additional Services regarding The Bayou Companies Facility Improvements Project (TIF Funding), in accordance with the Standard Form of Agreement Between Owner and Engineer for Professional Services regarding construction improvements to The Bayou Companies facility at the Port of Iberia; approved by the full Board on July 21, 2015.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

(b) Update on Intersection Improvements to the Corner of David Berard Road/Weeks Island Road.

{1} Update on Project.

Mr. John Charpentier, Berard, Habetz, & Associates reported the contract has been received from the contractor. Mr. John Charpentier recommended having a meeting with the Port businesses down David J. Berard Road to inform them about the project since the road is a dead end.

{2} Discuss/Approve Contract Documents Regarding Glenn Lege Construction, Inc.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Elbridge "Smitty" Smith, III, to accept and approve (Document 005200) the Form of Agreement Between Owner (Port of Iberia Board of Commissioners) and Contractor (Glenn Lege Construction, Inc.) regarding the Project: Port of Iberia David J. Berard Road Intersection Improvements, Iberia Parish, Louisiana; effective January 17, 2017; and motion further authorizes the Board President to execute the Contract Documents between Glenn Lege Construction, Inc. and the Port of Iberia District Board of Commissioners.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

{3} Discuss/Approve Berard, Habetz & Associates, Inc. Invoices.

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Elbridge "Smitty" Smith, III, to approve and authorize the payment of Invoice Number 217011 in the amount of \$866.00 to Berard, Habetz & Associates, Inc. for the additional services rendered August 29, 2016 thru September 11, 2016 regarding Intersection Improvements to the Corner of David J. Berard Road/Weeks Island Road; in accordance with the contract dated July 19, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Larry G. Rader to approve and authorize the payment of Invoice Number 217012 in the amount of \$1,497.00 to Berard, Habetz & Associates, Inc. for the additional services rendered November 21, 2016 thru December 18, 2016 regarding Intersection Improvements to the Corner of David J. Berard Road/Weeks Island Road; in accordance with the contract dated July 19, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

VIII. REPORT FROM MR. RYAN ERICKSON, CB&I, ON:

- (a) 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} Update on Final Inspection – Bulkhead 12A.

Mr. Ryan Erickson, CB&I, reported the final inspection took place on Thursday, January 12, 2016 and went smoothly. The contractor has completed all of the final welding on the bottom fender brackets. The final construction cost will be approximately \$34,000.00 under the contract amount.

{2} Discuss withdrawal of Contractor Pay App No. 15 (Approved 12/20/16).

Mr. Ryan Erickson, CB&I, reported in December 2016, that Contractor Pay Application No. 15 was for \$264,451.64 was recommended for approval contingent upon the final project inspection with the LA DOTD. Mr. Ryan Erickson stated this Contractor Pay Application contained errors in the total quantity to date for a couple of the items. Since Contractor Pay Application No. 15 has not been paid to the contractor, CB&I recommends the withdrawal of Pay Application No. 15 and the payment of Contractor Pay Application No. 15 (Revised) for the amount of \$266,715.58 (Retainage).

{3} Discuss/Approve Contractor Request for Pay App No. 15 (Revised).

A motion was made by Commissioner Larry G. Rader, and seconded by Commissioner Roy A. Pontiff, to approve and authorize the payment of Contractor Payment Application Number 15 (Revised) in the amount of \$266,715.58 to Coastal Bridge, LLC. for the Port Site-Bulkhead Relocation Phase II A Project (Bulkhead 12A – Public Dock), SPN 578-23-0018/H.009021 (322) for the period December 1, 2016 thru December 31, 2016 in accordance with contract dated May 7, 2015; pending final inspection; 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: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d. Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{4} Discuss/Approve CB&I Invoice.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Elbridge “Smitty” Smith, III, to approve and authorize payment of Invoice Number 278309 in the amount of \$7,162.50 to CB&I Coastal, Inc. (f/k/a Shaw Coastal, Inc.), for the period December 6, 2016 thru December 29, 2016 (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: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d. Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

IX. REPORT FROM MR. ZACK AUTIN, P.E. 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} Update on Construction of Bulkhead 12B.

Mr. Zack Autin, GIS Engineering, LLC., presented the Board with a PowerPoint presentation.

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

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Elbridge “Smitty” Smith, III, to approve and authorize the payment of Contractor Pay Application No. 1 in the amount of \$88,706.25 to Larry Doiron, LLC. for the 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) for work accomplished through January 3, 2017 in accordance with contract dated November 15, 2016; 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: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d. Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

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

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Simieon d. Theodile, to approve and authorize the payment of Invoice Number 70000270 in the amount of \$14,571.25 to GIS Engineering, LLC for the period December 2016 which includes review and processing of submittals, shop drawings, work plan, environmental protection plan, etc., site visit, contractor coordination; in accordance with the contract dated March 1, 2016.

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

Yeas: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d.

Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

{4} Discuss/Approve Breazeale, Sachse & Wilson, L.L.P. Invoice.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Larry G. Rader, to approve and authorize the payment of Invoice Number 327178 in the amount of \$397.45 to Breazeale, Sachse & Wilson, L.L.P. for the period through November 30, 2016 for court reporter expense, deposition of Larry Doiron, and serpas court reporting, telephone call from Zack Autin at GIS regarding low bid and bid law question; all approved by the Port Attorney.

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

Yeas: Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d.

Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

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

{1} Update on Final Design of Bulkheads 1, 6, & 7.

Mr. Zack Autin, GIS Engineering, LLC, reported at the last Board meeting (December 20, 2016) that final design was submitted to the Commissioners for their review. The OK to proceed was received and the plans have been submitted to the LA DOTD for their approval. Once approval has been received, the advertising for the project can begin, hopefully by the end of the week of January 23, 2017.

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

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 70000267 in the amount of \$40,348.00 to GIS Engineering, LLC for the period December 2016 which includes development of final design report, plans, specifications, coordination of Right of Entry/ Consent to Construction Documents, coordination with Atmos Pipeline Company on 10' waiver, final quantities/Cost Estimate; 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: Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Simieon d.

Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

(c) Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {11, 13, & 14} (Private Property).

{1} Update on Construction of Bulkheads 11, 13, & 14.

Mr. Zack Autin, GIS Engineering, LLC, presented the Board with a PowerPoint presentation.

{2} Discuss/Approve Contractor Pay App No. 7.

A motion was made by Commissioner Elbridge “Smitty” Smith, III, and seconded by Commissioner Simieon d. Theodile, to approve and authorize the payment of Contractor Payment Application Number 7 in the amount of \$65,597.50 to Coastal Bridge, LLC. for the Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property) for the period December 1, 2016 thru December 31, 2016 in accordance with contract dated April 27, 2016; 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: Gene L. Jefferies, Roy A. Pontiff, Elbridge “Smitty” Smith, III, Simieon d. Theodile, Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

{3} Update on Status of Substantial Completion for Bulkhead 14 (45-Day Clear Lien Period).

{4} Update on Status of Substantial Completion for Bulkhead 13 (45-Day Clear Lien Period).

Mr. Zack Autin reported Bulkheads 13 & 14 have been completed. The “As-Builts” for these bulkheads have been received and approved. The final inspection for these bulkheads was held on Tuesday, January 17, 2017 at 1:00 PM with the LA DOTD. During this inspection they noticed on Bulkhead 14 a section of the bumper on the West side seemed to be damaged by an impact from some type of vessel. This was just noticed this date (Tuesday, January 17, 2017). GIS Engineering, LLC will write a report and get with Executive Director Craig Romero on this issue to figure out what happened. Mr. Zack Autin reported the bolts were sheared off.

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

A motion was made by Commissioner Elbridge “Smitty” Smith, III, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000268 in the amount of \$22,343.83 to GIS Engineering, LLC for the period December 2016 which includes construction administration and

oversight, site visits, substantial completion coordination for Bulkheads 13 & 14, submittals and contractor payment application processing, monthly construction progress meeting with tenants and contractor, resident project representation; in accordance with the contract dated February 16, 2016 and Amendment #3 dated November 11, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

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

{1} Update on Preliminary Design of Bulkhead 11B.

Mr. Zack Autin, GIS Engineering, LLC, reported they had a design criteria meeting with the owner of Bulkhead 11B to nail down the loads that they can expect on the mooring dolphins. The owner has been very helpful in obtaining any information they need. They are working on developing preliminary plans and a report for the Board to review at the February meeting.

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

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Larry G. Rader, to approve and authorize the payment of Invoice Number 70000269 in the amount of \$8,635.01 to GIS Engineering, LLC for the period December 2016 which includes development of preliminary design plans and report, design of mooring dolphins, gathering of data, coordination with owner on preliminary design criteria and preparation of design criteria report; in accordance with the contract dated February 16, 2016 and Amendment #3 dated November 11, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

(e) Status of the Louisiana Port Construction & Development Priority Program SPN H.011928 "East & West Yard Expansion & Site Improvements Project (Transfer of Ownership of a Building Located on Tract "A" (28.567 acres) Located on the Port Expansion Phase I Property Site.

There was no update on the above agenda item.

(f) Update on the 2017-2018 Capital Outlay Application.

There was no update on the above agenda item.

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

There was no update on the above agenda item.

{2} Discuss/Approve GIS Engineering, LLC Invoices.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000271 in the amount of \$1,665.00 to GIS Engineering, LLC for the period December 2016 for project coordination and permitting, in accordance with the contract effective date of January 20, 2016 and Amendment No. 2 dated December 20, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Roy A. Pontiff, to approve and authorize the payment of Invoice Number 70000280 in the amount of \$3,622.50 to GIS Engineering, LLC for the period December 2016 for permitting, in accordance with the contract effective date of January 20, 2016 and Amendment No. 2 dated December 20, 2016.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

X. REPORT FROM PORT ATTORNEY ON:

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

Port Attorney Ray Allain reported a petition for Judgment on the Lease and to cancel the lease was filed. Advanced Welding owes the Port of Iberia approximately \$203,000.00 through 2016, they will owe another \$50,000.00 for the period in 2017 until their lease expires plus interest and penalties.

(b) Central Gulf Shipyard Lease Agreement & Collection of Unpaid Rental.

*****Status of Filing a Judgement by Default**

Port Attorney Ray Allain reported the Port of Iberia District sued for \$374,000.00 on their Lease. The suit was filed in November. Long Arm Service was sought. An extension was granted to file responsive pleadings by their Attorney. They have until January 20, 2017 to answer the suit.

(c) LBC Port Judgement/Collection of Money due the Port of Iberia.

Port Attorney Ray Allain stated he obtained a Judgement against LBC Port in June of 2015. Informal efforts have been made to recover which was unsuccessful. More vigorous attempts to collect have been made.

The total of all the debt is around \$600,000.00.

XI. REPORT FROM EXECUTIVE DIRECTOR ON:

(a) Discuss Letter of Agreement No. 15 – Amended Cooperative Endeavor Agreement By and Between the State of Louisiana through the LA DOTD and the POI Regarding State Project Number H.006846.5 (Legacy #737-99-0669) – AGMAC.

{1} Authorize Board President to Execute Agreement #15.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Danny J. David, Sr. to approve and authorize Commissioner Larry G. Rader, 2016 Board President, to Execute the Letter of Agreement No. 15 (Amended CEA by and between the LA DOTD and the POI) regarding State Project Number H.006846.5 (Legacy #737-99-0669) as it relates to the AGMAC, Port of Iberia, Planning, Construction, Rights-of-Way, and Relocations and Utilities Project.

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

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

Nays: None.

Absent at Voting: Mark Dore’.

And the motion was therefore passed on this the 17th day of January, 2017.

(b) Update on Ms. Carmel Breaux, President, Norris Insurance Consultants, Inc., Contract Regarding Insurance Consulting Services for the Port of Iberia District as it Relates to General Liability, Automobile Liability and Physical Damage, Workers Compensation, Umbrella Liability, Public Official Errors & Omissions Liability, Crime, Boiler & Machinery, Inland Marine, Equipment Floater and Building & Contents and Flood.

A motion was made by Commissioner Elbridge “Smitty” Smith, III, seconded by

Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 1 2017 to Norris Insurance Consultants, Inc., in the amount of \$4,500.00 approving Ms. Carmel Breaux's contract regarding insurance consulting services for the Port of Iberia District as it relates to General Liability, Automobile Liability and Physical Damage, Workers Compensation, Umbrella Liability, Public Official Errors & Omissions Liability, Crime, Boiler & Machinery, Inland Marine, Equipment Floater and Building & Contents and Flood.

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

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

Nays: None.

Absent at Voting: Mark Dore'.

And the motion was therefore passed on this the 17th day of January, 2017.

- (c) **Discuss/Consider Ninth Amendment of Lease Agreement b/t the Port of Iberia District and Dynamic Industries, Inc. Regarding the Acquisition of an Existing Fabrication Bldg on Tract "A" (28.56 Acres).**

Executive Director Craig Romero reported the Ninth Amendment has been negotiated and will be signed by Dynamic within the coming days.

- (d) **Update on an Agreement b/t the Port of Iberia District and Goldman Sachs 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.

- (e) **Update on Appraisal Report in Summary Format Being Prepared by John A. Foti, MAI, with John A. Foti & Associates on the Following:**
 - {1} **Henry Bernard Property Located Behind the POI Administrative Office.**

Executive Director Craig Romero reported he has talked to Mr. John Foti and met with Mr. Henry Bernard. He had a very good meeting with Mr. Henry Bernard. Executive Director Craig Romero stated with the appraisal he has received, he will get clearing cost for the property (bulldozing and cleaning it up) to make sure the Port will have an accurate estimate when negotiating with Mr. Henry Bernard a purchase price. Mr. Marc Berard, Berard, Habetz, and Associates, and also Mr. Oneil Malbrough, GIS Engineering, LLC, was called to research the restrictions on the property.

(f) Executive Director's Monthly Report.

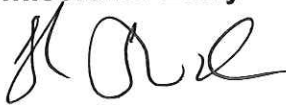
Executive Director Craig Romero mentioned on February 2, 2017 at 11:30 am, Senator Fred Mills, Speaker of the House Taylor Barras, Secretary of the State Department of Labor Don Pierson, Parish Council Chairman Ricky Gonsoulin and Chairwoman Natalie Broussard will be at a meeting at the LA CAT yard regarding the gas pipeline.

(g) Announcements.

*** Executive Director Craig Romero asked the Board members to Thank the Parish Council members for TIF Project funding regarding the Bayou Companies Facility Improvements whenever they see them.

XII. ADJOURNMENT.

On a motion made by Commissioner Roy A. Pontiff, and seconded by Commissioner Larry G. Rader the meeting was adjourned at 7:30 p.m.



SECRETARY-TREASURER



VICE - PRESIDENT