

**Iberia Economic Development Authority**  
**Meeting Minutes of Regular Meeting**  
**Friday, September 23, 2022**

Board of Commissioners of the Iberia Economic Development Authority  
met on Friday, September 23, 2022 at 7:30 a.m. at  
101 Burke Street, New Iberia, LA 70560

The meeting was called to order by Chairman Cecil Hymel and the roll was called for.

Members Present: Fran Henderson, Bart Romero, Cecil Hymel

Others Present: Michael Tarantino, Evelyn Ducote, Jeff Simon,

Public Comments: None

Mr. Hymel asked the Commissioners to review the August 26, 2022 meeting minutes. On a motion by Fran Henderson, seconded by Bart Romero, the minutes were unanimously approved.

Mr. Hymel asked the Commissioners to review the September 12, 2022 special meeting minutes. On a motion by Fran Henderson, seconded by Bart Romero, the minutes were unanimously approved.

Mr. Hymel asked the Commissioners to review the financials for the month of August, 2022. Ms. Ducote noted there was nothing out of the ordinary in the financials for the month. On a motion by Fran Henderson, seconded by Bart Romero, the financials were unanimously approved.

Mr. Hymel proceeded to give the commissioners an update on the ongoing discussions with UL Lafayette on a proposed CEA and ground lease for the location of the new Bio Innovation Center at Progress Point. Mr. Simon reported he was working on a revised copy of both documents, after several discussions with the UL attorney. Several items were discussed including placement of the facility on our property, as well as payment of expenses for common areas. Discussion of the park layout was held.

Mr. Tarantino reported that he has had discussions with Dr. Kolluru, and provided him with an informational map that Matt Landry prepared showing the IEDA suggested placement of the facility on Progress Point. He noted he had met with Dr. Kolluru at the site and reported he liked the suggested facility placement at the back of the business park. Mr. Tarantino reported that he has had discussions and inquiries with other businesses about locating at Progress Point, and in order to accommodate the additional tenants, the informational map would probably change. Discussions were then held regarding ownership of the proposed park roadway. Mr. Tarantino noted that Matt Landry was working on cost estimates on the costs of developing the interior of the park. Discussion was held about the anticipated amount of large truck traffic that would utilize the park roadway, and it was agreed that we probably needed to construct the roadway to Parish standards in order to accommodate industrial type traffic. Mr. Simon asked that we get two road construction costs from Mr. Landry: One for a public road and one for a private type road. Mr. Tarantino said he would get those costs from Mr. Landry. Mr. Tarantino then spoke about possible funding sources for infrastructure development. The board was in agreement with the informational drawing Matt Landry had developed. Mr. Simon noted he needed a legal description of the property was required for the UL CEA and ground lease. Mr. Tarantino said he would get with Mr. Landry to develop an actual map of the property that Mr. Simon could use for the documents. As far as the costs for maintenance of the common areas, it was agreed that Mr. Simon should move forward with drafting the UL documents not including any common area maintenance costs, and we could revisit that topic later with UL. Mr. Hymel said he would put a group together to work on the park layout and property standards, and discuss development of common area maintenance costs. Mr. Simon stated after he received Mr. Landry's refined map, he will discuss it with the UL attorney, then bring a final

document back to the IEDA Board to pass a resolution to approve. After that, the contract would go to the Parish Council for approval, and it would probably take a month or so until the contract could be actually finalized.

Discussion then started about future tenants of the park. Mr. Tarantino reported that he has had several discussions with a business wanting to locate at Progress Point near the new Bio Innovation Center. One business would require several 100,000 square foot buildings. He noted he talked with them regarding a ground lease for their facility and they said they would pay a reasonable ground lease. He noted that between this business and another that has shown interest in Progress Point, in addition to the Bio Innovation Center (which will potentially want more available acreage to expand outside of the current contract) we no longer have enough developable land required for these projects. Mr. Tarantino asked the Board to consider tasking him with exploring options on adjacent properties to expand the park. The Board and Mr. Simon agreed that this would be a good thing to do.

Mr. Hymel asked for a motion to expand the agenda to approve a change order for the Progress Point sewer project we had just received. On a motion by Fran Henderson, seconded by Bart Romero, and unanimously passed, the motion to expand the agenda carried. Mr. Hymel noted that the contractor for the Progress Point sewer project has requested a 37-day construction extension because of August rain delays, time to allow the farmer to harvest his crop, and the completion of the Airport Access roadway. On a motion by Bart Romero, seconded by Fran Henderson and unanimously approved, the following resolution was approved and adopted:

#### **RESOLUTION 09232022-01**

**RESOLUTION TO AGREE TO THE SUBMISSION OF A CHANGE ORDER TO INCREASE THE CONSTRUCTION TIME OF THE SEWER LINE TO PROGRESS POINT, FP&C PROJECT # 50-NPD-12-01 "PROGRESS POINT BUSINESS PARK AND AIRPORT GATEWAY" BY 37 DAYS TO ACCOUNT FOR WEATHER DELAYS, TO ALLOW THE FARMER TO HARVEST HIS CROP AND FOR THE COMPLETION OF THE ARA ACCESS ROADWAY**

On a motion Bart Romero, seconded by Fran Henderson the meeting was adjourned.