PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, MARCH 18, 2025
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 Mark Dore', Board President, at the Port of Iberia Administrative Office, on Tuesday, March 18, 2025 at 5:30 P.M.

In attendance were Commissioners Mark Dore', Board President, Danny J. David, Sr, Vice-President, Roy A. Pontiff, Secretary-Treasurer, Shane Walet, and Patrick Broussard.

Commissioners Simieon d. Theodile and Bilal Morton were absent.

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

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

I. Public Comment.

(a) Comments from the General Public on Agenda Items.

Mr. John Koury, Environmental Consultant, discussed the work he has been doing with Chart Energy and DEQ regarding Chart's sandblasting procedures. He reported that he has been in discussion with Parker Drilling's attorney regarding Parkers clean up on the property. Mr. John Koury reported that Parker Drilling is looking to do a deed restriction of the property and list it as an industrial property. Discussion ensued.

II. APPROVAL OF MINUTES – Regular Meeting Tuesday, February 18, 2025.
Special Meeting, Wednesday, March 5, 2025.

On a motion by Commissioner Shane Walet, and seconded by Commissioner Patrick Broussard, the Commission approved the minutes of the Regular Meeting held on Tuesday, February 18, 2025.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

On a motion by Commissioner Patrick Broussard, and seconded by Commissioner Danny J. David, Sr., the Commission approved the minutes of the Special Meeting held on Wednesday, March 5, 2025.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

III. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:
- (a) Budget Summary for Eight (8) Months Ending February 2025.
- (b) Listing of Utility Breakdown as it Relates to Electricity, Water, & Natural Gas.
- (c) Listing of Tenant Lease Billings for 2025.
- (d) Listing of Boat Stall Tenant Lease Billings for 2025.

Discussion ensued and there was no action taken on the above agenda items (a-d).

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

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Shane Walet to approve and authorize the payment of bills for March 2025 and ratify those paid during the interim period.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

IV. Report from Mrs. Carmel Breaux, President, Norris Insurance Consultants, Inc., Regarding the Port of Iberia District's 2025 Annual Insurance Renewals.
- {1} (April 1, 2025 Renewal):
  Flood Insurance; Workers Compensation.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize the Port's 2025 Annual Renewal of Flood Premium's for the total amount of $48,404.00 as presented including the removal of policies for 4506 South Lewis St. (Former Superior Yard) and adding the new policies for the Global Riser facility located at 3500 Segura Rd.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick

Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Patrick Broussard to approve and authorize the renewal of the Port's Workers Compensation Insurance with LWCC for 2025 with the annual premium of $2,608.00.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

V. REPORT FROM MR. GERALD GESSER, GESSER GROUP, APC ON:
- (a) Hurricane Laura & Delta Storm Damages:
  - {1} Status Report on Hurricane Laura & Delta Facility Repairs.
- (b) Special Projects:
  - {1} Update on Property Analysis Facility Book.
  - {2} Update on Scanning of All Necessary Record Documents.

There was no update on the above agenda items.

VI. LOUISIANA PORT CONSTRUCTION & DEVELOPMENT PRIORITY PROGRAM SPN H.011928 "EAST & WEST YARD" EXPANSION & SITE IMPROVEMENTS PROJECT:
- (a) Report from Mr. Oneil Malbrough of GIS Engineering, LLC. on:
  - {1} Port Priority & Capital Outlay Spreadsheets.
- (b) Report from Mr. Austin Hebert of GIS Engineering on:
  - {1} POI West Yard Building's C & D Update.
    - (a) Discuss/Consider GIS Engineering, LLC February Inv. No. 70017294 for POI West Yard Expansion.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Roy A. Pontiff to approve and authorize the payment of Invoice Number 70017294 to GIS Engineering, LLC in the amount of $120,839.73 for the period February 1, 2025 thru February 28, 2025 which includes February 2025 activities of: drainage assessment, building C final design and bidding, architectural subcontractor (Building C Waterline), building D final design & bidding, electrical and mechanical engineer subcontractor, and Building D construction management; in accordance with contract dated August 21, 2018 and Amendment #1 dated August 15, 2023.
This motion having been submitted to a vote; the vote thereon was as follows:

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

{2} POI West Yard Bulkhead Project Update.
(a) Discuss/Consider Merrick, LLC Pay App No. 8.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Danny J. David, Sr. to approve and authorize payment of Pay Application No. 8 to Merrick, LLC in the amount of $308,195.77 for the period of February 5, 2025 thru March 3, 2025 for West Yard Bulkhead Project (Capital Outlay) in accordance with contract dated April 2, 2024.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

(b) Discuss/Consider GIS Engineering, LLC February Inv. No. 70017296 for West Yard Bulkhead Project.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Roy A. Pontiff to approve and authorize the payment of Invoice Number 70017296 to GIS Engineering, LLC in the amount of $30,540.00 for the period February 1, 2025 thru February 28, 2025 which includes February 2025 activities of: construction admin, construction oversight, and ODC's; in accordance with contract dated October 17, 2023.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

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

(a) Port Millennium Expansion Phase III Project – Site Excavations & Dredging.
{1} Update on the Status of the Port Millennium Expansion Phase III Project.
{2} Discuss/Consider GIS Engineering, LLC February Inv. No. 70017293 for Millennium Expansion Phase III Project.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 70017293 to GIS Engineering, LLC in the amount of $6,600.00 for the period of February 1, 2025 thru February 28, 2025 which includes February activities of: preparing cost estimates, finalizing project specs, and updating the site layout; in accordance with contract dated February 1, 2018.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

(b) General Engineering and Consulting Services:

{1} Project Update.

{2} Discuss/Consider Approval of GIS Engineering, LLC February Inv. No. 70017300 for General Engineering and Consulting Services.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 70017300 to GIS Engineering, LLC in the amount of $9,522.36 for the period February 1, 2025 thru February 28, 2025 in accordance w/contract effective date of December 13, 2022 and Amendment #1 dated July 20, 2023.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

(c) AGMAC Phase I Dredging Project – Commercial Canal.

{1} Project Update.

{2} Port Attorney Update.

Discussion ensued and there was no action taken on the above agenda items {1-2}.

{3} Update on Tracts L & M Site Improvements.

{4} Discuss/Consider GIS Engineering, LLC February Inv. No. 70017267 (AGMAC Phase I Channel Dredging Project – Commercial Canal).

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 70017267 to GIS Engineering, LLC in the amount of $37,853.13 for the period of February 1, 2025 thru February 28, 2025 which includes: environmental permitting, pipeline consultant

subcontractor, phase I construction admin, phase I construction oversight dredge, dredge consultant sub, Tracts L & M Site Improvements, bulkhead dredging construction documents, ODC's and equipment rentals; as per contract dated August 29, 2019 and Amendment #9 dated October 22, 2024.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

(d) AGMAC Phase 2 Dredging Project – Freshwater Bayou.
{1} Project Update.
{2} Port Attorney Update.

Discussion ensued and there was no action taken on the above agenda items {1-2}.

{3} Discuss/Consider Approval of Orion Industrial Construction, LLC Pay Application No. 10.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Roy A. Pontiff to approve and authorize payment of Pay Application No. 10 to Orion Industrial Construction, LLC in the amount of $1,538,715.00 for the period of February 1, 2025 thru February 28, 2025 for AGMAC Phase II Channel Dredging – Freshwater Bayou (Capital Outlay) in accordance with contract dated February 14, 2024.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

{4} Bypass Channel Update.

{5} Discuss/Consider GIS Engineering, LLC February Inv. No. 70017291 (AGMAC Phase 2 Channel Dredging Project – Freshwater Bayou).

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 70017291 to GIS Engineering, LLC in the amount of $208,661.25 for the period of February 1, 2025 thru February 28, 2025 which includes: LERRD's, pipeline consultant subcontractor, Bypass Channel, Construction Admin, Construction Oversight, Eng & Magnetometer Surveys, Equipment, Rental, & Reimbursables; as per contract dated January 18, 2022, Amendment

#1 dated August 16, 2022, Amendment #2 dated March 23, 2023, and Amendment #3 dated October 22, 2024.

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

Yeas: Mark Dore,’ Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

(e) AGMAC Port of Iberia Validation Report.

{1} Project Update.

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

(f) AGMAC Slip P2 (Offshore Energy Services) Bank Stabilization.

{1} Project Update.

{2} Discuss/Consider GIS Engineering, LLC February Inv. No. 70017295 (AGMAC Slip P2 Bankline Stabilization).

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice Number 70017295 to GIS Engineering, LLC in the amount of $2,468.75 for the period of February 1, 2025 thru February 28, 2025 as per contract dated September 29, 2023 and Amendment #1 dated February 21, 2025.

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

Yeas: Mark Dore,’ Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

(g) Offshore Energy Services Site Improvements.

{1} Project Update.

(h) Global Riser Site Improvements.

{1} Project Update.

{2} Discuss/Consider GIS Engineering, LLC February Inv. No. 70017292 (Global Riser Site Improvements).

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice Number 70017292 to GIS Engineering, LLC in the amount of $69,455.00 for the period of February 1, 2025 thru February 28, 2025; in accordance with contract dated July 16, 2024.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

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

(a) Port Attorney Report.
(b) Status of Seadrill Crane Repairs.
(c) Update on Settlement Agreement with Terrell River Services.

Discussion ensued and there was no action taken on the above agenda items (a-c).

(d) Discuss/Consider Eviction Proceedings Regarding Sea Shell, Inc.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize Port Attorney to send a Demand Letter to Sea Shell, Inc. for the outstanding lease payment owed to the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

(e) Discuss/Approve Donelson T. Caffery III, APLC Invoice Relative to the AGMAC Project for February.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice No. 1391 to Donelson T. Caffery, III, APLC in the amount of $450.00 for Professional Services relative to the AGMAC Project for the period of February 2025.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

IX. REPORT FROM EXECUTIVE DIRECTOR ON:

(a) Executive Director's Monthly Report.
(b) Discuss/Consider CBRE Invoice No. 2025-336798-001.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice No. 2025-336798-001 to CBRE,

Inc. in the amount of $41,500.00 for Broker Commission regarding Cajun Industries at the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

(c) Discuss/Consider Budget Amendment to FY 2024-2025 Budget to Include Broker Commission Line Item.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Shane Walet to approve and authorize Budget Amendment to the fiscal year 2024-2025 budget to include Broker Commission line item in the amount of $41,500.00 to cover the costs associated with brokerage fee from CBRE, Inc.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

(d) Discuss/Consider Authorizing Executive Director to Negotiate a Lease with Gulf Coast Tactical, LLC.

(e) Announcements.

*** Tier 2.1 Annual Personal Financial Disclosure Statement due on or before May 15, 2025.
*** Ethics Training & Sexual Harassment Prevention due by June 30, 2025.
*** GPAA Spring 2025 Meeting – Corpus Christi, Texas
April 30 – May 1, 2025.
*** Annual Greater Iberia Chamber of Commerce Banquet
Thursday, April 24, 2025.

X. EXPANSION

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to expand the agenda of the Port of Iberia District Board of Commissioners March 18, 2025 Regular Board Meeting to Discuss/Consider CBF Welding Invoice No. 3043 (Seadrill gate repairs), Discuss/Consider Finn Industries, LLC Invoice No. 2684 (Seadrill yard maintenance), Discuss/Consider Finn Industries, LLC Invoice No. 2685 (Seadrill yard cleanup), Discuss/Consider Awarding AGMAC Phase I – Part 2 Dredging project to Five S Group, LLC, Discuss/Consider Change Order No. 1 to Frisco Industrial

Construction (E-Crane Limestone), and Discuss/Consider Approval of LA Concrete Lease Agreement with the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Danny J. David, Sr. to approve and authorize payment of Invoice No. 2684 to Finn Industries, LLC in the amount of $1,980.00 for services provided regarding yard maintenance at the Seadrill facility in the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice No. 2685 to Finn Industries, LLC in the amount of $15,750.00 for services provided regarding yard clean-up (4 days) at the Seadrill facility in the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize payment of Invoice No. 3043 to CBF Welding in the amount of $5,100.00 for gate repairs at the Seadrill facility in the Port of Iberia.
This motion having been submitted to a vote; the vote thereon was as follows:
Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.
Nays: None.
Absent at Voting: Simieon d. Theodile and Bilal Morton.
And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Shane Walet to Award the Contract of AGMAC Phase I – Commercial Canal Part 2 Dredging project (Capital Outlay) to Five S Group, LLC with a base bid in the amount of $3,129,810.00.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize Change Order Number 1 to Frisco Industrial Contractors regarding 2100 cubic yards of limestone at E-Crane in the amount of $438,673.00 contingent upon LA DOTD approval and motion further authorizes the Board President to execute Change Order Number 1, and forward to LA DOTD for review and approval.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Roy A. Pontiff to approve and authorize Lease Agreement with LA Concrete and the Port of Iberia District regarding Millennium Expansion Phase III Property at the Port of Iberia, pending legal review; and motion further authorizes Board President to execute Lease Agreement.

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

Yeas: Mark Dore,' Danny J. David, Sr., Roy A. Pontiff, Shane Walet, and Patrick Broussard.

Nays: None.

Absent at Voting: Simieon d. Theodile and Bilal Morton.

And the motion was therefore passed on this the 18th day of March, 2025.

X. ADJOURNMENT.

On a motion made by Commissioner Shane Walet, and seconded by Commissioner Patrick Broussard the meeting was adjourned at 7:06 p.m.