

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING AGENDA  
TUESDAY, OCTOBER 20, 2020  
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, October 20, 2020, at 5:30 P.M.

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

Commissioner Elbridge "Smitty" Smith, III was absent.

Also present were Craig Romero, Executive Director, Joanna Durke, Administrative Assistant, Tracy Boudreaux, Bookkeeper-Secretary, Ray Allain, Port Attorney, Ashley Philen, Allain and Allain, and Shari Landry.

Thus, with a quorum being acknowledged, Commissioner Roy A. Pontiff recited the opening prayer and the Pledge of Allegiance.

**I. Judge Lewis Pitman, 16<sup>th</sup> Judicial District, Division D, to Administer the Oath of Office to the POI District Board of Commissioners whose Appointed Terms Commenced on September 20, 2020.**

Judge Lewis Pitman, 16<sup>th</sup> Judicial District, Division D, performed the swearing in ceremony and administered the Oath of Office to the entire Port of Iberia District Board of Commissioners whose appointed terms commenced on September 20, 2020 for a period of six years. Judge Lewis Pitman indicated that it was a pleasure and also an honor for him to administer their Oath of Office and he thanked the Board for inviting him to perform the swearing in ceremony.

**II. Port Attorney Ray Allain to Address & Make a Presentation to the Board.**

Port Attorney Ray Allain presented the Board with a legal handbook, that was prepared by his firm, showing the legal information they will need to do the job the Board was appointed to perform. Mr. Ray Allain also presented the board with a booklet that explains the history of the Port of Iberia.

**III. APPROVAL OF MINUTES – Regular Meeting Tuesday, September 15, 2020.**

On a motion by Commissioner Shane Walet, and seconded by Commissioner Simieon d. Theodile, the Commission approved the minutes of the Regular Meeting held on Tuesday, September 15, 2020.

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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**IV. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:**

- (a) Budget Summary for Three (3) Month Ending September 2020.
- (b) Listing of Utility Breakdown as it Relates to Electricity, Water, & Natural Gas.
- (c) Listing of Tenant Lease Billings for 2020.
- (d) Listing of Boat Stall Tenant Lease Billings for 2020.
- (e) Approve Payment of Bills & Checks Issued During Interim Period.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of bills for September 2020, 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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**V. Mr. JUDE HEBERT, CLECO, TO ADDRESS THE BOARD REGARDING A CLECO POWER LLC SERVITUDE AGREEMENT RELATIVE TO THE PORT'S TENANT RIGID CONSTRUCTORS TRACT "R" LOCATED AT THE POI MILLENNIUM EXPANSION PHASE II PROPERTY SITE.**

Mr. Jude Hebert presented a memo to the Board describing the application for service for Tract "R" (Rigid Constructors) on the Port of Iberia Millennium Expansion Site Phase 3. Rigid Constructors is requesting shore power. Mr. Jude Hebert stated that Cleco has agreed to bore 3 phase power underneath Highway 83 to a power pedestal then bring single phase underground power approximately 500 feet to a 100KVA pad mount transformer located in a request 10 foot right of way. The customer Rigid Constructors

has agreed to do the trenching and conduit installation which will be inspected by Cleco. He stated there will be no additional cost to the customer or the Port of Iberia for electrical service. He also presented a survey of the property. Mr. Jude Hebert stated that Port Attorney Ray Allain has a copy of the survey and he requested some of the terminology be changed. Mr. Jude Hebert brought the request to Cleco's legal department and they will be discussing the request with the Port Attorney to reach an agreement.

Port Attorney Ray Allain stated that there was one sentence in the agreement that he was not accepting. He stated that in the agreement it stated that the Port of Iberia would hold Cleco harmless for damages so he changed the wording to what is acceptable by the Port stating that Cleco would hold the Port of Iberia harmless for damages.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to approve an authorize the Board President to execute a Servitude Agreement between Cleco and the Port of Iberia relative to the Port of Iberia's tenant Rigid Constructors (Tract "R") located at the POI Millennium Expansion Phase II Property Site for temporary shore power; motion is contingent upon legal 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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**VI. MR. HAPPY DAVIS, COMMERCIAL REAL ESTATE WITH MAX J. DERBES, INC. AND MR. BRYCE FRENCH, COMMERCIAL REAL ESTATE WITH MAX J. DERBES, INC. TO ADDRESS THE BOARD REGARDING MARKETING VACANT PORT PROPERTIES.**

Executive Director Craig Romero stated that he had been talking to different real estate companies trying to study who is most successful on waterfront properties. He stated that he interviewed Three (3) different companies. He asked a representative from Max J. Derbes, Inc. to come to the Board and make a presentation.

Mr. Bryce French, Industrial Real Estate Broker, Max J. Derbes, Inc., and Mr. Chad Ortte, Scout Real Estate Co., shared with the Board some of the recently success stories and illustrated why they think they would be an asset to the Port of Iberia. They presented to the Board a Proposal for Commercial Real Estate Brokerage Services.

Mr. Roy Pontiff if any of the contractual agreements or engagement agreements were received for the Board to review. Mr. Craig Romero stated that he did receive them and he would email them to the Board.

**It was a consensus of the Board to take the information under advisement and to receive all the contractual agreements and fees and the Board would talk about it in the next 30 days and bring back to the November Board Meeting.**

Mr. Mark Dore' questioned what would be each company' roles and responsibilities. Mr. Bryce French stated that his company would be tasked with putting presentations together and forming up the email campaign list. They will work with Scout Real Estate Co to incorporate their local prospects into the list. Mr. Chad Ortte stated that they will have a specific detailed list.

**VIII. RATIFY THE RECOMMENDATION BY THE POI DISTRICT BOARD OF COMMISSIONERS WHOSE SIX (6) YEAR TERM EXPIRED ON SEPTEMBER 19, 2020, TO THE NEWLY COMMENCED ON SEPTEMBER 20, 2020 REGARDING THE EXECUTIVE DIRECTOR'S EMPLOYMENT AGREEMENT WITH THE PORT OF IBERIA DISTRICT.**

**{1} Authorization for Board President to Execute Employment Agreement.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Roy A. Pontiff, to ratify the recommendation by the Port of Iberia District's previous Board regarding the Executive Director's Employment Agreement for an additional Three (3) year period commencing on September 20, 2020 and expiring September 19, 2023, with the same terms and conditions of the Executive Director's current contract.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**VIII. ENTER INTO EXECUTIVE SESSION TO DISCUSS PENDING AND THREATENING LITIGATION VS. RAM DESIGN, LLC FOR BREACH OF LEASE.**

**(a) RAM Design, LLC (Tract "L" 18.13 acres) Default of Lease, Located at POI Millennium Expansion Phase II Property Site.**

The Port Attorney reported that RAM Design, LLC emailed the Port stating the money for

the lease payment was wired as of this meeting date in the amount of \$242,661.81.

- Memorandum was prepared by Ashley Philen and presented to the Board which outlines the options that are available to the Port.
- Recommending Option Number 2 – File suit for breach of lease for all rent passed due and future for entire term of the lease.
- Administrative Assistant reported funds would be in the Port’s account on Wednesday, October 21, 2020.
- The Port Attorney reported that RAM Design, LLC emailed the Port stating the money for the lease payment was wired as of this meeting date in the amount of \$242,661.81.

**IX. REPORT FROM MR. GERALD GESSER, GESSER GROUP, APC ON:**

**(a) Proposed Facility Inspection  
{1} Discuss/Consider Gesser Group’s Proposal.**

- Mr. Gerald Gesser reported there was no update on the above agenda item.

**(b) Port of Iberia Small Repairs Projects  
{1} Status Report for Dry Hydrant Protection Frames.  
\*\*\*\*\*Discuss/Consider Crosby Construction Services Invoice  
Number 20-2087-PD.**

- Project is complete.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Roy A. Pontiff to approve and authorize the payment of Invoice Number 20-2087-PD to Crosby Construction Services in the amount of \$3,940.00 for material and labor to fabricate and install Dry Hydrant Barriers.**

**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 Elbridge “Smitty” Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{2} Status Report for All Points End of Lease Items.**

- Tenant is still in the clean-up phase.
- Gesser Group is in the process of taking the report that was done at the end of

the lease to determine which items have been completed and which items have not been completed.

- Overhead Door is waiting on parts to come in, once they receive them they can finish the job and bill All Points.
- All Points has vacated the property and turned in all the keys.

**{3} Status Report for the “You Are Here” Port Sign Installation by Crosby Construction Services Located on David Berard Road.**

- Mr. Gerald Gesser will get with Crosby Construction Services to determine the exact location for the “You Are Here” sign.

**{4} Status Report for Security Camera Location on David Berard Road.**

- Mr. Gerald Gesser suggest using a solar camera.
- Mr. Craig Romero would like to talk about this in the future.

**{5} Status Report on Cleco’s Right-of-Way Request for Tract “R” – Rigid Constructors.**

- Mr. Jude Hebert reported on this agenda item previously.

**{6} Status Report for Utility Meters (Cleco, Lawco, Atmos, Entergy, Acadiana Waste).**

- Presented the Board with a spread sheet showing each utility company and a printout with the meters that each one has.
- Trying to wind up discrepancies between utility company and office staff.
- Suggested turning some of the meters off at vacant buildings.

**{7} Discuss/Consider Dixie Electric’s Final Invoice No. 0010058 for the POI Generator Installation Project.**

- Balance on Generator to close out project.

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 0010058 to Dixie Electric in the amount of \$5,999.65 for the remaining balance for the installation of the generator at the POI Admin Office.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{8} Discuss/Consider Gesser Group's Inv # 04-POI-SRP.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Roy A. Pontiff to approve and authorize the payment of Invoice 04-POI-SRP to Gesser Group, APC in the amount of \$4,625.00 for small repairs projects including work at Administrative Office, former Diamond Offshore property, former All Points property, former Central Gulf property, and former Superior property.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**(c) Hurricane Laura Storm Damages**

**{1} Status Report of Facility Damage Assessment.**

Mr. Shane Walet questioned if any water got in any of the buildings for Hurricane Delta. Mr. Gerald Gesser stated no water entered any buildings for Hurricane Delta but it did get in for Hurricane Laura and brought a lot of mud into buildings. The adjuster for Brown & Brown contacted Mr. Gerald Gesser and they will meet to go building by building to do a scope of work so that the repair process can begin. An assessment was done of all the property that the Port has flood damage on. What the Port has coverage on will go to the insurance but what is not covered will go to FEMA. The wind damage deductible is \$150,000 but the Port will not meet that with the damages so these claims will be sent to FEMA. A claim for the stabilized yards will be made to FEMA also. October 27, 2020 is the deadline to submit claims to FEMA for Hurricane Laura.

**{2} Discuss/Consider Tim's A/C Invoice #14086  
(Hurricane Laura HVAC Repairs – Sheriff's Office).  
\*\*\*CEA POI & IP Gov't.**

Mr. Gerald Gesser stated that due to Hurricane Laura, Tim's A/C performed some work at the Sheriff's Office after the storm. He also stated that this work will be covered by the

Flood Insurance.

Mr. Rob Cowan stated that the limit on the Sheriff's Office building is \$500,000 and the deductible is \$50,000. Mr. Gerald Gesser stated that his estimate on the repairs is \$107,000. Mr. Roy Pontiff stated that in the Cooperative Endeavor Agreement with the Sheriff's Office it states that the Sheriff's Office is responsible for the operations and maintenance of air condition unit but the Port is responsible for any damages caused by flood or wind if it is part of a named storm.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Invoice Number 14086 to Tim's Air Conditioning & Refrigeration, Inc. in the amount of \$1,749.00 for Hurricane Laura Flood Repairs, cleaned all outdoor condensers with pressure water truck, checked all electrical, mechanical, pressures on 11 central split units.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{3} Discuss/Consider Tim's A/C HVAC Hurricane Laura Repair Estimate No. 14114 – Sheriff's Office).**

Mr. Gerald Gesser stated that the estimate presented by Tim's A/C in the amount of \$1,002.50 should be addressed if the Port will maintain the units in their proper operation.

**{4} Discuss/Consider Gesser Group's Inv # 02-POI-HLSD.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 01-POI-HLSD to Gesser Group, APC in the amount of \$13,275.00 for architectural services provided from Hurricane Laura Storm Damages.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**



**(d) Hurricane Delta Storm Damage:  
{1} Status Report of Hurricane Delta Storm Damage Assessment.**

- Had Francis Fortier survey points around the Port with water marks.
- Will present the report to the Board.

**{2} Discuss/Consider Francis Fortier PLS, Survey Inv. # 20-0020.  
Relative Hurricane Surge Elevations (Field Work & Drawing)**

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice Number 20-0020 to Francis Fortier PLS in the amount of \$1,025.00 for Hurricane Surge Elevations after Hurricane Laura.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**(e) Seadrill:  
{1} Discuss/Consider AT&T Request to Install Fiber Buried Cable  
on POI Property.**

- AT&T will install fiber cable for Seadrill.
- As builds will be needed from AT&T showing where service line is.

**X. 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:**

- Oneil Malbrough presented board with updated spreadsheet showing budgets and reimbursements for West Yard projects.

**{1} Drainage Update SPN H.011928(324)  
(Phase IV of SPN H.011928).**

**(a) Discuss/Consider Coastal Construction & Engineering,  
LLC Application for Payment No. 6.**

- Contractor has replaced the impeller in the pump (lower grade impeller for a lower

run time).

- Contractor has graded drainage ditches in the area and has achieved positive drainage throughout.
- Tentative completion date is scheduled for October 26, 2020. Inspection walk-through with contractor and LA DOTD has been scheduled for Thursday, October 22, 2020.
- Contractor has paid Atmos the \$75,800.00 so they will be installing the gas line in the next couple weeks.

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Danny J. David, Sr. to approve and authorize Application for Payment Number 6 to Coastal Construction & Engineering, LLC in the amount of \$120,575.25 for East & West Yard expansion & site improvements drainage project Phase IV of SPN H.011928 for the period September 8, 2020 thru October 5, 2020; in accordance with contract dated March 31, 2020.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{2} Building B – POI West Yard SPN H.011928(325d)  
Crane & Ventilation Purchase & Installation  
(Phase Vd of SPN H.011928).  
(a) Update on Status of Project.**

- Louisiana Crane is currently fabricating the overhead cranes and will begin running the bus bars next week.
- Acadiane' Renovations has ordered ventilation fans and is awaiting delivery.
- Louisiana Crane has fabricated Two (2) of the Three (3) cranes.
- Crane installation is scheduled for next week pending on concrete pour.

**(b) Discuss/Consider Approval of Change Order No. 1.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Roy A. Pontiff to approve and authorize Change Order Number 1 regarding SPN H.011928 (325d) East & West Yard Expansion & Site Improvements Project Building B Crane & Ventilation Purchase & Installation as it relates to the addition of 31 contract days with a revised contract completion date of November 4, 2020; motion further authorizes the Board President to execute Change Order**

**Number 1.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**(c) Discuss/Consider Approval of Acadiane' Renovations, Ltd. Application for Payment No. 2.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Shane Walet to approve and authorize the payment of Payment Request Number 2 to Acadiane' Renovations in the amount of \$349,652.85 for SPN: H.011928(325d) East & West Yard Expansion & Site Improvements Building B Crane & Ventilation Purchase & Installation Project Phase Vd of SPN H.011928 for the period August 6, 2020 thru October 5, 2020; in accordance with contract dated May 13, 2020.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{3} Building B – POI West Yard SPN H.011928(325a)  
Electrical Construction  
(Phase Va of SPN H.011928).**

**(a) Update on Status of Project.**

- Contractor has installed Three (3) electrical platforms in Building B and has started installing panels and gear to the platforms.
- Contractor began installing lighting in Bays 1 thru 4.
- Contractor has installed the generator platform.

**(b) Discuss/Consider Approval of Change Order No. 2.**

There was no action taken on the above agenda item.

**(c) Discuss/Consider Approval of Preferred Electric, Inc. Application for Payment No. 2.**

A motion was made by Commissioner Danny J. David, Sr. seconded by Commissioner Roy A. Pontiff to approve and authorize Application for Payment Number 2 to Preferred Electric, Inc. in the amount of \$62,304.80 for SPN: H.011928(325a) East & West Yard Expansion & Site Improvements Building B Electrical Construction Project Phase Va of SPN H.011928 for the period August 1, 2020 thru August 31, 2020; in accordance with contract dated June 5, 2020.

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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**(d) Discuss/Consider Approval of Preferred Electric, Inc. Application for Payment No. 3.**

A motion was made by Commissioner Danny J. David, Sr. seconded by Commissioner Simieon d. Theodile to approve and authorize Application for Payment Number 3 to Preferred Electric, Inc. in the amount of \$110,627.50 for SPN: H.011928(325a) East & West Yard Expansion & Site Improvements Building B Electrical Construction Project Phase Va of SPN H.011928 for the period September 1, 2020 thru September 30, 2020; in accordance with contract dated June 5, 2020.

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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**{4} Building B – POI West Yard SPN H.011928(325g)  
Bay 5 Repairs and Renovations  
(Phase Vg of SPN H.011928).  
(a) Update on Status of Project.**

- Painting Sub has blasted and primed the 16 columns that required repair work in Bay 5.
- ARL has begun installing framing work for all overhead doors.
- Contractor has removed and installed roof sheets in the North 3 bays of Bay 5.

**(b) Discuss/Consider Acadiane' Renovations Payment Application No. 3.**

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize Application for Payment Number 3 to Acadiane' Renovations in the amount of \$169,270.33 for East & West Yard expansion & site improvements Building B Bay 5 Repairs and Renovations Project Phase Vg of SPN H.011928 for the period September 6, 2020 thru October 5, 2020; in accordance with contract dated June 5, 2020.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{5} Building B – POI West Yard SPN H.011928(325e)  
Building B Multipurpose Facilities & Small Warehouse  
(Phase Ve of SPN H.011928).  
(a) Update on Status of Project.**

- Bid opening was held on October 19, 2020. Acadiane' Renovations, Ltd. was the Apparent Low Bidder in the amount of \$945,814.37 (Construction budget was \$500,000).
- Three options: reject bids, value engineering, or accept bid as is.
- Meeting will be set up with Acadiane' Renovations, Ltd and Mr. Lynn Usie to eliminate some items.
- Will try to have Special Meeting once numbers are finalized to award contract.

**(b) Discuss/Adopt Resolution to Award Multipurpose Facilities & Small Warehouse Project.**

There was no action taken on the above agenda item.

**(c) Discuss/Adopt Resolution to Certify Compliance with Public Bid Law.**

There was no action taken on the above agenda item.

**{6} Building B – POI West Yard SPN H.011928(325b)  
Concrete Construction**

**(a) Update on Status of Project.**

- Notice to Proceed was issued to Southern Constructors, LLC on October 1, 2020. Southern Constructors, LLC has mobilized to the project site and began site prep.
- Contractor has poured 6" driveway aprons for side entry to Bays 1 and 4.
- Contractor has excavated Bays 1 and 2 and has begun installing rebar mats. Concrete pour in Bays 1 and 2 are scheduled for this Friday.

**{7} Building B – POI West Yard SPN H.011928(325f)  
Site Improvements  
(Phase Vf of SPN H.011928).**

**(a) Update on Status of Project.**

- Notice to Proceed was issued to Garden City Construction on October 14, 2020 with a 60-calendar day contract duration.
- Contractor has mobilized to the site and have begun work on the bulkhead repairs.
- Contractor will begin layout for security fence alignment next week.

**(b) Discuss/Consider Approval of Change Order No. 1.**

There was no motion made on the above agenda item.

**{8} Building B – POI West Yard SPN H.011928(325c)  
Steel Repairs & Installation  
(Phase Vc of SPN H.011928).**

**(a) Update on Status of Project.**

- Contractor is currently removing weldments and miscellaneous steel in Bays 1 thru 4.
- Column repairs are currently ongoing.
- Pressure washing on the North exterior wall is currently 60% complete.
- Primer application on the North exterior wall is currently 60% complete.
- Contractor has removed 7.5' of sheet pile wall along the South side of the building.

**(b) Discuss/Consider Approval of Change Order No. 1.**

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize Change Order Number 1 regarding SPN H.011928 (325c) East & West Yard Expansion & Site Improvements Project**

**Building B Steel Repairs & Installation as it relates to the addition of \$71,596.94 for Coating Interior Columns and Hurricane Laura and Hurricane Delta roof repairs; the revised contract amount is \$1,206,649.19; motion further adds 11 contract days with a revised contract completion date of December 14, 2020; motion further authorizes the Board President to execute Change Order Number 1.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**(c) Discuss/Consider Approval of Frisco Industrial Contractors, LLC Application for Payment Number 1.**

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Simieon d. Theodile to approve and authorize Application for Payment Number 1 to Frisco Industrial Contractors, LLC in the amount of \$36,073.86 for East & West Yard expansion & site improvements Building B Steel Repairs & Installation Project Phase Vc of SPN H.011928 for the period September 15, 2020 thru September 30, 2020; in accordance with contract dated October 1, 2020.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{9} Discuss/Approve GIS Engineering, LLC September Invoice Number 70004812 POI West Yard Expansion.**

**A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 70004812 to GIS Engineering, LLC in the amount of \$105,673.75 for the period which includes September activities Building B design, bidding, & construction oversight, site/drainage improvements, Gesser Group Invoice, Survey; in accordance with contract dated August 21, 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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

- (b) Report from Port Attorney on:  
{1} Status/Update on POI West Yard.

There was no update on the above agenda item.

- (c) Report from Executive Director on:  
{1} Status/Update on POI West Yard.

There was no update on the above agenda item.

**XI. 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.

There was no update on the above agenda item.

- {2} Discuss/Approve GIS Engineering August Invoice # 70004805.

GIS Engineering will present this invoice at the next Board meeting.

- (b) Bank Stabilization Project (Slip P-2).  
{1} Project Update (Chart, All Points, Dynamic).

- Patriot Construction completed cutting the bank slopes to conform with the construction drawings. Upon completion, Patriot began installing Geotextile Fabric.
- Patriot installed and dressed all rocks on the bank slopes at all Three (3) project sites.
- An inspection walk-through is scheduled for Thursday, October 21, 2020.

- {1} Discuss/Consider Approval of Change Order No. 1.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize Change Order Number 1 regarding AGMAC Port – Site Bank Stabilization Slip P2 (Chart, Dynamic, and All Points) Phase IV of SPN H.006846 (324) as it relates to the addition of \$5,5550.00 for Cross drain pipe (24” CMP); the revised contract amount is \$791,887.50; motion further



adds 8 contract days with a revised contract completion date of December 2, 2020; motion further authorizes the Board President to execute Change Order Number 1. 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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**{2} Discuss/Consider Approval of Patriot Construction and Industrial, LLC Pay App Number 2.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Payment Application Number 2 to Patriot Construction and Industrial, LLC in the amount of \$330,576.25 for AGMAC Port – Site Bank Stabilization Slip P2 (Chart, Dynamic, and All Points) Phase IV of SPN H.006846 (324) for the period September 4, 2020 thru October 3, 2020; in accordance with contract dated May 13, 2020.

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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**{2} Discuss/Approve GIS Engineering August Invoice Number 70004804.**

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Simieon d. Theodile to approve and authorize the payment of Invoice Number 70004804 to GIS Engineering, LLC in the amount of \$21,260.00 for the period September 1, 2020 thru September 30, 2020 which includes August activities for September; in accordance with proposal dated October 10, 2019.

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, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**(c) Change of Scope Request Regarding SPN H.011756 Port Priority Port Improvements – Site Improvements at Tracts “K”, “L”, and “M” (POI Millennium Expansion Phase II Property Site).**

**{1} Expand SPN H.011756 to Include Improvements of Steel Bulkhead and Bankline Stabilization at Tracts “O” and “P” in the Vicinity of Tracts “K”, “L”, and “M”.**

- Clarification documentation was sent to LA DOTD on Wednesday, October 7, 2020. GIS Engineering is waiting on a response from Molly.

**(d) AGMAC Project General Engineering and Consulting Services:**

**{1} Update on Status of AGMAC Project.**

There was no update on the above agenda item.

**{2} Update on GIS Engineering, LLC submitting the 2020 – 2021 Capital Outlay Application on behalf of the Port of Iberia.**

- Mr. Craig Romero would like to request funding to reconstruct new roads at the Port.
- About \$3.1 M of Capital Outlay would be needed.

**{3} AGMAC Port’s Maintenance Dredging Permit Update.**

There was no update on the above agenda item.

**(e) AGMAC Phase I Dredging Project:**

**{1} Project Update.**

- GIS revised Commercial Canal Placement Plan was submitted to LDNR after detailed discussions among LDNR, Port, and landowners.
- LDNR Project Manager is coordinating with the field biologist and reviewing GIS’s drawings to determine if more information is required.
- Once the placement plan is approved, LDNR will move forward to prepare the Needs and Justification documentation and will issue the draft permit.
- The USACE Project Manager is waiting for LDNR to issue the permit and is in coordination with LDNR.
- LDEQ has issued the Water Quality Certification.

**{2} Discuss/Consider the Approval & Authorization Regarding a Contract Amendment #2 to GIS Engineering, LLC Contract.**

- Oneil Malbrough met with Craig Romero and Roy Pontiff to go over current contract.
- Pipeline relocation scope of work has changed significantly.
- Would like to convert current lump sum contract into time and material contract for September – December 2020.
- Upset limit of \$163,000.

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to approve and authorize the Board President to execute Contract Amendment #2 for GIS Engineering, LLC AGMAC Channel Dredge Project – Phase 1 due to a change in scope to the Environmental Permitting task that requires additional permitting efforts based on revisions and request from DNR and USACE, and a change in scope to the LERRD’s task that were not part of the original scope of work; motion further states GIS Engineering, LLC will provide services based on Time and Materials with an upset limit of \$163,000.00; the revised contract amount is \$816,500.00.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge “Smitty” Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{3} AGMAC Dredging Project – Update on Permit.**

- USACE has issued the permit for Boardwalk and LDNR has requested additional information. Boardwalk will be submitting the responses soon.
- USACE and LDNR has issued the permits for Shell.
- The permit application will be prepared and submitted soon for Kinder Morgan.

**{4} AGMAC Dredging Project – Pipeline Coordination.**

- GIS has held weekly coordination meetings with all Three (3) pipeline companies in Commercial Canal that require relocation.
- Kinder Morgan Pipeline is still being evaluated but most likely will require relocation prior to dredging on one of their pipelines.
- GIS survey team conducted a field survey and pipeline probing with Kinder Morgan right of way technicians.

- Kinder Morgan hired T. Baker Smith for survey work. Oneil Malbrough said that Kinder Morgan is asking Port to reimburse them for this charge.
- GIS Engineering recommends payment to Kinder Morgan for survey work.

**A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Shane Walet to approve and authorize the payment of an Invoice in the amount of \$6,876.15 for survey work for Kinder Morgan; contingent upon receipt of invoice and review and approval by GIS Engineering, LLC.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**{5} Landowner Coordination.**

There was no update on the above agenda item.

**{6} Survey Update.**

- Survey team took cross-sections and shot pipe locations for the Commercial Canal and Port Canal pipeline crossings.

**{7} Discuss/Approve GIS Engineering, LLC September Invoice Number 70004836.**

**A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 70004836 to GIS Engineering, LLC in the amount of \$61,769.45 for the period of September 1, 2020 thru September 30, 2020 which includes activities performed in the month of September.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**X. REPORT FROM PORT ATTORNEY ON:**

**(a) Discuss/Consider Approval of the POI Consolidated General Conditions of Leases Prepared by the Port Attorney Relative to Consolidating Previous Versions/Amendments into one Document.**

- Ray Allain consolidated original General Conditions along with the Three (3) Amendments and combined them into one document.

**A motion was made by Commissioner Roy A. Pontiff, seconded by Simieon d. Theodile to adopt a resolution prepared by the Port Attorney related to consolidating the Ports General Conditions of Leases and restating the General Conditions as part of these minutes as Exhibit A; motion further authorizes the Secretary/Treasurer to execute the consolidated General Conditions of Leases.**

**This Resolution having been submitted to a vote, the vote thereon was as follows:  
Yeas: Mark Dore', Danny J. David, Sr., Roy A. Pontiff, Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the Resolution was therefore adopted on this the 20<sup>th</sup> day of October, 2020.**

**(b) Update on Waterway Obstruction Channel P-2-B Per Crosby Construction Services, Inc. Request for the Removal of Obstruction on the POI Millennium Expansion Phase I Property Site.**

- Research was done and options were outlined and provided to Executive Director.
- Board would like to take legal steps to remove the barges.
- Complaint form would need to be filled out.

**A motion was made by Commissioner Patrick Broussard, seconded Simieon d. Theodile to approve and authorize the Port Attorney to initiate legal steps to remove the obstruction on the POI Millennium Expansion Phase I Property Site (Channel P-2-B).**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

- (c) **Update on Henry Bernard Property Located Behind the POI Administrative Office.**
- {1} **Update Buy/Sell Agreement Bernard Port Properties, LLC.**
  - {2} **Update Buy/Sell Agreement Bernard Holdings, LLC.**
  - {3} **Status of Jeff Simon, Simon and Simon, Performing the Title Work for the Port of Iberia and Purchasing and Issuing the Title Insurance Policy and Closing Documents Regarding Items {1} & {2}.**

Mr. Jeff Simon addressed the Board regarding the Henry Bernard Property. He has been working with Mr. Ray Allain and Mr. Henry Bernard. There was a survey that was not correct and a number of old transfers that he needed to deal with. The survey work will need to be finished before the final document is signed. Mr. Jeff Simon stated that he thinks in a matter of weeks the Port should be able to close on the sale. It has taken longer than he thought it would and it has been a lot of work. The property was passed down using the same legal description. There is a number of different people who will have to sign the papers.

Mr. Ray Allain stated that the Board has signed the Buy/Sell Agreement and Mr. Jeff Simon drafted a Memorandum of Understanding to extend this until all the issues are solved. Mr. Ray Allain spoke to Mr. Francis Fortier and he stated that he needs to locate the various servitudes on the property and he thinks it will be a complicated thing. Mr. Francis Fortier told Mr. Ray Allain that he should be finished within another week.

- (d) **Update on AGMAC Dredging Project – Pipeline Coordination (Legal Counsel).**
- {1} **Discuss/Approve Allain & Allain Invoice No. 9203.**

- Port Attorney will no longer participate in weekly pipeline conference calls unless legal issues arise.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Roy A. Pontiff to approve and authorize the payment of Invoice Number 9191 to Allain and Allain in the amount of \$15,867.50 for professional services August - September 2020 regarding AGMAC.**

**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, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III.**

**And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.**

**XIII. REPORT FROM EXECUTIVE DIRECTOR ON:**

**(a) Status Report Relative to Re-Negotiating the POI Aqua Dam Contract Between Moscamp, Inc. d/b/a Gulf Coast Aquadams.**

- Craig Romero has email from Mr. Larry Campisi dated 10/6/2020 stating they would charge by the hour and not a lump sum.
- Board requested an agreement for signatures to include verbiage from email.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to approve an authorize a contract between Moscamp, Inc. d/b/a Gulf Coast Aquadams which includes rates of \$57.09 per hour for Supervisor and \$41.46 per hour for Technician as per email dated October 6, 2020 from Mr. Larry Campisi to Mr. Craig Romero; motion further states for an agreement to be prepared and executed by the Board President.

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, Simieon d. Theodile, and Patrick Broussard.

**Nays:** None.

**Absent at Voting:** Elbridge "Smitty" Smith, III.

And the motion was therefore passed on this the 20<sup>th</sup> day of October, 2020.

**(b) Status Report on Proposed Plans for the Upgrade & Additional Footage to the Bulkhead for Prairie Contractors Asphalt Plant Site.**

- Drawing that was presented is not an engineering drawing it's a contractor drawing.
- The design cannot be evaluated off of the drawing that was presented.
- Oneil Malbrough will send a letter explaining what they need before they can approve anything.

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

**{1} Status Road Survey of all POI Interior Roads (Oneil Malbrough, GIS Engineering & Executive Director).**

This was discussed previously in the meeting.

**(d) Announcements:**

There was no announcements at the meeting.

**XIV. ADJOURNMENT.**

**On a motion made by Commissioner Shane Walet, and seconded by Commissioner Danny J. David, Sr. the meeting was adjourned at 9:05 p.m.**

\_\_\_\_\_  
**DANNY J. DAVID, SR.**  
**SECRETARY/TREASURER**

\_\_\_\_\_  
**MARK DORE'**  
**PRESIDENT**