

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

PRESS NOTIFIED

10/17/2020 BY FACSIMILE & EMAIL

TIME ALLOTTED

A G E N D A

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| 5:30 P.M.- 5:31 P.M. | 1. Call to Order - Roll Call. |
| 5:31 P.M.- 5:32 P.M. | 2. Opening Prayer & Pledge of Allegiance. |
| 5:32 P.M.- 5:45 P.M. | 3. Judge Lewis Pitman, 16 th 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. |
| 5:45 P.M.- 6:00 P.M. | 4. Port Attorney Ray Allain to Address & Make a Presentation to the Board. |
| 6:00 P.M.- 6:02 P.M. | 5. Approval of Minutes - Regular Meeting – Tuesday, September 15, 2020 |
| 6:02 P.M.- 6:15 P.M. | 6. Discuss and/or Distribute the Following:
(a) Budget Summary for Three (3) Months 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. |
| 6:15 P.M.- 6:20 P.M. | 7. 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. |
| 6:20 P.M.- 6:35 P.M. | 8. 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. |
| 6:35 P.M.- 6:40 P.M. | 9. Ratify the Recommendation by the POI District Board of Commissioners Whose Six (6) Year Term Expired on September 19, 2020, to the Newly POI District Board of Commissioners whose Appointed Terms 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. |

- 6:40 P.M.- 6:55 P.M. 10. 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.
- 6:55 P.M.- 7:10 P.M. 11. Report from Mr. Gerald Gesser, Gesser Group, APC on:
 (a) Proposed Facility Inspection
 {1} Discuss/Consider Gesser Group's Proposal.
- (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
- {2} Status Report for All Points End of Lease Items.
- {3} Status Report for the "You Are Here" Port Sign Installation by Crosby Construction Services Located on David Berard Road.
- {4} Status Report for Security Camera Location on David Berard Road.
- {5} Status Report on Cleco's Right-of-Way Request for Tract "R" – Rigid Constructors.
- {6} Status Report for Utility Meters (Cleco, Lawco, Atmos, Entergy, Acadiana Waste).
- {7} Discuss/Consider Dixie Electric's Final Invoice No. 0010058 for the POI Generator Installation Project.
- {8} Discuss/Consider Gesser Group's Inv # 04-POI-SRP.
- (c) Hurricane Laura Storm Damages
 {1} Status Report of Facility Damage Assessment.
- {2} Discuss/Consider Tim's A/C Invoice #14086 (Hurricane Laura HVAC Repairs – Sheriff's Office).
 *** CEA POI & IPGov't.
- {3} Discuss/Consider Tim's A/C HVAC Hurricane Laura Repair Estimate No. 14114 – Sheriff's Office).
 *** CEA POI & IPGov't.
- {4} Discuss/Consider Gesser Group's Inv. #02-POI-HLSD.
- (d) Hurricane Delta Storm Damage:
 {1} Status Report of Hurricane Delta Storm Damage Assessment.

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

{3} Discuss/Consider Gesser Group's Invoice #02-POI-HLSD

(e) Seadrill:

{1} Discuss/Consider AT&T Request to Install Fiber Buried Cable on POI Property.

7:10 P.M.- 7:30 P.M.

12. 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 on:

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

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

{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.

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

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

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

(a) Update on Status of Project.

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

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

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

{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.

(b) Discuss/Consider Approval of Acadiane' Renovations, Ltd. Application for Payment #3.

{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.

- (b) Discuss/Adopt Resolution to Award Multipurpose Facilities & Small Warehouse Project.
- (c) Discuss/Adopt Resolution to Certify Compliance with Public Bid Law.

{6} **Building B – POI West Yard SPN H.011928(325b)
Concrete Construction (Bays 1-4)**

(Phase Vb of SPN H.011928).

- (a) Update on Status of Project.

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

(Phase Vf of SPN H.011928).

- (a) Update on Status of Project.
- (b) Discuss/Consider Approval of Change Order No. 1.

{8} **Building B – POI West Yard SPN H.011928(325c)
Steel Repairs & Installation (Bays 1-4)**

(Phase Vc of SPN H.011928).

- (a) Update on Status of Project.
- (b) Discuss/Consider Approval of Change Order No. 1.
- (c) Discuss/Consider Approval of Frisco Industrial Contractors, LLC Application for Payment Number 1.

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

(b) Report from Port Attorney on:

- {1} Status/Update on POI West Yard.

(c) Report from Executive Director on:

- {1} Status/Update on POI West Yard.

7:30 P.M.- 7:45 P.M.

13. 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/Approve GIS Engineering September Invoice #70004805.

(b) **Bank Stabilization Project (Slip P-2).**

- {1} Project Update (Chart, All Points, Dynamic).
 - {1} Discuss/Consider Approval of Change Order No. 1.
 - {2} Discuss/Consider Approval of Patriot Construction and Industrial, LLC. Pay App Number 2.

{2} Discuss/Approve GIS Engineering September Invoice #70004804.

- (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”.

- (d) **AGMAC Project General Engineering and Consulting Services:**
 - {1} Update on Status of AGMAC Project.
 - {2} Update on GIS Engineering, LLC submitting the 2020 – 2021 Capital Outlay Application on behalf of the Port of Iberia.
 - {3} AGMAC Port’s Maintenance Dredging Permit Update.

- (e) **AGMAC Phase I Dredging Project:**
 - {1} Project Update.

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

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

 - {4} AGMAC Dredging Project – Pipeline Coordination.

 - {5} Landowner Coordination.

 - {6} Survey Update.

 - {7} Discuss/Approve GIS Engineering, LLC September Invoice #70004836.

7:45 P.M.- 8:00 P.M.

- 14. 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.

 - (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.

 - (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}.

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

8:00 P.M.- 8:15 P.M.

- 15. 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.
 - (b) Status Report on Proposed Plans for the Upgrade & Additional Footage to the Bulkhead for Prairie Contractors Asphalt Plant Site.
 - (c) Executive Director's Monthly Report.
{1} Status Road Survey of all POI Interior Roads (Oneil Malbrough, GIS Engineering & Executive Director).
 - (d) Announcements.

8:15 P.M.

- 16. Adjournment.