

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING AGENDA  
TUESDAY, SEPTEMBER 15, 2015  
PORT ADMINISTRATIVE OFFICE - 5:30 P.M.**

PRESS NOTIFIED

09/14/15 BY FACSIMILE

**TIME ALLOTTED**

**A G E N D A**

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|----------------------|---|
| 5:30 P.M.- 5:32 P.M. | 1. Call to Order.   |
| 5:32 P.M.- 5:34 P.M. | 2. Opening Prayer & Pledge of Allegiance.   |
| 5:34 P.M.- 5:35 P.M. | 3. Approval Of Minutes - Regular Meeting July 21, 2015.<br>Special Meeting July 24, 2015.<br>Special Meeting August 7, 2015.<br>Regular Meeting August 18, 2015.  |
| 5:35 P.M.- 5:40 P.M. | 4. Discuss and/or Distribute the Following:<br>(a) Budget Summary for Two (2) Months Ending August, 2015.<br>(b) Listing of Tenant Lease Billings.<br>(c) Listing of Boat Stall Lease Billings.<br>(d) Approve Payment of Bills & Checks Issued During Interim Period.<br>(e) Computer Summary of Lease Agreement Activity Sheet<br>(f) Status of Invoices Report.  |
| 5:40 P.M.- 5:45 P.M. | 5. Ratification & Renewal of Certificate of Deposit.  |
| 5:45 P.M.- 5:50 P.M. | 6. Mr. Berwick Francis, Jr., to Address the Board Regarding the Announcement of his Candidacy for Iberia Parish Council - District 12.  |
| 5:50 P.M.- 6:00 P.M. | 7. Mr. Mark Jones, General Manager, Central Gulf Shipyard, LLC. to Address the Board Regarding Central Gulf Shipyard, L.L.C. (Lots 62-67 & Tracts A & B Located at POI Public Dock - 10.520 Acres).   |
| 6:00 P.M.- 6:10 P.M. | 8. Mr. Gerald Gesser, Gesser Group, APC to Address the Board On:<br>(a) POI Administrative Office Building Maintenance Repairs Analysis.<br>{1} Update on Request for Proposals Received Aug. 3, 2015.<br>{2} Discuss/Consider Contract Award for the Project.<br><br>(b) LA DOTD Port Construction & Development Priority Program: State Project Number H.011756(322) Port Improvements -Site Improvements - Tracts "K", "L", & "M".<br>Infrastructure Improvements - Tract "K" (Phase II of SPN H.011756)<br>(LOGAN INDUSTRIES INTERNATIONAL CORPORATION - TRACT "K" - 10.61 ACRES).<br>{1} LA DOTD Letter Dated September 1, 2015.<br>{2} Status of Lease Agreement Between Logan Industries International Corporation and the POI Regarding Tract "K" on the POI Millennium Expansion Phase II Property Site.<br>{3} Status of Standard Form of Agreement Between the POI |

and Gesser Group, APC.

{4} Update on Scope of Work for Property Site Improvements to Tract "K".

{5} Discuss/Approve Gesser Group, APC Invoices.

(c) 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} LA DOTD Letter Dated September 1, 2015.

{2} Status of First Amendment to Lease Agreement Between Ram Design, LLC and the POI Regarding Tract "L" on the POI Millennium Expansion Phase II Property Site.

{3} Status of Standard Form of Agreement Between the POI and Gesser Group, APC.

{4} Update on Scope of Work for Property Site Improvements to Tract "L".

{5} Discuss/Consider Gesser Group, APC Invoice.

6:10 P.M.- 6:30 P.M.

9. Report from Mr. Marc Berard, P.E., Berard, Habetz and Assoc., Inc. On:

(a) Extending the Existing Bulkhead at Slip 1A in the Port's Marina due to the Deplorable Condition of the Existing Bulkhead and "Wash-Outs" Located at Various Gate Slip Entrances.

{1} Status of Construction Contract.

{2} Discuss/Consider Authorization for Board President to Execute Construction Contract.

{3} Discuss/Approve BH&A Invoice.

(b) Update on Port Project Consisting Primarily of Drainage Improvements and Roadside Cleanup Along Major Roadways Within the Port.

{1} Update on Drainage Improvements along Lewis Street.

{2} Port Attorney's Review/Research/Opinion on Project Matters.

(c) Update on Executive Director Making a Request to the Iberia Parish Council Regarding a Port TIF Priority Project to Include 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} Status of Intergovernmental Agreement (IPC Legal Dept. Preparing).

{2} Iberia Parish Council Resolution No. 2015-253 (adopted August 12, 2015).

{3} Update on BH&A Preparation of Advertisement for Bids.

{4} Discuss/Approve BH&A Invoices.

(d) Update on Berard, Habetz, & Associates, Inc. obtaining Cost Estimates for Infrastructure Improvements Regarding Tract "F-1" (15.14 acres) on the Port Expansion Phase I Property Site, with

Improvements to be determined by the Tenant Chart Energy & Chemicals, Inc.

{1} Abandonment of Michael Lopresto Road Located at the Port of Iberia and Executive Director Making a Request to the Iberia Parish Government & Iberia Parish Council to Abandon Same Road.

{2} Discuss/Consider Approval of Chart Improvements Project Consisting of Bulkheading, Dredging, and Stabilization (Tenant Funding Improvements).

{3} Discuss/Consider Approving the Authorization for BH&A to Commence the Public Bidding Process for the Project.

(e) All Points Equipment Status of Light Pole Installation and Feeder.  
{1} Discuss/Approve Dixie Electric, Inc. Invoice.

(f) Evaluation of Earl B. Wilson Road Intersection Improvements @ Highway 83 (Weeks Island Road) and Cost Estimate.

{1} Updated Opinion of Probable Cost.

{2} Update on Executive Director Discussions with the Iberia Parish Economic Development District Number 1 and the Iberia Parish Council Regarding the Re-Allocation of any Remaining TIF Funding (from the current \$600,000 approved funding being used for the POI Millennium Expansion Phase II Natural Gas Extension Project) to go towards the Intersection Improvements.

(g) Discuss/Approve BH&A Invoice Regarding Evaluation of Drainage Problems at the Port of Iberia.

6:30 P.M.- 6:55 P.M.

10. Report from Mr. O'Neil Malbrough & Mr. Dustin Malbrough, 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} Presentation on Status of Construction on Bulkhead 12A.
- {2} Port Attorney Legal Opinion on "Revised" Change Order Number 1 (Letter dated August 21, 2015).
- {3} LA DOTD's Response on "Revised" Change Order Number 1 (Email dated August 24, 2015).
- {4} Discuss/Approve Contractor Request for Payment Application Number 2.
- {5} Discuss/Approve CB&I Invoice.
- (b) 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} Status of Adding this Work to the Bulkhead 12A Project as a Change Order.
- (c) Port-Site Bulkhead Relocation Project Phase II B- Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property).

- {1} Status of Engineering Design of Private Bulkheads.
- {2} Status of Acquisition of As-Builts and Right of Entry Agreements from Tenants.

- (d) Status of West Yard Expansion Project.
  - {1} Discuss/Approve CB&I Invoice.

- (e) Status of the AGMAC Project.
  - {1} Discuss/Approve CB&I Invoices.
  - {2} Discuss Results of Oneil Malbrough's Meeting With Mark Wingate.

6:55 P.M.- 7:00 P.M.

- 11. Report from Port Attorney On:
  - (a) POI vs. LBC Port, LLC in Iberia Docket No. 124906.
    - ◆ Suit to Cancel Lease.
    - ◆ Default Judgement Obtained.
  - (b) LA DOTD Port Construction & Development Priority Program: Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site Bulkhead Relocation Phase II A (for the AGMAC Bulkhead Relocation & Design Project (Public Property). Bulkheads 2, 3, 4, and 4A.
    - {1} Discuss/Consider Approval of Breazeale, Sachse & Wilson, L.L.P. Invoices.

7:00 P.M.- 7:20 P.M.

- 12. Report from Executive Director on:
  - (a) Discuss Underground/Overhead Utilities on the Millennium Expansion Phase II Property Site being Leased by the Tenant Ram Design LLC .
  - (b) Update on the Natural Gas Right-of-Way for System Improvements/Additions for both the Regular Station (20' x 20') as well as the Main Line Atmos Energy will run from the Station Down David Berard Road (Port Millennium Expansion Phase I & II Property Sites) (Atmos Energy Preparing Right-of-Way for the Port Attorney to Review and Advise).
    - {1} Status of Right-of-Way Document.
  - (c) Update on Meeting with Diamond B. Construction Officials and Atmos Energy Officials Regarding Natural Gas at the Port of Iberia Millennium Expansion Phase I & II Property Sites.
    - {1} Atmos Agreement.
    - {2} Executive Director Negotiations for the Construction/Installation of Natural Gas Line to Diamond B. Construction (Tract "i-1") Located on Port Millennium Expansion Phase I Property Site.
  - (d) Update on Request from Captain Kimilie Reed, U.S. Department of the Army Regarding Looking at the Feasibility of Berthing a U.S. Army Vessel for the Purpose of Conducting a Disaster Response Exercise.

- (e) Update on an Agreement b/t the Port of District and Moreno Properties Two, LLC. 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.
- (f) Executive Director's Monthly Report.
- (g) Discuss/Consider an Amendment to the Executive Director's Employment Agreement Contract.
- (h) Announcements.
  - {1} AAPA Annual Convention November 2 thru 4, 2015, Miami, Florida.

7:20 P.M.

13. Adjournment.