

**PORT OF IBERIA DISTRICT
BOARD OF COMMISSIONERS
REGULAR MEETING - TUESDAY, FEBRUARY 21, 2017
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 Roy A. Pontiff, Board Vice-President, at the Port of Iberia Administrative Office, on Tuesday, February 21, 2017, at 5:30 P.M.

In attendance were Commissioners Roy A. Pontiff, Vice-President, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Commissioners Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile were absent.

Also present were Craig F. Romero, Executive Director, Joanna D. Durke, Administrative Assistant, Tracy Domingue, Secretary-Bookkeeper and Ray Allain, Port Attorney.

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

I. APPROVAL OF MINUTES – Regular Meeting, January 17, 2017 and Special Meeting, January 27, 2017.

On a motion by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., the Commission approved the minutes of the Regular Meeting held on January 17, 2017 and Special Meeting held on January 27, 2017.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

- (a) Budget Summary for Seven (7) Months Ending January 2017.**
- (b) Listing of Tenant Lease Billings.**
- (c) Listing of Boat Stall Lease Billings.**
- {1} Letter Received from Mr. Timothy Chesson Slip #5.**

Administrative Assistant Joanna Durke reported the Port had received the payment from Mr. Timothy Chesson. At the Board meeting in January Administrative Assistant Joanna Durke was instructed to get a quote from LeBlanc Marine, LLC to remove the sunken vessel. A proposal was submitted by LeBlanc Marine, LLC in the amount of \$13,500.00.

{2} Discuss/Consider Proposal from LeBlanc Marine, LLC Regarding Removal & Disposal of Submerged Sailboat in Marina Slip #5.

Commissioner Mark Dore' asked who would have to pay to remove the sunken vessel; Administrative Assistant Joanna Durke stated Mr. Timothy Chesson would have to pay. Commissioner Roy Pontiff asked Port Attorney Ray Allain, if the Port considers going forward with the removal of the vessel, should the Port go through the public process of declaring the vessel abandoned. Port Attorney Ray Allain stated he thought this was something the Port should take a look at instead of going straight to the promise of paying \$400.00 a month by Mr. Timothy Chesson. Commissioner Mark Dore' stated he would like Administrative Assistant to contact Mr. Timothy Chesson and let him know the Port received a bid of \$13,500.00 from LeBlanc Marine, LLC.

It was the consensus of the Board to notify Mr. Timothy Chesson of the price that was received to remove the sunken vessel and Port Attorney Ray Allain would review the process of having Mr. Timothy Chesson pay back the money owed to remove the sunken vessel and then report back at the next Board meeting in March.

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

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of bills for February 2017, and ratify those paid during the interim period.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

(e) Computer Summary of Lease Agreement Activity Sheet.

Administrative Assistant Joanna Durke reported she received an email from Mr. Ben LeBlanc with LeBlanc Marine, LLC stating he was accepting his lease option for another ten (10) years on Lots 3,4,5,6,7 and Tracts A & B, and Tract "N"; and wanted to amend his lease to add another ten (10) year option period. Mr. Ben LeBlanc also stated he would like to add Tract "N-1" to his lease. Tract "N-1" is 6.11 acres. Mr. Ben LeBlanc currently leases Tract "N" (5.25 acres). Tract "N-1" is currently being leased by Danos and there is also a First Right of Refusal on this property by Dynamic Industries.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., to approve and authorize the Executive Director to negotiate an Amendment to LeBlanc Marine, LLC Lease Agreement to add an additional Ten (10) year renewal option period on Lots 3, 4, 5, 6, 7, Tracts A & B, and Tract "N" located at the Port of Iberia.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

It was the consensus of the Board that the Executive Director notify Dynamic Industries regarding Tract "N-1"(6.11 acres) due to the fact that another tenant is interested in entering into a Lease Agreement with the POI, since Dynamic Industries has a First Right of Refusal on the property.

Commissioner Mark Dore' inquired about the Lease Agreement with W. C. Lanie & Sons. Administrative Assistant Joanna Durke stated the Port needed another lease with W. C. Lanie & Sons. She stated W. C. Lanie & Sons has paid for the Lease for the land minus the land that they were told not to plant on. Port Attorney Ray Allain stated an agricultural lease, under the law, renews automatically on a year to year basis once the original lease expires. The Lease is considered renewed on the same terms and conditions unless the Port takes action. Port Attorney Ray Allain stated there were conversations about W. C. Lanie & sons making sure that the property will be available if the Port needs it, and he understands that. W. C. Lanie & Sons will continue cultivating what he is being allowed to work under the same terms and conditions as the other Lease. Port Attorney Ray Allain stated he will look at the Lease for W. C. Lanie & Sons.

III. MR. MIKE SIBLEY, ECONOMIC DEVELOPMENT, CLECO, AND MR. JUDE HEBERT, RESIDENTIAL & COMMERCIAL DEVELOPER, CLECO, TO ADDRESS THE BOARD REGARDING CERTIFIED SITES.

Mr. Mike Sibley, Manager of Economic Development South for Cleco, reported Executive Director Craig Romero talked to him about helping the Port look at the State Certified Site Program on the tract's on Pesson Road and North Tract. A drone company that is contracted out through Cleco shot some footage for marketing videos for the Port. Mr. Mike Sibley will be finishing these up and get them to Mr. Craig Romero to use. During their investigation they found there are impediments in the State's rules

on the Certified Site Program that it has to have a certain number of acres above the flood zone. Mr. Mike Sibley stated they have convinced the State to adjust their rules on the program. The State is in the process of modifying their rules for coastal ports subject to a storm surge flood zone. Certified Site is basically the due diligence on the site. A lot of companies are looking at sites that have already had the Phase I environmental, soil boring, archeology, threatened and endangered species, and all the studies that a large company would normally do. The State will pick up 75% of the cost of those studies. Mr. Mike Sibley was happy to report he went to Cleco and if the Board decided they would like to proceed with this, once the rules are officially changed at the State, the State funds come through One Acadiana and the Port would normally be responsible for 25% of the remaining funds but Cleco is willing to put up at least half of the 25% remaining. Once the total amount of funding requirement is determined, then Mr. Mike Sibley would bring it back to Mr. Craig Romero and the Board to see if the Board would like to proceed with the process.

IV. MR. GERALD GESSER, GESSER GROUP, APC TO ADDRESS THE BOARD ON:

- (a) LA DOTD Port Construction & Development Priority Program:
State Project Number H.011756 (322) Port Improvements- Site
Improvements – Tracts “K”, “L”, & “M”.
Infrastructure Improvements – Tract “K” (Phase II of SPN H.011756)
(LOGAN INDUSTRIES INTERNATIONAL CORPORATION – TRACT “K”
– 10.61 ACRES).**

{1} Update on Construction Project. (100% Complete)

Mr. Gerald Gesser, Gesser Group APC, reported the Logan project is totally complete. The tenant has moved in and he hasn't heard any complaints from them. The Clear Lien Certificate has been received and all payments have been made by the Port.

**{2} Discuss/Approve Contractor's Application for Payment No. 13
(Final) for Change Order No. 17.**

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Contractor's Application for Payment #13 (Final) in the amount of \$4,391.25 to JC Construction LLC for the work performed November 8, 2016 thru November 28, 2016 regarding State Project Number H.011756 (322) Port Improvements – Site Infrastructure Improvements – Tract “K” (10.61 acres) (Phase II of SPN H.011756) Logan Industries International Corporation; in accordance with the contract dated January 22, 2016; contingent upon the clear lien certificate being received; and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: , Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

- {3} Discuss/Approve Final Acceptance of Logan Ind. Project.
***Discuss/Adopt Resolution to the LA DOTD Regarding
Project Acceptance.**

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr. to adopt the following:

RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners contracted with JC Construction, LLC to complete State Project No. H.011756 (322) (Phase II) in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211, et seq; and

WHEREAS, the contract between the Port of Iberia District Board of Commissioners and JC Construction, LLC has been successfully completed.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 21st day of February, 2017, the contract is hereby accepted by the Port of Iberia District Board of Commissioners effective Tuesday, February 21, 2017 .

This Resolution having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the Resolution was therefore adopted on this the 21st day of February, 2017.

- (b) 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} Update on Construction Project (100% Complete)**

Mr. Gerald Gesser, Gesser Group APC, reported the project is complete with the exception of the front lawn.

{2} Update on Contractor's Application for Payment #9 Retainage and Change Order No. 12.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader, to approve and authorize the payment of Contractor's Application for Payment #9 (Retainage) in the amount of \$136,695.68 to Thomson Brothers Construction for the work performed November 11, 2016 thru December 12, 2016; State Project Number H.011756 (321) Port Improvements – Site Infrastructure Improvements – Tract "L" (Phase I of SPN H.011756) RAM Design (18.13 acres) contingent upon receiving the Clear Lien Certificate and the punch list items being addressed; in accordance w/contract dated March 10, 2016, also contingent upon legal review by the Port Attorney; and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

{3} Update on Status of Substantial Completion (Clear Lien Certificate Received).

A Clear Lien Certificate was delivered to the Port on Thursday, February 16, 2017.

**{4} Discuss/Approve Final Acceptance of RAM Design Project.
***Discuss/Adopt Resolution to the LA DOTD Regarding
Project Acceptance.**

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore' to adopt the following:

RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners contracted with Thomson Brothers Construction to complete State Project No. H.011756 (321) (Phase I) in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211, et seq; and

WHEREAS, the contract between the Port of Iberia District Board of Commissioners and Thomson Brothers Construction has been successfully completed.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 21st day of February, 2017, the

contract is hereby accepted by the Port of Iberia District Board of Commissioners effective Tuesday, February 21, 2017.

This Resolution having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the Resolution was therefore adopted on this the 21st day of February, 2017.

Executive Director Craig Romero reported that Ram Design LLC, tenant of the building were present at the meeting, Mr. Richard and Mrs. Anna Romero. Mr. Richard Romero reported he had his first order of work from NOV that is sitting in the yard right now waiting for occupancy. As soon as they can accept the building and have the keys in hand they are ready to move in to start trying to generate revenue.

(c) Update on the Maintenance and Repairs of the Central Gulf Shipyard Property Site Located at Tracts "A" & "B" and Lots 62 – 67.

{1} Update on Project.

Mr. Gerald Gesser, Gesser Group APC, reported he is obtaining individual contracts for each construction company and he hopes to have everything by the next Board meeting.

V. REPORT FROM MR. JOHN CHARPENTIER, SR. PROJECT MANAGER, BERARD, HABETZ AND ASSOCIATES, INC., ON:

(a) Update on Port TIF Port Project which Includes 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} Update on Status of Substantial Completion Punch List Items. (45-Day Clear Lien Period).

Mr. John Charpentier, Berard, Habetz, and Associates, reported the contractor is working on the punch list items. They have a partial obstruction at one of the culverts. The contractor is currently working on getting someone scheduled to come in and clean it out. By next month's Board meeting all the punch list items should be completed and have a Clear Lien Certificate in hand to be able to prepare a final payment request and close the project out.

{2} Discuss/Approve Berard, Habetz & Associates, Inc. Invoice.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number 217020 for the period December 19, 2016 thru January 8, 2017, in the amount of \$3,829.50 to Berard, Habetz & Associates, Inc. for Additional Services regarding The Bayou Companies Facility Improvements Project (TIF Funding), in accordance with the Standard Form of Agreement Between Owner and Engineer for Professional Services regarding construction improvements to The Bayou Companies facility at the Port of Iberia; approved by the full Board on July 21, 2015.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

(b) Update on Intersection Improvements to the Corner of David Berard Road/Weeks Island Road.

{1} Update on Project (Status on Meeting with Port Businesses to Inform Them About the Project).

Mr. John Charpentier, Berard, Habetz, & Associates reported they are working on reviewing the submittals from the contractor. He received the schedule last week and he has some issues with it that he will get with the contractor on. Once the schedule is worked out he would like to schedule a meeting with all the businesses down David Berard Rd to be able to explain the project to them. A notice to proceed was issued to the contractor on February 17, 2017, the contractor has 30 days once the contract is executed. A pre-construction meeting will be held in the near future.

{2} Update on Contract Documents Regarding Glenn Lege Construction, Inc.

Mr. John Charpentier reported that the Notice to Proceed was issued on February 17, 2017; and a Pre-Construction Meeting is planned to be scheduled in the near future.

VI. REPORT FROM MR. JAY LEBLANC, 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} Recommend Final Acceptance – Bulkhead 12A (Clear Lien Certificate Received).

*****Discuss/Adopt Resolution to the LA DOTD Regarding Project Acceptance.**

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader to adopt the following:

RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners contracted with Coastal Bridge Company, LLC to complete State Project No. 578-23-0018/H.009021 (322) in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211, et seq; and

WHEREAS, the contract between the Port of Iberia District Board of Commissioners and Coastal Bridge Company, LLC has been successfully completed.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 21st day of February, 2017, the contract is hereby accepted by the Port of Iberia District Board of Commissioners effective Tuesday, February 21, 2017.

This Resolution having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the Resolution was therefore adopted on this the 21st day of February, 2017.

{2} Discuss/Approve Balancing Change Order #3.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Mark Dore', to approve and authorize Balancing Change Order #3 regarding 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) as it relates to an underrun of \$34,787.00; and the motion further authorizes the Board President to execute said Balancing Change Order Number 3 in accordance with the contract dated May 7, 2015; and motion further stipulates that the total revised contract amount is \$5,008,189.25; and motion further stipulates that Balancing Change Order Number 3 be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: , Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

{3} Discuss/Approve CB&I Invoice.

A motion was made by Commissioner Larry G. Rader, and seconded by Commissioner Mark Dore', to approve and authorize payment of Invoice Number 288044 in the amount of \$12,810.00 to CB&I Coastal, Inc. (f/k/a Shaw Coastal, Inc.), for the period January 1, 2017 thru January 31, 2017 (Bulkhead 12A – Public Dock) regarding Engineering During Construction and Resident Project Inspection (100% reimbursable to POI by DOTD), regarding AGMAC Project Management in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 13 (Project Management) dated December 16, 2014.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

VII. REPORT FROM MR. ZACK AUTIN, P.E. OF GIS ENGINEERING, LLC ON:

- (a) 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} Update on Construction of Bulkhead 12B.

Mr. Zack Autin, GIS Engineering, LLC, presented the Board with a PowerPoint presentation.

- Helical anchors have been delivered to the site.**
- They have removed all of the existing timber fenders.**
- Started cutting holes in existing sheet pile wall for helical anchor installation.**
- Helical anchor installation is on-going.**

{2} Discuss/Approve Contractor Pay App No. 2.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Larry G. Rader, to approve and authorize the payment of Contractor Pay Application No. 2 in the amount of \$215,751.79 to Larry Doiron,

LLC. for the 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) for work accomplished from January 1, 2017 thru January 31, 2017 in accordance with contract dated November 15, 2016; and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

{3} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, SR., to approve and authorize the payment of Invoice Number 70000310 in the amount of \$20,544.70 to GIS Engineering, LLC for the period January 2017 which includes review and processing of submittals, shop drawings, work plan, environmental protection plan, etc., site visit, contractor coordination; in accordance with the contract dated March 1, 2016.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

(b) Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, & 7} (Private Property).

{1} Update on Advertisement and Bidding of Bulkheads 1, 6, & 7.

Mr. Zack Autin, GIS Engineering, LLC, reported the project was published in the Daily Iberian on Wednesday, February 1, 8, & 15, 2017. A pre-bid meeting was held on Tuesday, February 21, 2017. The bid opening is scheduled for Wednesday, March 8, 2017 at the Port Administration office.

{2} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader, to approve and authorize the payment of Invoice Number 70000306 in the amount of \$27,379.40 to GIS Engineering, LLC for the period January 2017 which includes the last 20% of final design which brings it to 100%

complete for final design as well as 20% complete for bidding and negotiation, including preparation of advertisement and bid documents and making revisions per the LA DOTD review and comments; in accordance with the contract dated February 16, 2016 and Amendment #3 dated November 15, 2016.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

(c) Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {11, 13, & 14} (Private Property).

{1} Update on Construction of Bulkheads 11, 13, & 14.

Mr. Zack Autin, GIS Engineering, LLC, presented a Power Point Presentation and reported on Bulkhead 11, the installation of sheet and king piles has begun, the sheet piles were cut to grade, installation of sheet piles is complete, and they have begun the installation of wing wall.

{2} Discuss/Approve Contractor Pay App No. 8.

A motion was made by Commissioner Larry G. Rader, and seconded by Commissioner Mark Dore', to approve and authorize the payment of Contractor Payment Application Number 8 in the amount of \$491,877.70 to Coastal Bridge, LLC. for the Port-Site Bulkhead Relocation Project Phase II B – Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property) for the period January 1, 2017 thru January 31, 2017 in accordance with contract dated April 27, 2016; and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

{3} Update on Status of Substantial Completion for Bulkhead 14 (45-Day Clear Lien Period).

*****Discuss Private Bulkhead 14 Damages.**

Mr. Zack Autin, GIS Engineering, LLC, reported over the last month there were some incidents where barges ran into Bulkhead 14. One was noticed on January 17, 2017 at the final inspection, but it actually happened on December 19, 2016. The inspector wasn't at the site at the time, the construction at this bulkhead was finished. On January

26, 2017 another barge ran into the bulkhead. Commissioner Larry Rader asked the question if the bulkhead would just get repaired or if something was going to be done to prevent this from happening again. Mr. Zack Autin stated it would be repaired but they could discuss coming up with something to prevent it in the future. Executive Director Craig Romero stated the pipes that are at the bulkhead are too small. Mr. Oneil Malbrough, GIS Engineering, stated everything was replaced from what was there before the construction. Mr. Craig Romero stated the barge companies will repair what they damaged but we need revisit what we have to enhance the dolphins. Commissioner Roy Pontiff asked Mr. Zack Autin if the Port had enough money left over to enhance the dolphins. Mr. Zack Autin stated the Port should have enough money left over in Capital Outlay. A change order would have to be made to get this done. Commissioner Roy Pontiff requested GIS Engineering to explore the possibilities of what could be done to correct the problem and report back at the next Board meeting.

- {4} Update on Status of Substantial Completion for Bulkhead 13 (45-Day Clear Lien Period).
***Discuss/Adopt Resolution to the LA DOTD Regarding Project Acceptance.**

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore' to adopt the following:

RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners contracted with Coastal Bridge Company, LLC to complete State Project No. 737-99-0069/H.006846 (Phase I) in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211, et seq; and

WHEREAS, the contract between the Port of Iberia District Board of Commissioners and Coastal Bridge Company, LLC has been partially successfully completed (Bulkhead 13).

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 21st day of February, 2017, the contract for Bulkhead 13 is hereby accepted by the Port of Iberia District Board of Commissioners effective Tuesday, February 21, 2017.

This Resolution having been submitted to a vote, the vote thereon was as follows:

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d.

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And the Resolution was therefore adopted on this the 21st day of February, 2017.

{5} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000307 in the amount of \$17,633.36 to GIS Engineering, LLC for the period January 2017 which includes construction administration and oversight, site visits, substantial completion coordination for Bulkheads 13 & 14, submittals and contractor payment application processing, monthly construction progress meeting with tenants and contractor, resident project representation; in accordance with the contract dated February 16, 2016 and Amendment #3 dated November 15, 2016.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

(d) Port-Site Bulkhead Relocation Project Phase II-B (Phase II) – Private Bulkhead 11B (Private Property).

{1} Update on Preliminary Design of Bulkhead 11B.

Mr. Zack Autin, GIS Engineering, LLC, reported they were able to meet the deadline and have 3 copies of the preliminary design report and plans at the Port office for the Board's review. The cost estimate is more refined now in this state and is about 10% higher than they reported in the study and report phase, at \$1.1M. They are going to see what they can do to bring that cost down in the Final Design phase.

It was the consensus of the Board for GIS Engineering, LLC to move forward with the Final Design of Bulkhead 11B.

{2} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number 70000308 in the amount of \$8,713.12 to GIS Engineering, LLC for the period January 2017 which includes development of preliminary design plans and report, design of mooring dolphins, gathering of data, coordination with owner on preliminary design criteria and preparation of design criteria report; in

accordance with the contract dated February 16, 2016 and Amendment #3 dated November 15, 2016.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

- (e) **Status of the Louisiana Port Construction & Development Priority Program SPN H.011928 "East & West Yard Expansion & Site Improvements Project (Transfer of Ownership of a Building Located on Tract "A" (28.567 acres) Located on the Port Expansion Phase I Property Site.**

There was no update on the above agenda item.

- (f) **Update on the 2017-2018 Capital Outlay Application.**

There was no update on the above agenda item.

- (g) **AGMAC Project General Engineering and Consulting Services:
{1} Update on Status of AGMAC Project.**

Executive Director Craig Romero stated Commissioners Larry G. Rader and Roy A. Pontiff, along with Mr. Oneil Malbrough and himself went to Washington DC recently and they visited with the entire U.S. Congressional Delegation plus a couple of others that do not represent the area but represent Louisiana. The message they brought to them was in the anticipation of the Colonel from New Orleans going visit them March 6 & 7, 2017 to do a ceremonial visit to talk about the Corps projects they want to do within the next year.

- {2} Update on Bulkhead No. 15 (Bigler Properties) Bulkhead Relocation.**

Mr. Zack Autin, GIS Engineering, LLC, reported a bulkhead owner reached out to a POI Board member, who in turn reached out to GIS Engineering, LLC, inquiring about his bulkhead in the inclusion of AGMAC. GIS Engineering spoke to Mr. Craig Romero about this and did their research as to why this bulkhead wasn't included. They reached out to the Corps and both parties have determined they are not really sure why it wasn't included. The bulkhead is located off of Rodere Canal behind Cameron across from Bulkheads 6 & 7. The bulkhead is a loadout dock Bigler Properties built. The bulkhead is 60 – 70 ft. long steel bulkhead with tie rods. The LA DOTD and the U.S. Corps of Engineers would have to be approached to see if they agree if the bulkhead should be included. Mr. Zack Autin stated any work that they conduct would be done under the General Engineering Contract they have with the Port on a Time & Material basis. Any

subcontractor work would be subject to Mr. Craig Romero's review and approval. Lengthy discussion ensued.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Larry G. Rader, to authorize GIS Engineering, LLC to perform preliminary investigation into Bulkhead 15 relative to the AGMAC channel.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

{3} Discuss/Approve GIS Engineering, LLC Invoice.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of Invoice Number 70000309 in the amount of \$1,120.00 to GIS Engineering, LLC for the period January 2017 for services with regards to Oneil Malbrough's work on the update of bulkhead relocations cost and distribution of funds, and research on the Bigler Properties Bulkhead No. 15, in accordance with the contract effective date of January 20, 2016 and Amendment No. 2 dated December 20, 2016.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

VIII. REPORT FROM PORT ATTORNEY ON:

Port Attorney Ray Allain stated he reviewed the W. C. Lanie Lease, Agricultural Leases renew automatically by reconduction if neither party says anything and the farmer stays in possession. Mr. Craig Romero and Mr. Ray Allain both contacted Mr. Lanie and he was told not to plant the fallow land on that property and he voluntarily complied. Mr. Ray Allain believes the lease has changed in its character to that extent. Otherwise the rest of the property is being farmed under the same lease provision. Mr. Lanie will have a reduction in rent because of the land that he was asked not to plant. Other than that it stays under the same terms and conditions so there is no need to develop a new lease at this point.

- (a) **AWS Lease Agreement & Collection of Unpaid Rental.**
- (b) **Central Gulf Shipyard Lease Agreement & Collection of Unpaid Rental.**

*****Status of Filing a Judgement by Default**

(c) LBC Port Judgement/Collection of Money due the Port of Iberia.

There was no update on the above agenda items.

IX. EXPANSION OF AGENDA.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader to expand the Port of Iberia District Board of Commissioners Regular Monthly Board Meeting of Tuesday, February 21, 2017 to Discuss/Consider Emergency Repairs to Parker Drilling Utility Pedestal which is falling into an Adjacent Slip.

- (A) Cost Estimate to Repair and Relocate the Utility Pedestal at a cost not to exceed \$8,772.00 from Dixie Electric.**

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

Mr. Marc Berard, BH&A, Inc. addressed the Board and explained the Emergency Repairs to a Parker Drilling Utility Pedestal which is falling into an adjacent slip. A Proposal has been submitted by Dixie Electric to perform the work, etcetera. Discussion ensued.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader to accept proposal number 2017- 00007 from Dixie Electric dated February 22, 2017 not to exceed the amount of \$8,772.00 to relocate the 480 volt feed and disconnects from existing shore power location to a new location located about 30' from the end and behind the existing bulkhead.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

X. REPORT FROM EXECUTIVE DIRECTOR ON:

- (a) Update on Ms. Carmel Breaux, President, Norris Insurance Consultants, Inc., Contract Regarding Insurance Consulting Services for the Port of Iberia District as it Relates to General Liability, Automobile Liability and Physical Damage, Workers Compensation, Umbrella Liability, Public Official Errors & Omissions Liability, Crime,**

Boiler & Machinery, Inland Marine, Equipment Floater and Building & Contents and Flood.

Executive Director Craig Romero stated Mrs. Carmel Breaux had a meeting with all the insurance companies (Schwing, Regions, Dorsey, DJW, and Brown and Brown), they all were assigned markets. The insurance companies are out in the market right now. They have a delivery date to submit their proposals of Tuesday, March 7, 2017. Mrs. Carmel Breaux will review the quotes received and then bring it to Board to decide.

- (b) **Discuss/Consider Authorizing the Executive Director to Enter Into a Letter of Intent Between the Port of Iberia District and Goldman Sachs Regarding the Purchase of Approximately 106.72 Acres of Available Property located at 6005 Port Road (former Dynamic Ind. West Yard Site); and Further Authorize the Board President to Execute the Letter of Intent if Approved by the Board.**

- {1} **Executive Director Negotiations with Prospective Tenants Regarding Available Property located at the former Dynamic Industries West Yard; Contingent Upon the Receipt of the Necessary Approvals.**

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Danny J. David, Sr., to approve and authorize the Executive Director to enter into a Letter of Intent between the Port of Iberia District and Goldman Sachs regarding the purchase of approximately 106.72 acres of available property located at 6005 Port Road (former Dynamic Industries West Yard Site); and motion further authorizes the Board President to execute the Letter of Intent.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

- (c) **Update on Appraisal Report in Summary Format Being Prepared by John A. Foti, MAI, with John A. Foti & Associates on the Following:**

- {1} **Henry Bernard Property Located Behind the POI Administrative Office.**

Executive Director Craig Romero stated Mr. John Foti would be in the office on Wednesday, February 22, 2017 and he has finished the appraisal with evaluation of the Bernard Property. Mr. John Foti has met with Mr. Henry Bernard.

(d) Executive Director's Monthly Report.

- Dynamic has two out of five topside modules under construction for the Shell Appomattox project loaded out onto a barge to be sent to Ingleside, Texas.
- Parker Drilling at the Port needs to hire 100 people within the next 3 weeks for rigs they have going to work.
- Logan's building is completely full as of right now.

(e) Announcements.

- ***2016 Tier 2.1 Personal Financial Disclosure Statement
- ***POI 2017 Committees.

Port Attorney Ray Allain requested to attend an AAPA Legal Issues Seminar on March 6, 2017 in Oakland, California. The seminars are every other year.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr., to approve and authorize Port Attorney Ray Allain to attend the AAPA Legal Issues Seminar to be held in Oakland, California on March 6 – 7, 2017.

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

Yeas: Roy A. Pontiff, Mark Dore', Danny J. David, Sr., and Larry G. Rader.

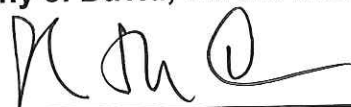
Nays: None.

Absent at Voting: Gene L. Jefferies, Elbridge "Smitty" Smith, III, and Simieon d. Theodile.

And the motion was therefore passed on this the 21st day of February, 2017.

XI. ADJOURNMENT.

On a motion made by Commissioner Mark Dore', and seconded by Commissioner Danny J. David, Sr. the meeting was adjourned at 7:30 p.m.



SECRETARY-TREASURER



VICE-PRESIDENT