

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, JANUARY 18, 2022
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 President, at the Port of Iberia Administrative Office, on Tuesday, January 18, 2022, at 5:30 P.M.

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

Commissioner Simieon d. Theodile, Secretary-Treasurer, was absent.

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

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

I. PRESENTATION OF APPRECIATION PLAQUE TO 2021 BOARD PRESIDENT COMMISSIONER DANNY J. DAVID, SR.

Commissioner Roy A. Pontiff, newly elected Board President for the year 2022, recognized and presented on behalf of the Board, an appreciation plaque to Commissioner Danny J. David, Sr., 2021 Board President.

II. APPROVAL OF MINUTES – Regular Meeting Tuesday, December 7, 2021.

On a motion by Commissioner Shane Walet, and seconded by Commissioner Patrick Broussard, the Commission approved the minutes of the Regular Meeting held on Tuesday, December 7, 2021.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

III. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

(a) Budget Summary for (6) Months Ending December 2021.

Mrs. Joanna Durke stated that the Port should be at 50.04% for Six (6) months ending December 2021. Revenues are currently low (26.04%) but the Port will begin to see an increase next month as we begin to receive Tenant payments. Expenditures are currently in range at 35.58%.

{1} Discuss/Consider a Budget Adjustment of the Insurance-OPEB Retired (Roy) Line Item due to the Removal of the 50% Cap on the Contribution to the Supplemental Health and Hospitalization Insurance Program and Authorize the Board Vice-President to Execute an Amendment to the Employment Agreement to Reflect Same.

The Board was presented an Eleventh Amendment to Employee Agreement for Mr. Roy A. Pontiff which was drafted by the Port Attorney, Don Caffery. Mr. Roy A. Pontiff is requesting that the Board Amend the Budgetary Line-Item Insurance-OPEB Retired (Roy) due to an increase of his annual cost. The Budgetary Line-Item will need to be amended in the amount of \$7,236.46, in which said total Budgetary Line-Item is now \$14,472.91

It is noted that Commissioner Roy A. Pontiff abstained from voting on this Agenda item.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to approve and authorize an Amendment to the Port's Fiscal Year 2021-2022 Budget relative to a Budget Adjustment of the Insurance – OPEB Retired (Roy) Line Item due to the removal of the 50% cap on the contribution to the Supplemental Health and Hospitalization Insurance Program; and motion further authorizes the Board Vice-President to execute an Eleventh Amendment to the Employment Agreement to Reflect Same, and motion further stipulates that the increase is in the amount of \$7,236.46 in which said total Budgetary Line-Item is now \$14,472.91.

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

Yeas: Shane Walet, Patrick Broussard, Mark Dore', Bilal Morton, and Danny J. David, Sr.

Nays: None.

Abstained at Voting: Roy A. Pontiff.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

(b) Listing of Utility Breakdown as it Relates to Electricity, Water, & Natural Gas.

Mr. Gerald Gesser stated that they are still looking into a credit refund from Entergy, regarding the Port street light account.

There is also an invoice with an overcharge that they are looking into as well, relative to the Central Gulf wooden office building.

(c) Listing of Tenant Lease Billings for 2022.

The following Port Tenants have paid for 2022: Bayou Management Services (\$186,428.81), Turner Industries (\$500,266.00), and Louisiana Cat (\$96,000.00).

- **Update on Treva Crosby, Crosby Construction Services, Inc., Regarding its Lease Agreement Payment Schedule.**

Mrs. Joanna Durke stated that at the December 7, 2021 Board Meeting, Mr. Don Caffery presented the Board with a Demand Letter to send to Crosby Construction Services, Inc. demanding payment within 30 days of receiving the letter.

Mr. Craig Romero stated that the most he can gather is that the Crosby's that own the business are trying to sell it.

Discussion ensued regarding Crosby Construction's facility at the Port, as it relates to their equipment.

Commissioner Roy Pontiff asked if there is anything that the Port could seize. Don Caffery stated that the Port could seize equipment. Commissioner Roy Pontiff asked if the Port could go after his other company. Don Caffery stated that no the Port cannot, but could use it as proof that he is able to pay his lease, but legally the Port would not be able to garnish any fees from another company. Mr. Craig Romero asked if the Port would be able to take legal action to approach the equipment he has on the property in lieu of lease payments to get value out of the equipment.

Mr. Don Caffery stated that the Board could put a Landlord Lien on the movable property that is located at Crosby Construction Services, Inc. in the Port. Crosby Construction Services, Inc. will still have access to the property but they will not be able to move the equipment off the property.

Discussion ensued regarding Crosby Construction's facility improvements, that were performed by Crosby Construction Services, Inc.

Mrs. Joanna Durke stated that on December 23, 2021, Treva Crosby sent an email to Mr. Craig Romero stating that Crosby will be sending \$10,000.00 monthly to the Port of

Iberia, or until their financial obligations have been met. Mrs. Joanna Durke stated that Crosby Construction has delivered a check for \$10,000.00. Port Attorney, Don Caffery, instructed Mrs. Joanna Durke for the Port to hold onto the check so it does not look like we are accepting Crosby's proposed payment schedule per the email of December 23, 2021. Mrs. Joanna Durke stated that Crosby owes the Port \$124,568.23.

Port Attorney, Don Caffery, stated that he can respond to Crosby Construction Services, Inc. rejecting the \$10,000.00 check and come back to the Commission at the February Regular Board Meeting with specific details about the Port's options.

It was a consensus of the Board to let Port Attorney, Don Caffery, send a letter to Crosby Construction Services, Inc. rejecting the \$10,000.00 payment made to the Port of Iberia. It is noted that, if necessary, further action will be taken at the February Regular Board Meeting.

(d) Listing of Boat Stall Tenant Lease Billings for 2022.

Mrs. Joanna Durke stated that Two (2) boat stall tenants have paid. Mrs. Joanna Durke, Ms. Tracy Boudreaux, and Ms. Shari Landry are working on this.

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

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the payment of bills for January 2022, 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, Shane Walet, Patrick Broussard, Mark Dore', Bilal Morton, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

IV. REPORT FROM MR. GERALD GESSER, GESSER GROUP, APC ON:

- (a) Proposed Facility Inspection
{1} Discuss/Consider Gesser Group's Proposal (Port Development & Maintenance Committee for Review).**

Mr. Gerald Gesser reported that he is still awaiting direction on this.

- (b) Port of Iberia Small Repairs Projects**

**{1} Status Report for Utility Meters
(Cleco, Lawco, Atmos, and Entergy).**

Mr. Gerald Gesser reported that he is continuing to review the utility bills for the previous & current months with Shari Landry and utility company representatives. There are a few issues with Entergy that will be looked into.

**{2} Status Report on Former HIS Renovations & Former
HIS/Superior Fencing Installation (from clearance of trees,
etc.).**

Mr. Gerald Gesser reported that all of the repairs are complete except for the replacement of the sectional doors, which may not be in for another 6-8 weeks.

**(a) Discuss/Consider Modular Construction's Invoice No.
4431-21-2.**

A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice No. 4431-21-2 dated December 10, 2021 to Modular Construction Company, Inc. in the amount of \$12,159.00 for 100% Completion on renovations at the former HIS (Buildings 5-A and 6-B) per Quote No. 6029-21-REV-1.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

**(b) Discuss/Consider Modular Construction's Invoice No.
4431-21-3.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice No. 4431-21-3 dated December 10, 2021 to Modular Construction Company, Inc. in the amount of \$10,875.00 for labor and materials to furnish a 195' 6' high 3 strand barbed wire commercial chain-link fence per Quote #6029-21-Fencing.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

- (c) Discuss/Consider Modular Construction's Invoice No. 4438-21-1.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice No. 4438-21-1 dated January 5, 2022 to Modular Construction Company, Inc. in the amount of \$9,000.00 for labor and materials for window work completed per Quote Change Order #6070-21 at the former HIS Building.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

- (d) Discuss/Consider Modular Construction's Invoice No. 4438-21-2.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize the payment of Invoice No. 4438-21-2 dated January 5, 2022 to Modular Construction Company, Inc. in the amount of \$8,245.00 for labor and materials for sheeting on existing aluminum awning completion per Quote Change Order #6070-21-2 at the former HIS Building.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

- (e) Discuss/Consider Modular Construction's Invoice No. 4438-21-3.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice No. 4438-21-3 dated January 5, 2022 to Modular Construction Company, Inc. in the amount of \$3,750.00 for labor and materials to remove existing windows on side of building, install sheeting to patch areas where windows were removed and use Hawaii Blue Sheeting per Quote #6070-21-Rev. at the former HIS Building.

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

Commissioner Roy Pontiff asked Mr. Gerald Gesser for a complete recap of the construction and professional fees incurred for this project. Mr. Gerald Gesser will provide this to the Board at the February Regular Monthly Board Meeting.

{3} Update on Work Being Performed by Dixie Electric, Inc. for the Public Dock Sign Lighting Project.

Mr. Gerald Gesser, Gesser Group, APC, indicated that the Public Dock Sign Lighting Project is now complete.

(a) Discuss/Consider Dixie Electric, Inc. Invoice No. 0010987

A motion was made by Commissioner Mark Dore', seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 0010987 to Dixie Electric, Inc., in the total amount of \$12,542.00 regarding Proposal No. 2121-0043 dated October 12, 2021 (\$5,263.00) as it relates to the replacement of (2 each) existing LED Light Fixtures for lighting of signs; one for each sign; replacement (4 each) existing metal halide flood light fixtures with (4 each) LED Flood Light Fixtures located on top of approximately 60' pole at site of signs; replacement of all conduit and wiring from flood light fixtures and sign fixtures the length of the pole and (2 each) junction boxes and (2 each) photo controls; and the replacement of the existing RV style pedestal with new RV panel box mounted on treated wood timber; and furthermore for the installation of a new 40 amp, Two (2) pole breaker at shore power rack to feed new load center at sign and for the installation of underground conduit and conductors from the new 40-amp breaker at shore power rack to sign location at the Public Dock at the Port of Iberia, in accordance with Change Order Proposal No. 2021-0048 dated December 1, 2021 (\$7,279.00).

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

{4} Status Report on Dixie Electric, Inc. Identifying and Surveying Meter Feeds at the Former All Points Facility for the Six (6) Meter Locations on the POI Public Dock Area.

Mr. Gerald Gesser, Gesser Group, APC, provided a Status Report indicating that Dixie Electric, Inc., will commence identifying and surveying the meter feeds at the former All Points Facility for the Six (6) meter locations on the POI Public Dock Area within Two (2) weeks.

{5} Status Report on the Port's Marina Steps and Walkway Repairs.

Mr. Gerald Gesser stated that this work has been completed.

Mr. Gerald Gesser also stated that they are in the process of talking to Entergy about replacing some street lights along the Port Marina.

(a) Discuss/Consider Modular Construction Company, Inc. Invoice No. 4440-21 Regarding 21 Marina Walkways/Steps Repairs.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice No. 4440-21 to Modular Construction Company, Inc., in the amount of \$5,355.00 for labor and materials to repair 21 wharf handrails and re-nail existing nails at the POI Marina, as per Quote No. 6067-21 dated November 12, 2021.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

{6} Status Report on Electrical Disconnect Pad Locks at Various Sites.

Mr. Gerald Gesser, Gesser Group, APC, reported that the pad locks have been delivered to Dixie Electric, Inc., and Mr. Gesser plans to install some of the pad locks within the next 30 days and the balance of the locks will be delivered to the Port for future use.

(a) Discuss/Consider Dixie Electric, Inc., Invoice No.

0010988 (100 “Red Aluminum Lock-Out Locks”).

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice No. 0010988 to Dixie Electric, Inc., in the amount of \$1,137.00 regarding the Proposal dated December 1, 2021, relative to Dixie Electric, Inc., supplying the Port of Iberia with 100/each “Red Aluminum Lock-Out Locks”, keyed alike to be used for locking Port-owned electrical equipment in the OFF position; and motion further acknowledges that the locks will be labeled with POI and the phone number.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

{7} Discuss/Consider Gesser Group’s Inv # 18-POI-SRP.

A motion was made by Commissioner Mark Dore’, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice No. 18-POI-SRP to Gesser Group, APC in the amount of \$2,960.00 for small repairs projects requested by the Executive Director.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

(c) Hurricane Laura & Delta Storm Damages

{1} Status Report on Hurricane Laura Flood Damage Insurance Claim.

{2} Status Report on Hurricanes Laura & Delta FEMA Applications.

Mr. Gerald Gesser, Gesser Group, APC, reported that as of January 12, 2022, as told by our FEMA representative, all projects are obligated and we will be having our Recovery Transitional Meeting on January 26, 2022. Mr. Gerald Gesser presented the Board with a FEMA Workflow Chart showing the process steps and circled where the Port is currently at in the process. He also presented the Board with a printout of the obligated funds for the Hurricane Laura FEMA claim.

The Port is currently at Phase 5: Obligation & Recovery Transition of the FEMA

Workflow Chart.

The obligated funds are as listed below:

Project # 167280 - \$4,221,016.28 (limestone)

Project # 167271 - \$182,412.02

Project # 167283 - \$5,382.49

Project # 332846 - \$204.87 (Management Cost)

Project # 167427 - \$3,072.92 (AquaDam) – Already Paid

The project still in process is:

Project # 437440 - \$244,933.94 (Management Cost)

{3} Discuss/Consider Gesser Group's Inv # 16-POI-HLSD.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 16-POI-HLSD to Gesser Group, APC in the amount of \$1,110.00 for the period December 21, 2021 thru January 11, 2022 for architectural services provided from Hurricane Laura Storm Damages, as it relates to requested information by FEMA.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

(d) Special Projects

{1} Status Report on POI Maintenance Equipment Storage Building.

Mr. Gerald Gesser, Gesser Group, APC, presented the Board with preliminary plans and project specifications for the Maintenance Equipment Storage Building. Mr. Gerald Gesser recommended to the Board that Geotechnical testing be performed at a cost not to exceed \$3,000.00. Mr. Gesser also presented the Board with his Contract Proposal for the Equipment Storage Facility.

Commissioner Mark Dore' asked if the Port really needs this building.

Lengthy Discussion ensued regarding the Command Center/Filing facility.

Mr. Gerald Gesser stated that the Port could add onto the Maintenance Equipment Building to accommodate for filing purposes.

Mr. Craig Romero discussed that there are companies that would come into the office

and scan all of the Port's files into the computers for easier access.

Lengthy discussion ensued.

Mr. Gerald Gesser stated that if the Port would use a metal building, it would take Six (6) months to arrive. Mr. Gerald Gesser is recommending the Board use steel studs. The slab will be at 9 ft. The building is 60x30 with Three (3) overhead doors, there will be no bathroom, there will be a wash area to wash the lawnmower and other equipment as necessary. Mr. Craig Romero questioned what would be the wind load of the building. Mr. Gerald Gesser stated that the building would be able to withstand winds up to 138 mph, he stated that this is the code for Iberia Parish.

Commissioner Roy Pontiff stated that since this is a project, this will not come out of the Architectural Services Budgetary Line-Item. This will be a Capital Account & will come out of its own Budgetary Line-Item.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to accept and approve the drawings dated January 11, 2022, of the POI Maintenance Equipment Storage Building as presented by Mr. Gerald Gesser of Gesser Group, APC.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize Louisiana Testing & Inspection, Inc. to perform the Geotechnical Testing for the POI Maintenance Equipment Storage Building in an amount not to exceed \$3,000.00.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

Port Attorney, Don Caffery, III, indicated that he has reviewed Mr. Gesser's Contract dated December 14, 2021 and it is acceptable.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Bilal Morton to approve and authorize Gesser Group, APC Contract with the Port

of Iberia District for the construction of a 30'x60' enclosed metal stud building with a wash bay, work bench area, and concrete ramp (finish floor to be set at 9'-0" Elevation) with a Contract amount of \$20,790.00; and motion further acknowledges the Contract has been reviewed by the Port Attorney and is acceptable; and motion further authorizes the Board President to execute said Contract between the Port of Iberia District and Gesser Group, APC.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

{2} Status Report on the Rehabilitation of Building "F" at the POI West Yard.

Mr. Gerald Gesser, Gesser Group, APC, reported that this project is on hold until further direction.

{3} Discuss/Consider Gesser Group's Inv. No. 01-POI-AF

A motion was made by Commissioner Mark Dore', seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number 01-POI-AF to Gesser Group, APC in the amount of \$4,625.00 for the period December 3, 2021 thru December 29, 2021 for architectural services provided for the Aquadrill Fencing according to the guidelines of the Foreign Trade Zone.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

V. LOUISIANA PORT CONSTRUCTION & DEVELOPMENT PRIORITY PROGRAM SPN H.011928 "EAST & WEST YARD" EXPANSION & SITE IMPROVEMENTS PROJECT:

(a) Report from Mr. Oneil Malbrough of GIS Engineering, LLC. on:

{1} Port Priority & Capital Outlay Spreadsheets.

PORT PRIORITY:

- Building A Parking Lot Limestone – Mr. Oneil Malbrough reported that an email was received from the Limestone Contractor, Acadiana Site Contractors, LLC., that they

have the delivery tickets. They will be emailing it to GIS Engineering. GIS will send these to Mrs. Joanna Durke after they receive them.

- \$285,644.71 is the total amount of retainage that will be due to the Port relative to Building B. The LA DOTD now requires physical copies of the actual "As Builts". This will be reimbursed once LA DOTD receives this information.
- The Port will have the following remaining Port Priority Projects: Millennium Expansion Phase III, Tracts O & P Site Improvements, and the Crane Controls (Bldg. B) at Seadrill.

CAPITAL OUTLAY:

- GIS Engineering is requesting approval of the invoices in yellow which are depicted on the Capital Outlay Spreadsheet Presented: Shell Pipeline December 2021 Invoice, AGMAC Phase I Engineering November and December 2021 Invoices, and AGMAC General Engineering November 2021 Invoice.

(b) Report from Mr. Austin Hebert of GIS Engineering on: {1} Building B Update.

Mr. Austin Hebert and Mr. Gerald Gesser addressed the Board concerning additional items in Building B that will require attention. Correspondence from GIS Engineering, dated January 18, 2022, was presented to the Board for review relative to Building B - corrective items as observed and recommended by the Engineer and Architect.

Mr. Gerald Gesser and Mr. Austin Hebert have gathered budget numbers for each corrective item. If the Board approves, they will create a packet for each repair and go out for quotes. It is noted that none of these repairs are warranty issues.

- Water Leak over Bay 1 near Bay 5 – (Remove and replace 30'x50' section of roof sheeting.) Estimated cost: \$18,000.00. GIS Engineering is in agreement with the cost as Gesser Group received pricing from Frisco Construction, who has provided similar and fair pricing on past projects.
- Installation of a new 85-gallon hot water heater – there is currently a 60-gallon hot water heater in place, which appears to not be sufficient for the tenant's needs. Estimated Cost: \$8,300.00. GIS Engineering is in agreement with cost as Gesser Group received pricing from Landry Plumbing, who Gesser Group has done work with on prior projects and who also installed the plumbing for the Multipurpose Project.
- Wall Repairs between Bay 1 and Multipurpose Office (2nd Floor) – Remove the entire wall and old insulation between the second-floor offices and Bay 1, and install cement board, tape float and paint (no new insulation). Remove existing wood wall paneling and furnish & install new 4'x8' Hardy cement board with Tyvek liner (100'x8').

Estimated Cost: \$13,400.00. GIS Engineering deferred to Gesser Group as this is more architectural than engineering. Gesser Group received pricing from Frisco Construction who's provided fair pricing on past projects.

- Building B2: Improve Air Distribution to the 2nd Story Additions (Two (2) new rooms recently constructed) – The thermostat for this unit is located in the conference room. Being that the conference room is not used on a daily basis, this seems to cause the unit to short cycle. This short cycling effect is reducing air flow to the newly constructed 2nd floor additions. Gesser Group is recommending to furnish and install a new 2-ton mini-split HVAC unit in each room. Estimated Cost: \$9,700.00. GIS Engineering deferred to Gesser Group due to their extensive experience on HVAC; however, GIS Engineering is in agreement with the price as the value came from Doerle Heating & Cooling, who installed the HVAC for the Multipurpose Project and has extensive experience, and has also worked with Gesser Group on a number of projects.
- Building B2: Address Continued Sweating in Attic Area – Installation of Two (2) dehumidifier units in the attic area and to also remove all of the insulation above the ceiling system. Estimated cost: \$2,200.00. GIS Engineering deferred to Gesser Group due to their extensive experience on HVAC; however, GIS Engineering is in agreement with the price as the value came from Doerle Heating & Cooling, who installed the HVAC for the Multipurpose Project and has extensive experience, and has also worked with Gesser Group on a number of projects.
- Installation of Electrical Equipment to Service Additions – Gesser Group's estimated cost to power new items: \$16,000.00. Preferred Electric quoted the price to which GIS Engineering is in agreement based on fair pricing received on past projects.

Commissioner Patrick Broussard questioned if this was repairing old or if this is new. Mr. Gerald Gesser stated that this is repairing old due to the building being old, but new because these issues weren't apparent before. Commissioner Patrick Broussard asked if these charges can be added to Seadrill's rent. Mr. Craig Romero stated that the Port will apply to Port Priority to use State money for what they can. Commissioner Patrick Broussard stated that the repairs to the wall and roof are repairs needed due to the building being older, this is not something Seadrill is asking for. The air conditioner and the hot water heater, Seadrill is asking for. Mr. Craig Romero stated that yes, that is correct, but they will apply to Port Priority for the repairs as a whole. Commissioner Roy Pontiff stated that the Port would not get a rate of return on the whole thing. Mr. Craig Romero stated that they will but only for the new things. They will need to go through this line-item by line-item to determine what is able to be billed to Seadrill. Commissioner Roy Pontiff asked for a report identifying what is Seadrill responsible for reimbursing the Port for and what is the Port responsible for.

In summary, the projected total costs if approved is \$81,210.00, and it is noted that this amount includes a 20% contingency of \$13,520.00.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Bilal Morton to approve and authorize Mr. Gerald Gesser of Gesser Group, APC and GIS Engineering, LLC to go out for quotes for the Six (6) repairs/improvements presented to the Board dated January 18, 2022 for Seadrill's Facility at the Port of Iberia as a General Contract not to exceed the amount of \$90,000.00 as follows: remove & replace 30' x 50' section of roof sheeting, installation of a new 85-gallon hot water heater, wall repairs b/w bay 1 and multipurpose office, install new 2-ton mini splits, furnish and install Two (2) dehumidifying units & remove insulation, and electrical; contingent upon Legal Review and approval; and motion further authorizes the Board President to execute said contracts.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

**{2} Building B – POI West Yard SPN H.011928(325h)
Crane Controls Safety Upgrade
(Phase Vh of SPN H.011928).
(a) Update on Status of Project.**

- Louisiana Crane and Electrical Services have installed all new crane and radio equipment. They are currently synchronizing controllers, with final testing to follow.

{3} Building C and D Security Fencing.

- Aquadrill wants to qualify for a Foreign Trade Zone. They will require an Eight (8)' foot high security fence. GIS Engineering submitted a request for Port Priority to participate in the funding & they have approved it.
- Requesting to adopt a Resolution to obtain quotes with the contingency of LA DOTD's approval of the plans and specs.
- GIS Engineering and Mr. Gerald Gesser of Gesser Group, APC will put together a packet for Port Priority's approval and solicit Three (3) quotes, thereafter.
- Construction Cost estimate of this project is \$125,000.00 in addition to 5% engineering fees which results in a project estimate not to exceed \$131,250.00 (This will

be added to the Resolution).

❖ Discuss/Adopt Resolution to Obtain Quotes w/Contingency.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to adopt the following Resolution:

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the Resolution was therefore adopted on this the 18th day of January, 2022.

{4} Discuss/Consider GIS Engineering, LLC November Invoice No. 70007243 POI West Yard Expansion.

Discuss/Consider GIS Engineering, LLC December Invoice No. 70007465 POI West Yard Expansion.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007243 to GIS Engineering, LLC in the amount of \$3,054.25 for the period November 1, 2021 thru November 30, 2021 which includes November activities including Construction Administration, As-Built Drawings & Project Closeout Documents, Coordination with Louisiana Crane on scheduled installation, and Architect Subcontractor; in accordance with contract dated August 21, 2018.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 70007465 to GIS Engineering, LLC in the amount of \$4,955.00 for the period December 1, 2021 thru December 31, 2021 which includes December activities of Building B Construction Administration, Site Drainage Construction Administration, Building C, and Building D; in accordance with contract dated

August 21, 2018.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

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

(a) Port Millennium Expansion Phase III Project – Site Excavations & Dredging.

{1} Update on the Status of the Port Millennium Expansion Phase III Project.

Mr. Austin Hebert of GIS Engineering reported that there is no update on this Agenda item.

(b) Port Millennium Expansion Phase II Property Site SPN H.011756 Tract's "O" and "P" Site Improvements.

{1} Update on Status of Tract's "O" and "P" Site Improvements.

- J.D. Fields received the sheet pile on December 25, 2021 and sheets were delivered to the coater on January 3, 2022. Rigid Constructors is expected to mobilize on January 31, 2022 per their latest schedule.
- A meeting is scheduled for Thursday, January 20, 2022, with GIS Engineering and Rigid Constructors at the project site to discuss the upcoming construction items.

**{2} Discuss/Consider GIS Engineering, LLC Invoice No. 70007241 (November).
Discuss/Consider GIS Engineering, LLC Invoice No. 70007466 (December).**

A motion was made by Commissioner Shane Walet, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007241 to GIS Engineering, LLC in the amount of \$1,277.50 for the period November 1, 2021 thru November 30, 2021 which covers November 2021 activities including Construction Administration Phase and Construction Oversight; in accordance with contract dated March 4, 2021.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007466 to GIS Engineering, LLC in the amount of \$632.50 for the period December 1, 2021 thru December 31, 2021 which covers December 2021 activities including Construction Admin Phase and Construction Oversight; in accordance with contract dated March 4, 2021.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

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

- The invoice covers the Engineer's site visit, structural analysis, report and assessment of Bayou Companies Bulkhead.
- Mr. Craig Romero will be meeting with Austin Hebert of GIS Engineering and Larry Dupre of GIS Engineering to go see the bulkhead at Bayou Coating and Parker Drilling on January 20, 2022 at 2:00 P.M.

{2} Update on Survey Cross Section Work.

{3} Discuss/Consider GIS Invoice No. 70007242 (November).

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007242 to GIS Engineering, LLC in the amount of \$1,312.50 for the period November 1, 2021 thru November 30, 2021 (Bayou Companies Bulkhead); in accordance w/contract effective date of January 20, 2016, Amendment #1 August 16, 2016, Amendment #2 dated December 20, 2016, and Amendment #3 effective December 20, 2017.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, Mark Dore', Bilal Morton,

and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

**(d) AGMAC Phase I Dredging Project – Commercial Canal.
{1} Project Update.**

Contractor's surveyor, HydroTerra, has completed the following to date:

- Completed the magnetometer survey within the channels.
- Completed the topographic survey of the Upper Dredge Placement Area (Avery Island).
- Recorded all cross-sections of the Restricted Areas 1, 2, & 3 within the Upper Dredge Placement Area (Avery Island).
- Recorded all the cross-sections of the North, East, and West boundaries of the Upper Dredge Placement Area (Avery Island).
- Began anomaly investigations within the Upper Dredge Placement Area (Avery Island) and inner port canals and slips.

Magnolia Dredge & Dock, LLC anticipates to mobilize dredge equipment by the end of January and begin dredging in February.

{2} AGMAC Dredging Project – Pipeline Coordination.

❖ **Shell Pipeline (Zydeco Pipeline)**

(a) Update on Pipeline Relocation.

- Project is complete.

❖ **Boardwalk (Texas Gas)**

(a) Update on Pipeline Relocation. (Project Complete)

(b) Discuss/Consider Approval of Boardwalk Invoice No. 13931354

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 13931354 to Texas Gas Transmission (Boardwalk) in the amount of \$24,015.42 for the period September 16, 2021 thru December 15, 2021 for work completed regarding the AGMAC Phase I Dredging Project – Pipeline Relocation (Final Billing).

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, Mark Dore', Bilal Morton,

and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile

And the motion was therefore passed on this the 18th day of January, 2022.

❖ **Kinder Morgan (Tennessee Gas)**

(a) Update on Pipeline Relocation. (Project Complete)

- GIS Engineering is awaiting Tennessee Gas's final invoice.

(b) Discuss/Consider Approval of Kinder Morgan Invoice No. 302713AFE4

A motion was made by Commissioner Shane Walet, seconded by Commissioner Danny J. David, Sr. to approve and authorize the payment of Invoice Number 302713AFE4 to Tennessee Gas Pipeline Company, LLC in the amount of \$177,339.93 for work completed regarding the AGMAC Phase I Dredging Project - Pipeline Relocation.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

❖ **Energy Transfer**

(a) Update on Pipeline Matting.

- Energy Transfer received Six (6) bids on Wednesday, January 12, 2022 for the Pipeline Lowering Project. Three (3) of the bids were under the original construction budget estimate.
- Energy Transfer awarded the job on Monday, January 17, 2022 to Gulf Inland Contractors, Inc. The start date is tentatively scheduled for February 14, 2022.
- Energy Transfer has a 17-day pipeline outage planned from March 1, 2022 to March 17, 2022.

(b) Update on Final Design & Cost Estimate Based on Recent Soil Boring Data.

(c) Update on Permit Application & Completing Final Design to Jet & Lower Pipeline.

❖ **Atmos Natural Gas Transmission Line**

- (a) **Update on Removal from Rodere Canal & Rerouting Around the Construction Limits. (Atmos Responsible for Costs Associated with Removal & Rerouting).**

- GIS Engineering received confirmation from Atmos on January 13, 2022 that their 4" pipeline within Rodere Canal has been abandoned and removed.

{3} Discuss/Consider Approval of GIS Contract Amendment No. 3.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Shane Walet to approve and authorize GIS Engineering, LLC Contract Amendment Number 3 as it relates to an increase to the contract amount of \$1,119,736.02 due to a change in scope under Phase I in which GIS provided Bidding & Negotiations services and Construction Administration services, along with the existing Environmental Permitting & Coordination and LERRD's tasks that went beyond both the initial and expanded scope of work; the revised contract amount is \$1,936,236.02; and motion further authorizes the Board President to execute GIS Engineering, LLC Contract Amendment Number 3.

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

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

Nays: None.

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

And the motion was therefore passed on this the 18th day of January, 2022.

{4} Discuss/Consider Approval of GIS Contract Amendment No 4.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize GIS Engineering, LLC Contract Amendment Number 4 as it relates to an increase to the contract amount of \$1,532,000.00 due to a change in scope under Phase I in which GIS Engineering, LLC will now provide Construction Management services based on 270 days of construction; the revised contract amount is \$3,468,236.02; and motion further authorizes the Board President to execute GIS Engineering, LLC Contract Amendment Number 4.

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

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

Nays: None.

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

And the motion was therefore passed on this the 18th day of January, 2022.

- {5} Discuss/Consider GIS Invoice No. 70007238 (November)**
- Discuss/Consider GIS Invoice No. 70007480 (December)**

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007238 to GIS Engineering, LLC in the amount of \$113,320.32 for the period of November 1, 2021 thru November 30, 2021 which includes T&M Environmental Permitting, Phase II Environmental Permit Freshwater, T&M LERRS, Phase II Freshwater Bayou, Avery Island Inc. Coordination, Bidding & Negotiations, Phase I Construction Administration, and Phase I Environmental Inspection Oversight; as per contract dated August 29, 2019, Amendment #1 dated May 19, 2020, and Amendment #2 dated October 20, 2020.

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

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

Nays: None.

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

And the motion was therefore passed on this the 18th day of January, 2022.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70007480 to GIS Engineering, LLC in the amount of \$84,478.75 for the period of December 1, 2021 thru December 31, 2021 which includes T&M Environmental permitting, T&M LERRS, Phase I Construction Administration, Phase I Construction Oversight Dredge, and Phase II Environmental Permit Freshwater Bayou; as per contract dated August 29, 2019, Amendment #1 dated May 19, 2020, and Amendment #2 dated October 20, 2020.

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

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

Nays: None.

Absent at Voting: Simieon d. Theodile.

And the motion was therefore passed on this the 18th day of January, 2022.

- (e) AGMAC Phase 2 Dredging Project – Freshwater Bayou.**
- {1} Project Update.**

GIS Engineering is continually updating the pipeline dashboard for the 13 pipeline and

utility crossings identified by the United States Army Corps of Engineers, referenced from the Corp's 2006 feasibility study, which are:

- Kinetica Pipeline: P1, P2
- Harvest Midstream: P3, P4
- Hilcorp: P5, P7, P11, P12
- Enterprise: P6, P13
- Boardwalk: P8
- South Louisiana Electric Corporation: P9
- Energy Transfer: P10

GIS Engineering, LLC has received pipeline survey data and dredge profiles have been generated for the following pipelines: P1 & P2 (Kinetica Pipeline), P3 & P4 (Harvest Midstream), P10 (Energy Transfer), P13 (Enterprise), and P8 (Boardwalk).

Pipeline meetings have been conducted with all Seven (7) pipeline/utility companies. GIS Engineering's survey group is scheduled to start surveys on Nine (9) pipelines/utility lines this week. This data will be used to generate dredge profiles to determine if pipeline relocation is required and will be used when meeting with the Corp of Engineers to determine the required depth of cover. This meeting is tentatively scheduled with the Crops the week of January 31st.

Lengthy discussion ensued regarding probing.

Mr. Oneil Malbrough stated that if everything goes as planned for the dredging of Commercial Canal, the Port will have \$16M leftover to put towards the dredging of Freshwater Bayou. GIS Engineering estimated the worst-case scenario for the relocation of the pipelines for Freshwater Bayou would cost \$37M.

❖ **Discuss/Consider Approval of GIS Engineering, LLC Contract for Professional Engineering Services.**

Freshwater Bayou is 2.1 million Cubic Yards. Commercial Canal was 1.3 million Cubic Yards. Mr. Oneil Malbrough stated that currently this is a bigger project for less.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Patrick Broussard to approve and authorize GIS Engineering, LLC Contract for Professional Services AGMAC Phase 2 Dredging Project – Freshwater Bayou in the amount of \$1,500,000.00 based on a Time & Materials basis for LERRD's, Environmental Analysis and Coordination, Surveying, and Engineering, Design, and Preparation of Plan & Specifications; and motion further authorizes the Board President to execute GIS Engineering, LLC Contract for Professional

Engineering Services.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, Mark Dore', and Bilal Morton.

Nays: None.

Absent at Voting: Simieon d. Theodile and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

VII. EXPANSION

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to expand the Agenda of the Port of Iberia District Board of Commissioners Regular Monthly Board Meeting on January 18, 2022 to Discuss/Consider Approval of Shell Pipeline (Zydeco Pipeline) Invoice Number 90001807.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore'.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 90001807 to Shell Pipeline Company, LP in the amount of \$12,654.40 for the period October 5, 2021 thru January 17, 2022 for work completed regarding the AGMAC Phase I Dredging Project – Pipeline Relocation, contingent upon GIS Engineering's approval.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore'.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

VIII. EXPANSION II

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore' to expand the Agenda of the Port of Iberia District Board of Commissioner Regular Monthly Board Meeting on January 18, 2022 to Discuss the Property Damage to the Gonsoulin Farms property in association with Shell Pipeline and Boardwalk Pipeline.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore'.

Nays: None.

**Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.
And the motion was therefore passed on this the 18th day of January, 2022.**

Mr. Oneil Malbrough discussed property damage which happened as a result of the relocation of the Shell and Boardwalk Pipeline. Mr. Oneil Malbrough stated that the land had settled and was holding water. Boardwalk's contractor was responsible for this. They went out and fixed it. Mr. Gonsoulin was happy with the repairs. Mr. Oneil Malbrough stated that where the Shell Pipeline was the damage was less. Mr. Gonsoulin is not ready for them to repair it. Mr. Keith Dronet of Discovery Land Group met with Mr. Oneil Malbrough, Mr. Craig Romero, and Port Attorney, Don Caffery to discuss this and it was agreed upon to ask Mr. Gonsoulin to accept payment to fix and let him complete the repairs himself instead of requesting Shell Pipeline to complete repairs and the Port would have to pay an extra 11% on the amount for the repairs.

Mr. Oneil Malbrough stated that the amount agreed upon for the settlement is \$7,500.00. This amount will come out of the Shell Pipeline budget.

Commissioner Patrick Broussard requested that the Port receive a "release" stating that there are no other damages to the property after these repairs are made.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the payment to Gonsoulin Farms in the amount of \$7,500.00 for Property Damage caused as a result of the relocation of the Shell Pipeline for the AGMAC Phase I Dredging Project (Commercial Canal); and motion further authorizes the Port Attorney to draft a Settlement Agreement between Gonsoulin Farms and the Port of Iberia District. This motion having been submitted to a vote, the vote thereon was as follows:
Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore'.
Nays: None.**

**Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.
And the motion was therefore passed on this the 18th day of January, 2022.**

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

- (a) Update Regarding Chapter 11 Case of Seadrill Limited on the Docket of the United States Bankruptcy Court, Southern District of Texas, Houston Division.**

Port Attorney, Don Caffery stated that he is continuing to monitor the bankruptcy case but the Port's interest has been taken care of.

(b) Update on Overhead Door Company's Invoice No. 134778 (\$14,905.00) Relative to the Past Due Invoice for the former All Points Equipment End of Lease Items, Based on the Purchase Order that All Points Issued to Overhead Door.

Port Attorney, Don Caffery stated that he has tried reaching out numerous times and has not gotten a response from Overhead Door.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to dis-engage Port Attorney, Don Caffery from further work on Overhead Door Company's Invoice No. 134778 (\$14,905.00) Relative to the Past Due Invoice for the former All Points Equipment End of Lease Items, based on the Purchase Order that All Points Issued to Overhead Door.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore'.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

(c) Update on "Form Contract" for Small Repair Projects (Contractors).

Port Attorney, Don Caffery stated that he will have the contract's ready for approval at the February Regular Monthly Board Meeting.

(d) Update on "Form Contract" for Small Repair Projects (Architect, Gesser Group, APC).

Port Attorney, Don Caffery stated that he will have the contract's ready for approval at the February Regular Monthly Board Meeting.

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

There was no invoice presented at the January Board Meeting for the AGMAC Project.

(f) Discuss/Approve Discovery Land Group Inv. No. Discovery-2021-S284 (11655-452-6) Relative to the Port of Iberia Right-of-Way Acquisition.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Shane Walet to approve and authorize the payment of Invoice Number Discovery-

2021-S284 (11655-452-6) to Discover Land Group in the amount of \$788.64 for November 2021 AGMAC Right-of-Way team.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore’.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

X. REPORT FROM EXECUTIVE DIRECTOR ON:

- (a) Update on Negotiations with Cody Fortier, Rigid Constructors, LLC., Regarding and Amendment to Rigid’s Lease Agreement for Tract “J” (13.534 acres) Located on the POI Millennium Expansion Phase I Property Site.**

Mr. Craig Romero stated that John Koury of Kourco Environmental Services, Inc. and himself went walk around Diversified Materials’ property site to make sure it is sterile.

Mr. Craig Romero stated that he brought a few things to Matt Durand’s attention that needed to be removed from the property. Mr. Craig Romero stated that Matt Durand and Cody Fortier agreed to 120 days for Matt Durand to vacate the property.

Mr. Craig Romero stated that he thinks the Phase I Environmental would be completed by the February Board Meeting. Rigid Constructors will be paying for the Phase I Environmental.

- **Approval/Authorization for Board President to Execute the Amendment to Rigid Constructors, LLC Lease Agreement.**

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to approve and authorize the Board President to execute an Amendment to Rigid Constructors, LLC Lease Agreement as it relates to Tract “J” (13.534 acres) Located on the POI Millennium Expansion Phase I Property Site, contingent upon Legal Review & Approval.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore’.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

- **Status of Environmental Phase I – John Koury with Kourco Environmental Services, Inc. to Perform.**

- (b) Discuss/Consider Authorization for the Board President to Execute a Public Dock Lease Agreement between Magnolia Dredge & Dock,**

LLC. and the Port of Iberia District Regarding the AGMAC Phase I Dredging Project – Commercial Canal.

Commissioner Roy Pontiff asked if Magnolia Dredge & Dock will be using utilities. Mrs. Joanna Durke stated that they are using utilities but Mr. Craig Romero and Mrs. Joanna Durke agreed that the Port will pay for them since it is a Port project they are working on.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize the Board President to execute a Public Dock Lease Agreement between Magnolia Dredge & Dock, LLC. and the Port of Iberia District Regarding the AGMAC Phase I Dredging Project – Commercial Canal, contingent upon Legal Review & Approval.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore’.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

- (c) Discuss/Consider an Amendment to Aquadrill US Gulf, LLC Lease Agreement Regarding 10.30 Acres, Building “C” (Fabrication Shop), and Building “D” (Metal Building), Concrete Slab, Bulkhead and Stabilization Located at the POI West Yard at the Port of Iberia.**

Mr. Craig Romero stated that he and Mrs. Joanna Durke met with Barry Smith of Aquadrill on January 18, 2022 to discuss in detail the Lease Agreement. Mr. Craig Romero stated that they will do a Three (3) year Initial Term with Two (2) One (1) year Renewal Options in order to make the full Five (5) years.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Mark Dore’ to approve and authorize an Amendment to Aquadrill US Gulf, LLC Lease Agreement regarding 10.30 Acres, Building “C” (Fabrication Shop), and Building “D” (Metal Building), Concrete Slab, Bulkhead and Stabilization located at the POI West Yard at the Port of Iberia as it relates to revising the term of the lease in order to comply with the Foreign Trade Zone rules and regulations, contingent upon Legal Review & Approval.

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

Yeas: Roy A. Pontiff, Shane Walet, Patrick Broussard, and Mark Dore’.

Nays: None.

Absent at Voting: Simieon d. Theodile, Bilal Morton, and Danny J. David, Sr.

And the motion was therefore passed on this the 18th day of January, 2022.

(d) Update on Negotiations with Ram Design, LLC Regarding an Amendment to Lease Agreement for Lot 9 (1.118 Acres).

Mr. Craig Romero stated that Mrs. Joanna Durke has been in contact back & forth with the financial department.

(e) Update on Environmental Phase I for Bayou Holdco (Plant 2) & Demolition Process.

John Koury of Kourco met with Cullen Broussard of Bayou Holdco and everything is okay according to Mr. John Koury, Kourco Environmental Services, Inc. Mr. Craig Romero stated that Mr. John Koury is just waiting on Bills of Lading for soil that was transported to get processed for treatment.

(f) Executive Director's Monthly Report.

Mr. Craig Romero stated that he met with Sheriff Tommy Romero and Iberia Parish Government is going to buy the Carbo Ceramics building on the air base to move their operations to higher ground. Mr. Craig Romero discussed a metal berm that the Vermilion Parish Jail has to seal the facility tight in cases of the rising water. Mr. Craig Romero stated that he would go out and get estimates on what a berm would cost to put around the former Sheriff's office building in the Port.

Mr. Craig Romero discussed applying for improvements and/or rebuilding the Port's marina by applying for Wallop-Breaux funding which is Federal funding.

Mr. Craig Romero stated that they met with Mrs. Carmel Breaux to discuss the Port's upcoming insurance renewals in April and May of 2022. Mr. Craig Romero stated that Brown & Brown is predicting property insurance will be up by 25% this year.

Mr. Craig Romero stated that he has spoken with Mrs. Lisa Braud who helped the Port with Seadrill's Foreign Trade Zone. She is retiring from the Port of South Louisiana and is opening an LLC to become a consultant to assist Port's with their Foreign Trade Zones. Mr. Craig Romero thinks it would be beneficial for the Port of Iberia to become a Foreign Trade Zone.

Mr. Craig Romero stated that Max Derbes will be coming to do drone footage of the Port of Iberia with Bart Broussard on January 19, 2022 at 9:00 A.M.

(g) Announcements:

The Audit will be presented at the February Board Meeting.

Commissioner Roy Pontiff would like an Uncommitted Reserves Report at the February Regular Monthly Board Meeting.

****AAPA Annual Convention & Expo 2022 (Oct 16, 2022 through October 19, 2022, Orlando, Florida).**

****37th Annual PAL Conference; The Omni Royal Orleans (March 7th & 8th, 2022.)**

Commissioners Mark Dore, Patrick Broussard, Roy A. Pontiff, and Shane Walet expressed interest in attending the 37th Annual PAL Conference in New Orleans.

X. ADJOURNMENT.

On a motion made by Commissioner Patrick Broussard and seconded by Commissioner Mark Dore' the meeting was adjourned at 8:25 p.m.