

**PORT OF IBERIA DISTRICT  
BOARD OF COMMISSIONERS  
REGULAR MEETING – THURSDAY, OCTOBER 18, 2018  
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 Thursday, October 18, 2018, at 5:30 P.M.

In attendance were Commissioners Roy A. Pontiff, President, Elbridge “Smitty” Smith, III, Vice-President, Mark Dore’, and Danny J. David, Sr.,

Commissioners Simieon d. Theodile, Secretary-Treasurer, Larry G. Rader and Gene L. Jefferies were absent.

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

Thus, with a quorum being acknowledged, Commissioner Mark Dore’ recited the opening prayer and the Pledge of Allegiance.

I. APPROVAL OF MINUTES – Regular Meeting, September 18, 2018.

On a motion by Commissioner Danny J. David, Sr., and seconded by Commissioner Elbridge “Smitty” Smith III., the Commission approved the minutes of the Regular Meeting held on September 18, 2018.

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

Yeas: Roy A. Pontiff, Elbridge “Smitty” Smith, III, Mark Dore’, and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies.

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

(a) Budget Summary for Three (3) Month Ending September 2018.

(b) Listing of Tenant Lease Billings.

(c) Listing of Boat Stall Tenant Lease Billings.

{1} Update on LeBlanc Marine, LLC Removal of Sunken Vessel in Slip Number 3.

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

A motion was made by Commissioner Mark Dore’, seconded by Commissioner Elbridge “Smitty” Smith, III, to approve and authorize the payment of bills for October 2018, 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, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.  
Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies  
And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

III. MR. JAMES OSBURN, OFFSHORE SERVICE SUPERINTENDENT, WITH REDGUARD TO ADDRESS THE BOARD REGARDING THEIR BUSINESS OPERATIONS AT THE PORT OF IBERIA.

IV. MR. DANIEL FRIOUX TO ADDRESS THE BOARD REGARDING AN INCIDENT WHICH OCCURRED ON JUNE 25, 2018.

A motion was made by Commissioner Danny J. David, Sr., and seconded by Commissioner Mark Dore', to approve and authorize the Port Attorney to prepare a letter to Coastal Bridge, Company, LLC as it relates to Port Aggregates, Inc. conducting business on property owned by the Port (Coastal Bridge POI Tenant) being Lots 35-40, Lots 47 and 55 and the easternmost 120.07' of Lot 40; and motion further acknowledges that there is a portion of the premises that Coastal Bridge leases from the POI that is being sublet to Port Aggregates, Inc. and the POI has no record of any sublease having been approved by the Port Commission on the aforementioned property; and motion further stipulates that an incident occurred on or about June 25, 2018 when a truck carrying aggregate material discharged some of that material on the Weeks Island Road, causing damage to several vehicles traveling on the highway at the time, and a complaint was brought to the Board by one of the persons affected.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.  
Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies  
And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

V. MR. LEE BISHOP, BALDWIN REDI-MIX, TO ADDRESS THE BOARD REGARDING A REQUEST TO LEASE LOTS 59A, 60, & 61 (2.560 ACRES) AT THE PORT OF IBERIA.

A motion was made by Commissioner Danny J. David, Sr, and seconded by Commissioner Elbridge "Smitty" Smith III to approve and authorize the Executive Director to enter into negotiations with Baldwin Redi-Mix for a Lease Agreement regarding Lots 59A, 60 & 61 (2.560 acres) at the Port of Iberia; and motion further stipulates that the Lease Agreement be brought back to the full Board for review and approval.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.  
Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

VI. MR. BEN LEBLANC, PRESIDENT MARINE DIVISION, PATRIOT CONSTRUCTION & INDUSTRIAL, LLC. TO ADDRESS THE BOARD REGARDING:

{1} Discuss/Consider Landlord Subordination & Agreements (Waivers).

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Mark Dore' to approve and authorize the Board President to execute the Landlord Subordination and Agreements (2) for the benefit of Patriot Construction & Industrial, LLC and Compass Bank; and motion further acknowledges that the two (2) waivers were in LeBlanc Marine, LLC name and moving forward will be in Patriot Construction & Industrial LLC name.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

{2} Name Change to POI Leases: Patriot Construction & Industrial, LLC.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Elbridge "Smitty" Smith, III., to approve and authorize that all of LeBlanc Marine, LLC Lease Agreements with the Port of Iberia District be consolidated into One (1) new Lease Agreement, in the name of Patriot Construction & Industrial, LLC and motion further authorizes that the Board President execute said Lease Agreement and/or any Lease Cancellations which would be required as part of the consolidation; and motion further is contingent upon the review and approval by the Port Attorney.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

VII. MR. KEVIN BORDELON, CROSBY CONSTRUCTION SERVICES, INC. TO ADDRESS THE BOARD REGARDING TENANT IMPROVEMENTS (SITE STABILIZATION) TO TRACT "H" (15.14 ACRES) LOCATED ON THE PORT EXPANSION PHASE I PROPERTY SITE.

VIII. 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} Update on Status of West Yard Expansion Project.

{2} Discuss/Consider GIS Engineering, LLC Task Order #3 for Existing Electrical Distribution Plan.

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Mark Dore' to accept the Proposal from GIS Engineering, LLC to evaluate the existing electrical distribution plan at the West Yard.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Danny J. David, Sr. to approve and authorize GIS Engineering, LLC Task Order #3 for services required for an existing conditions analysis for electrical distribution which includes "as-builts" drawings, evaluation of electrical equipment, ground penetrating radar, test of oil, bushings, windings, etc for possible moisture ingress on oil filled transformer near gate, check of all connections and insulation on oil filled transformer behind Building "B", test of oil, bushings, windings, etc. for possible moisture ingress on oil filled transformer behind Building "B" not to exceed \$67,125.50; motion also states to coordinate with Commissioner Elbridge "Smitty" Smith, III on the ground penetrating radar to determine the location of underground conduits line item and for that line item not to exceed \$18,768.00 and give the Executive Director permission to authorize GIS Engineering, LLC to move further the testing; motion further states this proposal does not include permit fees.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

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

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Mark Dore' to approve and authorize the payment of Invoice Number 70001476 in the amount of \$23,856.13 to GIS Engineering, LLC for the period August 1, 2018 thru September 30, 2018 which includes Gesser Group, APC activities, coordination with potential tenant for requested repairs, coordination with CASE for required structural repairs, and cost estimating associated with Building B repairs.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

- (b) Report from Mr. Matt Granberry, Principle Owner & Engineer, Civil & Structural Engineers, Inc. (CASE) on:
  - {1} West Yard Bridge Crane & Foundation Ratings REV 0 (Case Job Number 18284).
  - {2} Ground Penetrating Radar Report (GIT Services).
  - {3} Geotechnical Investigation Report (LA Testing).
- (c) Report from Port Attorney on:
  - {1} Status/Update on POI West Yard.
- (d) Report from Executive Director on:
  - {1} Cash Sale Effective October 8, 2018 (106.72 acres).

Discussion ensued and there was no action taken on the above agenda items (b – d).

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

- (a) Port-Site Bulkhead Relocation Project Phase II B – (Phase II) – Private Bulkhead 11B (Private Property).
  - {1} Adopt Resolution Project Acceptance (LA DOTD).

A motion was made by Commissioner Elbridge “Smitty” Smith, III, and seconded by Commissioner Mark Dore’, to adopt the following:

RESOLUTION – FINAL PROJECT ACCEPTANCE

STATE PROJECT NO. 737-99-0069/H.006846 (323)  
PARISH OF IBERIA

RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners contracted with Coastal Construction and Engineering, LLC to complete State Project No. 737-99-0069/H.006846 (323) Phase II-B (Phase III) – Private Bulkhead 11B 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 Construction and Engineering, LLC has been successfully completed (Bulkhead 11B); and

WHEREAS, it is noted that a final inspection was conducted by the LA DOTD on Monday, August 6, 2018; and

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners, in Regular session, assembled on this 18TH day of October, 2018, the

contract for Bulkhead 11B is hereby accepted by the Port of Iberia District Board of Commissioners effective Thursday, October 18, 2018.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the resolution was therefore adopted on this the 18<sup>th</sup> day of October, 2018.

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

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

(c) AGMAC Project General Engineering and Consulting Services:

{1} Update on Status of AGMAC Project.

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

A motion was made by Commissioner Elbridge "Smitty" Smith, III, seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number 70001475 in the amount of \$7,790.00 to GIS Engineering for the period September 1, 2018 thru September 30, 2018 which includes September activities for the general engineering services contract, including hydro-survey of Rodere and Commercial Canals, process of survey data, dredge cross sections, and plan and profiles, 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, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

(d) 2019-2020 Capital Outlay Request on Behalf of the Port of Iberia District.

X. REPORT FROM PORT ATTORNEY ON:

(a) LBC Port Judgment/Collection of Money due the Port of Iberia.

(b) Update on Henry Bernard Property Located Behind the POI Administrative Office.

{1} Legal Opinion regarding Bernard Canal.

On a motion by Commissioner Elbridge "Smitty" Smith III, and seconded by Commissioner Mark Dore', the Port of Iberia District Board of Commissioners unanimously approved the recommendation by the Port Attorney that the Board request

an opinion from the Louisiana Attorney General relating to the acquisition of navigation servitudes on the Bernard Port Properties Channel (Channel C-14), all as outlined in the opinion of the Port Attorney, dated October 15, 2018; and that the Port Attorney forward said request to the Attorney General on behalf of the Port Commission.

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

Yeas: Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore', and Danny J. David, Sr.

Nays: None.

Absent at Voting: Simieon d. Theodile, Larry G. Rader, and Gene L. Jefferies

And the motion was therefore passed on this the 18<sup>th</sup> day of October, 2018.

XI. REPORT FROM EXECUTIVE DIRECTOR ON:

- (a) Update on the Economic Development Project at the Port of Iberia regarding the installation of an 8" gas line at Louisiana CAT.
- (b) Update on Request from The Bayou Companies, LLC Regarding Assignment and Assumption of Lease to Bayou Holdco, Inc.
- (c) Executive Director's Monthly Report.
- (d) Announcements:
  - {1} Louisiana Board of Ethics On-Line Training System for Public Servants.
  - {2} Louisiana Senate Resolution NO. 221 – 2018 Regular Session & Daily Iberian Article October 3, 2018 Regarding New Iberia City Councilman David Broussard.

Discussion ensued and there was no action taken on the above agenda items (a-d).

XII. ADJOURNMENT.

On a motion made by Commissioner Mark Dore', and seconded by Commissioner Danny J. David, Sr. the meeting was adjourned at 6:55 p.m.