

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS  
SPECIAL MONTHLY BOARD MEETING AGENDA  
THURSDAY, MARCH 4, 2021  
PORT ADMINISTRATIVE OFFICE – 11:30 A.M.  
MINUTES**

The Special Meeting of the Port of Iberia District Board of Commissioners was called to order by Commissioner Danny J. David, Sr., President, at the Port of Iberia Administrative Office, on Thursday, March 4, 2021, at 12:00 p.m.

In attendance were Commissioners, Danny J. David, Sr., President, Roy A. Pontiff, Vice-President, Shane Walet, Secretary-Treasurer, Simieon d. Theodile, and Patrick Broussard.

Commissioners Elbridge “Smitty” Smith, III and Mark Dore’ were absent.

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

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

The purpose of the Special Meeting was to Discuss/Consider approving the Executive Director to negotiate a Lease Agreement between the Port of Iberia District and Turner Industries Group, LLC for Tracts “A”, “C”, “E”, and “G” (88.397 total acres) (Dynamic Industries East Yard); and to discuss Dynamic Industries, Inc. Written Notification/Request (dated March 2, 2021) for Landlord’s Consent Permitting Dynamic Industries, Inc. to Assign East Yard Lease Agreement to Turner Industries Group, LLC.; and to Discuss/Consider Amending the Port of Iberia District FY 2020 – FY 2021 Budgetary Line Item “Office Functions” to allocate funding for announcement ceremony; and Discuss/Consider approval of Change Order Number 2 for SPN H.011928(325b) for Building B Concrete Construction Project; and to Discuss/Consider approval of GIS Engineering, LLC Professional Engineering Services Letter, dated March 2, 2021, for Tracts “O” and “P” Site Improvements Project located on the Port Millennium Expansion Phase II Property Site.

- I. **Discuss/Consider Approving the Executive Director to Negotiate a Lease Agreement Between the Port of Iberia District and Turner Industries Group, LLC. for Tract’s “A”, “C”, “E”, “E-1”, and “G” (88.397 total acres) (Dynamic Industries East Yard) and Discuss/Consider the Board President to Execute the Lease Agreement after Legal Review and Approval.**

❖ **Dynamic Industries, Inc. Written Notification/Request (Dated March 2, 2021) for Landlord's Consent Permitting Dynamic Industries, Inc. to Assign East Yard Lease Agreement to Turner Industries Group, LLC.**

- Executive Director, Craig Romero, stated that he talked to Port Attorney, Ray Allain, and Commissioner Roy Pontiff, and Mrs. Joanna Durke, all Three (3) do not want to reassign the existing lease with Dynamic. Mr. Craig Romero conveyed this to Turner Industries. Mr. Craig Romero that Turner Industries understood this. He also stated that Turner Industries will be coming to the Port office tomorrow (3/5/2021). Mr. Craig Romero stated that the lease rates will be discussed at that meeting. Mr. Craig Romero also stated that Turner Industries wants to enter into the lease as soon as Dynamic's lease expires at the end of April.
- Commissioner Patrick Broussard suggested having a special Board meeting on March 9, 2021 to bring the lease back to the Board for approval.
- Port Attorney, Ray Allain, stated that the Port should respond to the letter by advising Dynamic Industries that the Port will not agree to an assignment of the lease.
- Ray Allain stated that for the Port to collect the first years rent on the date of occupancy by Turner Industries.
- Mrs. Joanna Durke stated that the Port will also need the security deposit. She also stated that once Dynamic completes Phase I environmental, the Port will give back their security deposit.

**A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to authorize the Executive Director to negotiate a Lease with Turner Industries for Tracts "A", "C", "E", "E-1", and "G" (88.397 total acres) (Dynamic Industries East Yard) and bring Lease back to full Board on Tuesday, March 9, 2021.**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III and Mark Dore'.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Simieon d. Theodile to authorize Port Attorney, Ray Allain, to write a letter to Dynamic Industries to deny their request made to assign the lease with Turner Industries.**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge "Smitty" Smith, III and Mark Dore'.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

**II. Discuss/Consider Amending the Port of Iberia District FY 2020 – FY 2021 Budgetary Line Item "Office Functions" to Allocate Funding for Announcement Ceremony.**

- Mr. Craig Romero stated that Mr. Toups with Turner Industries wants to have a big announcement. He stated the Port will rent a big tent and Bon Creole will cater lunch.
- Commissioner Patrick Broussard stated for the Board to take \$5,000 from line-item Travel-Commissioners and \$5,000 from Travel-Director and put this money into budgetary line-item Office Functions.

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Roy A. Pontiff to move \$5,000 from budgetary line-item Travel-Commissioners and \$5,000 from budgetary line-item Travel-Director and place the \$10,000 into budgetary line-item Office Functions to allocate funding for announcement ceremony regarding Turner Industries.**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge “Smitty” Smith, III and Mark Dore’.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

**III. Report from Mr. Oneil Malbrough of GIS Engineering, LLC on:**

**(a) Louisiana Port Construction & Development Priority Program SPN H.011928 “East & West Yard” Expansion & Site Improvements Project:**  
**{1} Building B - POI West Yard SPN H.011928(325b)**  
**Concrete Construction**  
**(Phase Vb of SPN H.011928).**

**{a} Discuss/Consider Approval of Change Order No. 2.**

- Mr. Oneil Malbrough stated that he met with the engineer and also DOTD. He stated DOTD recommendation is to only dowel if concrete is 8” or thicker.
- Mr. Oneil Malbrough stated that GIS Engineering is leaving the beam in and pouring concrete slabs on both sides. He stated that the middle run of concrete has been there for 40 years. This slab has sunk over the years and sinking is believed to be done.
- Mr. Oneil Malbrough stated that the contractor is putting new slabs on both sides and wanted the slabs to be the same elevation of the beam so they used dowel pins.
- Mr. Oneil Malbrough also stated that the soil borings showed the soil at 2,200 lbs. per square footage. This means the soil is very solid.
- Mr. Oneil Malbrough recommended to put dowel pins at 18 inches as this makes the concrete stronger and creates a safety factor. He stated that the contractor will not use limestone, they used the original material and compacted it to 90%. Thus, leaving the change order to be a total of \$18,903.60. Mr. Oneil Malbrough stated this will be reimbursed by Port Priority 90%.

A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Shane Walet to rescind a motion passed on February 18, 2021 regarding proposed Change Order Number 2 for SPN H.011928 (325b) East & West Yard Expansion & Site Improvements Project Building B Concrete Construction which was not to exceed \$9,200.00; motion further approves & authorizes a different methodology regarding the work to be performed with an increase in the amount of \$18,903.60 with the revised contract amount of \$545,081.85 with the revised contract completion date of March 18, 2021.

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

Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III and Mark Dore'.

And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.

A motion was made by Commissioner Shane Walet, seconded by Commissioner Patrick Broussard to approve and authorize Change Order Number 2 regarding SPN H.011928(325b) East & West Yard Expansion & Site Improvements Project Building B Concrete Construction as it relates to an increase of \$18,903.60 for the installation of 18" Dowel Bars; the revised contract amount is \$545,081.85, and motion further adds 110 contract days with a revised completion date of March 18, 2021; and motion further authorizes the Board President to execute said Change Order Number 1, and forward to LA DOTD for review and approval.

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

Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.

Nays: None.

Absent at Voting: Elbridge "Smitty" Smith, III and Mark Dore'.

And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.

**(b) Change of Scope Request Regarding SPN H.011756 Port Priority Port Improvements – Site Improvements at Tracts "K", "L", and "M" (POI Millennium Expansion Phase II Property Site).**

**{1} Discuss/Consider Approval of GIS Engineering, LLC.**

**Professional Engineering Services Letter, Dated March 2, 2021, for Tract's "O" and "P" Site Improvements Project.**

- Mr. Oneil Malbrough stated that GIS Engineering has received letters of intent from Rigid Constructors and Patriot Construction.
- Mr. Oneil Malbrough stated that the Board gave him notice to proceed at the December Board meeting contingent upon DOTD approval. LA DOTD has sent Mr. Oneil Malbrough approval via email from Molly Bourgoyne on February 23, 2021.
- Mr. Oneil Malbrough stated that the total of this project would be \$3,250,007.60. DOTD committed to \$2,925,006.43.
- Mr. Oneil Malbrough presented his letter of Professional Engineering Services for

Tracts O and P Site Improvements Project to the Board.

- Mr. Oneil Malbrough stated that there are Two (2) ways for GIS Engineering to do the work; Lumpsum Price based on the Facility Planning Curve or Time & Material task order contract using the rate schedule.
- Commissioner Roy Pontiff suggested using the Facility Planning Curve.
- Mr. Oneil Malbrough recommended doing Time & Material with the upset limit to be no more than the curve. Mr. Oneil Malbrough stated the percentage using the curve would be 7.88% but he would use 6.9%. Mr. Oneil Malbrough also stated that the contract total would not exceed the amount of \$452,200.00.

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Shane Walet to authorize Board President to sign and execute a Time & Material Professional Services contract with GIS Engineering, LLC for Tracts “O” and “P” Site Improvements Project not to exceed \$452,200.00.**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge “Smitty” Smith, III and Mark Dore’.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

- Executive Director, Craig Romero, stated that Mr. Mike Marino is interested in the Omega Yard, Mr. Craig called Omega and offered for the Port to do the appraisal of the property. Mr. Craig Romero stated he called Bryce French with Max Derbes, who then directed him to Mr. Russ Wilson. Mr. Craig Romero stated he contacted Russ Wilson; Russ sent Mr. Craig Romero a proposal to appraise the Omega property. Mr. Craig Romero stated the estimate is about \$4,450.00 to appraise the Omega property.

**A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Patrick Broussard to expand the Port of Iberia District Board of Commissioners Special Board meeting of Thursday, March 4, 2021 to Approve and Authorize the Executive Director to get the Omega property appraised.**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge “Smitty” Smith, III and Mark Dore’.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

**A motion was made by Commissioner Patrick Broussard, seconded by Commissioner Roy A. Pontiff to approve and authorize the Executive Director to have the Omega property appraised; motion further states the appraisal price is not to exceed \$4,450.00**

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

**Yeas: Danny J. David, Sr., Shane Walet, Simieon d. Theodile, and Patrick Broussard.**

**Nays: None.**

**Absent at Voting: Elbridge “Smitty” Smith, III and Mark Dore’.**

**And the motion was therefore passed on this the 4<sup>th</sup> day of March, 2021.**

**IV. ADJOURNMENT**

**On a motion made by Commissioner Roy A. Pontiff and seconded by Commissioner Shane Walet the meeting was adjourned at 1:01 p.m.**

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**SECRETARY-TREASURER**

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**PRESIDENT**