

**PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING AGENDA
THURSDAY, MAY 19, 2022
PORT ADMINISTRATIVE OFFICE – 5:30 P.M.**

PRESS NOTIFIED

5/18/2022 BY EMAIL

TIME ALLOTTED

A G E N D A

5:30 P.M.- 5:31 P.M.

1. Call to Order - Roll Call.

5:31 P.M.- 5:32 P.M.

2. Opening Prayer & Pledge of Allegiance.

5:32 P.M.- 5:35 P.M.

3. Approval of Minutes - Regular Meeting Tuesday, April 19, 2022.

5:35 P.M.- 5:45 P.M.

4. Discuss and/or Distribute the Following:

(a) Budget Summary for Ten (10) Months Ending April 2022.

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

(c) Listing of Tenant Lease Billings for 2022.

➤ Update on Chart Energy & Chemicals, Inc. Entering into a Lease Agreement with the POI.

➤ Update on Exploraciones Y Perforadora Central regarding Lease Termination at the Port of Iberia (Lot 10 – 11.376 acres).

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

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

5:45 P.M.-6:00P.M.

5. Discuss Policies and Procedures Committee Recommendations & Findings from Friday, April 29, 2022 Committee Meeting.

(a) Max J. Derbes, Inc. Spreadsheet regarding Marketing the Vacant Port Properties at the Port of Iberia as it Relates to Proposed Annual Lease Rates.

➤ Spreadsheet;

➤ POI Current Plat 8/12/2015 of Millennium Expansion Phase II (Tract "K" 10.61 Acres); (Tract "K-1" 5.00 Acres); and (Tract "L" 18.130 Acres)

➤ Preliminary Plat Re-Division of Tracts "K" (to 4.348 Acres); "K-1" (to 2.69 Acres); and "L" (to 6.277 Acres).

➤ Max J. Derbes, Inc. Fully Executed Listing Agreement.

➤ Max J. Derbes, Inc. Fully Executed First Addendum to Listing Agreement.

6:00 P.M.- 6:05 P.M.

6. Report from Mrs. Carmel Breaux, President, Norris Insurance Consultants, Inc., Regarding the Port of Iberia District's, 2022 Annual Insurance Renewals.
- {1} (May 2022 Renewal):
Flood Insurance (3011 David Berard Rd (Logan Industries); 3101 David Berard Rd (Former RAM Design Facility); and 6005 Port Rd (Sheriff's Office @ POI).

6:05 P.M.- 6:20 P.M.

7. Report from Mr. Gerald Gesser, Gesser Group, APC on:
- (a) Proposed Facility Inspection
 - {1} Update on Gesser Group's Facility Inspection Contract.
 - (b) Port of Iberia Small Repairs Projects:
 - {1} Status Report on Electrical Disconnect Pad Locks at Various Sites.
 - {2} Status Report on Wood Walk Ways & Rails at the Former All Points Facility (Between Buildings "B" – 1 ½ Story Wooden Office Bldg. and "C" – Warehouse Building).
 - {3} Status Report on POI Administrative Office Generator.
 - (a) Update on Cummins Sales and Service Software Upgrade.
 - {4} Status Report on Street Lights on Earl B. Wilson Road to Chart Industries (Chart Industries Request).
 - {5} Status Report on the Camera Installation on David Berard Road.
 - {6} Status Report on the West Yard Ground Water Pump Station.
 - (a) Discuss/Consider Dixie Electric's Invoice No. 0011221.
 - {7} Status Report on Magnolia's Office HVAC System Replacement.
 - (a) Discuss/Consider Doerle's Heating & Cooling Invoice No. 42865.
 - (b) Discuss/Consider Dixie Electric's Invoice No. 0011220.
 - {8} Status Report on Logan/RAM Office HVAC System.
 - (a) Discuss/Consider Doerle's Heating & Cooling Invoice No. 42875.

- {9} Status Report on Seadrill's Office Hot Water Heater.
 - (a) Discuss/Consider Queen City Plumbing's Invoice No. 27866.
- {10} Status Report on Sheriff's Office Building 17-A End of Lease.
- {11} Discuss/Consider Gesser Group's Inv #22-POI-SRP.
- (c) Hurricane Laura & Delta Storm Damages
 - {1} Status Report on Hurricanes Laura & Delta FEMA Applications.
 - Update on Approval for State Applicant Liaison (SAL) Reimbursement into Advance Mode for Payments.
 - Discuss/Consider Gesser Group's Invoice No. 19-POI-HLSD.
- (d) Special Projects:
 - {1} Status Report on POI Maintenance Equipment Storage Building.
 - (a) Discuss/Consider Awarding a Contract to the Lowest Bid Received.
 - {2} Status Report on the Rehabilitation of Buildings "C", "D", "E" & "F" at the POI West Yard.
 - {3} Status Report on Document Scanning Services:
 - (a) Discuss/Consider Gesser Group APC Invoice No. 02-POI-SP-DSS.

6:20 P.M.- 6:30 P.M.

- 8. 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 on:**
 - {1} **Port Priority & Capital Outlay Spreadsheets.**
 - (b) **Report from Mr. Austin Hebert of GIS Engineering on:**
 - {1} **Building A Update** – POI West Yard SPN H.011928(322e) (Phase IIe of SPN H.011928).
 - (a) Update on 45-Day Clear Lien Period.
 - {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.
 - (b) Discuss/Adopt Resolution for Final Acceptance for Crane Control Upgrades.

(c) Discuss/Consider Approval of Louisiana Crane Acquisition Corporation Pay Application No. 2.

{3} **Building B – POI West Yard SPN H.011928(325i) Additional Repairs**
(Phase Vi of SPN H.01928).
(a) Update on Request for Quotes.

{4} **Building C and D Security Fencing – POI West Yard SPN H.011928(330) (Phase X of SPN H.011928).**
(a) Update on Status of Project.

6:30 P.M.- 6:50 P.M.

9. **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.
- (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.
{2} Discuss/Consider Contractor's Application for Payment #4 (Rigid Constructors, LLC).
{3} Discuss/Consider GIS Engineering, LLC April Inv. No. 70008318 Tracts "O" & "P" Site Improvements.
- (c) **AGMAC Project General Engineering and Consulting Services:**
{1} Update on Status of AGMAC Project.
{2} Discuss/Consider GIS Engineering, LLC April Inv. No. 70008316.
- (d) **AGMAC Phase I Dredging Project – Commercial Canal**
{1} Project Update.
{2} AGMAC Dredging Project – Pipeline Coordination.
❖ **Energy Transfer**
(a) Update on Pipeline Matting.
{3} Discuss/Consider Contractor's Application for Payment #4 (Magnolia Dredge & Dock, LLC).
{4} Discuss/Consider Contractor's Application for Payment #5 (Magnolia Dredge & Dock, LLC).

{5} Discuss/Consider GIS Engineering, LLC April Inv. No. 70008336 (AGMAC Phase I Channel Dredging Project - Commercial Canal).

- (e) **AGMAC Phase 2 Dredging Project – Freshwater Bayou**
{1} Project Update.
{2} Discuss/Consider GIS Engineering, LLC April Inv. No. 70008319 (AGMAC Phase 2 Channel Dredging Project Freshwater Bayou).

6:50 P.M.- 7:05 P.M.

10. **Report from Port Attorney – Donelson T. Caffery, III**

- (a) Port Attorney Report.
- (b) Update on Treva Crosby, Crosby Construction Services, Regarding its Lease Agreement Payment Schedule for Tract “H” (15.14 acres) Located on the POI Millennium Expansion Phase I Property Site.
➤ Discuss/Consider Entering into Executive Session Regarding the Possibility of Legal Matters being taken.
- (c) Discuss/Approve Donelson T. Caffery III, APLC Invoice Relative to the AGMAC Project.

7:05 P.M.- 7:15 P.M.

11. **Report from Executive Director on:**

- (a) Update on Amendment No. 2 to the Logan Industries International Corporation Lease Agreement Regarding Tracts “K”, “K-1”, and Tract “L” Located on the POI Millennium Expansion Phase II Property Site.
- (b) Rigid Constructors, LLC., Amendment Number 1 Relative to Lease Agreement for Tract “J” (13.534 acres) – (former Diversified Materials Yard) Located on the POI Millennium Expansion Phase I Property Site.
{1} Update on Progress Regarding Diversified Materials Clean-up/Clearing of Property Site.
- (c) Discuss the Approval/Authorization for the Executive Director to Solicit Bids for a Commercial-Grade Tractor/Mower to be Used for Maintenance Around the Port of Iberia.
- (d) Executive Director’s Monthly Report.
- (e) Announcements.
***Discuss Scheduling a Finance Committee Meeting and Policies and Procedures Committee Meeting.
*** Ethics Training due by June 30, 2022.

7:15 P.M.

12. Adjournment.