

Special Meeting Agenda  
AGENDA  
June 27, 2007 at 11:15 am

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Consider appointing a member to the Beachfront Development Committee
- V. Consider approving the low bid(s) for the semi-annual construction materials
- VI. Consider approving the low bid for the Mooring Dolphin project
- VII. Consider approving Clear Lien Certificate from James Construction for the Northern Expansion Bulkhead Project#1
- VIII. Consider approving the request from Chouest for the dry dock facility on Site 607
- IX. Consider approving Substantial Completion Certificate from Phylway for Northern Expansion Road & Utilities project
- X. Consider terminating Plaisance Dragline lease
- XI. Consider request from GOL Docks to reduce the Right of First Refusal fee
- XII. Consider authorization to execute FBO agreement with GAO FBO Services, Inc.
- XIII. Consider approving request from Southern Tank Specialist regarding rental
- XIV. Any Other Business
- XV. Public Comment
- XVI. Adjournment

OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION

June 27, 2007

The Board of Commissioners of the Greater Lafourche Port Commission met in special session on Wednesday, June 27, 2007 at 11:15 AM.

President Griffin called the meeting to order, and Secretary Collins called the roll.

ATTENDED: Perry Gisclair, Jimmy Lafont, Donald Vizier, Wilbert Collins, Larry Griffin, Jimmy Guidry, and Ervin Bruce

ABSENT: Chuckie Cheramie and John Melancon

President Griffin presented for the board's consideration appointing a member to the Beachfront Development Committee. Director Falgout suggested appointing one of our commissioners, Mr. Jimmy Guidry. He stated that this will allow the Commission to work closely with the committee, be informed of any intergovernmental agreements, and the Port may be contributing resources to support this committee and it will be helpful to have a commissioner has a member. President Griffin agreed that Mr. Guidry is a good nomination. He expressed his disappointment of not being notified that Mr. Guidry was interested in the position prior to the meeting. He requested that the board be notified in the future of any recommendations or interests for different positions. He also questioned if there is a conflict of interest of Mr. Guidry being a commissioner and serving on the committee, Mr. Autin stated that the ethics laws do not prohibit him from being an elected official and a part-time appointed official. Commissioner Lafont also had concerns about a commissioner serving on another board. Director Falgout stated that his recommendation is only a suggestion to bring up at this meeting and other names can be nominated today. President Griffin nominated Jimmy Guidry which was second by Wilbert Collins, the board unanimously appointed Mr. Guidry.

Upon motion by Ervin Bruce and second by Perry Gisclair, the board unanimously approved the low bids by Grand Isle Shipyard, Inc. for the semi-annual construction materials with the exception of the yellow limestone 610 gradation.

Upon motion by Wilbert Collins and second by Donald Vizier, the board unanimously approved the low bid by Low Land Construction Company in the amount of \$412,332.00 for the Mooring Dolphin project.

Upon motion by Donald Vizier and second by Jimmy Guidry, the board unanimously approved the clear lien certificate from James Construction Group for the Northern Expansion Bulkhead Project#1. Mr. Autin reported that the liens by Grand Isle Shipyard and Skyline Steel have been paid and this would allow the retainage that is being held by the Clerk's office to be released to James Construction Group. The liquidated damages are being challenged and will be decided on at a later date.

Upon motion by Jimmy Lafont and second by Donald Vizier, the board was unanimous in having no objection to Chouest removing material to construct a dry dock facility on site GLF607 conditioned upon advanced rental being paid for improvements currently on site.

Upon motion by Jimmy Guidry and second by Ervin Bruce, the board unanimously approved the substantial completion certificate from Phylway for the Northern Expansion Road & Utilities project. The project was inspected and accepted on Friday as complete. The contractor will place some additional limestone to shore up a few areas. The lessees have been doing construction on their property site which will cause movement on the road. The Port will need to continue to maintain roadway until it is overlaid.

President Griffin presented to the board the termination of Plaisance Dragline lease. Director Falgout stated that the termination will be contingent on them removing the camp and material. The

Port will monitor the clean up project. Upon motion by Wilbert Collins and second by Jimmy Guidry, the floor was open for discussion. Commissioner Vizier stated that we need to make sure that they also remove the piles. There was further discussion regarding removing the power poles and protecting the marsh. The board requested pictures of the area to determine what needs to be removed. The motion and second were withdrawn.

Upon motion by Jimmy Lafont and second by Ervin Bruce, the board unanimously denied the request from GOL Docks, LLC to reduce the Right of First Refusal fee.

President Griffin presented for the board's consideration the authorization to execute the FBO agreement with GAO FBO Services, Inc. Director Falgout stated that we received proposals for the FBO to operate and manage facilities at the airport and the commission previously resolved that VIH Helicopters was the best proposal. We proceeded to negotiate a contract with them to include a number of concerns and issues. Mr. Autin stated that DOTD reviewed the contract and had some concerns of their own which were addressed. VIH agreed to every condition that was brought up and worked with them to remove some concerns that existed. The contract that is presented to the board today highlights all the concerns. The lease premise is identified as the hangar, fuel system, and administration building. The main concern from DOTD was that the federally funded tarmac be addressed in a management agreement to allow the commission to set the rules on the tarmac and have the FBO enforce them. The board will also set the tie down fees and VIH will pay us for the proposed parking spots and collect the fees. As required by FAA, the FBO will provide services with reasonable and not unjustly discriminatory prices. The FBO will have a limit of 40% floor space in the hangar for helicopter and 40% of tarmac use for helicopter parking. As part of the management agreement, there will be a designated area for itinerate aircraft for temporary use on the tarmac. If the contract is approved today, the commencement date of the lease will be July 15<sup>th</sup>. The Port will cancel the current leases with Cougar Helicopters for office and hangar space and Rotorcraft Leasing for the area adjacent to the hangar building.

The contract will be under GAO FBO Services, Inc. which is an Idaho Company and is required to be registered as a Louisiana Company by the 15<sup>th</sup>. Commissioner Ervin Bruce made the motion to approve the contract with GAO FBO Services, Inc. which was second by Donald Vizier, and the floor was then opened for discussion. Commissioner Lafont questioned the procedures that followed once the board approved the original proposal by VIH and if the changes that have been made would they have affected any of the other proposals, which Mr. Rome stated that the board approved to accept the proposal. Once the proposal was accepted, negotiations began between the Port and VIH to define the contract language. Director Falgout stated that this is the normal procedure with all the leases approved by the board. If the potential lessee has changes to the agreement, the contract is brought back to the board to address the concerns and finalize the contract. By the board awarding a proposal, it is always contingent upon agreement of a final contract. The contract agreement also removed the tarmac area and other fundamental changes and VIH has agreed to all the changes and will pay the same proposal cost. Director Falgout suggested that no other proposal would agree to a more burdensome requirement while proposing to pay a higher rent. Commissioner Lafont questioned if we vote on this contract if the helicopter companies and the fixed wing aircraft owners will ever get along, which Director Falgout stated that there are no guarantees. Commissioner Lafont stated his concerns of the improvements at the airport being federally funded and only helicopter companies are located there. Director Falgout stated that the contract is intended to accommodate both types of aircraft. If the board chooses not to accept this contract, then the decision would be not go with an FBO, because there is no reason to go to the next proposal. Further discussion continued regarding the details in the contract and separating helicopters and fixed wing aircraft.

Commissioner Gisclair stated his concern is whether VIH would lease out the remaining hangar space to their associated company Western Airways which is not local. Airport Manager, Jason Duet, stated that the owners of the fixed wing aircraft that are currently using the hangar will have first option to stay for a fair price. Mr. Breaux stated that no matter who is the FBO there will be more and more

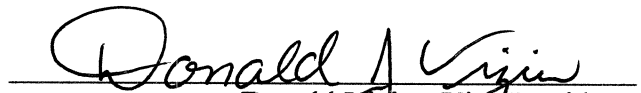
companies wanting the stay in the hangar. This may result in the Port building another hangar or the companies leasing directly from the Port and building their own hangar. Commissioner Gisclair stated that if we drive the fixed wing owners out of the hangar they will set up in Houma and will not come back. Director Falgout stated that he questioned lobbyist about the concern of losing federal funding due to decreased fixed wing and helicopter activity at the airport. This proposal was included in a bill but the actual bill was never passed with considerable opposition. The board then voted which resulted in 6 yeas, 1 nay by Perry Gisclair, and 2 absent.

Upon motion by Jimmy Lafont and second by Ervin Bruce, the board unanimously approved the request from Southern Tank Specialist to credit rentals from April 15<sup>th</sup> – May 21<sup>st</sup> for the time the property was not accessible by road.

Upon motion Jimmy Lafont and second by Ervin Bruce, the board adjourned the special meeting.

ATTEST:

  
Larry Griffin, President

  
Donald Vizier, Vice President