

SPECIAL MEETING AGENDA
June 27, 2012 at 11:00 AM
Operations Center in Port Fourchon, LA
(Revised June 25, 2012 at 11:15 AM)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Consider approving the request from RCS for a landlord subordination agreement
- V. Consider approving the request from Express Supply & Steel for a landlord waiver
- VI. Consider approving the bids for alligator tags at the Airport
- VII. Consider approval of Amendment of Caillouet Land Corporation Corridor Tract lease
- VIII. Public Comment
- IX. Adjournment

OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION
June 27, 2012

The Board of Commissioners of the Greater Lafourche Port Commission met in special session on Wednesday, June 27, 2012 at 11:00 AM at the Operations Center in Port Fourchon, LA.

Vice President Lafont called the meeting to order and Secretary Collins called roll.

ATTENDED: Chuckie Cheramie, Perry Gisclair, Donald Vizier, Jimmy Lafont, Wilbert Collins, John Melancon, Jr., Jimmy Guidry, and Ervin Bruce

ABSENT: Larry Griffin

Vice President Lafont presented for the board's consideration approving the request from RCS for a Landlord Subordination Agreement. Upon motion by Chuckie Cheramie and second by Wilbert Collins, the board unanimously approved the agreement with RCS.

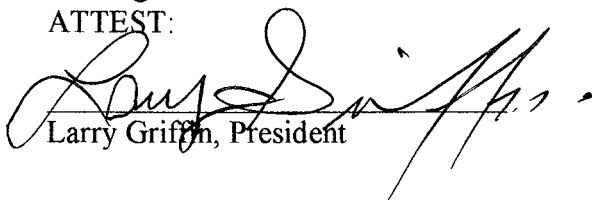
Upon motion by Jimmy Guidry and second by Ervin Bruce, the board unanimously approved the request from Express Supply & Steel for a Landlord Release and Consent Agreement.

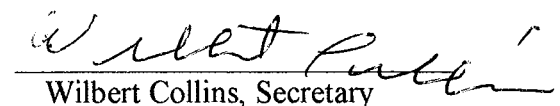
Upon motion by John Melancon and second by Wilbert Collins, the board unanimously approved the bid from Thomas Rodrigue for the 5 alligator tags at the South Lafourche Industrial Park pending proof of insurance.

Upon motion by Jimmy Guidry to approve the Second Amendment of the Caillouet Land Corporation's (CLC) Corridor Tract Lease, which was seconded by Chuckie Cheramie, the board opened the floor for discussion. Port Attorney Autin stated that the main details of this amendment combines both the non-waterfront triangle and the waterfront triangle consolidating into one lease, extends the lease to 2036, increases the rent for the back triangle to \$0.85 per square foot beginning January 1, 2005. This rent increase was negotiated between Halliburton and CLC. Halliburton will pay from 2006 to 2012 and the Port will pay the difference for one year in 2005. Moving forward, Halliburton will pay 100% to CLC. If this is approved, the one pending lawsuit with the CLC to determine the rent on the back triangle would probably be dismissed. Executive Director Chett Chiasson stated that we are now ironing out some environmental language that says that anything from the point in the 1980's when the lease was signed that Halliburton would be responsible if any contamination is found at the end of this lease. Everyone agrees that would be the case anyway but they want that in the amendment. Gisclair questioned if there are any more options after 2036, which Autin replied no that is when it would terminate. The amendment is two 15 year options with the first one beginning in 2006. There are no options for an appraisal which was a big deal for Halliburton not going through another appraisal of the property. The rent simply escalates 5% each year. Chiasson stated that at the point of termination we would certainly recommend that the Port not be involved in the flow through and Halliburton deal directly with CLC. We did try for that to take place this time but Halliburton wanted us to be the flow through. Vizier questioned what are the rest of our lessees paying compared to the \$0.85 psf., which Autin stated that our lessees pay on average \$0.30 psf. because we break it down differently. There is a company Tanks-A-Lot that deals directly with CLC and they are paying in the range of \$0.85 psf. Lafont questioned the right of way, which Autin replied that all gets wrapped up in this amendment. The board then voted which resulted in 7 yeas, 1 nay by Vizier, and 1 absent by Griffin.

Upon motion by Chuckie Cheramie and second by Perry Gisclair, the board adjourned the special meeting.

ATTEST:


Larry Griffin, President


Wilbert Collins, Secretary