

Agenda

March 11, 1998

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of minutes of February 11, 1998 Board Meeting
5. Executive Director's Report
 - A. E-Slip Expansion
 - B. Highway Improvements
 - C. West Belle Pass
 - D. Deep Draft Berthing Facility
 - E. Warehouse & Operation Center
6. Committee Reports:
 - I. Executive:
 - A. Authorize Director to advertise to sell surplus equipment
 - B. Authorize Director to execute contract with Dept. Of Economic Development for grant funds
 - C. Martin Terminal request to purchase assets of Brown & Root at Port or sublease facility.
 - II. Legal, Permits, Waterways:
 - A. Letter of No Objection
 - B. Consider request for Greco Prakla to conduct seismic survey
 - III. Construction & Development:
 - A. Request from Energy Environmental for delay in commencement of lease.
 - IV. Finance:
 - A. Approval of Invoices and recognize following expenditures of over \$10,000:
 - 1) Mike Hooks, Inc. \$130,432.87
 - 2) Picciola & Associates, Inc. \$18,167.50
 - B. Financial Report
 - C. Approve 1997 Financial Report
 - D. Establish new policy for delinquent port rental
 - E. Establish minimum for insuring assets
7. Any other business
8. Adjournment

OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION

March 11, 1998

The Board of Commissioners of the Greater Lafourche Port Commission met in regular session in the Conference Room of the Commission Administration Building in Galliano, Louisiana, on Wednesday, March 11, 1998 at 10:30 AM pursuant to the provision of due notice in writing to each and every member thereof and duly posted in the manner prescribed by law.

President Doucet called the meeting to order and requested that Secretary Cheramie call the roll.

PRESENT: Harrison Cheramie, Jr., Rodney Terrebonne, Johnny Melancon, Tomey Doucet, Robert Champagne, Donald Vizier, Dudley Bernard and Larry Griffin.

ABSENT: Vinton Crosby

Also present were Ted M. Falgout, Executive Director; Davie J. Breaux, Asst. Director; Loulan Pitre, Jr., Port Attorney; John Plaisance II, Marco Picciola II, and Larry J. Picciola, Port Engineers; Edmond Cheramie, Architect; Gerald Guidry, Harbor Police Chief; and Louverda Duet, Port Secretary.

President Doucet led in the recitation of the Pledge of Allegiance.

Upon motion by Harrison Cheramie, Jr., seconded by Robert Champagne, and unanimously passed, the minutes of the February 11, 1998 meeting were approved.

EXECUTIVE DIRECTOR'S REPORT:

Director Falgout called upon Project Engineer Marco Picciola for a report on Phase III of the E-Slip Expansion. Mr. Picciola stated that the permit application was coming off public notice. There were concerns expressed by a couple of agencies and these are being addressed. Mr. Picciola further stated that he had requested of Director Falgout permission to have soil borings done since it will take 4-6 weeks for results. Director Falgout stated he had authorized Mr. Picciola to do this. Director Falgout further stated that in this session, the legislature will review the application for funds. If this project is funded in this session, there is a possibility it could be bid by late fall. Director Falgout stated there was some concern by the Port Priority Program that the Commission may be ineligible because of the ownership of the land in the E-Slip. Port Attorney Pitre and Director Falgout worked with DOTD and Wisner and provided DOTD with the proper documentation of the trust creation providing that this is indeed public land since it is owned by the City of New Orleans and not the Wisner Trust. This fact now meets the criteria of the program.

In connection with highway improvements, Director Falgout stated that Ronald Adams Contractor had been hampered by the bad weather, but will be moving back on site to start working again. The excavators are still working on the embankments. Director Falgout stated that he and Port Attorney

Pitre had met with Locke-Purnell and requested a scope of services to specifically identify the services to be performed. Director Falgout and Mr. Pitre are both of the opinion that we should explore the possibility of going directly to one of the three engineering firms that provides the revenue study necessary to determine whether or not we go forward with this project. This study will tell us how much revenue can be expected, the optimum toll to assess to generate the most revenues and the preliminary cost estimate of construction. They are meeting this week with the leader of the three firms to discuss the possibility of doing the study. We will also receive a proposal from the second largest firm. Then they will be in a position to make a recommendation to the Board at the next meeting. Port Attorney Pitre stated that the figure of \$50,000 - \$75,000 to do the study is to perform the lowest level of three levels of study. Director Falgout explained. He further stated that Governor Foster is pushing to re-authorize the TIME program whereby 4 cents of the gasoline tax went to certain projects which were to be completed by the year 2006 with monies available. However, the costs were grossly under estimated and only half of the projects were constructed. The governor has appointed a committee to review same. Director Falgout stated that he and Roy Francis gave a presentation to the Committee last Friday requesting that the section of LA 1 from US 90 to Port Fourchon be included in any re-authorization of the program.

Board Member Rodney Terrebonne entered the meeting.

Director Falgout stated that the West Belle Pass project is moving along. The dredge should be on site in two weeks. In the meantime the constuction required prior to dredging has been completed. Board Member Griffin expressed a concern about the depths in the Pass. Director Falgout stated that Harbor Police are monitoring the situation by taking depth readings every other day and keeping the vessels in and out of the Port informed. He further stated that there has been no appreciable amount of siltation since the late February storm.

Director Falgout then called upon Project Engineer Larry Picciola or his report on the Deep Draft Berthing Facility. Mr. Picciola stated that bids were received and after review he recommends awarding the contract to L & A Contracting in the amount of \$1,815,971.25 (includes alternate bid). Upon motion by Robert Champagne, seconded by Donald Vizier and unanimously passed, the Board of Commissioners does hereby accept the low bid of \$1,815,971.25 by L & A Contracting and does hereby award the contract to same in connection with the Deep Draft Berthing Facility project. The bid includes both the base bid and the alternate bid.

Concluding his report, Director Falgout called upon Architect Edmond Cheramie who reported that the warehouse was completed. A clear lien certificate has been obtained and he was requested that the retainage be paid to the contractor. In connection with the operations center, Mr. Cheramie stated that the piles were in and the contractor is digging footings.

EXECUTIVE COMMITTEE:

Tomey Doucet, Chairman
Dudley Bernard, Member
Harrison Cheramie, Jr. Member
Donald Vizier, Member

Chairman Doucet stated that there are several vehicles and other surplus equipment that need to be disposed of by public sale. Upon motion by Johnny Melancon, seconded by Rodney Terrebonne and unanimously passed, the Board of Commissioners does hereby authorize Director Falgout to advertise for and accept bids in connection with the sale of surplus equipment.

Upon motion by Johnny Melancon, seconded by Harrison Cheramie, Jr. and unanimously passed, the Board of Commissioners does hereby authorize Director Falgout to execute any documents on behalf of said Commission (as sponsoring entity) in connection with funds obtained from the Department of Economic Development for resurfacing Commission roads at Port Fourchon. Director Falgout explained that a \$600,000 grant was funded by the Dept. Of Economic Development matched with \$1.2 million of Commission funds to resurface Commission roads and the continuation of Doucet Road. He further explained that funds are available to industry and government agencies if it can be shown that jobs will be created because of the joint effort. C-Port has put together the information from the industry aspect.

Chairman Doucet stated that a request had been received from Martin Terminal to either purchase the assets of Brown & Root or sublease the facility. The Committee recommends that Martin be approved to sublease the Brown & Root facility. Upon motion by Dudley Bernard, seconded by Robert Champagne and unanimously passed, the Board of Commissioners does hereby approve the request by Martin Terminal, Inc. to sublease the Brown & Root facility.

LEGAL, PERMITS & WATERWAYS:

Robert Champagne, Chairman
Vinton Crosby, Member
Larry Griffin, Member

Upon motion by Robert Champagne, seconded by Larry Griffin and unanimously passed, the Board of Commissioners does hereby approve sending letters of no objection to the following:

Albert Rawle III
Greater Lafourche Port Commission
Texaco Exploration & Production, Inc.

Member Griffin stated that a request for a letter of no objection had been received from Geco Prakla. After review, the Committee recommends that Geco Prakla be issued a specific agreement with special conditions for operating in the Port. Director Falgout explained that the request was too broad and specific conditions should be set. Upon motion by Larry Griffin, seconded by Robert Champagne and unanimously passed, the Board of Commissioners does hereby approve the permit application by Geco Prakla with the specific conditions for operating at Port Fourchon.

CONSTRUCTION & DEVELOPMENT:

Dudley Bernard, Chairman
Rodney Terrebonne, Member

Chairman Bernard stated that a request had been received by Energy Environmental to delay commencement of the lease until April 1, 1998 since they have not physically moved on site. Upon motion by Dudley Bernard, seconded by Rodney Terrebonne and unanimously passed, the Board of Commissioners does hereby agree to delay the commencement of the primary term of the Energy Environmental, LLC lease until April 1, 1998.

FINANCE COMMITTEE:

Donald Vizier, Chairman
Tomey Doucet, Member
Harrison Cheramie, Jr., Member
Johnny Melancon, Member

Upon motion by Donald Vizier, seconded by Rodney Terrebonne and unanimously passed, the Board of Commissioners does hereby approve payment of all invoices received the previous month and in particular the following invoices over \$10,000:

1.	Mike Hooks, Inc.	\$130,432.87
2.	Picciola & Associates	\$ 18,167.50

Upon motion by Donald Vizier, seconded by Larry Griffin and unanimously passed, the Board of Commissioners does hereby approve the financial report for February, 1998.

Upon motion by Donald Vizier, seconded by Johnny Melancon and unanimously passed, the Board of Commissioners does hereby approve the financial report for 1997.

Chairman Vizier requested that Director Falgout present the new proposed policy in connection with delinquent rental payments by lessees. Director Falgout stated that when a lessee is sixty days delinquent in lease rental payments, the procedure shall be as follows:

1. A registered letter will be sent to Lessee placing Lessee on formal notice of default.
2. Lessee shall have thirty days to cure this default. Default shall be deemed cured if total delinquent rental is paid within the thirty day notice period.
3. If total delinquent rental is not paid within the thirty day notice period, the Commission shall pursue any of the rights of default available to it in the lease, including lease termination.

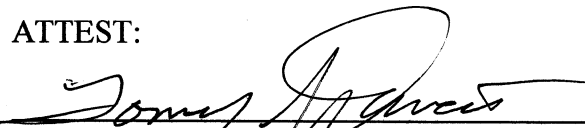
Upon motion by Donald Vizier, seconded by Johnny Melancon and unanimously passed, the Board of Commissioners does hereby approve and adopt the above procedure for delinquent lease rental payments.

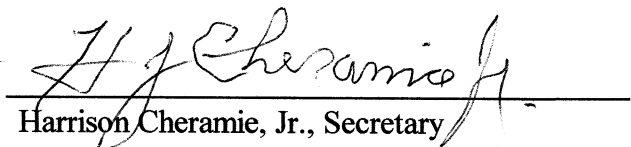
In connection with insuring Commission assets, Chairman Vizier called upon Director Falgout who stated that the insurance consultant recommend that the Commission be self insured for assets valued at under \$100,000, and insure assets valued over \$100,000 (not including foundations). Upon motion by Donald Vizier, seconded by Larry Griffin and unanimously passed, the Board of Commissioners does hereby adopt the policy of self insuring assets valued at under \$100,000, and insuring assets valued at over \$100,000 (not including foundations).

Chairman Vizier informed the Board that the committee had reviewed the proposed purchase of a 15 passenger van for Commission uses and recommends the purchase of a 1998 Ford Super Club Wagon at a cost of \$31,229.00 (under state contract). A motion was presented by Donald Vizier that the Commission purchase a 1998 Ford Super Club Van at a cost of \$31,229.00 (under state contract). It was seconded by Robert Champagne and passed by a majority vote. Board Member Melancon voted nay.

There being no further business to come before the Board, upon motion by Larry Griffin, seconded by Rodney Terrebonne and unanimously passed, the meeting adjourned.

ATTEST:


Tomey J. Doucét, President


Harrison Cheramie, Jr., Secretary