



Available Sites

The Venice Port Complex has developed and undeveloped sites available for ground lease, or we can build to suit. The developed sites range from one to ten acres, while the undeveloped sites are larger. If

your business is looking to expand or relocate, please contact George Pivach, II for more information on one of the most strategic sites on the Gulf of Mexico. He can be reached at 504-392-1830 or e-mail gpivach@veniceportcomplex.com

The *Venice Port Complex Report* will be published quarterly. If you have any updates or news that you would like to contribute, please contact George Pivach II at 504-392-1830 or gpivach@veniceportcomplex.com www.veniceportcomplex.com

Port Tidbits

- Fab-Con has completed upgrades to its bulkhead along Canal No. 1
- Madere and Sons Marine Towing has completed its bulkhead and has moved to its new location in the Jump Basin
- Omni Energy Services has begun construction of a new bulkhead at its Canal No. 2 location
- Ellzey Marine and Hardware has expanded its store space and marine supply inventory
- Cypress Cove Lodge has special rates for any long-term stays of 5 or more days



Being located at one of the most strategic locations on the Gulf of Mexico is a huge asset in its own right, but the Venice Port Complex has much bigger plans for the future. We know that investing in infrastructure and technology is the key to the economic development of the Venice Port Complex and, for that matter, the whole of Plaquemines Parish. We are making progress at the moment as well as planning for an even more prosperous future.

This begins with having a solid foundation to build on, exactly what we already have at the Venice Port Complex. Our strategic location affords us with unique access to fishing, shipping, and oil and gas industry related business. Thus, we have attracted the presence of over 75 tenants and businesses. As the region gains recognition as an important hub for the energy industry, we see signs of improvement all around us.

One such improvement is the possibility of an airport. The Regional Planning Commission has approved the selection of GCR & Associates to conduct an airport study in Plaquemines Parish. The

Plaquemines Association of Business and Industry (PABI) airport committee believes that there is a need for an airport to service the west bank of Jefferson and Plaquemines. The only facility currently on the west bank is Southern Seaplane, which is a supporter of the study. Preliminary thoughts are that such a facility would help service the offshore expansion in the Eastern Gulf and fishing vessels of over 100 feet.



Results from the study should be received in 6 months. The cost of the study is being shared 50/50 by the state Department of Transportation and Development and

Plaquemines Parish. Regional Planning is facilitating at no cost.

More improvements can be seen in two vital projects – Tidewater Road and Baptiste Collette Bayou – that are taking off this spring and will undoubtedly benefit transportation at the Venice Port Complex. Construction on Tidewater Road began in February and is scheduled to be completed next spring. Improvements will include the widening and raising of the road to an elevation of +5 feet (MSL) by Barriere Construction.

The Army Corps of Engineers announced in February that it will re-dredge Baptiste Collette Bayou this spring. The Corps will dredge the Bayou to a depth of 16 ft. About 1 million cubic yards of material will be dredged and used to create as much as 40 acres of wetlands on the west side of the bayou and 65 acres on the east side of the bayou on Shea Island. Plans for deeper dredging – up to 27 ft. – are currently being studied. The feasibility study began in January of 2008 and scheduled to be complete by August of 2009. At that time the study will be presented to the Army Corps of Engineers for approval and funding.

The future is bright for the Venice Port Complex, and I look forward to seeing great progress over the next year. Please take the time to read more about some of the activities happening at the Port in this newsletter.

Sincerely,

George Pivach II
Vice President and General Counsel



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Please visit the new VPC Website at www.veniceportcomplex.com

INDUSTRY UPDATES

Environmental Operators, LLC

Environmental Operators' landfill is located at a unique place on the highest spot in the Venice Port Complex on Coast Guard Road. However, the landfill is only the most visible part of this company's solid waste management services. The company also operates a fleet of waste trucks, a metals scrap yard, and a broad range of environmental services. Environmental Operators and its subsidiary, Pelican Commercial Waste, service commercial and industrial solid waste accounts from Venice throughout Plaquemines Parish and the New Orleans area to Baton Rouge and the Northshore.



Having a first-class disposal facility in Venice facilitated the clean-up effort after Katrina. The proximity and location of the

landfill allowed for lower disposal costs and a reduction of traffic through removing debris by barge, thus keeping debris-hauling trucks out of the traffic sensitive areas during the recovery. Environmental Operators was among the very first parish businesses to reopen after the storm.

Environmental Operators provides comprehensive solid waste collection, management and disposal to a wide variety of businesses in South Louisiana, helping make Venice all that more attractive to businesses looking for a place to call home. In terms of the Venice Port Complex, the access afforded by Environmental Operators to safe, reliable and nearby waste disposal is a real plus. Having a waste hauler and a permitted industrial and municipal landfill close by offers exceptional advantages over other port locations.

For more information visit:
www.environmentaloperators.com

Premier Industries, Inc.

Drawing on a wealth of experience, Premier Industries Inc. conveniently meets the demands of fabrication and heavy lift by providing two work-flow efficient yards that are well equipped to handle even the most demanding project requirements. Located in Harvey on the Harvey Canal and at the Venice Port Complex, both locations offer intermediate and deep water Gulf of Mexico access by boat and barge and are outfitted with covered fabrication facilities, protected painting and blasting stations and heavy-lift cranes. In addition to these facilities, Premier has also secured an additional 520 feet of waterfront on 11 acres located adjacent to its Venice facility on Halliburton Road.

Premier's affiliated company, Louisiana Oilfield Divers (LOD), recently acquired a 4-Point Multi-Purpose Construction/Dive Support Vessel, M/V Premier Explorer, in response to market needs and client requests. This will allow Premier and LOD to further serve their customers' needs through Premier Industries and LOD's Top to Bottom turnkey approach to business services.

The M/V Premier Explorer is a United States Flag Vessel with International Class: (ABS, Solas, ISSC ship security certificate, ISM Compliant) and a Port of Registry in Venice. The M/V Premier Explorer measures 208 ft. x 53 ft. x 13.5 ft. with 2,140 horsepower uniquely configured to accommodate 44 persons, ample storage, a fully functional machine shop, multiple working



decks, shallow and intermediate diving capabilities, 3 dive chambers and a 45-ton crane. Upon completion, which is scheduled for the end of the first quarter 2008, the Premier Explorer will be relocated to the vessel's homeport of Venice.

Premier's Venice Facility offers a 14-acre yard with 800 feet of steel bulkhead and an 18-foot water depth. Current projects out of the Venice offshore area include facility upgrades, compressor removals and installations, pipeline and platform P&A's, pipeline installations, marine construction, platform upgrades, diving services and Hurricane Katrina-related projects.

For more information on Premier Industries, visit:
www.prem-ind.com

Newman Crane Service, Inc.

Newman Crane Service provides dockside and mobile crane service to the energy related and maritime industries. Founded in 1959, Newman Crane is in its third generation of being a family owned and operated business in Plaquemines Parish. The company has grown steadily over the last 49 years of operation to become a specialized business that caters to the oil and gas industry by offering up to 175-ton mobile cranes and dockside service with storage. When Venice experienced phenomenal growth in the 50's and 60's, Newman Crane was right in the middle of the action supplying crane services to all major energy companies. The last 49 years have been spent adapting to client needs as changes affected the energy industry. With current plans set to dredge Baptiste Collette and



to open the Eastern Gulf to exploration, Newman Crane looks forward to continuing that tradition. Despite being hit hard by Katrina, they are once again up and running at full speed and were the first full service and loadout dock open for business after Katrina. While some docks were deciding whether to re-open after the storm, Newman Crane was already in operation, serving its customers.

While its main facility is in the Venice Port Complex, Newman Crane maintains another location in Empire to handle drilling and production operations in the Lake Washington and Buras area and a facility in Dulac, just south of Houma. Newman Crane believes in catering to its customers by having several locations, thus giving them the flexibility their business requires.

For more information visit:
www.newmancrane.com



Senator Vitter Tours Plaquemines Parish

In October, United States Senator David Vitter took a helicopter tour over Plaquemines Parish. He spoke of the importance of deepening Baptiste Collette to better serve the offshore oil industry and



boost the economy of Louisiana. "The Baptiste Collette Channel is an important economic resource for Plaquemines Parish and for providing energy to the nation, and I fully support its deepening," said Vitter. "My recent aerial tour of Plaquemines Parish only furthered my belief that this project will boost the local economy and attract additional businesses to an area still deeply engaged in recovery efforts. This project's completion will mean new jobs for this area and will allow new and larger offshore gas and oil service vessels to travel this waterway."