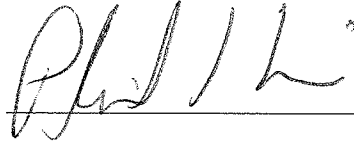


PORT COMMISSION MINUTES
JANUARY 18, 2018

Boggess and unanimously carried to adjourn until the next regular meeting in due course.

APPROVED:



PHIL KIES, PRESIDENT



DATE

ATTEST:



STACEY DAHL, CITY CLERK

PORT COMMISSION AGENDA
FEBRUARY 15, 2018
5:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL AND ESTABLISH QUORUM
- III. AMENDMENTS/COMMENTS
- IV. APPROVE MINUTES:
 - A. JANUARY 18, 2018; REGULAR
- V. BUSINESS:
 - 1. ADDENDUM TO LEASE AGREEMENT AND ASSIGNMENT OF BAIT SHOP LEASE; JUSTIN ROLAND TO JULIUS GRITZMAN (just need to spread)
 - 2. COMMISSIONER WALT RODE, WARD 3; RESIGNATION
 - 3. HARBORMASTER'S REPORT

**PORT COMMISSION MINUTES
FEBRUARY 15, 2018**

Be it remembered that a regular meeting of the Port Commission of the City of Long Beach, Mississippi, was begun and held at the City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, on Thursday, February 15, 2018, at 5:00 o'clock p.m., it being the time, date, and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: President Phil Kies, Vice President Susan Nicolais, Secretary Don Deschenes, Commissioners Russell Jones, Brian Currie, Barney Hill, Harbormaster Bill Angley, and City Clerk Stacey Dahl.

Absent the meeting were Commissioners Walt Rode, Junior Husband, and Brandon Boggess.

There being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioner Kies called the meeting to order; whereupon there were no amendments or comments to the agenda.

Commissioner Deschenes made motion seconded by Commissioner Nicolais and unanimously carried to approve minutes of the Port Commission, as follows:

- Regular Minutes dated January 18, 2018, as submitted.

Commissioner Nicolais made motion seconded by Commissioner Currie and unanimously carried to spread the signed, and approved by the Mayor and Board of Aldermen on February, 6, 2018, **ADDENDUM TO LEASE AGREEMENT BETWEEN THE LONG BEACH PORT COMMISSION AND JUSTIN ROLAND and ASSIGNMENT BY AND BETWEEN JUSTIN ROLAND (ASSIGNOR) AND JULIUS GRITZMAN (ASSIGNEE)**, upon the minutes of this meeting in words and figures, as follows:

**PORT COMMISSION MINUTES
FEBRUARY 15, 2018**

**ADDENDUM TO LEASE AGREEMENT
BETWEEN THE LONG BEACH PORT
COMMISSION AND JUSTIN ROLAND**

CAME BEFORE the Long Beach Port Commission (hereinafter referred to as "Lessor") at its regular meeting on January 18, 2018, the request of Justin Roland (hereinafter referred to as "Lessee") to amend the Lease Agreement dated September 29, 2014 currently in effect to allow Lessee to assign his leasehold rights and obligations, as more fully set forth in the Lease, and the Commission, a quorum having been established pursuant to Section 19 of the Lease Agreement, upon a proper motion and second, discussed the request for amendment to the Lease Agreement and upon a vote determined to amend Section Five of the Lease Agreement as follows:

Section Five of the Lease is deleted and substituted as set forth below:

SECTION FIVE
SUBLETTING

LESSEE shall have the right to assign this Lease Agreement only upon written application to the Long Beach Port Commission who shall place the request upon the agenda at the next regular meeting following the request and upon proper motion and vote, record its consent or denial of the assignment request.

All other terms and conditions, rights and obligations of the parties contained within the Lease Agreement remain in full force and effect.

This modification shall be executed by the Lessor and Lessee and attached to the

**PORT COMMISSION MINUTES
FEBRUARY 15, 2018**

Lease Agreement as if fully incorporated therein.

Lessor: LONG BEACH PORT COMMISSION

By: Phil Kies
Phil Kies, President

Date of Execution: 2/7/18

Lessee: JUSTIN ROLAND

Justin Roland

Date of Execution: 2/6/18

CITY OF LONG BEACH

By: George Bass
George Bass, Mayor

Date of Execution: 2/6/18

**PORT COMMISSION MINUTES
FEBRUARY 15, 2018**

Assignment

Justin Roland of 4500 Washington Avenue, Gulfport, Mississippi, 39507 (the "Assignor") assigns the entirety of the Assignor's contractual rights and obligations under the contract dated September 29, 2014 for lease for the purpose of operating a marine related business consisting of fishing supplies and fuel sales with Long Beach Port Commission of PO Box 929, Long Beach, Mississippi, 39560, which is attached hereto as Schedule "A", to Julius Gritzman of 3061 Red Bud Drive, Kiln, Mississippi, 39556 (the "Assignee").

In consideration thereof, the Assignor acknowledges receipt of valuable consideration in an amount to be negotiated from the Assignee.

The Assignor warrants and covenants the following with regard to the contractual rights which the Assignor has assigned:

1. that they are still owing to the Assignor over and above all claims for set-off or otherwise;
2. that the Assignor has the right to assign the contract;
3. that the Assignor will not, after this Assignment takes effect, receive and accept the assigned contractual rights;
4. that the Assignor will not do any act which may prevent or hinder the Assignee from enforcing the assigned contractual rights; and
5. that the Assignor has not done or knowingly permitted any act, deed or thing by which the contractual rights can be impeached or affected in any manner.

The Assignor directs Long Beach Port Commission to complete the contractual obligations, which would otherwise be owed to the Assignor but which have been transferred as indicated herein, with the Assignee.

It is agreed that this Assignment will enure to the benefit of and be binding upon the parties to this Assignment, their heirs, executors, administrators, successors and assigns, respectively.

This Agreement will be construed in accordance with and governed by the laws of the State of Mississippi.

PORT COMMISSION MINUTES
FEBRUARY 15, 2018

SIGNED, SEALED, AND DELIVERED

this 19th day of January, 2018 in the presence of:

Stacey Dahl
A NOTARY PUBLIC IN AND FOR
the State of Mississippi



Justin Roland
Justin Roland

SIGNED, SEALED, AND DELIVERED

this 19th day of January, 2018 in the presence of:

Stacey Dahl
A NOTARY PUBLIC IN AND FOR
the State of Mississippi



Julius Gritzman
Julius Gritzman

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There was no further action required or taken regarding aforesaid Lease Agreement and Assignment.

The Commission accepted the resignation of Walt Rode, Ward 3 Appointment, due to his moving outside of the municipality.

**PORT COMMISSION MINUTES
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The Commission recognized Harbormaster Bill Angley for his report, as follows:

Harbor Master Report

February 15, 2018

- David Ball, Griff Skellie and Myself have started a damage estimate list for Hurricane Nate. Since the low tides from weather myself and David Ball did a walk through to look at structure and sub structure. Receiving quotes from divers to do a slip by slip assessment of the harbor for debris and silting. As of now the price is around 10 to 12 thousand.
- Web Site: The city is currently building a new web site.
- Decking: pier decking has started to rot at an increase rate making it difficult to keep up with. 20+ deck boards a pier not to include finger pier steps, boards, and stringers.
- Jim Simpson is drafting new berthing agreement to include protocol for storms and evacuations along with an Ordinance
- JLB property has safety issues 1 hole in ground I have a cone on and dumpster enclosure needs to be repaired
- Already quoting repairs for damages
- Backflow preventers are trapping water in the valves causing them to split during a hard freeze
- Wi-Fi for boat owners: the system in place is outdated and having multiple issues and failures. Recommend we upgrade to provide better support for slips and staff. This will also allow us to install Wi-Fi cameras in outer areas of the harbor to provide better safety for the staff and security for the property and structures
- Need to replace 5 cameras due to weathering and failure
- Striping and speed bumps: striping in the main harbor is being painted currently by myself and staff as part of maintenance. Recommend a resolution to have country come and paint professionally with machine to last longer and give us better lines to follow for future. Speeding is always been an issue at the harbor but with wear and tear the bumps are not what they used to be. Recommend to have them renewed or moved and possibly add additional to decrease the reckless driving in the harbor.
- Doors are rusting on the frames to point the doors cannot be secured quoting repairs since the frames are metal and a replacement is 1500 or more
- lawyer to proceed further with removal of derelict vessels?
- Live Aboard (Welch, Smith, Lundin, Dawson, James, Mc Donald)
- December 158 of 218
- January 157 of 218
- February 154 of 218

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Extensive discussion was held regarding repairs and the replacement of equipment as listed on the aforesaid report; however, no formal action was taken at this time.

**PORT COMMISSION MINUTES
FEBRUARY 15, 2018**

There being no further business to come before the Port Commission at this time, Commissioner Nicolais made motion seconded by Commissioner Hill and unanimously carried to adjourn until the next regular meeting in due course.

APPROVED:

PHIL KIES, PRESIDENT

DATE

ATTEST:

STACEY DAHL, CITY CLERK

