

PORT COMMISSION MINUTES
APRIL 15, 2010

Be it remembered that a regular meeting of the Port Commission of the City of Long Beach, Mississippi, was begun and held at the Long Beach School District Office, 19148 Commission Road, in said City at 5:30 o'clock p.m., it being the third Thursday in April, 2010, and the same 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: Commission President Phil Kies, Secretary Barbara Reed, Commissioners David Marks, Rod Rishel, Vernon Ehlers, Chuck Ryan, Barney Hill, Harbormaster Michael White, Port Attorney James C. Simpson, Jr., and Deputy City Clerk Stacey Dahl.

Absent the meeting were Vice President James Hancock and Commissioner Charles Purchner.

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

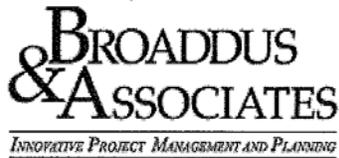
The meeting was called to order, whereupon Commissioner Reed made motion seconded by Commissioner Ehlers and unanimously carried to amend the agenda to include:

BUSINESS: 4.A. REQUESTS FOR PROPOSALS; CHAMBER OF COMMERCE.

Commissioner Reed made motion seconded by Commissioner Hill and unanimously carried to approve the Port Commission regular minutes of March 18, 2010, as submitted.

The commission recognized Mr. Ron Robertson, Project Manager, Broaddus and Associates. Mr. Robertson submitted project updates as follows:

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Long Beach Port Commission
Phil Kies, President

April 14, 2010

RE: Project Updates

1. **Harbor Master Building:**

Awarded to H. Gordon Myrick on 8-19-2009 for \$1,044,092.00. Contractor has poured the concrete grade beams and ground floor slabs. Work is progressing on the construction of the building on top of the second floor slab. Roof framing is almost complete and the plywood is on all four sides. Harbor Master Building project is 65% complete and on schedule to be completed by July 2010.

- The structural engineering for the bait shop support slab design is in progress by Garner Russell/Simpkins & Costelli
- Review Meeting for a second quote on the Security Camera System design took place today.
- Contents budget is comprised of \$12,500 from insurance and \$8,500 FEMA funded. The insurance must be depleted before FEMA funding will take over.
- A cost estimate for an outside walkway on the West end of the Harbormaster building plus water and sewer connections for the new bait shop location has been requested for consideration

2. **Harbor Dredging:**

Awarded to Matthews Marine. Final cost estimate is \$195,000. FEMA funding \$154,098.50 and Tidelands Grant will contribute approximately \$35,000. Dredging of the main inlet channel is and work inside the Harbor next to the fueling station is now complete. The hauling of the removed dredge material back to Long Beach should take place over the next couple of months.

3. **Harbor Pier #2 and Pier #4 revisions.** Following the Work Session on April 8th the final mark-up was sent back to Garner Russell to incorporate the changes requested. Final Engineering drawings and the bid package information with specifications will be complete by the end of

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April. This final package will be submitted to MEMA/FEMA for review prior to advertising for bids.

(3. Harbor Pier #2 and Pier #4 revisions. Cont.) Scope of work: Pier #2 will be revised to provide 15 slips for 16' wide boats on the north side, 8 slips for 16' wide boats on the south side plus 8 slips for 14' wide boats on the south side. No work will be planned for Pier #4. Eight new 50 amp services will be in the base bid with option to add more if the budget will allow. New pilings at the fuel dock station are also included in the base bid. Also, additional RIP-Rap will be placed east of the main inlet channel to prevent erosion and sand drift into the recently dredged channel.

Project Budget

Construction Budget:	\$350,000
Engineering Fees	\$ 36,000

Schedule

Submit plans to FEMA	April 2010
Advertise for Bids	July/August
Award Contract	August 2010

Please contact me at your convenience with any questions.

Best Regards,



Ron Robertson, P. E.
Project Manager

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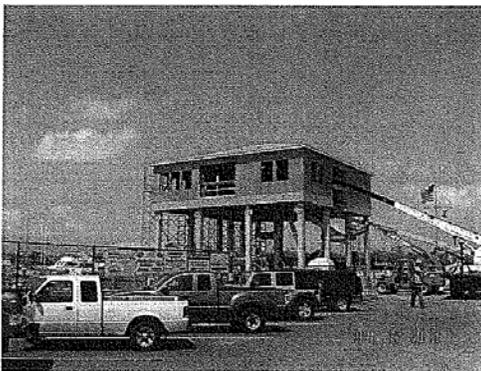


Project Manager's Field Report

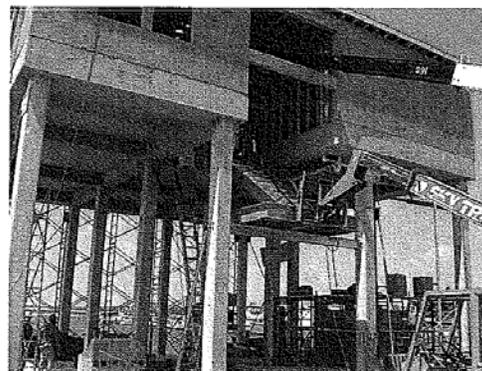
2510 14th Street, Suite 810 Gulfport, MS 39501 ph 228.314.1260 fax 228.314.1265

PROJECT: Harbor Master Building

REPORT #: 015



View of the facility looking North West.



View of the stair well being installed.

DATE/TIME: Thursday, April 15, 2010 @11:30 AM
CONTRACTOR: H. Gordon, Myrick Inc.
B&A FIELD REP: Matt Cabral
B&A PROJECT MANAGER: Ron Robertson
B&A PROGRAM MANAGER: Adam Dial

WEATHER: Sunny

Project Status

Project Start Date: September 18, 2009
Project Completion: June 18, 2010
Project % complete: 20 %

Work In Progress 04/09 -04/15

- 1) Concrete work on the first floor is complete for the first floor.
- 2) Plumbers began roughing in the copper lines on the second floor restrooms.
- 3) Framing crew finished framing in the wall for the second floor and installed the rafters and roof sheathing.
- 4) Plumbers installed fiber glass manhole.
- 5) Masons are on site and began block work for the elevator shaft.
- 6) Steel crew has begun installing the steel stairway to the second floor.
- 7) Concrete crew fixing the blemishes in the concrete columns and beams.

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Week Look ahead 04/16-04/22

- 1) Continue cosmetic work on the concrete columns and beams.
- 2) Complete the sheathing of the roof.
- 3) Install Rain and Ice shield on the roof.
- 4) Complete stairway installs.
- 5) Continue block work for the elevator shaft.
- 6) Continue rough in plumbing

Milestones

Wall framing is complete

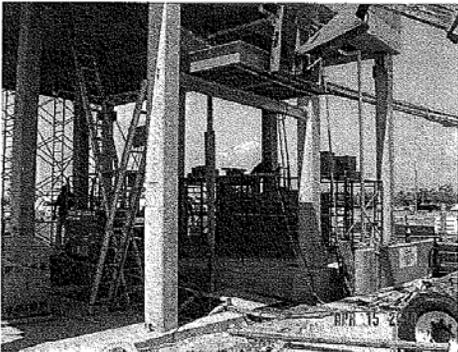
Action Items

None

Concerns/Outstanding Issues:

None

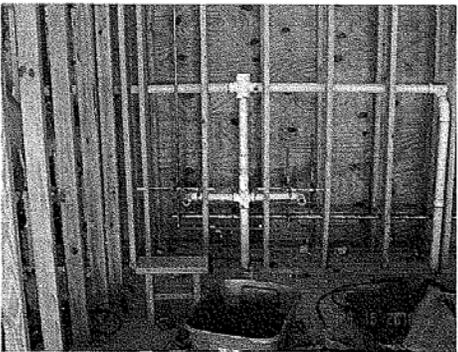
Additional Photos Attached: Yes/No



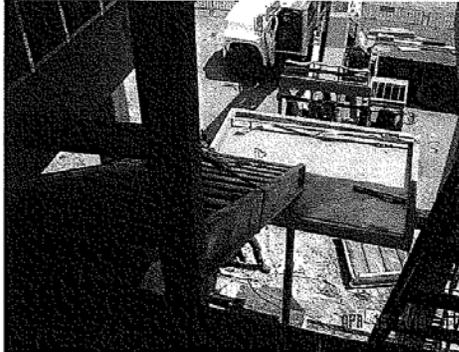
A view of the block work on going.



View of the plumber in the fiberglass utility manhole.

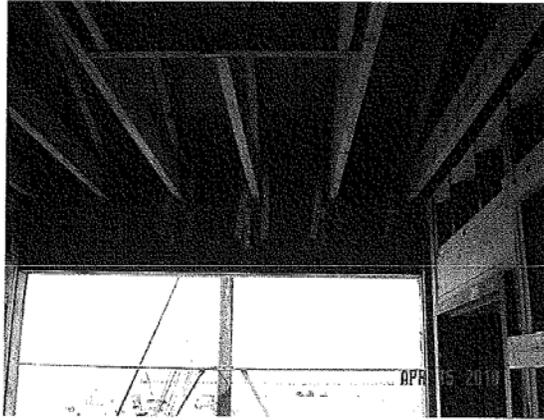


View of plumbing being roughed in.

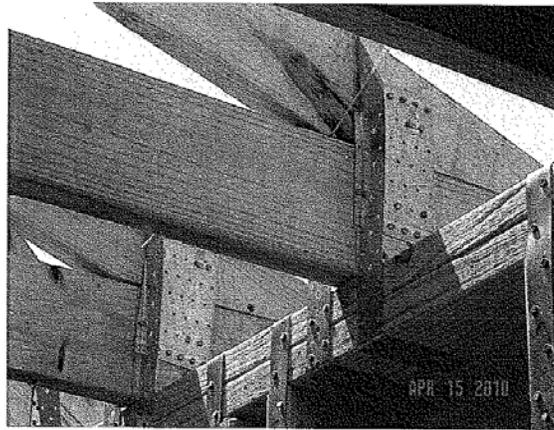


View of the stairway looking from the second floor.

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View of the rafter tie downs installed



View of the strong tie plate installed.

Matthew J. Cabral Senior Construction Representative

Matt Cabral • Broaddus & Associates • mcabral@broaddusassociates.com • Gulfport, MS

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Discussion was held regarding the aforesaid projects; although no action was required or taken.

Commissioner Rod Rishel was preliminarily absent the meeting and arrived at 5:55 p.m.

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The commission recognized Mr. Jimmy Levens, Blue Ridge Properties Lessee/Managing Member. Mr. Levens submitted the following letter in words and figures as follows:

Blue Ridge Properties, LLC
PO Box 779
Long Beach MS 39560

April 14, 2010

Long Beach Port Commissioners
P.O. Box 929
Long Beach, MS 39560

RE: 217 East Beach Blvd

Commissioners:

Due to the current cost of construction a building investment of \$750,000 (See Amended Lease Agreement Section 4.1) will produce about a +/-1400 square foot building in this location.

If we could increase the threshold on the non-gaming percentage rent, we would be able to bring a much larger building to the port which would better serve the public and in the long run provide substantially more direct revenue. We are providing the port two separate renderings for your consideration to exemplify what we are suggesting.

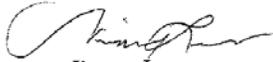
In the Amended Lease Agreement Section 3.1 Paragraph B referring to the Non-Gaming Percentage Rent: We would like to request an increase to the annual gross sales at which we pay the Non-Gaming percentage rent. We would like to increase the annual gross sales amount to \$3,000,000 before the two percent (2%) non-gaming percentage rent is applied.

Pending the outcome of these requests, we plan on building a larger building at the port which would bring in more revenues. This building will be a great asset for the port and any future developments in Long Beach on Highway 90.

In addition to the items above we would like to request 210 working days for construction completion (See Amended Lease Agreement Section 4.3) on the smaller building starting from the date of the final permit. If the board agrees to the changes in Section 3.1 Paragraph B then we will need 310 working days for construction completion on the larger building starting from the date of the final permit.

Thank you for time and we look forward to beginning construction on this project.

Sincerely,


Jimmy Levens
Managing Member

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Mr. Levens introduced Mr. Glenn Currie, architect with JBHM Architects. Mr. Currie displayed renderings of two (2) drawings for the restaurant design. The renderings depicted the “money-making” functionality size of the large versus small restaurant design. The restaurant concept would be of a nautical design with a spectacular curved view of the harbor.

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After extensive discussion regarding the requests from Mr. Levens in the aforesaid letter and review of the two (2) restaurant designs, Commissioner Ehlers made motion seconded by Commissioner Reed and unanimously carried to approve the “large” rendering/design of a building.

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Upon continued discussion of the aforesaid letter, Commissioner Reed made motion seconded by Commissioner Kies and unanimously carried to schedule a work session to further discuss the requests of Mr. Levens. Said work session to be held on Monday, April 19, 2010, at 5:30 p.m. o’clock, in the IT Building, located at 645 Klondyke Road, adjacent to Central Fire Station.

There was no action required or taken regarding Tidelands.

Commissioner Hill made motion seconded by Commissioner Marks and unanimously carried to approve payment of invoices as listed on Docket of Claims #HBR040610, as submitted.

There came on for discussion the Request for Proposals; former Chamber of Commerce property. It was determined that a draft of the RFP would be submitted for discussion at the work session previously scheduled for April 19, 2010.

The commission recognized Mr. Michael White for the Harbormaster’s report. Mr. White reported on various matters, i.e. there are ninety five (95) available slips at the present, SeaTow has made available (at no charge) life vests for the public’s use, and all launch ramps are now open. Mr. White is continuing plans for the May 15, 2010, children’s fishing tournament. There was no action required or taken regarding harbormaster matters.

The commission recognized Mr. James C. Simpson, Jr., for the Port Attorney’s report; of which there was no action required or taken.

There being no further business to come before the Port Commission at this time, Commissioner Ehlers made motion seconded by Commissioner Reed and unanimously carried to **recess** this meeting until **Thursday, April 22, 2010, at 5:30 p.m. o’clock, in the IT Building, located at 645 Klondyke Road, adjacent to the Central Fire Station.**

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APPROVED:

PHIL KIES, PRESIDENT

DATE

ATTEST:

STACEY DAHL, DEPUTY CITY CLERK