



PRA Minutes / Regular Meeting
December 20, 2021 | 8:30 a.m.
Jackson County Chamber of Commerce Conference Room

The Pascagoula Redevelopment Authority met for its regular monthly meeting at the Jackson County Chamber of Commerce Conference Room on Monday, December 20, 2021. Dr. Hal Moore called the meeting to order at 8:30 a.m. and established a quorum with the following present:

- Hal Moore, Chairman
- Jimmy Estabrook, Board Member
- Alan Sudduth, Board Member
- Alice Walker, Board Member
- Henry Fox, Board Member (via telephone)

Others Present:

- Amy St Pe', PRA Attorney
- Michael Silverman, City Manager & Acting Executive Director of PRA
- Patrick Collins, City of Pascagoula Planning Director
- Katarina Scott, City of Pascagoula Community Relations Director
- Eric Page, Jackson County Utility Authority
- Mayor Jay Willis, City of Pascagoula
- Patrick Gatchell, City of Pascagoula Councilman
- Jerry St. Pe'
- Mike Wixon
- Jason Poole (via telephone)
- Ramsay Taylor
- James Douglass, Compton Engineering, Inc.
- Katie Lee, Compton Engineering, Inc.

The PRA considered the Live Riverfront Incentives Application for 709 Delmas Avenue for Jason Poole. Mr. Poole is requesting a 6-month extension at \$2,400.00. **Jimmy Estabrook made a motion, seconded by Alan Sudduth. All voted in favor. Motion carried.**

Next, there was an amendment made to the agenda to discuss the CDI Reimbursement for 641 Delmas Avenue for Jason Poole. The original CDI Agreement was based on a project budget of \$350,000 with a 25% reimbursement from the PRA in the amount of \$87,500. The PRA reimbursed Mr. Poole in September 2021 for the first portion of the project in the amount of \$79,325.83. An additional \$192,331.26 was spent by Mr. Poole on remodeling to include the following: Replacing the entire roof due to structural issues,

finishing out the back portion of the building so it could be rented, a new HVAC, adding an office, addition of an ADA bathroom, and egress for the restaurant. Mr. Poole is requesting reimbursement in the amount of \$48,082.82, which is 25% of the \$192,331.26. The PRA Board decided to further discuss and vote on this item in Executive Session.

Next, there was discussion on the Live Riverfront Incentives for downtown units. To-date, the PRA has allocated \$70,361.00 in Live Riverfront Incentives for 23 residential units. The Ice House Townhomes will potentially add 83 units and the developer asked the PRA if the Live Riverfront Incentives would be available for those units. PRA Executive Director stated the PRA would likely not have enough funds to cover a total of 106 units. Alan Sudduth recommended discussing the purpose and intent of the Live Riverfront Incentives. PRA Board Attorney suggested that the Ice House should not rely on incentives for loan purposes. If the funds are there the PRA could help with incentives but at this time cannot guarantee the funds will be available.

Next, Mr. Eric Page with the Jackson County Utility Authority spoke to the PRA Board regarding their misters and the odor from the treatment plant. He noted that he has instructed his staff to increase the concentration of the masking agent being misted. The JCUA has an item on their December 20, 2021 agenda to authorize advertisement for bids to demolish/remove an accessory building and add trees/greenery for a buffer to the plant. The JCUA is also planning to meet with the Lieutenant Governor to request funds for an odor control cover. The JCUA estimates this cost to be around \$5-7 million. Dr. Moore asked Mr. Page if there was technology available that could measure the odor release. Mr. Page said the JCUA conducted a study in 2014 that concluded the human nose is more receptive of sulfur smells/odors than monitors. Mr. Page gave the PRA board his cell phone number so they can contact him directly. Alice Walker thanked Mr. Page for his transparency and increasing the dosing. Mr. Page also notified the PRA Board of the new Treatment Plant being planned. The JCUA is hoping Congress will fund the final design so they can move forward with environmental permitting and land acquisition which will take approximately 2 years. Mr. Page said optimistically construction will be complete on the plant in 5-7 years thereafter, but it would be an additional 6-12 months before the plant would be fully operational, taking the old plant offline. Mayor Jay Willis stated he was pleased that JCUA is seeking a temporary fix to the odor problem and that they are moving the plant. He notified Mr. Page to let him know if there was anything the City of Pascagoula could do to help with these efforts

Next, the PRA board discussed the Riverfront Parking Deck property. PRA Executive Director met with Main Street and City Council regarding the Riverfront Parking Deck and the proposal from Orion to prepare an adaptability study on the property. Main Street and the City Council agreed to fund the adaptability study. It was also discussed that due to the 2017 major financial deficit the lights were shut down in the parking garage leaving it susceptible to vandalism. The City of Pascagoula is working on restoring the lighting. The City is also receiving proposals to install surveillance cameras in the parking garage in an effort to increase safety and reduce vandalism. The footage of the surveillance cameras will go directly to the Pascagoula Police Department to be monitored at all times. The Pascagoula Public Works department will also begin cleaning up the parking garage once surveillance cameras and lighting is installed.

Next, the PRA discussed Riverfront improvements. PRA Executive Director met with Steve Jordan with Turf Masters to develop a proposal for maintenance/landscaping. The need for signage was also discussed. Mr. Mike Wixon spoke to the Board about the need for signage and lighting. Mr. Wixon said there are no lights on Front Street and Dock Street. He also has a logo created for the brick wall for the townhomes. Mr. Wixon also pointed out the need for street signs on Front Street and Dock Street. He also mentioned there

is supposed to be no fishing on Dock Street, but that people continue to fish and leave their debris behind. There is a "No Fishing" sign but it is rusted and needs replacing. Dr. Hal Moore asked which of these issues could be handled by the PRA and which needed to be handled by the City of Pascagoula. PRA Executive Director and Board Attorney stated that the signage for the brick wall could be handled by the PRA, but the lights and street signs would need to be handled by the City of Pascagoula. Jimmy Estabrook asked the PRA Executive Director to prepare an estimate of what the signage for the townhomes would cost. The PRA Board determined it would be more beneficial to prioritize lighting over landscaping. Alan Sudduth recommended inviting Brandon Elliot to attend the next PRA meeting and to provide an update on the new construction at the Riverfront.

Next, the PRA discussed the RFP and potential sale of property located at 505 Railroad Avenue & 303 Delmas Avenue. The PRA received one proposal from Joe Cloyd. Dr. Moore recommended moving discussion of this item to Executive Session.

Next, the PRA considered the Docket of Claims for the following: payment to Amy St. Pe' P.A. for \$930, payment to Rankin and Associates for \$600, payment to Compton Engineering, Inc. for \$5,000, and payment to Digital Coast Media, LLC for \$256.67. The payment to Digital Cost Media, LLC was the domain renewal for www.growpascagoula.com. **Alan Sudduth made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered the Financial Report dated 11/30/21. Jimmy Estabrook noted the accounts receivable aging report was missing. PRA Executive Director stated he would follow up on the missing report. Jimmy Estabrook also asked the status of Cottages F, J, and N. PRA Executive Director to resolve Cottage F and to follow up on Cottages J and N. **Jimmy Estabrook made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Motion to approve the 11/15/21 minutes was made by Alice Walker and seconded by Jimmy Estabrook. All voted in favor. Motion carried.

At Alice Walker's request, Ramsay Taylor provided a brief update on the status of his projects. The last tenant moved in this weekend at Odd Fellows. Kitchen Sisters is waiting on flooring and should be moved in within 3-4 weeks thereafter. At Monica's he has mailed pictures and renderings to the Park Service, and has plans to remove the metal awning, paint, and improve the landscaping/parking lot. Mr. Taylor offered to email renderings to the PRA Board.

Alan Sudduth made a motion to go into closed session to determine the need for executive session, the motion was seconded by Alice Walker. All voted in favor. Motion passed.

It was announced to the public that the PRA was in executive session to discuss the purchase or sale of land and the expansion of business.

Alan Sudduth made a motion, seconded by Jimmy Estabrook to go into executive session to discuss the purchase or sale of land and the expansion of business. All voted in favor. Motion passed.

Discussion was had on the purchase or sale of land and the expansion of business.

Jimmy Estabrook made a Motion to come out of Executive Session, Seconded by Alice Walker. All voted in favor. Motion carried.

Back in open meeting, the PRA next considered the RFP for 505 Railroad Avenue and 303 Delmas Avenue. Prior to voting on the RFP, the following discussion took place:

PRA Executive Director and Attorney confirmed that the disposition of the property was in accordance with Mississippi Code Section 43-35-19 and Pascagoula Urban Renewal Property Disposition Plan. The PRA had a competitive bidding process whereby it published in the Sun Herald a "request for proposals" for the development of the property to be sold. This publication ran for thirty (30) days prior to the date the proposal was opened on December 17, 2021. The notice identified the property to be sold and gave a deadline for submission of proposals and stated the date said proposals would be opened, along with the address and place where additional information regarding the property could be obtained. Further, it was determined that the Proposal contained the minimum information required including: (a) detailed description of the development including cost estimates, (b) schematic drawing of improvements, (c) site plan, (d) documentation indicating financial and legal ability to undertake the development, (3) Bid Price, which was required to be at a minimum fair market value as defined in MCA 43-35-19 (in determining fair value of real property for uses in accordance with the urban renewal plan, the PRA shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser, and the objectives of such plan for the prevention of the recurrence of slum or blighted areas.)

It was determined that the Proposal and the Developer met the requirements of Section 3 of the disposition plan, including: (a) Financial and legal ability to undertake the development in a timely manner; (b) fair value was offered; (c) the type of development is in line with the City and the PRA's vision for the downtown area and rehabilitation of the Train Depot will enhance the existing businesses in the area; (d) that the Development is a small business that will have less than 100 employees.

Further, in discussion with the PRA Board, the Mayor of Pascagoula and the Councilman present, Patrick Gatchell, it was emphasized the train depot had great historical significance and that the cost of rehabbing the property exceeded what the City could afford to do at this time and the near future. It was agreed by all present that the development proposed would bring to life this community treasure and would be an anchor in the downtown area. It was also discussed that 303 Delmas Avenue had served its purpose and that if not sold, significant investment would have to be made to update the units, which the PRA did not believe was a wise investment of its funding at this time. Last, the Developer has similar successful rental units in other cities and the PRA believes he can meet needs of those individuals wanting to live in the downtown area.

After discussion and confirmation that all legal requirements were met to allow PRA to transfer said property,

Motion was made by Jimmy Estabrook, Seconded by Alice Walker to accept the RFP and to notify Joe Clloyd of PRA's Intent to accept the proposal submitted by him for the purchase of 505 Railroad Avenue and 303 Delmas Avenue in the amount of \$140,000, which was determined to be a fair value of the real property as defined in MCA 43-35-19, and with all restrictions contained in the deed, including a reverter clause, as outlined in the disposition plan and MCA 43-35-19. Authorization was given to the Attorney to take steps to close on the sale of said property at the expiration of 30 days as required by MCA 43-35-19 and the Disposition Plan. All voted in favor-Motion passed.

Next the PRA voted on the CDI Reimbursement Request for 641 Delmas Avenue. The PRA approved to reimburse Mr. Poole \$25,000 (rather than the sum requested) pending inspection by the City Building Official. In considering this request, the PRA considered the fact that all improvements were critical to the development of the back side of the structure, which will be the start to connect the Jacks/Off the Hook area with the downtown plaza and that such improvements would have been approved with the initial application as they meet the goals of the PRA. **Jimmy Estabrook made a motion, seconded by Alan Sudduth. All voted in favor. Motion passed.**

Due to a City holiday, the next Regular Meeting will be held on Monday, January 24, 2022 at 9:30 a.m. at the Jackson County Chamber of Commerce.

Alan Sudduth made a motion to adjourn, seconded by Jimmy Estabrook. All voted in favor. Motion passed.