

URBAN RENEWAL PLAN

CITY OF PASCAGOULA REDEVELOPMENT PROJECT

Pascagoula, Mississippi

2009

Prepared by:
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REDEVELOPMENT PLAN**

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PASCAGOULA, MISSISSIPPI

2009

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**RESOLUTION APPROVING THE ADOPTION AND
IMPLEMENTATION OF THE CITY OF PASCAGOULA
URBAN RENEWAL PROJECT AND PLAN**

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Section 43-35-1 et seq. of the Mississippi Code Annotated (1972), the City of Pascagoula on August 19, 2008, did adopt a certain resolution entitled:

**A RESOLUTION DESIGNATING A SLUM AND BLIGHTED AREA
AND CERTIFYING THE AREA'S NEED FOR REDEVELOPMENT
AS A RESULT OF A FLOOD OR HURRICANE**

WHEREAS, as directed by the aforesaid resolution and as required by law, a notice of public hearing was published for at least once a week for three (3) consecutive weeks in the *Mississippi Press*, a newspaper having a general circulation within the City, and was so published in said newspaper on February 13, 2009, February 20, 2009, and February 27, 2009, as evidenced by the publisher's proof of publication of the same heretofore presented to the City and filed with the Clerk; and

WHEREAS, the Notice of Public Hearing described the City of Pascagoula Urban Renewal Project and Urban Renewal Plan, the City of Pascagoula, Mississippi, and further called for a public hearing to be held at City Hall, at 603 Watts Avenue, at 6:00 P.M. on Tuesday, March 3, 2009, in order for the general public to state or present their views on the Plan; and

WHEREAS, at 6:00 P.M. on Tuesday, March 3, 2009, the public hearing was held and all in attendance were given an opportunity to state or present their oral and written comments on the City of Pascagoula Urban Renewal Project and Urban Renewal Plan, City of Pascagoula, Mississippi; and

WHEREAS, a Relocation Plan has been developed establishing that a feasible method exists for the location of families who will be displaced from the City of Pascagoula Urban Renewal Area in decent, safe and sanitary dwellings within their means and without undue hardship to such families; and

WHEREAS, the Urban Renewal Plan for the City of Pascagoula conforms to the City of Pascagoula's Comprehensive Plan as a whole as evidenced by the letter from the Pascagoula Planning Board dated February 18, 2009; and

WHEREAS, the Urban Renewal Plan for the City of Pascagoula will afford maximum opportunity, consistent with the sound needs of the City of Pascagoula as a whole, for rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA AS FOLLOWS:

SECTION 1. That all the findings of fact made and set forth in the preamble to this resolution shall be and the same are hereby found, declared, and adjudicated to be true and correct.

SECTION 2. That a Relocation Plan has been developed establishing that a feasible method exists for the location of families who will be displaced from the City of Pascagoula Urban Renewal area in decent, safe and sanitary dwellings within their means and without undue hardship to such families.

SECTION 3. That the Urban Renewal Plan for City of Pascagoula Urban Renewal Project, copy attached and marked Exhibit "A" conforms to the City of Pascagoula's Comprehensive Plan as a whole as evidenced by the letter from the Pascagoula Planning Board dated February 18, 2009, copy attached and marked as Exhibit "B".

SECTION 4. That the Urban Renewal Plan and the City of Pascagoula Redevelopment Project will afford maximum opportunity, consistent with the sound needs of the City as a whole, for rehabilitation or redevelopment of the Urban Renewal Project Area by private enterprise.

SECTION 5. That the Governing Body of the City is now fully authorized and empowered under the provisions of Section 43-35-1 et seq. of the Mississippi Code annotated (1972), to approve and implement the City of Pascagoula Redevelopment Project and Urban Renewal Plan, City of Pascagoula, and do hereby approve such Urban Renewal Plan and Redevelopment Project as presented.

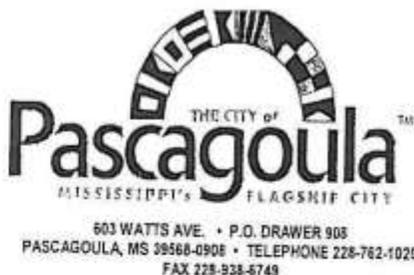
RESOLVED this the 3rd day of March, 2009

EXHIBIT "A"

ON FILE IN THE CITY CLERK'S OFFICE

EXHIBIT "B"

PASCAGOULA PLANNING BOARD



MEMBERS

LEAH ROLLINGS	Ward 1
JOSEPH (JOE) ODOM	Ward 2
WESLEY SMITH	Ward 3
STEPHEN (MATT) PARKER	Ward 4
ROY WILLIAMS	Ward 5
ETIENNE MELCHER	at large
LINDA TILLMAN	at large

February 18, 2009

Mayor Matthew Avara
City of Pascagoula
P.O. Box 908
Pascagoula, MS 39568

Dear Mayor Avara:

As required by Section 43-35-13 of the Mississippi Code, the Pascagoula Planning Board was directed by the City Council to consider the manner in which the City of Pascagoula Urban Renewal Plan conforms with the General Plan for the City, namely, the Comprehensive Plan for the City of Pascagoula which has been officially adopted by the City.

This letter is to advise you that the Planning Board has met and reviewed the Pascagoula Urban Renewal Plan. The Planning Board has determined that the Plan is in accord with the goals and objectives of the Comprehensive Plan and is in conformity with that Plan.

The Planning Board recognizes the Pascagoula Urban Renewal Plan as a valuable tool which will strengthen our community's tax base and provide job opportunities for our City. We, therefore, recommend adoption and implementation of the Pascagoula Urban Renewal Plan.

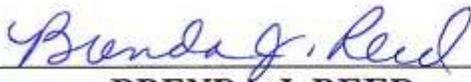
Sincerely,

Roy Williams, Chairman
Pascagoula Planning Board

STATE OF MISSISSIPPI
COUNTY OF JACKSON
CITY OF PASCAGOULA

I, **BRENDA J. REED**, duly appointed City Clerk of the City of Pascagoula, Jackson County, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of a Resolution, adopted by the City Council of the City of Pascagoula at the regular meeting of March 3, 2009.

Witness my signature and seal of said city on the 4th day of March, 2009.



BRENDA J. REED
CITY CLERK



EXHIBIT 1

- **COPY OF RESOLUTION ADOPTING SLUM AND BLIGHT DESIGNATION**

- **COPY OF SLUM AND BLIGHT DESIGNATION**

**A RESOLUTION DESIGNATING A SLUM AND BLIGHTED AREA
AND CERTIFYING THE AREA'S NEED FOR REDEVELOPMENT
AS A RESULT OF A FLOOD OR HURRICANE**

WHEREAS, the Mississippi Development Authority (MDA) is making Hurricane Katrina Supplemental Community Development Block Grant (CDBG) funds available for community revitalization in the downtown area; and,

WHEREAS, the City of Pascagoula is applying for the CDBG funds for the revitalization and redevelopment of its downtown area, a map of which is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the City Council has reviewed certain photographic evidence of various properties located within the area shown on the map attached as Exhibit "A", which photographic evidence is attached hereto as Exhibit "B"; and,

WHEREAS, the City of Pascagoula has received a letter from Jimmy G. Gouras, an expert in the field of urban and regional planning, opining that the area in question is in fact a slum or blighted area as defined in the Mississippi Code of 1972, the pertinent sections of which are attached hereto as Exhibit "C" and the letter concerning same from Mr. Gouras being attached as Exhibit "D"; and,

WHEREAS, letters have been received from Steve Mitchell, Operations Manager of the City of Pascagoula, Brian Nelson, Director of Public Works for the City of Pascagoula and Betty Bensey, Director of Community Development for the City of Pascagoula, corroborating the statements made by Mr. Gouras and which letters are attached hereto as Exhibit "E"; and,

WHEREAS, in order to establish the eligibility of the City of Pascagoula for the CDBG funds, it is necessary that the City of Pascagoula designate the area shown on Exhibit "A" as a slum or blighted area as defined in the Mississippi Code of 1972 as amended; and,

WHEREAS, the City of Pascagoula was included in the Hurricane Katrina Presidential Disaster Declaration and a Gubernatorial Declaration and certification of need for disaster assistance for the area under Public Law and, therefore, qualifies as a blighted area as defined in Sections 43-35-3(i) and 43-35-13(g) of the Mississippi Code of 1972 as amended; and,

WHEREAS, Section 570.208(b)(1) of the CDBG regulations requires that the City of Pascagoula designate the area in which a CDBG project is located as a slum or blighted area in accordance with the Mississippi Code and the aforesaid CDBG regulations which are attached hereto as Exhibit "F"; and,

WHEREAS, it is the desire of the City of Pascagoula to exercise its urban renewal powers as provided by Section 43-35-1 of the Mississippi Code of 1972 as amended in the downtown area of the City to eliminate and prevent the reoccurrence in spread of slums and blight by applying for CDBG funds, among other things, to implement projects to hasten the rebuilding, recovery and renaissance of the downtown core area of the City, which is in need of redevelopment as a result of Hurricane Katrina and flood waters of the storm:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pascagoula, Mississippi, that:

SECTION 1. The City of Pascagoula was included in the Hurricane Katrina Presidential Declaration and Gubernatorial Declaration and certification of need for disaster assistance for the area under Public Law.

SECTION 2. By virtue of its inclusion in the aforementioned disaster declaration, the downtown area of the City of Pascagoula is blighted as defined in Sections 43-35-3(i) and 43-35-13(g) of the Mississippi Code of 1972 as amended.

SECTION 3. That the governing body of the City of Pascagoula hereby certifies that the City of Pascagoula's downtown area, as depicted on Exhibit "A", is in need of redevelopment as a result of the effects of Hurricane Katrina and flooding associated with the storm.

SECTION 4. The "Resolution Designating a Slum or Blighted Area and Certifying the Area's Need for Redevelopment as a Result of a Flood or Hurricane" passed by the City Council on May 20, 2008, and certified by the City Clerk on May 22, 2008, is hereby repealed.

The above Resolution was introduced by Councilman Stallworth, seconded for adoption by Councilman Corder and received the following vote: Mayor Avara, "AYE". Councilmen Abston, "AYE", Belcher, "AYE", Corder, "AYE", Jones, "AYE", Stallworth, "AYE", and Wolverton, "AYE". The Mayor then declared the Resolution adopted on the 19th day of August, 2008.

STATE OF MISSISSIPPI
COUNTY OF JACKSON
CITY OF PASCAGOULA

I, **BRENDA J. REED**, duly appointed City Clerk of the City of Pascagoula, Jackson County, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of the Resolution adopted by the City Council of the City of Pascagoula at the recessed regular Council meeting on the 19th day of August, 2008.

WITNESS MY HAND AND OFFICIAL SEAL of the City of Pascagoula, Jackson County, Mississippi, on this the 15th day of September, 2008.

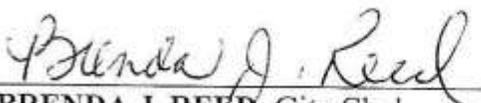

BRENDA J. REED, City Clerk



Exhibit A



N

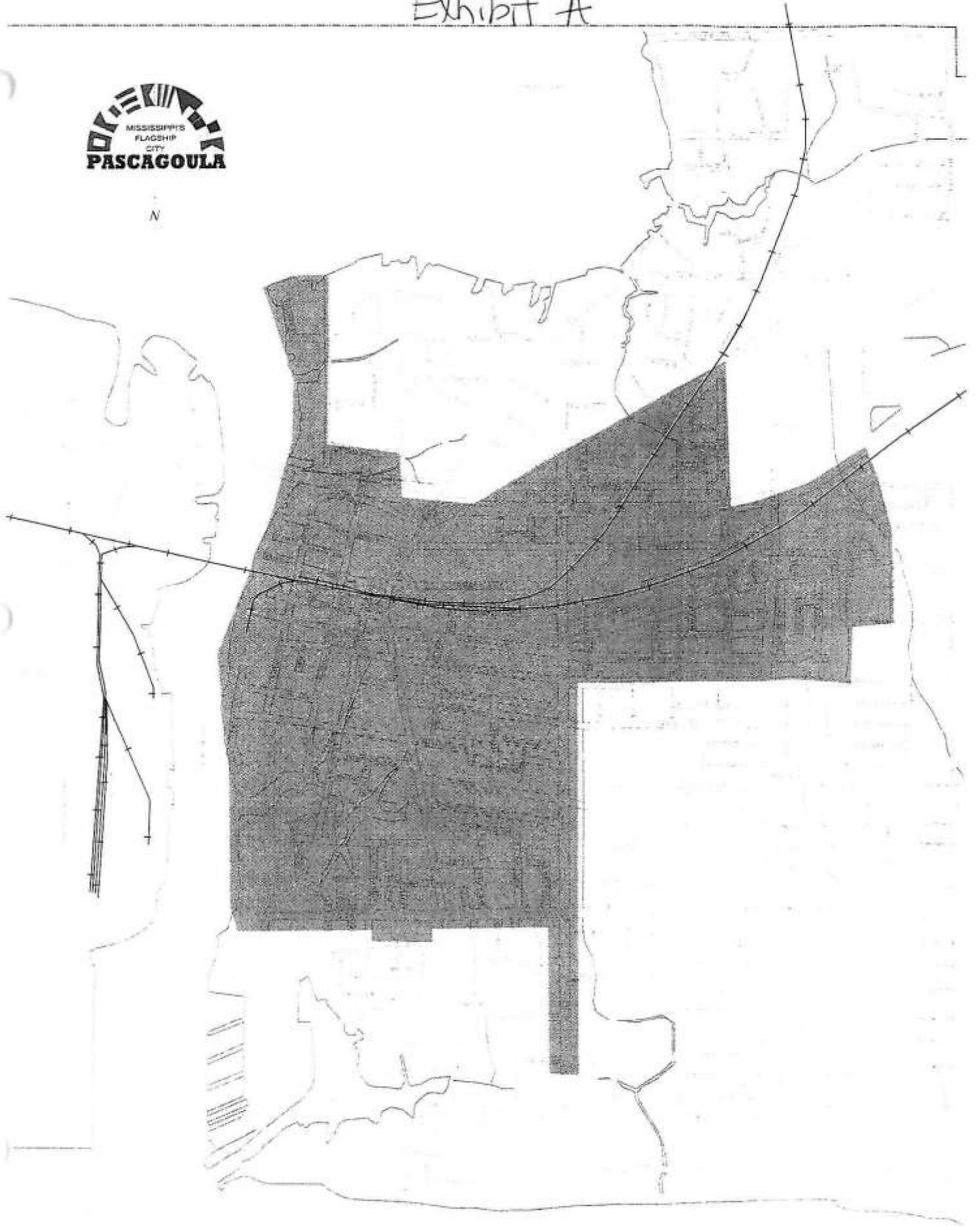
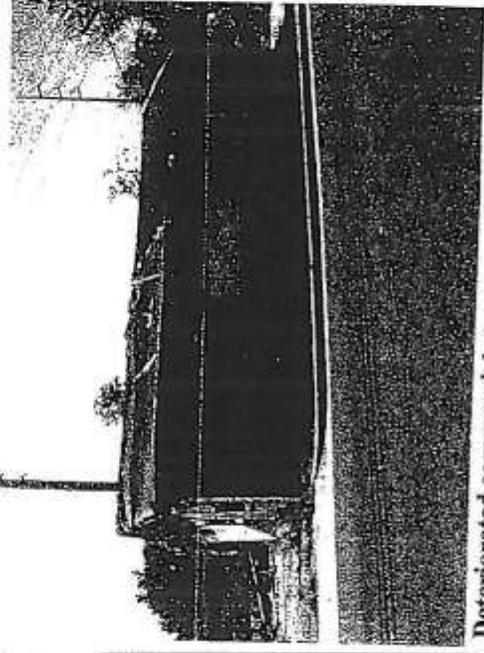
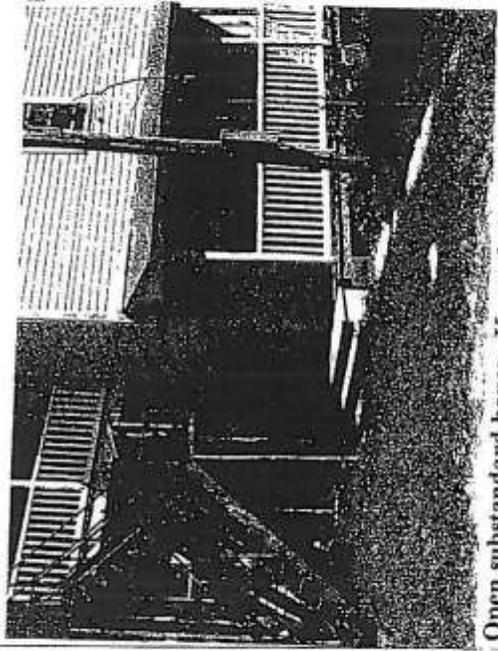


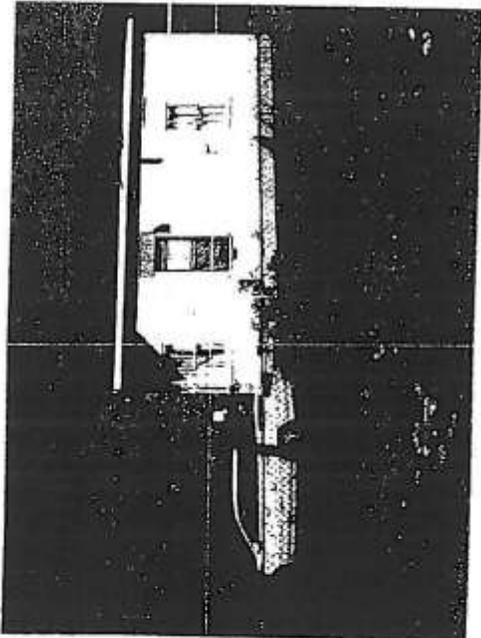
EXHIBIT
B



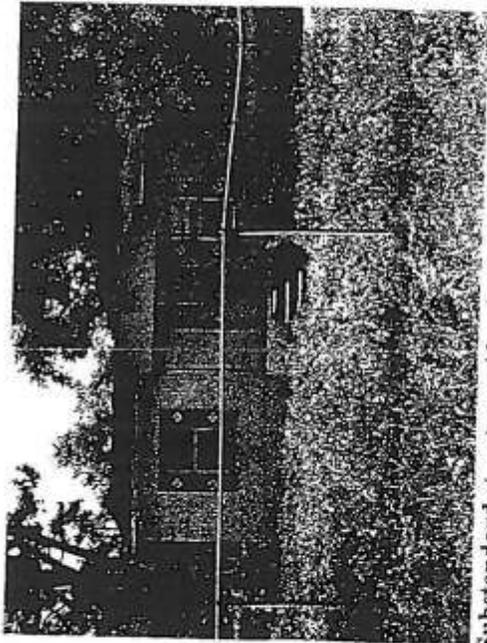
Deteriorated commercial structure- Telephone Road



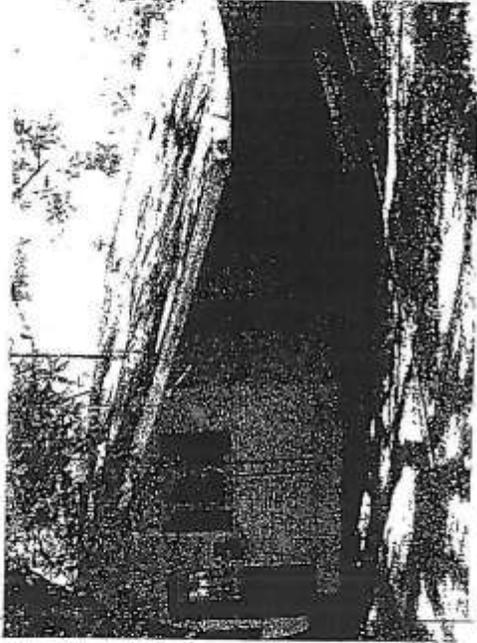
Open substandard house- Kenneth Avenue



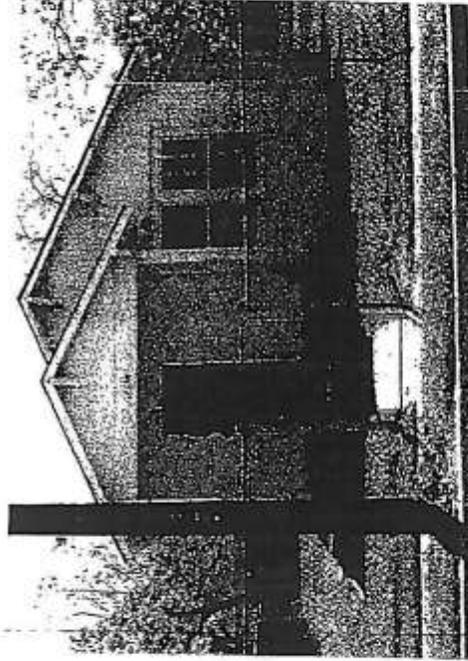
Substandard structure- Live Oak Street



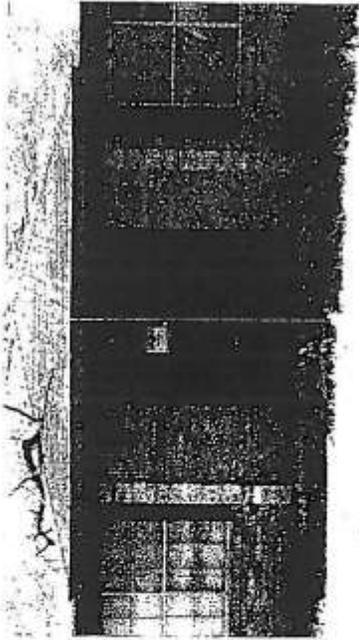
Substandard structure- Alex Avenue



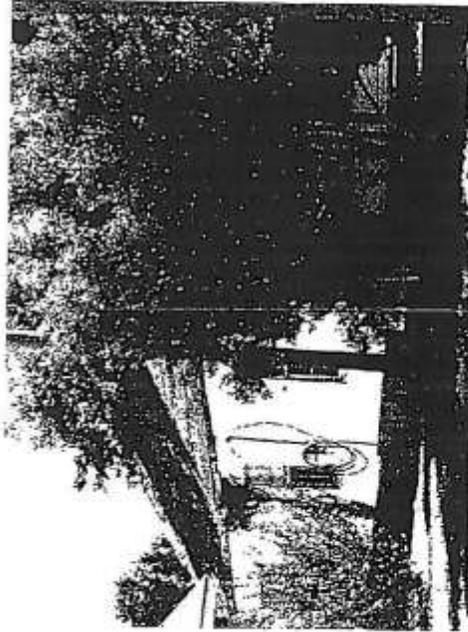
Substandard structure- Morgan Avenue



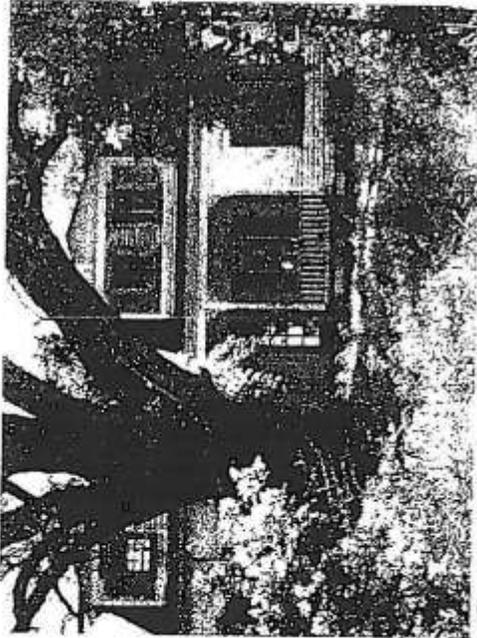
Substandard house- Frederic Street



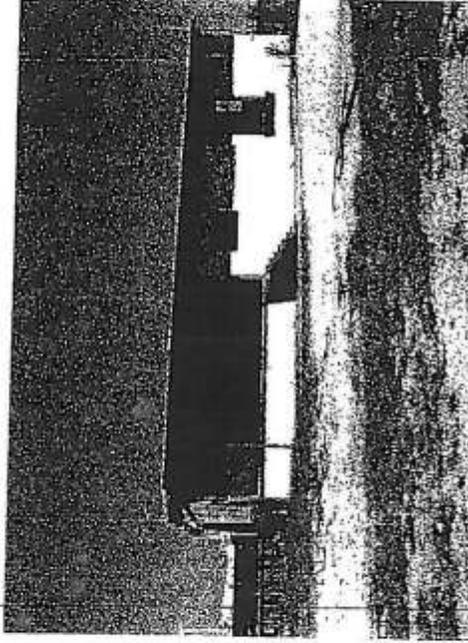
Substandard/condemned house- Morgan Avenue



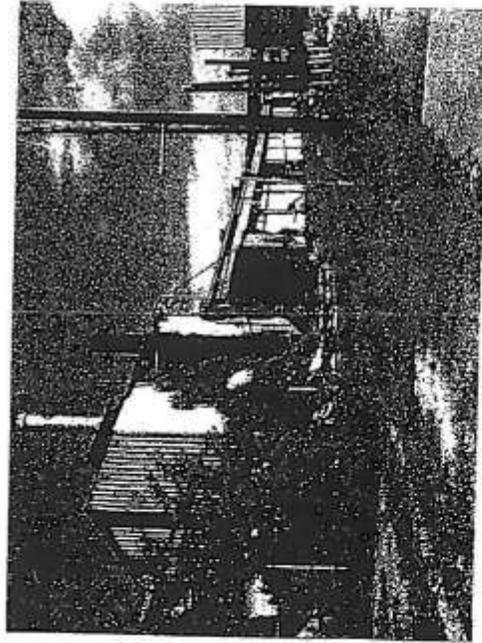
Substandard structure- Orange Avenue



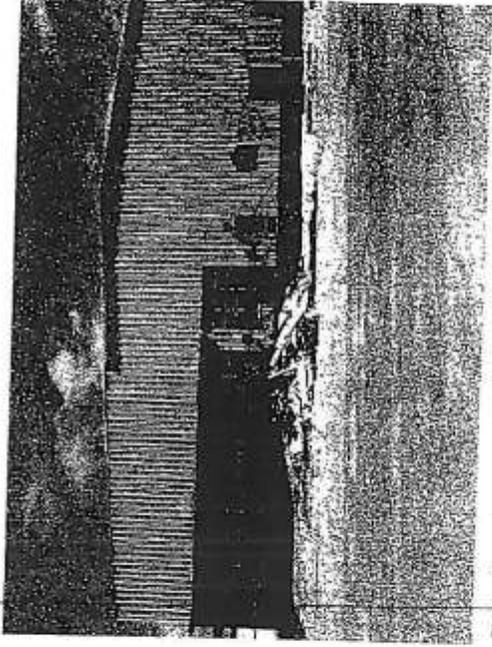
Overgrown lot/substandard structure- Frederic St.



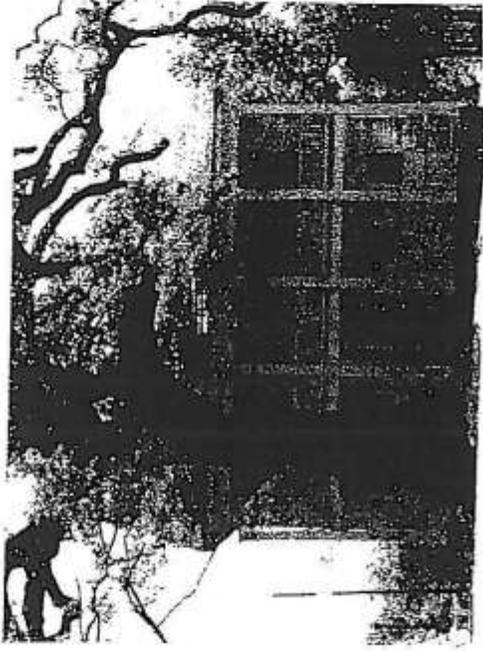
Open substandard commercial building- Front Street



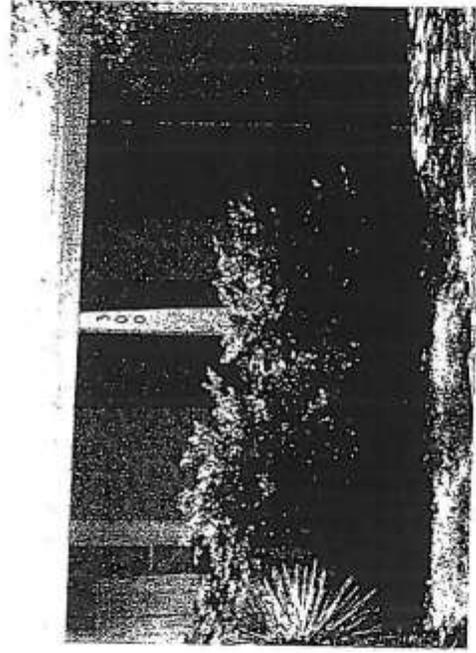
Deteriorating industrial building- Front Street



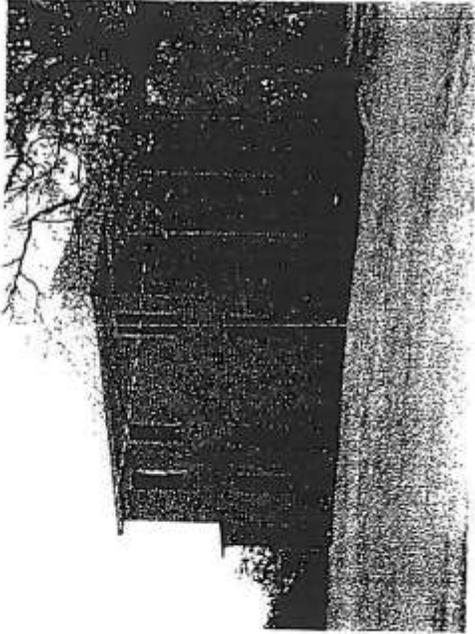
Deteriorating industrial building- Front Street



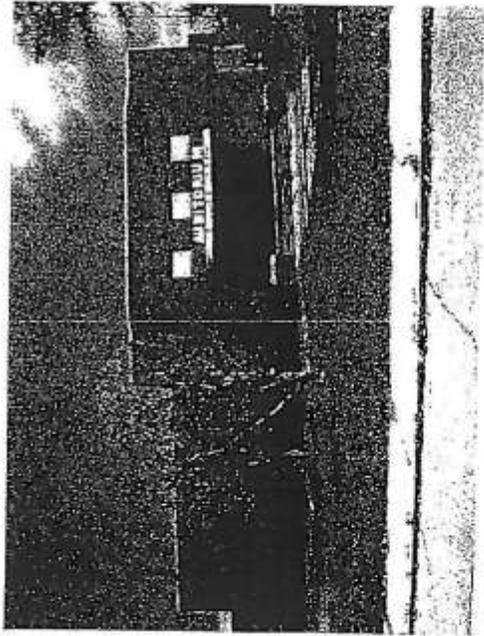
Substandard house— Front Street



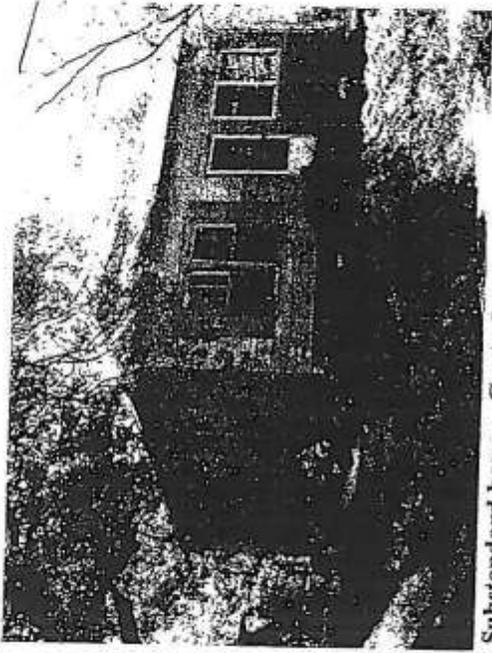
Substandard house— Cauty Street



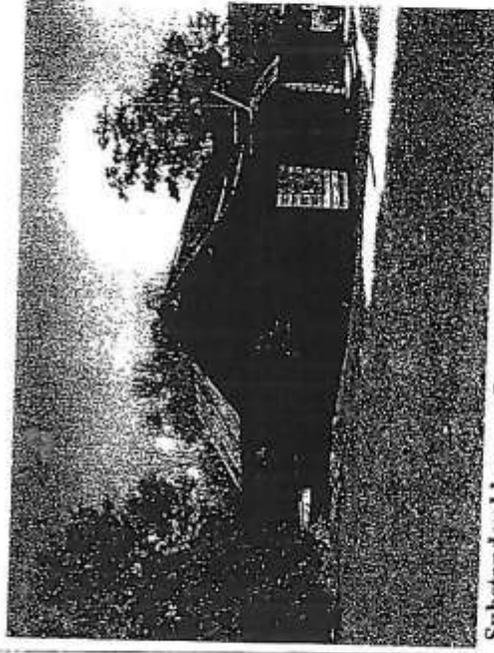
Substandard house— Front Street



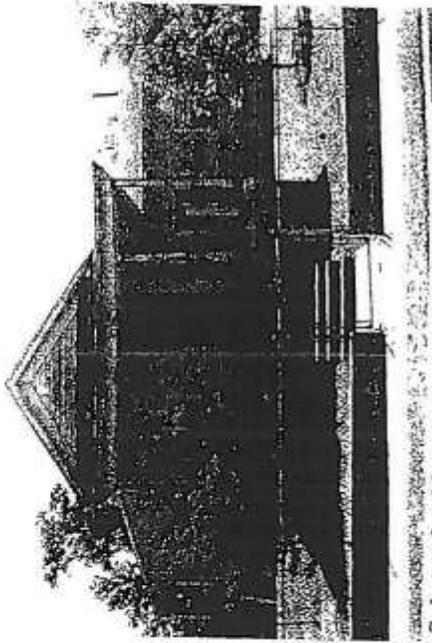
Deteriorated school— Dupont Avenue



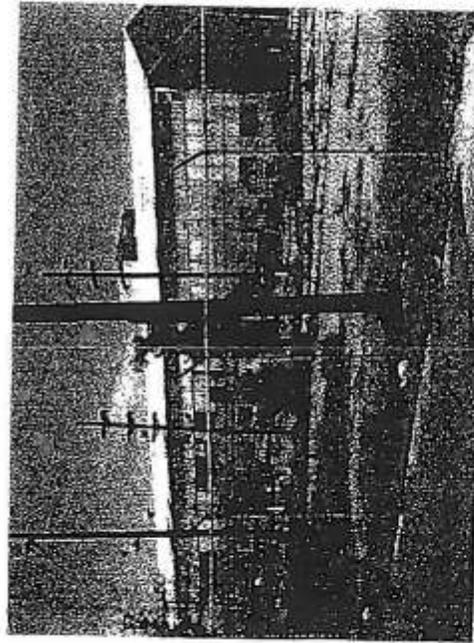
Substandard house- Cauty Street



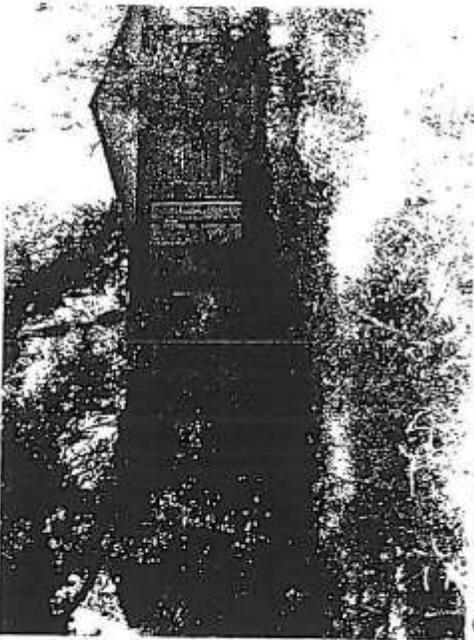
Substandard house- Community Avenue



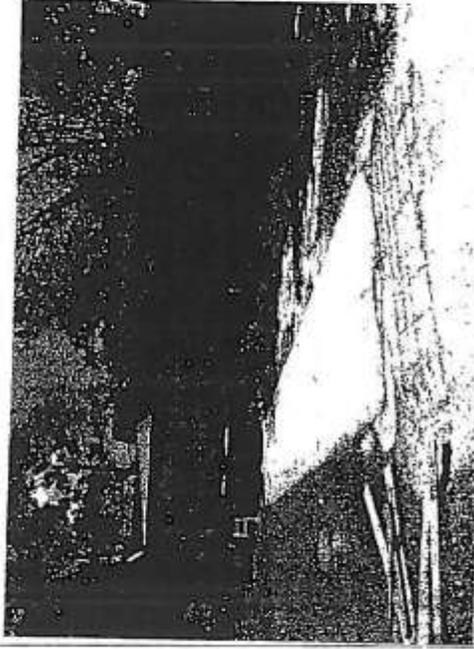
Substandard house- Cauty Street



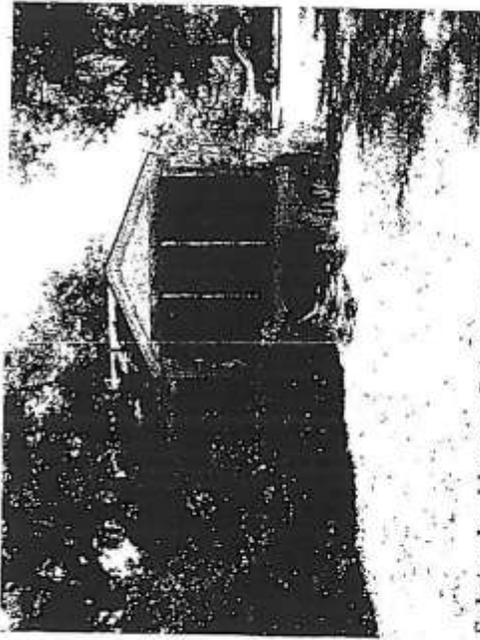
Deteriorated industrial structure- Desoto Street



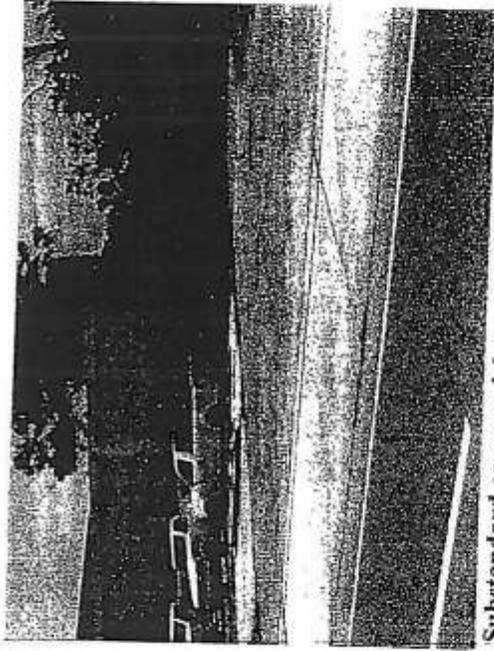
Overgrown lot/substandard house- Community Ave.



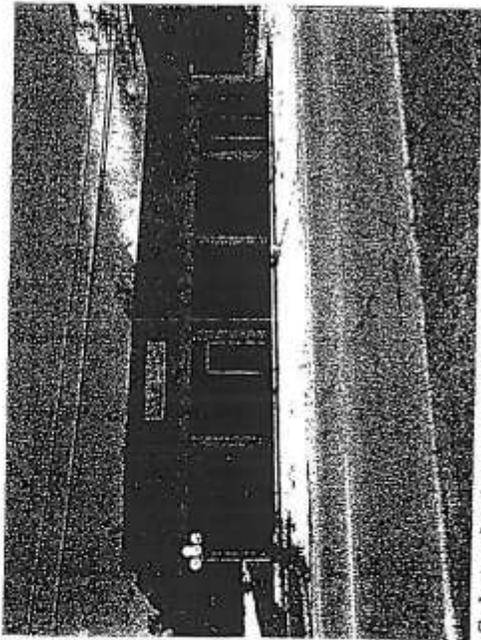
Substandard house- Weaver Street



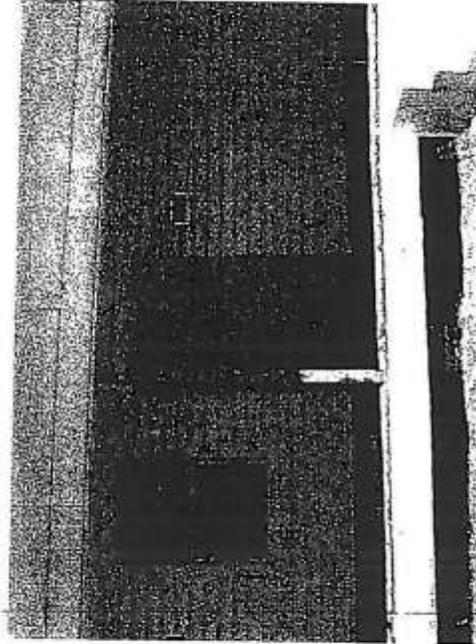
Substandard house- Saint Peter Avenue



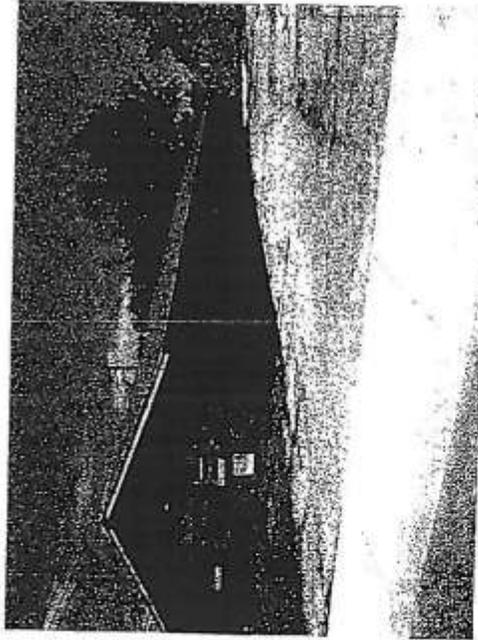
Substandard commercial structure- Market Street



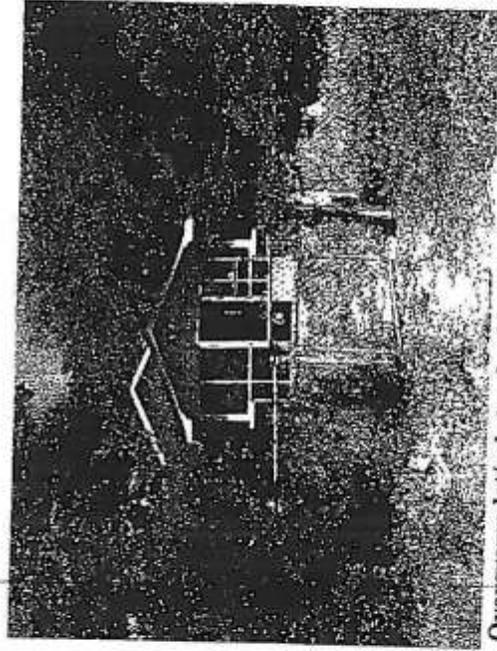
Substandard commercial building— Market Street



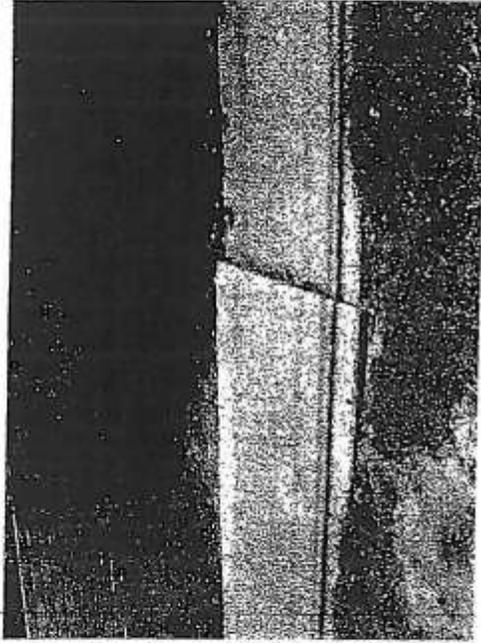
Substandard/condemned house— Tucker Avenue



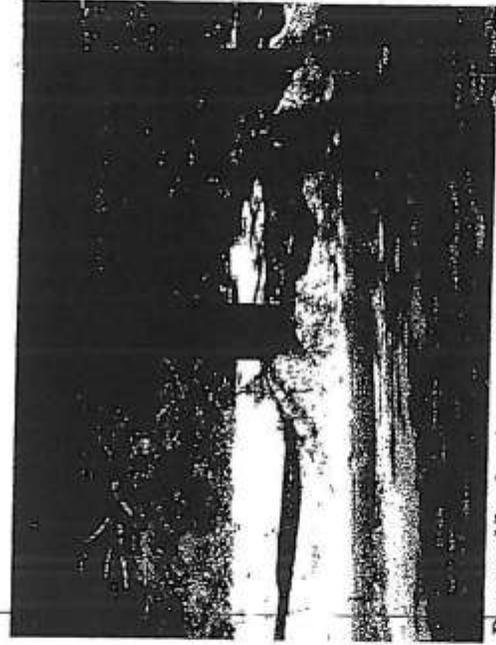
Deteriorated apartment building— School Street



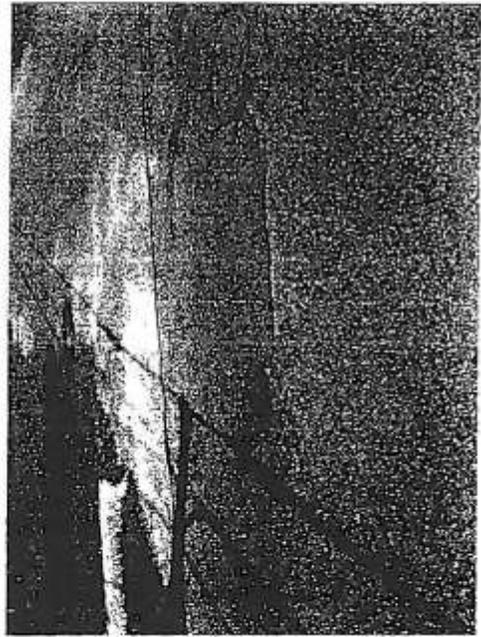
Overgrown lot/substandard house— School Street



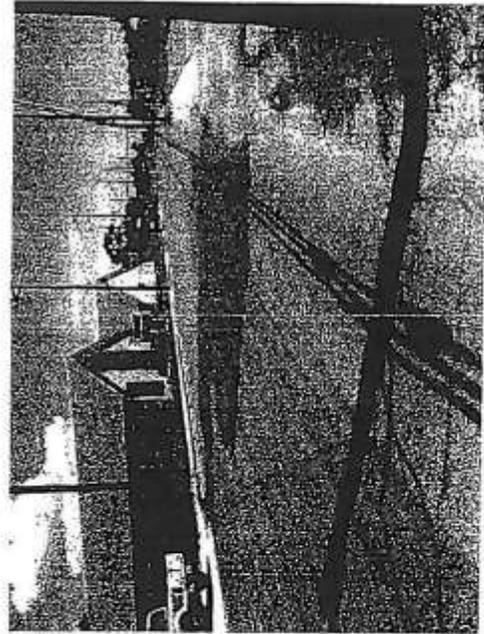
Broken/uneven sidewalk- Pascagoula Street



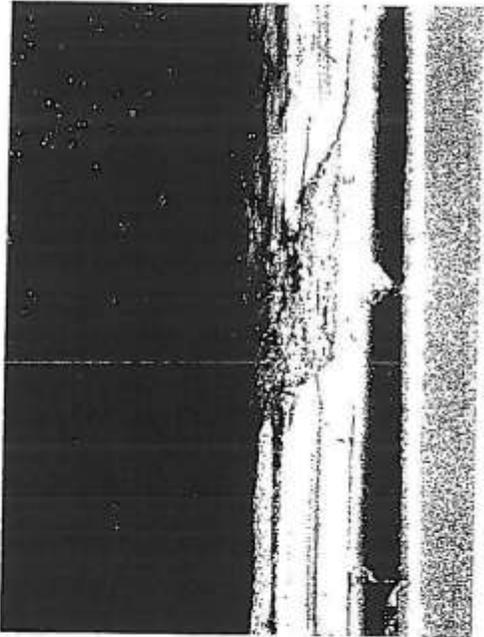
Damaged/broken/uneven sidewalk- Magnolia Street



Cracked, broken pavement/no sidewalks- Ingalls Ave



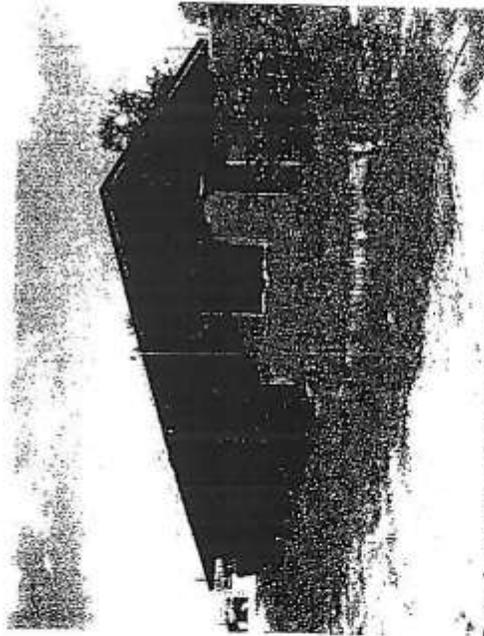
Broken/cracked pavement- Pascagoula Street



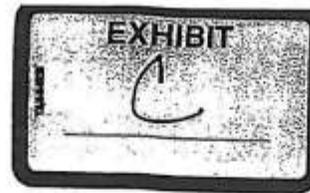
Broken/ uneven sidewalk- Magnolia Street



Deteriorated commercial structure- Live Oak



Deteriorated and open commercial structure- Live Oak



Citation/Title
Miss. Code Ann. Sec. 43-35-3, Definitions

*27605 Miss. Code Ann. § 43-35-3

WEST'S ANNOTATED MISSISSIPPI CODE
TITLE 43. PUBLIC WELFARE
CHAPTER 35. URBAN RENEWAL AND REDEVELOPMENT
ARTICLE 1. URBAN RENEWAL

Current through End of the 2007 Regular Session and 1st Ex. Session

§ 43-35-3. Definitions

The following terms, wherever used or referred to in this article, shall have the following meanings, unless a different meaning is clearly indicated by the context:

- (a) "Agency" or "urban renewal agency" shall mean a public agency created by section 43-35-33 of this article.
- (b) "Municipality" shall mean any incorporated city or town or county in the state.
- (c) "Public body" shall mean the state or any municipality, township, village, board, commission, authority, district, or any other subdivision or public body of the state.
- (d) "Local governing body" shall mean the council or other legislative body charged with governing the municipality.
- (e) "Mayor" shall mean the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.
- (f) "Clerk" shall mean the clerk or other official of the municipality who is the custodian of the official records of such municipality.
- (g) "Federal government" shall include the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.
- (h) "Slum area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
- *27606 (i) "Blighted area" shall mean an area which by reason of the presence of a substantial number of slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use. If such blighted area consists of open land the conditions contained in the proviso in subsection (d) of section 43-35-13 shall apply. Any disaster area referred to in subsection (g) of section 43-35-13 shall constitute a "blighted area."
- (j) "Urban renewal project" may include undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any

combination or part thereof in accordance with an urban renewal plan.

Such undertakings and activities may include:

- (1) acquisition of a slum area or a blighted area or portion thereof;
- (2) demolition and removal of buildings and improvements;
- (3) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;
- (4) disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the municipality itself) at its fair value for uses in accordance with the urban renewal plan;
- (5) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and
- (6) acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

(k) "Urban renewal area" means a slum area or a blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

(l) "Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole except as provided in subsection (g) of section 43-35-13; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

*27607 (m) "Real property" shall include all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest, right and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise.

(n) "Bonds" shall mean any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures or other obligations.

(o) "Obligee" shall include any bondholder, agents or trustees for any bondholders, or lessor demising to the municipality property used in connection with an urban renewal project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality.

(p) "Person" shall mean any individual, firm, partnership, corporation, company, association, joint stock association, or body politic; and shall include any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(q) "Area of operation" shall mean the area within the corporate limits of the municipality and the area within five (5) miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated city or town unless a resolution shall have been adopted by the governing body of such other city or town declaring a need therefor.

(r) "Housing authority" shall mean a housing authority created by and established pursuant to sections 43-33-1 to 43-33-53, Mississippi Code of 1972.

(s) "Board" or "commission" shall mean a board, commission, department, division, office, body or other unit of the municipality.

(t) "Public officer" shall mean any officer who is in charge of any department or branch of the government of the municipality relating to health, fire, building regulations, or to other activities concerning dwellings in the municipality.

CREDIT(S)

1958, Ch. 518, § 18, eff. upon passage (approved April 21, 1958).

HISTORICAL NOTES

HISTORICAL AND STATUTORY NOTES

Derivation:

Code 1942, § 7342-18. *27608

ANNOTATIONS

JUDICIAL DECISIONS

Blighted area 1

Construction and application 2

Construction with other laws 4

Contents of plan 3

1. Blighted area

When a blighted area as a whole is subject to redevelopment, the condition of the condemnee's property is immaterial if property lies within designated project area and its acquisition is necessary to accomplish paramount purpose of renewal. *Paulk v. Housing Authority of City of Tupelo* (Miss. 1967) 195 So.2d 488. Eminent Domain ⇌45

2. Construction and application

There is no authority for Issaquena County to issue bonds or use bond proceeds to equip or retrofit tire recycling/shredding equipment for a facility located in Warren County. Statutes pertaining to bonds including but not limited to those statutes contained in Title 57, Section 43-35-3 et seq., and Section 5-99 do not authorize a county to use bond proceeds to improve facilities or equipment located in another county. *Op. Atty. Gen. No. 2001-0160, Clements*, 16, 2001.

3. Contents of plan

An urban renewal plan must be fairly detailed regarding land acquisition, redevelopment and rehabilitations to be completed in the urban renewal area. A broad statement that the city will encourage voluntary rehabilitations, purchase properties for city use, purchase properties not repaired and rehabilitate and sell them, or demolish properties and sell the land for development or keep properties for city use would not be sufficient to satisfy the requirements of Sections 43-35-3 and 43-35-13(d). *Op. Atty. Gen. No. 2001-0750, Thomas*, December 14, 2001.

4. Construction with other laws

When Sections 43-35-3, 43-35-5, and 43-35-15 are read in pari materia, a county has the authority to expend general funds in furtherance of the exercise of lawful powers in an Urban Renewal Project. If the Urban Renewal Project is for road or bridge work, a county has the authority to expend road and bridge funds for that purpose. *Op. Atty. Gen. No. 2004-0616, Hollimon*, June 4, 2004.

Current through End of the 2007 Regular Session and 1st Ex. Session

Citation/Title

Miss. Code Ann. Sec. 43-35-13, Approval of projects and plans

*27614 Miss. Code Ann. § 43-35-13

WEST'S ANNOTATED MISSISSIPPI CODE
TITLE 43. PUBLIC WELFARE
CHAPTER 35. URBAN RENEWAL AND REDEVELOPMENT
ARTICLE 1. URBAN RENEWAL

Current through End of the 2007 Regular Session and 1st Ex. Session

§ 43-35-13. Approval of projects and plans

(a) A municipality shall not approve an urban renewal project for an urban renewal area unless the governing body has, by resolution, determined such area to be a slum area or a blighted area or a combination thereof and designated such area as appropriate for an urban renewal project. The local governing body shall not approve an urban renewal plan until a general plan for the municipality has been prepared. For this purpose and other municipal purposes, authority is hereby vested in every municipality to prepare, to adopt and to revise from time to time, a general plan for the physical development of the municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related municipal planning activities, and to make available and to appropriate necessary funds therefor. A municipality shall not acquire real property for an urban renewal project unless the local governing body has approved the urban renewal project in accordance with subsection (d) hereof.

(b) The municipality may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to a municipality. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said thirty (30) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

*27615 (c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; and (3) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise. If the urban renewal area consists of an area of open land to be acquired by the municipality, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has or will be increased as a result of the clearance of slums in other areas (including other portions of the urban renewal area); (2) the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of

Area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this article, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time, provided that if modified after the lease or sale by the municipality of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the municipality may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

*27616 (f) Upon the approval by a municipality of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area and the municipality may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this article, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under Public Law 875, Eighty-first Congress, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and public hearing on the urban renewal project.

CREDIT(S)

Laws 1958, Ch. 518, § 6, eff. upon passage (approved April 21, 1958).

HISTORICAL NOTES

HISTORICAL AND STATUTORY NOTES

Derivation:

Code 1942, § 7342-06.

REFERENCES

CROSS REFERENCES

Community development grants, authority of counties, municipalities, and housing authorities, see § 43-35-503.

Tax increment financing, assessment of real property value, retention and distribution, approval of redevelopment, certification of amount, see § 21-45-21.

Urban renewal, exercise of powers by municipality, see § 43-35-31.

UNITED STATES CODE ANNOTATED

Disaster relief, see 42 U.S.C.A. § 5121 et seq.

Earthquake Hazards Reduction Act of 1977, see 42 U.S.C.A. § 7701 et seq.

ANNOTATIONS

JUDICIAL DECISIONS

In general 1

Contents of plan 2

1. In general

Where owner's land was within shum area and various buildings were located on the property at the time municipal housing authority adopted resolution that the land was necessary for urban renewal, eminent domain proceedings which were instituted after removal of buildings were not violative of statute prohibiting condemnation of "open land" since public necessity for taking land was determined at the time the resolution was adopted. Paulk v. Housing Authority of City of Tupelo (Miss. 1967) 195 So.2d 488. Eminent Domain ⇨45

*27617 2. Contents of plan

An urban renewal plan must be fairly detailed regarding land acquisition, redevelopment and rehabilitations to be completed in the urban renewal area. A broad statement that the city will encourage voluntary rehabilitations, purchase properties for city use, purchase properties not repaired and rehabilitate and sell them, or demolish properties and sell the land for development or keep properties for city use would not be sufficient to satisfy the requirements of Sections 43-35-3 and 43-35-13(d). Op.Atty.Gen. No. 2001-0750, Thomas, December 14, 2001.

Section 43-35-13(d), requires that an urban renewal plan must indicate the intent of the municipality regarding property acquisition and intended or proposed uses for that property. In addition, specific findings must be made regarding relocation and the necessity of such action--to do this, properties affected must be identified. Any plan adopted would not be static, however, in that Section 43-35-13(e) provides that an urban renewal plan may be modified in accordance with changing circumstances or necessities. Op.Atty.Gen. No. 2001-0750, Thomas, December 14, 2001.

Current through End of the 2007 Regular Session and 1st Ex. Session

August 19, 2008

Ms. Kay Kell, City Manager
City of Pascagoula
P. O. Box 908
Pascagoula, MS 39568-0908

Dear Ms Kell:

As an expert in the field of Urban and Regional Planning with over 35 years of experience in preparation of Comprehensive Plans, Urban Renewal Plans, Redevelopment Plans, and related studies, and after having administered Community Development Block Grants since 1975, it is my expert opinion that the area designated on the attached entitled "Slum or Blighted Areas Downtown Pascagoula" is a slum or blighted area as defined in the Mississippi Code of 1972 (as amended) at §43-35-3. Furthermore, it is my opinion that the finding that the area is a slum or blighted area is supported by State Statutes at 43-35-13(g). Pascagoula lies within the Hurricane Katrina Presidential and Gubernatorial Disaster Declarations.

In my capacity as a professional Urban Regional Planner, I have testified in Chancery and County Courts as an expert in the field of urban planning, urban renewal, and as to the existence of slum and blighted areas. I have been admitted as an expert in Chancery and/or County Courts in the following Mississippi counties:

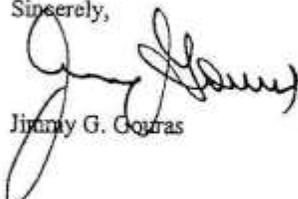
1. DeSoto County
2. Washington County
3. Warren County
4. Rankin County
5. Harrison County
6. Hancock County
7. Lauderdale County

I have viewed the area several times and am intimately familiar with the area. I have conducted a windshield survey of the area with the Mississippi Code defining slum or blighted areas in hand. I have found that the area is a slum or blighted area for the following reasons, among others:

1. There are a substantial number of substandard structures.
2. There is rather widespread damage of buildings from the effects of Hurricane Katrina.
3. Considerable land is in a state of economic disuse resulting from the storm and other factors.
4. Streets are in need of repair.
5. Sidewalks are cracked and broken.
6. Street lighting is inadequate.
7. The downtown area suffers from the effects of Katrina, which have created conditions generally that are conducive to slum and blight, i.e., damaged and vacant buildings, damaged streets, damaged curb and gutter, damaged storm drainage, concrete slabs from destroyed buildings.
8. Severely damaged/destroyed waterfront parks, piers and marinas.

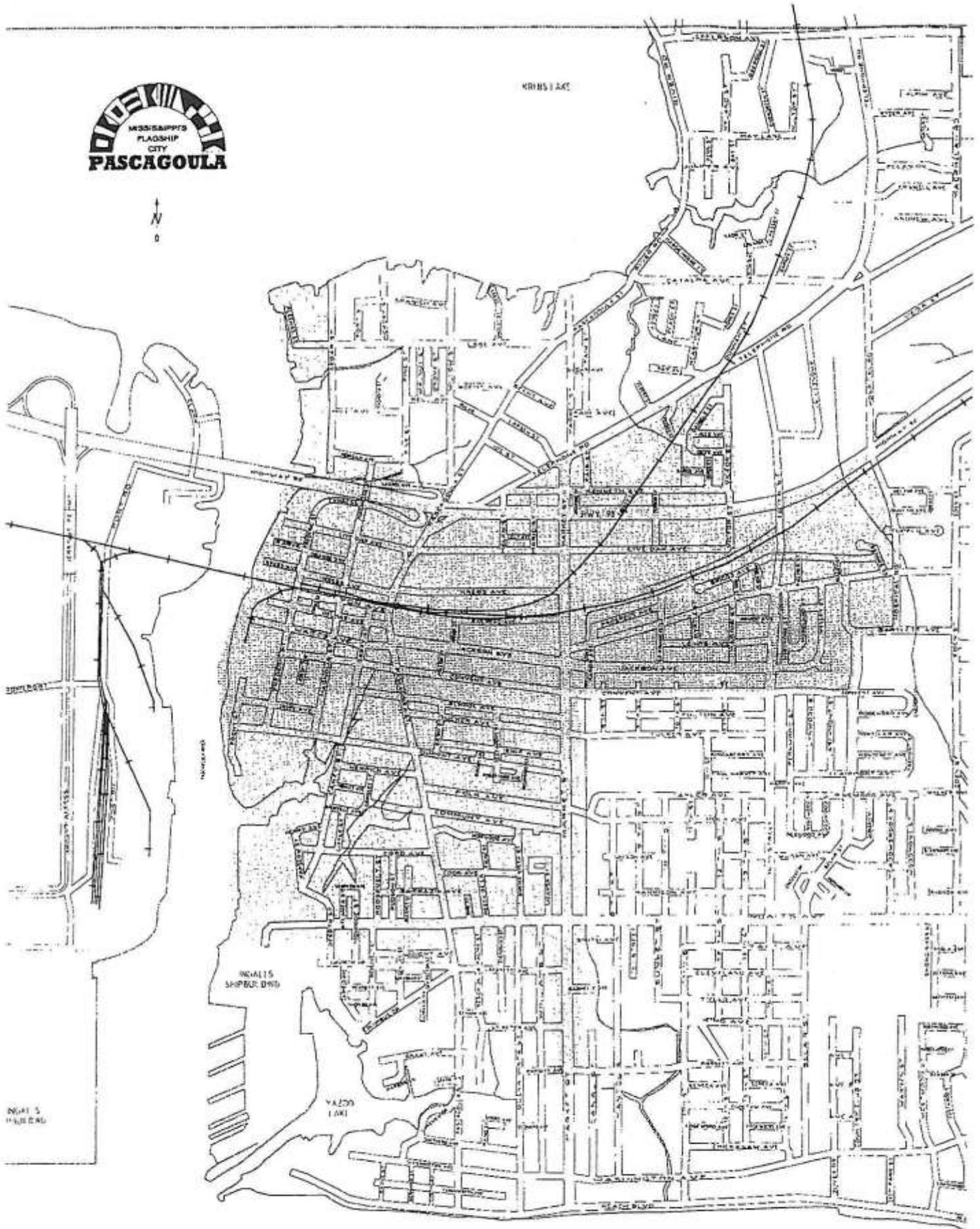
If you have any questions or require additional information, please feel free to call on me.

Sincerely,


Jimmy G. Gouras

JIMMY G. GOURAS

URBAN PLANNING CONSULTANTS, INC.



WALTON'S SHIPYARD

MISSISSIPPI SOUND



Pascagoula

Operations Manager

P. O. DRAWER 908 • PASCAGOULA, MS 39568-0908

TEL 228-372-6835 • FAX 228-372-6838

E-mail: smitchell@cityofpascagoula.com



August 19, 2008

Ms. Kay Kell, City Manager
City of Pascagoula
P.O. Drawer 908
Pascagoula, MS 396568-0908

Dear Ms. Kell:

As Building Official of the City of Pascagoula, I am responsible for the enforcement of building and related codes in the community and I am very familiar with structural and other conditions within the downtown area including those along the waterfront. The downtown and its waterfront areas were severely impacted by Hurricane Katrina and the storm's floodwaters.

In the aftermath of Katrina, this office conducted a windshield structural survey of the downtown area in an attempt to ascertain the total number of structures in the downtown area and the number and percent that was substandard. The survey conducted in November, 2006, revealed that 65-70 % of the structures in the downtown and its waterfront areas were substandard based on the standards set forth in the International Property Maintenance Code as adopted by the City of Pascagoula in 2001.. Flooding from Katrina damaged many structures and left much of the public facilities and infrastructure damaged.

There is clearly a need for redevelopment of the downtown and waterfront areas which results from the effects of Katrina.

We in the Building Officials' office support the efforts of the City of Pascagoula to obtain CDBG funds to address the needed redevelopment and revitalization of downtown Pascagoula and its waterfront.

Sincerely,

Stephen Mitchell
Operations Manager
City of Pascagoula



Pascagoula

P.O. DRAWER 908
PASCAGOULA, MS 39568-0908
TEL 228-938-6651

August 19, 2008

Ms. Kay Kell, City Manager
City of Pascagoula
P.O. Drawer 908
Pascagoula, MS 39568-0908

Dear Ms. Kell:

As Director of Community Development for the City of Pascagoula and working for the city for the past 23 years, I am intimately familiar with the City of Pascagoula and its downtown area. In my capacity as Director of Community Development, I have also become very familiar with the requirements of the Community Development Block Grant Program and with Mississippi law as it relates to defining slum or blighted areas to establish eligibility for the use of CDBG funds.

According to state law at Section 43-35-13(g), the City of Pascagoula is a blighted area by virtue of the city having been included in the Hurricane Katrina Presidential and Gubernatorial Disaster Declaration. As a result of the effects of Hurricane Katrina and flooding associated with the storm, downtown Pascagoula is in need of redevelopment.

A substantial number of buildings in the downtown area were destroyed or damaged by the storm. Public infrastructure including streets, curbs, gutters, sidewalks, landscaping, street lighting and street furniture were damaged. Water, sewer and drainage systems were also damaged by the storm and its floodwaters. These factors contribute to the blighted condition of our downtown area.

The downtown revitalization projects submitted to the Mississippi Development Authority for CDBG funding are needed for redevelopment and revitalization of our downtown including waterfront areas.

Sincerely,

Betty A. Bensey
Community Development Director
City of Pascagoula



Pascagoula

P.O. DRAWER 908
PASCAGOULA, MS 39568-0908
TEL 228-938-7740

August 19, 2008

Ms. Kay Kell, City Manager
City of Pascagoula
P.O. Drawer 908
Pascagoula, MS 39557-0908

Dear Ms. Kell:

The purpose of this letter is to advise you that as Director of Public Works for the City of Pascagoula, I am intimately familiar with the systems of public infrastructure throughout the City and the downtown area. The Department of Public Works has responsibility for the maintenance, repair and operation of public utilities of the City as well as streets, drainage, sidewalks, etc.

The downtown and waterfront areas in downtown Pascagoula suffered extensive damage from the effects of Hurricane Katrina, particularly from flooding caused by the storm. Streets, drainage, water and sewer systems were damaged as were sidewalks, curbs, gutters, street lighting, street furniture, signage and landscaping. Overall public infrastructure in the downtown and waterfront areas is substandard.

Pascagoula's central business core is in need of Community Development Block Grant Funds to address the redevelopment needs resulting from the effects of Katrina.

Sincerely

Brian Nelson
Public Works Director
City of Pascagoula



*Ofc. of Asst. Secy., Comm. Planning Develop.
HUD*

§570.208

the cost (in CDBG funds) for the facility/improvement is less than \$10,000 per permanent full-time equivalent job to be created or retained by those businesses.

(2) In any case where the cost per job to be created or retained (as determined under paragraph (a)(4)(vi)(F)(1) of this section) is \$10,000 or more, the requirement must be met by aggregating the jobs created or retained as a result of the public facility or improvement by all businesses in the service area of the facility/improvement. This aggregation must include businesses which, as a result of the public facility/improvement, locate or expand in the service area of the facility/improvement between the date the recipient identifies the activity in its action plan under part 91 of this title and the date one year after the physical completion of the facility/improvement. In addition, the assisted activity must comply with the public benefit standards at Sec. 570.209(b).

(b) Activities which aid in the prevention or elimination of slums or blight. Activities meeting one or more of the following criteria, in the absence of substantial evidence to the contrary, will be considered to aid in the prevention or elimination of slums or blight:

(1) Activities to address slums or blight on an area basis. An activity will be considered to address prevention or elimination of slums or blight in an area if:

(i) The area, delineated by the recipient, meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law;

(ii) Throughout the area there is a substantial number of deteriorated or deteriorating buildings or the public improvements are in a general state of deterioration;

(iii) Documentation is maintained by the recipient on the boundaries of the area and the condition which qualified the area at the time of its designation; and

(iv) The assisted activity addresses one or more of the conditions which contributed to the deterioration of the area. Rehabilitation of residential buildings carried out in an area meeting the above

requirements will be considered to address the area's deterioration only where each such building rehabilitated is considered substandard under local definition before rehabilitation, and all deficiencies making a building substandard have been eliminated if less critical work on the building is undertaken. At a minimum, the local definition for this purpose must be such that buildings that it would render substandard would also fail to meet the housing quality standards for the Section 8 Housing Assistance Payments Program-Existing Housing (24 CFR 882.109).

(2) Activities to address slums or blight on a spot basis. Acquisition, clearance, relocation, historic preservation and building rehabilitation activities which eliminate specific conditions of blight or physical decay on a spot basis not located in a slum or blighted area will meet this objective. Under this criterion, rehabilitation is limited to the extent necessary to eliminate specific conditions detrimental to public health and safety.

(3) Activities to address slums or blight in an urban renewal area. An activity will be considered to address prevention or elimination of slums or blight in an urban renewal area if the activity is:

(i) Located within an urban renewal project area or Neighborhood Development Program (NDP) action area; i.e., an area in which funded activities were authorized under an urban renewal Loan and Grant Agreement or an annual NDP Funding Agreement, pursuant to title I of the Housing Act of 1949; and

(ii) Necessary to complete the urban renewal plan, as then in effect, including initial land redevelopment permitted by the plan.

Note: Despite the restrictions in (b) (1) and (2) of this section, any rehabilitation activity which benefits low and moderate income persons pursuant to paragraph (a)(3) of this section can be undertaken without regard to the area in which it is located or the extent or nature of rehabilitation assisted.

(c) Activities designed to meet community development needs having a particular urgency. In the absence of substantial evidence to the contrary, an activity will be considered to address this objective if the recipient certifies

EXHIBIT 2

- **COPY OF URBAN RENEWAL PLAN**
- **URBAN RENEWAL BOUNDARY MAP**

**URBAN RENEWAL PLAN
CITY OF PASCAGOULA
URBAN RENEWAL PROJECT**

ARTICLE I

A. Introduction

The City of Pascagoula will undertake an urban renewal and redevelopment project as defined in the "Urban Renewal Law" of Section 43-35-37 of the Mississippi Code of 1972 (as amended). The Urban Renewal Plan for the City of Pascagoula Redevelopment Project Area represents a plan for the overall redevelopment of a part of the City of Pascagoula.

B. Urban Renewal Plan Defined

Section 45-35-3 paragraph (l) of the Mississippi Code of 1972 (as amended) defines an Urban Renewal Plan to be a "*plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole except as provided in subsection (g) of section 45-35-13; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements*".

The City of Pascagoula Urban Renewal Plan is a plan for the development and redevelopment of the City of Pascagoula and will serve as the plan for the project area.

C. Urban Renewal Project Defined

An "urban renewal project" as defined in Section 43-35-3 paragraph (j) of the Mississippi Code of 1972 (as amended) provides "*undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.*

Such undertakings and activities may include:

- 1) Acquisition of a slum area or blighted area or portion thereof;*
- 2) Demolition and removal of buildings and improvements;*
- 3) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;*
- 4) Disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the municipality itself) at its fair value for uses in accordance with the urban renewal plan;*
- 5) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and*

- 6) *Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities”.*

Activities to be undertaken in the area include: acquisition of property for redevelopment by the City, non-profit organizations, and by private enterprise; relocation of businesses and residents; rehabilitation of substandard structures to acceptable code standards; removal of structures; installation of public improvements including street improvements, utility improvements and bulkhead improvements, landscaping and streetscape improvements; and disposition of property acquired in the urban renewal area.

ARTICLE II

Description of Urban Renewal Area

A. Urban Renewal Area Boundaries

The Urban Renewal Area as defined in Section 45-35-3 paragraph (k) of the Mississippi Code of 1972 (as amended) provides “*slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.*” On February 6, 2007, the Mayor and Council adopted a Resolution Making a Finding That One or More Slum or Blighted Areas Exist in the City of Pascagoula. The basis for the declaration of the City of Pascagoula Urban Renewal Area is set forth in a report entitled “Designating a Slum or Blighted Area and Certifying the Areas Needed for Redevelopment as a Result of Flood or Hurricane.”

Exhibit 1-Copy of Slum and Blight Designation

B. Urban Renewal Area Boundary Map

A boundary map of the Urban Renewal Area is attached hereto as Project Boundary Map marked as Exhibit 2.

Exhibit 2 Urban Renewal Boundary Map

ARTICLE III

Urban Renewal Plan Conformity with City’s Comprehensive Plan

Pascagoula’s Comprehensive Plan and Urban Renewal Plan Objectives:

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the “City of Pascagoula Comprehensive Plan” which is the “Official Plan” for the City. The Urban Renewal Plan incorporates by reference the goals and objectives of the “City of Pascagoula Comprehensive Plan” and the various elements of the Plan such as residential, commercial, and industrial development; transportation; land use; and community facilities. The Urban Renewal Plan, like zoning, subdivision regulations, and building codes will serve as an implantation tool for the Comprehensive Plan. According to the “City of Pascagoula Comprehensive Plan,” these goals and objectives describe positive elements that the Plan seeks to achieve over the planning period while also addressing the City’s pressing land use problems.

The goals and objectives of the "City of Pascagoula Comprehensive Plan" excerpts in Exhibit 3 are adopted herein as the goals of the Urban Renewal Plan.

ARTICLE IV Existing Conditions/Pascagoula Urban Renewal Project

As a result of Hurricane Katrina, the most costly and destructive natural disaster in U. S. history, the urban renewal area clearly exhibits the classic symptoms of a slum and blighted area such as the following which are documented in the resolution adopted on February 6, 2007, designating a slum or blighted area and certifying the area's need for redevelopment as a result of Hurricane Katrina. Jimmy Gouras, Urban and Regional Planner made the below findings on conditions in the City of Pascagoula Redevelopment Project Area:

1. There are a substantial number of substandard structures in urban renewal area.
2. There is rather widespread damage of buildings from the effects of Hurricane Katrina.
3. Considerable land is in a state economic disuse resulting from the storm.
4. Streets are in need of repair.
5. Sidewalks are cracked and broken
6. Street lighting is inadequate.
7. The downtown area suffers from the effects of Katrina, which have created conditions generally that are conducive to slum and blight, i.e. damage and vacant buildings, damaged and vacant buildings, damaged streets, damaged curb and gutter, damaged storm drains, concrete slabs from destroyed buildings.
8. Severely damaged/destroyed waterfront parks, piers and marinas.

Hurricane Katrina took a significant toll on the City of Pascagoula and the neighboring Mississippi Gulf Coast communities. While many states were affected by the storm's destructive path, in the state of Mississippi, Katrina was directly responsible for a total of 238 deaths. Damage totals throughout the region are estimated around \$125 billion, while the storm caused hundreds of millions in damages in the City of Pascagoula alone. In addition, Katrina's fury destroyed hundreds of Pascagoula's homes and businesses, washed away major highways and temporarily paralyzed the ship building industry, the City's largest employer and a primary source of revenue. The magnitude of devastation experienced in the aftermath of Hurricane Katrina by the citizens of Pascagoula, as well as the citizens throughout Louisiana, Mississippi and Alabama, epitomizes the importance of rebuilding and renewal.

Section 43-35-13 (g) of the Mississippi Code of 1972 (as amended) provides, *"notwithstanding any other provisions of this article, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a fire, hurricane, earthquake, storm, or other catastrophe respecting which governor of the state has certified the need for disaster assistance under Public Law 875, Eighty-first Congress, or other federal law, the local government may approve an urban project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project"*.

In order to foster the redevelopment of the area, it has been designated as an urban renewal project. The plan calls for the renewal, revitalization, and redevelopment of the area through the acquisition and relocation of businesses and residents, for rehabilitation, and for redevelopment of the area for tourism and economic development. Additionally, the plan calls for rehabilitation of structures through code enforcement and other programs, reconstruction and realignment of streets, provisions for infrastructure upgrade and rehabilitation and bulkhead repair and the enforcement of zoning, signage and land use restrictions.

Exhibit 4 Public Hearing Notice and Resolution Authorizing Public Hearing

ARTICLE V Proposed Renewal Treatment

The Urban Renewal Plan calls for the renewal treatment of the area to be accomplished through a combination of activities that will include acquisition of commercial and residential property, relocation of businesses, clearance of buildings, rehabilitation and redevelopment. Redevelopment activities will include the provision of public improvements including the construction of new streets or improvement of existing streets and installation of utilities and bulkhead necessary to service the proposed land uses as well as the existing land uses in the area. Additionally, areas may be developed for historical displays, museums, and waterfront related activities. This may be accomplished through public or private money or any combination of funding from public and private sources.

ARTICLE VI Activities to Meet Urban Renewal Objectives

The urban renewal project will include a number of activities designed to meet the objectives of the Urban Renewal Plan. Activities designed to meet the plan's objectives include rehabilitation and renovation, acquisition of real property, demolition and removal of buildings, construction of improvements, redevelopment, disposition of property, and requiring rehabilitation and renovation through code enforcement, new development and redevelopment by the City of Pascagoula, non-profit organizations and by private enterprise.

The following is a description of each activity to be undertaken:

1. Rehabilitation and Renovation
This Urban Renewal Plan provides for the rehabilitation and renovation of structures in the urban renewal area, which are:
 - a. Sub-standard structures for which rehabilitation or renovation is practical.
 - b. Sub-standard structures for which rehabilitation or renovation will result in a high and better use for the property on which such structure is located.
 - c. Sub-standard structures which are historically and/or architecturally significant.

Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with Article VII of this plan.

2. Acquisition of Real Property
The City of Pascagoula proposes to acquire certain real property in the urban renewal area for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating obsolete or uses detrimental to public welfare; providing street rights-of-way; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and other purposes.
3. Demolition and Removal of Structures
Structures acquired by the City will be rehabilitated, demolished or removed from the area.
4. Redevelopment
Land acquired by the City will be improved by the City and/or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972, as amended.

Funding for the development or redevelopment will be from public funds, private funds or any combination of public/private funding. The redevelopment will prevent or help prevent the recurrence of slum and blight in the area.

5. Construction of Improvements
Public improvements to be constructed in the Urban Renewal Area include but may not be limited to historic preservation, development of tourist attractions, new and existing street improvements, drainage improvements, water and sanitary sewer system improvements, new and existing sidewalk improvements, traffic signage and signalization, street lighting, bulkhead repair and landscaping.

Public improvements will include but may not be limited to the following:

1. The river front area along the east bank of the Pascagoula River near Front Street will be acquired. All structures on the property will be demolished and the property will be redeveloped.
2. Front Street will be reconnected along the riverfront with streetscape, drainage, water, sewer landscaping and bulkhead repair.
3. Property along Live Oak Avenue will be acquire and redeveloped.

6. Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise
This plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the rehabilitation, renovation, new development and redevelopment of the area by private enterprise. A program will be established for voluntary or compulsory repair and rehabilitation of buildings

and improvements. The City will require to the maximum extent allowable by law that private property owners will comply with all codes and ordinances.

Where private property owners fail to comply with the codes and ordinances, the City may acquire property in accordance with State Law and bring the property into compliance with the codes and ordinances and/or dispose of said property in accordance with the Disposition Policy of the City of Pascagoula adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Project. A deed restriction will require compliance with all the codes and ordinances.

In order to utilize appropriate private and/or public resources to eliminate and prevent the development of spread of slums and urban blight, to require needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared land, the City shall require and encourage rehabilitation, renovation, clearance or development within the redevelopment area.

ARTICLE VII

Land Uses, Maximum Densities, Land Development, and Building Requirements

Among other things, this Article is intended to govern development and redevelopment with the Urban Renewal Area and to aid in the prevention and recurrence of conditions that contribute to the existence of slums and blight.

A. Land Uses/Zoning Ordinance

This Urban Renewal Plan is developed in accordance with the "City of Pascagoula Comprehensive Plan" and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the area is regulated by the Official Zoning Ordinance of the City. The Official Zoning Map delineating zoning districts (land use) is on file in the Office of the City Clerk of the City. The use of any property in the Urban Renewal Area must comply in all respects to the Zoning Ordinance of Pascagoula and the requirements of this Urban Renewal Plan.

B. Maximum Densities/Zoning Ordinance

The Official Zoning Ordinance of the City of Pascagoula shall regulate the maximum development of densities in the urban renewal area.

C. Land Development/Subdivision Regulations

This Plan shall require that any development in the urban renewal area shall be developed in conformity with regulations and standards of the City governing the subdivision of land, namely the Subdivision Regulations of the City.

D. Building Requirements/ Building and Related Codes

In keeping with the Comprehensive Plan of the City, this Urban Renewal Plan requires that any new construction and any rehabilitation shall meet the requirements of the building and related codes of this City as may be in effect from time to time.

ARTICLE VIII

Real Property Acquisition and Relocation and Disposition of Property

A. Acquisition and Relocation Procedures

This Urban Renewal Plan requires that all property acquisition by the City shall be made in accordance with the requirements of Mississippi Code of 1972, as amended. In accordance with State Law, the City of Pascagoula shall make relocation payments and benefits to those businesses, which are eligible for such relocation payments and benefits.

Exhibit 5 Relocation Plan and Resolution Adopting Plan

B. Disposition Procedures

This Urban Renewal Plan provides for the sale (if deemed appropriate by the City) of property acquired as part of the urban renewal project. Property disposition shall be accomplished in accordance with the Urban Renewal law at Section 43-35-19 of the Mississippi Code of 1972, as amended, and the adopted Disposition Policy governing the disposition of property acquired by the City in connection with this Urban Renewal Project.

Exhibit 6 Disposition Plan and Resolution Adopting Plan

ARTICLE IX

TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Urban Renewal Plan is in conformity with the "City of Pascagoula Comprehensive Plan." The City shall, from time to time, establish major traffic circulation routes for the urban renewal area and the City as a whole and will maintain traffic controls. The Transportation Plan, Subdivision Regulations, street design and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for City and pass-through traffic. Traffic control and circulation in the urban renewal area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation patterns of the community.

ARTICLE X

Off-Street Parking, Loading and Unloading Space

This Urban Renewal Plan conforms to the City's official Zoning Ordinance and other codes and ordinances wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

ARTICLE XI
Provisions of Regulations Declared to be Minimum Requirements

For the purposes of this Redevelopment Plan, regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

ARTICLE XII
Relationship to Policies Regarding Appropriate Land Uses, Improved Traffic, Public Transportation, Public Utilities, Recreational and Community Facilities, and Other Public Improvements.

The goals and objectives of the Urban Renewal Plan are interrelated with the planning goals and objectives of the City as set out in the "City of Pascagoula Comprehensive Plan."

The Urban Renewal Plan seeks to encourage public and private capital investment, which will increase economic development, increase the tax base, increase the retail sales tax rebates, and increase job opportunities through tourism in the City. The Plan seeks to encourage revitalization of the redevelopment area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of implementation of this Plan and the City's Comprehensive Plan whose policies are interchangeable.

ARTICLE XIII
Provisions for Amending the Plan

This Urban Renewal Plan may be modified by the City in accordance with the provisions of the Urban Renewal Law of the State of Mississippi and after the conduct of a public hearing before the Mayor and Council of the City of Pascagoula.

EXHIBIT 3

- **EXCERPTS FROM CITY OF PASCAGOULA
COMPREHENSIVE PLAN**

Goals, Policies, and Programs

LOCAL LAND USE AND GROWTH MANAGEMENT

Goal L-1:

A Well-designed, Compact City, Providing Residents and Visitors with Attractive Neighborhoods, Work Places, Shopping Districts, Public Facilities, and Open Spaces

MAINTAIN AND STRENGTHEN CITY CHARACTER

POLICY L-1:

Guide development to respect views of the Mississippi Sound and the Pascagoula River from public streets in the developed portions of the City.

POLICY L-2:

Maintain Pascagoula's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities. Use the Zoning Ordinance as a tool to enhance Pascagoula's desirable qualities.

POLICY L-3:

Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.

PROGRAM L-1:

Maintain and periodically review height and density limits to discourage single uses that are inappropriate in size and scale to the surrounding uses.

POLICY L-4:

Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.

PROGRAM L-2:

Review and change zoning regulations to promote gradual transitions in the scale of development where residential districts abut more intense uses.

PROGRAM L-3:

Establish new performance and architectural standards that minimize negative impacts where land use transitions occur.

PROGRAM L-4:

Revise the City's zoning requirements to better address land use transitions.

POLICY L-5:

Evaluate changes in land use in the context of regional needs, overall City welfare and objectives, as well as the desires of surrounding neighborhoods.

Commercial Growth Limits

PROGRAM L-5:

Establish a system to monitor the rate of non-residential development and traffic conditions related to both residential and non-residential development at key intersections including those identified in the 2004 Strategic Plan. If the rate of growth reaches the point where the citywide

development maximum might be reached, the City should reevaluate development policies and regulations.

PROGRAM L-6:

Continue to monitor development, including the effectiveness of the ground floor retail requirement, in the Delmas Avenue/Downtown area. Keep the Planning Board and City Council advised of the findings on an annual basis.

Mixed Use Areas

POLICY L-6:

Enhance desirable characteristics in mixed use areas. Use the planning and zoning process to create opportunities for new mixed use development.

PROGRAM L-7:

- *Create and apply the following four new Mixed Use zoning standards: A “Live/Work” designation that permits individuals to live on the same site where they work by allowing housing and other uses such as office, retail, and light industrial to co-exist in the same building space; and “Retail/Office,” “Residential/Retail,” and “Residential/Office” designations that permit a mix of uses on the same site or nearby sites.*
- *Develop design standards for all mixed use designations providing for buildings with one to three stories, rear parking or aboveground parking, street-facing windows and entries, and zero setback along the street, except that front gardens may be provided for ground floor residential uses.*

CITY STRUCTURE

Fostering a Sense of Community

Goal L-2:

An Enhanced Sense of “Community” with Development Designed to Foster Public Life and Meet Citywide Needs.

POLICY L-7:

Maintain a citywide structure of Residential Neighborhoods, Centers, and Employment Districts. Integrate these areas with the City’s and the region’s transit and street system.

POLICY L-8:

Promote increased compatibility, interdependence, and support between commercial and mixed use centers and the surrounding residential neighborhoods.

RESIDENTIAL NEIGHBORHOODS

Goal L-3:

Safe, Attractive Residential Neighborhoods, Each With Its Own Distinct Character and Within Walking Distance of Shopping, Services, Schools, and/or other Public Gathering Places.

POLICY L-9:

Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.

PROGRAM L-8:

Establish pedestrian-oriented design guidelines for residences that encourage features that enliven the street.

PROGRAM L-9:

Where compatible with neighborhood character, use Zoning to create incentives or eliminate obstacles to remodel houses with features that add street life and vitality.

POLICY L-10:

Evaluate alternative types of housing that increase density and provide more diverse housing opportunities.

PROGRAM L-10:

Create and apply zoning standards for Residential housing prototypes. Develop design guidelines for duplexes, townhouses, courtyard housing, second units, and small lot single family homes that ensure that such housing is compatible with single family neighborhoods and other areas where it may be permitted.

POLICY L-11:

Design and arrange new multifamily buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street.

POLICY L-12:

Preserve and enhance the public gathering spaces within walking distance of residential neighborhoods. Ensure that each residential neighborhood has such spaces.

POLICY L-13:

Consider siting small neighborhood-serving retail facilities in existing or new residential areas.

POLICY L-14:

Treat residential streets as both public ways and neighborhood amenities. Provide continuous sidewalks, healthy street trees, benches, and other amenities that favor pedestrians.

CENTERS

Goal L-4:

Inviting, Pedestrian-scale Centers That Offer a Variety of Retail and Commercial Services and Provide Focal Points and Community Gathering Places for the City's Residential Neighborhoods and Employment Districts.

Pascagoula has three different types of commercial Centers. Each type differs in form, intensity, and function. They are:

- **Regional Centers** are commercial activity centers of citywide and regional significance, with a mix of shopping, offices, and some housing. They are characterized by one- and two-story buildings with ground floor shops. Trees, benches, outdoor seating areas, sidewalks, plazas, and other amenities make the streets pedestrian-friendly, and need to be added. Regional Centers include the Delmas Avenue/Downtown area and its related City and County Government functions, the Singing River Hospital area, and all of the commercial area along Highway 90.
- **Multi-neighborhood Centers** are retail shopping centers or districts that serve more than one neighborhood with a diverse mix of uses including retail, service, office, and residential. One- and two-story buildings with storefront windows, entries, and outdoor seating areas could create a pedestrian-friendly atmosphere. Plazas and parks can provide public gathering spaces around which retail uses could be clustered. Future plans for these areas should include local transit or jitney service that links them to other Centers in the City. Multi-neighborhood Centers include Market Street, Jackson Avenue, and Ingalls Avenue.
- **Neighborhood Centers** are small retail centers with a primary trade area limited to the immediately surrounding area; often anchored by a grocery or drug store and may include a

variety of smaller retail shops and offices oriented toward the everyday needs of surrounding residents. Streets should provide walking and biking connections from adjacent neighborhoods. As with the Multi-neighborhood Centers, future plans should include local transit or jitney service and new public gathering places around which new retail uses may be clustered. Neighborhood Centers include Bel Air Plaza on Old Mobile Highway.

All Centers

POLICY L-15:

Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the existing and desired character of surrounding neighborhoods.

PROGRAM L-11 :

Establish a planning process for Centers that identifies the desired character of the area, its role within the City, the locations of public gathering spaces, appropriate land uses and building forms, and important street and pedestrian connections to surrounding Residential Neighborhoods.

POLICY L-16:

Encourage a mix of land uses in all Centers, including housing and an appropriate mix of small-scale local businesses.

POLICY L-17:

Encourage street frontages that contribute to retail vitality in all Centers. Reinforce street corners with buildings that come up to the sidewalk or that form corner plazas.

POLICY L-18:

Provide all Centers with centrally located gathering spaces that create a sense of identity and encourage economic revitalization. Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.

PROGRAM L-12:

Study the feasibility of using public and private funds to provide and maintain landscaping and public spaces such as parks, plazas, and sidewalks within commercial areas.

PROGRAM L-13:

Through public/private cooperation, provide obvious, clean, and accessible restrooms available for use during normal business hours.

POLICY L-19:

Enhance the appearance of streets and sidewalks within all Centers through an aggressive maintenance, repair and cleaning program; street improvements; and the use of a variety of paving materials and landscaping.

PROGRAM L-14:

Identify priority street improvements that could make a substantial contribution to the character of Centers, including widening sidewalks, narrowing travel lanes, creating medians, re-striping to allow parking alternatives such as diagonal or parallel parking, and planting street trees.

Regional Centers

Delmas Avenue/Downtown

POLICY L-20:

Maintain and enhance the Delmas Avenue/Downtown area as the central business district of the City, with a mix of commercial, civic, cultural, recreational and residential uses. Promote quality design that recognizes the regional and historical importance of the area and reinforces its pedestrian character.

PROGRAM L-15:

Support implementation of an Urban Design Guide.

PROGRAM L-16:

Facilitate reuse of existing buildings.

POLICY L-21:

Ensure that Delmas Avenue/Downtown is pedestrian-friendly and supports bicycle use. Use public art and other amenities to create an environment that is inviting to pedestrians.

PROGRAM L-17:

Improve the Delmas Avenue/Downtown area by adding landscaping and bicycle parking and encouraging large development projects to benefit the public by incorporating public art.

Highway 90 and the Singing River Hospital Area

POLICY L-22:

Enhance the character of the Highway 90/Singing River Hospital Area as a mixed use area.

PROGRAM L-18:

Prepare a Coordinated Area Plan for the Singing River Hospital area.

Highway 90

POLICY L-23:

Maintain Highway 90 as one of Pascagoula's and the Mississippi Gulf Coast's premiere regional shopping areas. Encourage any new development along Highway 90 to occur through infill, including development on existing surface parking lots.

PROGRAM L-19:

Identify strategies to reuse surface parking lots and improve pedestrian and transit connections along Highway 90.

PROGRAM L-20:

Prepare a Coordinated Area Plan for the Highway 90 area

PROGRAM L-21:

Establish the following unranked community design priorities for the Highway 90 Area:

- *Improving pedestrian, bicycle, transit, and auto connections to create an urban link between Highway 90 and the rest of the city.*
- *Creating a gateway to the City of Pascagoula at Highway's 90 and 63, Pascagoula Street and the new high rise bridge.*
- *Infilling underutilized parcels with a mix of uses such as shopping, housing, office, hotel, and medical facilities.*

- *Improving public open space.*

Multi-neighborhood Centers

Market Street

POLICY L-24:

Maintain the existing scale, character, and function of the Market Street business district as a shopping, service, and office center intermediate in function and scale between Downtown, Highway 90 and the smaller neighborhood business areas.

PROGRAM L-22:

Create regulations for the Market Street area that allow for the replacement or rehabilitation of smaller buildings while preventing buildings that are out of scale with existing buildings.

PROGRAM L-23:

Work with merchants, property owners, and City representatives to create an urban design guide for the Market Street business district.

POLICY L-25:

Encourage residential and mixed use residential development in the Market Street area.

PROGRAM L-24:

Revise zoning of the Market Street business district to reduce the nonresidential development potential to levels comparable to other commercial areas in the City while retaining substantial residential development potential.

POLICY L-26:

Improve the transition between the Market Street area and the nearby single family residential neighborhoods. Avoid abrupt changes in scale and density between the two areas.

Jackson Avenue

POLICY L-27: *Develop the Jackson Avenue area as a well-designed mixed use district with diverse land uses, two- to three-story buildings, and as a pedestrian oriented street providing links to Market Street and the Delmas Avenue/Downtown Area.*

PROGRAM L-25:

Prepare a Coordinated Area Plan for the Jackson Avenue area.

PROGRAM L-26:

Establish the following unranked priorities for redevelopment within the Jackson Avenue area:

- *Connect the Jackson Avenue area and the rest of the city with multi-modal transportation.*
- *A program should be developed for the future use of the area for mixed density multi-family housing and a park or other open space.*
- *Encourage the development of Class A office space along Jackson Avenue.*
- *Complete Jackson Avenue Streetscape improvements. Provide pedestrian connections that complete the streetscape and create a walkable environment.*

Ingalls Avenue

POLICY L-28: *Develop Ingalls Avenue as an attractive community-serving retail center. Future development along Ingalls Avenue should preserve its existing amenities, pedestrian scale, and strengthen its architectural character.*

POLICY L-29:

Along Ingalls Avenue, encourage housing development consistent with a vibrant business environment.

POLICY L-30:

Encourage improvement of pedestrian and auto circulation and landscaping improvements, including maintenance of existing oak trees and planting additional oak trees.

PROGRAM L-27:

Study ways to make Ingalls Avenue more pedestrian-friendly, including redesigning the street to provide wider sidewalks, safe pedestrian crossings at key intersections, street trees, and streetscape improvements.

PROGRAM L-28:

Provide better connections across Ingalls Avenue to bring the neighborhoods on the north and south side of this street together and to improve linkages to local schools and parks.

POLICY L-31:

Allow a full range of office and retail uses on shallow parcels along Ingalls Avenue, subject to adequate buffering from adjacent residential uses.

Neighborhood Centers

Bel Air Plaza, Old Mobile Highway

POLICY L-32:

Maintain the scale and local-serving focus of Pascagoula's Neighborhood Centers. Support their continued improvement and vitality.

PROGRAM L-29:

Evaluate current zoning to determine if it supports the types of uses and scale of buildings considered appropriate in Neighborhood Centers.

PROGRAM L-30:

Encourage property owners within Neighborhood Centers to prepare master plans, with the participation of local businesses, property owners, and nearby residents.

POLICY L-33:

Encourage maximum use of Neighborhood Centers by ensuring that the publicly maintained areas are clean, well-lit, and attractively landscaped.

POLICY L-34:

Facilitate opportunities to improve pedestrian-oriented commercial activity within Neighborhood Centers.

PROGRAM L-31:

Revise land use and zoning designations as needed to encourage medium density housing (20 to 25 units per acre) within or near Neighborhood Centers served by public transportation to support a more vital mix of commercial activities.

Bel Air Plaza

POLICY L-35:

Revitalize Bel Air Plaza as an attractive, compact Neighborhood Center with diverse local-serving uses, a mix of one- and two-story buildings, adequate parking, and a network of pedestrian-oriented circulation, and gathering places. Encourage retention of Bel Air Plaza's grocery store and encourage a variety of neighborhood retail shops and services.

PROGRAM L-32:

Prepare a plan for Bel Air Plaza and Old Mobile Highway with the participation of property owners, local businesses, and nearby residents. The plan should have a special emphasis on public improvements, including parking, street furniture and signage.

PROGRAM L-33:

Make improvements to Old Mobile Highway that slow traffic, encourage commercial vitality, make the street more pedestrian-friendly, and unify the north and south sides of the commercial area, with consideration given to traffic impacts on the residential neighborhoods.

PROGRAM L-34:

Support bicycle and pedestrian trail improvements along a restored Old Mobile Highway.

POLICY L-36:

Maintain existing residential uses along the Old Mobile Highway and encourage additional residential development.

PROGRAM L-35:

Retain the existing housing along Old Mobile Highway and consider increasing the density to allow townhouses.

EMPLOYMENT DISTRICTS

Goal L-5:

High Quality Employment Districts, Each With Their Own Distinctive Character and Each Contributing to the Character of the City as a Whole.

All Employment Districts

POLICY L-37:

Encourage Employment Districts to develop in a way that encourages transit, pedestrian and bicycle travel and reduces the number of auto trips for daily errands, in part by allowing consolidated parking areas rather than individual lots for each building.

PROGRAM L-36:

Modify existing zoning regulations and create incentives for employers to provide employee services in their existing buildings—for example, office support services, restaurants, convenience stores, public gathering places, and child care facilities—to reduce the need for employees to drive to these services.

POLICY L-38:

Provide sidewalks, pedestrian paths, and connections to a future citywide bikeway system. Pursue opportunities to build sidewalks and paths in renovation and expansion projects.

PROGRAM L-37:

Design the paths and sidewalks to be attractive and comfortable and consistent with the character of the area where they are located.

DESIGN OF BUILDINGS AND PUBLIC SPACES

Buildings

Goal L-6:

Well-designed Buildings that Create Coherent Development Patterns and Enhance City Streets and Public Spaces.

POLICY L-39:

Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.

PROGRAM L-38:

Update the Zoning Ordinance, create a design review process, establish design guidelines, and encourage Coordinated Area Plans to ensure high quality residential and commercial design.

PROGRAM L-39:

In areas of the City having a historic or consistent design character, design new development to maintain and support the existing character.

POLICY L-40:

Encourage the design of buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.

PROGRAM L-40:

Undertake a comprehensive review of residential and commercial zoning requirements to identify additional architectural standards that should be incorporated to implement Policy L-40.

PROGRAM L-41:

Use illustrations and form code methods for simplifying the Zoning Ordinance and to promote well-designed buildings.

PROGRAM L-42:

Discourage the use of fences that obscure the view of houses.

POLICY L-41:

Encourage high quality signage that is attractive, appropriate for the location and balances visibility needs with aesthetic needs.

Historic Character

Goal L-7: Conservation and Preservation of Pascagoula's Historic Buildings, Sites, and Districts.

POLICY L-42:

Encourage public and private upkeep and preservation of resources that have historic merit, including residences listed in the Historic Inventory.

PROGRAM L-44:

Review and update the City's Inventory of historic resources including any City-owned structures.

PROGRAM L-45:

Review the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources.

PROGRAM L-46:

Maintain and strengthen the design review procedure for exterior remodeling or demolition of historic resources. Discourage demolition of historic resources and severely restrict demolition of Landmark resources.

PROGRAM L-47:

Encourage salvage of discarded historic building materials.

PROGRAM L-48:

For proposed exterior alterations or additions to designated Historic Landmarks, require design review findings that the proposed changes are in compliance with the Secretary of the Interior Standards for Rehabilitation.

POLICY L-43:

Encourage the preservation of significant historic resources owned by the City of Pascagoula. Allow such resources to be altered to meet contemporary needs, provided that the preservation standards adopted by the City Council are satisfied.

POLICY L-44:

Actively seek state and federal funding for the preservation of buildings of historical merit and consider public/private partnerships for capital and program improvements.

POLICY L-45:

Support the goals and objectives of the Statewide Comprehensive Historic Preservation Plan for Mississippi.

POLICY L-46:

Relocation may be considered as a preservation strategy when consistent with State and National Standards regarding the relocation of historic resources.

POLICY L-47:

To reinforce the scale and character of Delmas Avenue/Downtown, promote the preservation of significant historic buildings.

PROGRAM L-49:

Allow parking exceptions for historic buildings to encourage rehabilitation. Require design review findings that the historic integrity of the building exterior will be maintained.

POLICY L-48:

Develop incentives for the retention and rehabilitation of buildings with historic merit throughout the city.

PROGRAM L-50:

Allow nonconforming uses for the life of historic buildings.

PROGRAM L-51:

Promote awards programs and other forms of public recognition for exemplary Historic Preservation projects.

PROGRAM L-52:

Streamline, to the maximum extent feasible, any future processes for design review of historic structures to eliminate unnecessary delay and uncertainty for the applicant and to encourage historic preservation.

PROGRAM L-53:

Encourage and assist owners of historically significant buildings in finding ways to adapt and restore these buildings, including participation in state and federal tax relief programs.

POLICY L-49:

Promote adaptive reuse of old buildings.

POLICY L-50:

Establish procedures for the protection of designated historic buildings damaged by hurricanes or other natural disaster.

PROGRAM L-54:

Seek additional innovative ways to apply current codes and ordinances to older buildings.

PROGRAM L-55:

Revise existing zoning and permit regulations as needed to minimize constraints to adaptive reuse, particularly in retail areas.

POLICY L-51:

Protect Pascagoula's archaeological resources.

Civic Uses

Goal L-8:

Attractive and Safe Civic and Cultural Facilities Provided in All Neighborhoods and Maintained and Used in Ways that Foster and Enrich Public Life.

POLICY L-52:

Promote the use of community and cultural centers, libraries, local schools, parks, and other community facilities as gathering places. Ensure that they're inviting and safe places that can deliver a variety of community services during both daytime and evening hours.

PROGRAM L-56:

To help satisfy present and future community use needs, coordinate with the Pascagoula School District to educate the public about and to plan for the future use of school sites, including providing space for public gathering places for neighborhoods lacking space.

PROGRAM L-57:

Enhance all entrances to Old Pascagoula High School Gymnasium Community Center so that they are more inviting and facilitate public gatherings. (Or ensure that there are inviting entrances incorporated into a new Community Center, if built.)

PROGRAM L-58:

Study the potential for landscaping, lighting, or park furniture that would promote neighborhood parks as outdoor gathering places and centers of neighborhood activity.

POLICY L-53:

Provide comfortable seating areas and plazas with places for public art adjacent to the library and community center entrances.

POLICY L-54:

Seek potential new sites for art and cultural facilities, public spaces, and open space that encourage and support pedestrian and bicycle travel and person-to-person contact, particularly in neighborhoods that lack these amenities.

POLICY L-55:

Encourage religious and private institutions to provide facilities that promote a sense of community and are compatible with the surrounding neighborhood uses.

Public Ways

Goal L-9:

Attractive, Inviting Public Spaces and Streets that Enhance the Image and Character of the City.

Streets and Paths

POLICY L-56:

Maintain an aesthetically pleasing street network that helps frame and define the community while meeting the needs of pedestrians, bicyclists, and motorists.

POLICY L-57:

Balance traffic circulation needs with the goal of creating walkable neighborhoods that are designed and oriented towards pedestrians.

POLICY L-58:

Integrate creeks and green spaces with the street and pedestrian/bicycle path system.

Scenic Streets

POLICY L-59:

Preserve the scenic qualities of Pascagoula streets for motorists, cyclists, and pedestrians.

PROGRAM L-59:

Recognize Beach Boulevard, Front Street, and Pascagoula Street (north to Catalpa Avenue and Margie Moore Drive) as scenic streets.

PROGRAM L-60

Develop Coordinated area Plans for the streets listed in L-59.

The streets described in Program L-59 have particularly high scenic value:

- **Beach Boulevard** provides a visual link between the City of Pascagoula and Mississippi Sound. It extends from The Point Park on the west end, to Greenwood Island on the east end. This street is characterized by its broad residential setbacks and oak-dominated landscaping, with a view of Mississippi Sound to the south. Significant historic structures including the Captain Colle House and the Bellevue/Longfellow House grace Beach Boulevard.
- **Pascagoula Street** extends from Beach Boulevard and the Mississippi Sound north to River Road and Jefferson Avenue. It is a curving street lined with gracious magnolia trees, Live Oaks and native tree species. Historically significant structures like the Union Protestant Church, Barrett House, John C. Nelson House, W. D. Hughes House, Lemuel D. Herrick House, Old Pascagoula High School, Mayor Ebb Ford House, and the Pascagoula Street Railroad and Power Company make Pascagoula Street a memorable driving and walking experience. North of Convent Avenue, the street traverses Downtown Pascagoula. For several blocks, it is lined with Live Oaks and attractive historic and modern buildings. Further north, it leads into River Road, and an expansive view of the marshlands to the northwest.
- **Front Street** from John Avenue south past Dupont Avenue provides the opportunity for access to the Pascagoula River waterfront, and a view of the river/port activity. This is a "working", productive, major economic part of Pascagoula that presently no one can visit or enjoy watching the many activities of a port at work. Access to urban waterfronts, including dynamic "working" waterfronts should be encouraged. These waterfronts typically reflect the history of a community. History and technology museums and exhibits as well as protected linear walkways and scenic towers/overlooks should be encouraged. The east side of Front Street still retains many significant trees and is the site of several homes of historic interest, including the John B. Delmas House and the Charles B. Delmas House. The Michelle Mound, a designated historic site is also located on Front Street. The street affords expansive views of open space as well as the site of significant historic structures. At a later date, perhaps the existing land south of Dupont Avenue that contained the Lewis House, east to the existing marshland area at the foot of Magnolia Street and the existing industrial lands, could be acquired for the location of a new senior center, future Community Center/Performing Arts Center, museums and mixed use development to include restaurants, shops, hotels, offices, and conference/convention center.

Street Trees

POLICY L-60:

Enhance the appearance of streets and other public spaces by expanding and maintaining Pascagoula's street tree system.

Gateways

POLICY L-61:

Strengthen the identity of important community gateways, including the entrances to the City on Highway 90; entries to commercial districts such as Market Street, Jackson Avenue and Ingalls Avenue.

PROGRAM L-61:

Develop a strategy to enhance gateway sites with special landscaping, art, public spaces, and/or public buildings.

Public Art

POLICY L-62:

Promote and maintain public art and cultural facilities throughout Pascagoula. Ensure that such projects are compatible with the character and identity of the surrounding neighborhood.

POLICY L-63:

Consider public art and cultural facilities as a public benefit in connection with new development projects. Consider incentives for including public art in large development projects.

POLICY L-64:

Use the work of artists, craftspeople, architects, and landscape architects in the design and improvement of public spaces.

Parking Lots

POLICY L-65:

Minimize the negative physical impacts of parking lots. Locate parking behind Buildings, in parking structures or under elevated occupied spaces wherever possible.

PROGRAM L-62:

Revise the Zoning Ordinance to require the location of parking lots behind buildings rather than in front of them, under appropriate conditions.

PROGRAM L-63:

Modify zoning standards pertaining to parking lot layout and landscaping for land uses within the City.

POLICY L-66:

Require trees and other landscaping within parking lots.

PROGRAM L-64:

Consider Zoning Ordinance amendments for parking lot landscaping, including requiring the use of hurricane resistant, relatively litter-free tree species capable of forming a 50 percent tree canopy within 10 to 15 years. Consider further amendments that would require existing nonconforming lots to come into compliance wherever possible.

POLICY L-67:

Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.

PROGRAM L-65:

Evaluate parking requirements and actual parking needs for specific uses. Develop design criteria based on a standard somewhere between average and peak conditions.

POLICY L-68:

Encourage development that creatively integrates parking into the project by providing for shared use of parking areas.

Infrastructure

POLICY L-69:

Design public infrastructure, including paving, signs, utility structures, parking garages and parking lots to meet high quality urban design standards. Look for opportunities to use art and artists in the design of public infrastructure. Remove or mitigate elements of existing infrastructure that are unsightly or visually disruptive.

PROGRAM L-66:

Undertake a coordinated effort by the Public Works, Utilities, Planning and Economic Development to establish design standards for public infrastructure and examine the effectiveness of City street, sidewalk and street tree maintenance programs.

PROGRAM L-67:

Promote the citywide undergrounding of utility wires. Minimize the impacts of undergrounding on street tree root systems and planting areas.

PROGRAM L-68:

Encourage the use of compact and well-designed utility elements, such as transformers, switching devices, and backflow preventers. Place these elements in locations that will minimize their visual intrusion.

Goals, Policies, and Programs

Alternative Modes of Travel

Goal T-1: Promote the planning and development of transportation modes offering alternatives to single-occupant automobiles.

POLICY T-1: Encourage the development of convenient, reasonably economic public transit options to serve the mobility needs of all segments of the population to and from major regional destinations.

PUBLIC TRANSIT

Goal T-2: A Convenient, Efficient, Public Transit System that Provides a Viable Alternative to Driving

POLICY T-6:

Provide local transit in Pascagoula

POLICY T-7:

Support continued development and improvement of Multi-modal Transit Stations.

POLICY T-8:

Improve public transit access to regional destinations, including those within Pascagoula.

POLICY T-9:

Encourage employers to develop shuttle services connecting employment areas with the multi-modal transit stations and business districts.

POLICY T-10:

Work towards integrating public school commuting into the local transit system.

POLICY T-11:

Encourage amenities such as seating, lighting, and signage at bus stops to increase rider comfort and safety.

Providing attractive places to wait can reduce the stigma sometimes associated with public transportation.

POLICY T-12:

Support efforts to integrate bus, and shuttle schedules at multi-modal transit stations to make public transit use more time-efficient.

POLICY T-13:

Encourage a responsive private sector taxi service.

BICYCLING AND WALKING (PEDESTRIAN)

Goal T-3:

Effective Opportunities for Public Participation in Local Government Facilities, Services, and Programs that Encourage and Promote Walking and Bicycling

POLICY T-14:

Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, and shopping centers.

PROGRAM T-1:

Develop and periodically update a comprehensive bicycle plan.

PROGRAM T-2:

Develop, periodically update, and implement a bicycle facilities improvement program and a pedestrian facilities improvement program that identify and prioritize critical pedestrian and bicycle links to parks, schools, retail centers, and civic facilities.

PROGRAM T-3:

Periodically produce a local area bicycle route map jointly with adjacent jurisdictions.

PROGRAM T-4:

Implement a network of bicycle boulevards.

PROGRAM T-5:

Develop public sidewalks and bicycle facilities in Pascagoula.

PROGRAM T-6:

Provide adequate outside through-lane widths for shared use by motorists and bicyclists when constructing or modifying roadways, where feasible.

POLICY T-15:

Encourage the acquisition of easements for bicycle and pedestrian paths through new private developments.

POLICY T-16:

Create connecting paths for pedestrians and bicycles where dead-end streets prevent through circulation in new developments and in existing neighborhoods.

POLICY T-17:

Increase cooperation with surrounding communities and other agencies to establish and maintain off-road bicycle and pedestrian paths and trails utilizing creek, utility, and railroad rights-of-way.

PROGRAM T-7:

Evaluate the design of a bicycle/pedestrian path along Highway 90 from Hospital Street to Highway 611.

POLICY T-18:

Support the development of a Jackson County Countywide Bicycle System, and other regional bicycle plans.

POLICY T-19:

Improve and add attractive, secure bicycle parking at both public and private facilities, including multi-modal transit stations, in City parks, in private developments, and at other community destinations.

POLICY T-20:

Provide for the maintenance of bicycle and pedestrian infrastructure.

PROGRAM T-8:

Provide regular maintenance of off-road bicycle and pedestrian paths, including sweeping, weed abatement, and pavement maintenance.

PROGRAM T-9:

Develop cooperative programs with the City and businesses to keep sidewalks clean in the Downtown, Jackson Avenue and Market Street business districts, and other centers.

POLICY T-21:

Support the use of Downtown alleyways for pedestrian- and bicycle-only use.

PROGRAM T-10:

Develop a Downtown Urban Design Guide with emphasis on the use of alleyways for pedestrian- and bicycle-only use. Allow controlled vehicle access for loading and unloading where no alternatives exist.

POLICY T-22:

Improve amenities such as seating, lighting, bicycle parking, street trees, and interpretive stations along bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the feeling of safety.

POLICY T-23:

Encourage pedestrian-friendly design features such as sidewalks, street trees, on-street parking, public spaces, gardens, outdoor furniture, art, and interesting architectural details.

PROGRAM T-11:

Improve pedestrian crossings with bulbouts, small curb radii, street trees near corners, bollards, and landscaping to create protected areas.

ROADWAYS

Goal T-4: *Plan, develop and maintain an efficient transportation system to meet the present and future mobility needs of people, goods, materials, and services.*

POLICY T-24: *Identify and preserve the functional integrity of the corridors necessary to meet the County's potential future surface transportation needs.*

POLICY T-25: Consider all roadway users including passenger vehicles, transit, bicyclists, and pedestrians during development and design of roadways

POLICY T-26: Balance the need for regional mobility with demands for local access onto major transportation corridors

POLICY T-27: Maximize the efficiency of the existing transportation system through efficient traffic management and operations techniques including signalization and additional turning lanes which help to regulate traffic flow and thereby increase capacity.

POLICY T-28: Enhance the efficiency of the transportation system by reducing congestion

POLICY T-29: Enhance the continuity of Pascagoula's transportation system.

NEIGHBORHOOD IMPACTS

GOAL T-5: A Transportation System with Minimal Impacts on Residential Neighborhoods.

POLICY T-30: Reduce the impacts of through-traffic on residential areas by designating certain streets as urban collectors.

POLICY T-31:

Evaluate smoothing and slowing traffic flow in commercial areas by reducing through-traffic lanes and trading the area for improved turning lanes, landscaping, and bicycle lanes.

POLICY T-32:

Design and maintain the City street network to provide a variety of alternate routes, so that the traffic loads on any one street are minimized.

POLICY T-33:

Keep all neighborhood streets open unless there is a demonstrated safety or overwhelming through-traffic problem and there are no acceptable alternatives, or unless a closure would increase the use of alternative transportation modes.

POLICY T-34:

Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management. Include traffic circles and other traffic calming devices among these measures.

POLICY T-35:

Reduce neighborhood street and intersection widths and widen planting strips as appropriate.

POLICY T-36:

Make new and replacement curbs vertical where desired by neighborhood residents.

POLICY T-37:

Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.

POLICY T-38:

Evaluate a "guard and go" system of having stop signs approximately every other block on local residential streets to discourage through-traffic.

SAFETY & AESTHETICS

GOAL T-6: *Reduce the adverse environmental impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques.*

POLICY T-39: *Improve roadways that are identified for safety concerns*

POLICY T-40: *Encourage the identification, designation and preservation and enhancement of scenic transportation routes and vistas.*

POLICY T-41: *Improve safety for pedestrians and bicyclists.*

SPECIAL NEEDS

GOAL T-7: *Mobility for People With Special Needs*

PARKING

GOAL T-8: *Attractive, Convenient Public and Private Parking Facilities*

POLICY T-43:

Provide sufficient parking in the Delmas Avenue/Downtown Area, along Jackson Avenue and Market Street Business Districts to address long-range needs.

PROGRAM T-12:

Implement a comprehensive program of parking supply and demand management strategies for Downtown Pascagoula, Jackson Avenue, Market Street and Ingalls Avenue.

PROGRAM T-13:

Develop a working committee comprised of merchants, the Chamber of Commerce, neighbors, the Main Street Association, and a parking consultant to explore options for constructing new parking facilities or using existing parking more efficiently.

POLICY T-44:

Protect residential areas from the parking impacts of nearby business districts.

PROGRAM T-14:

Discourage parking facilities that would intrude into adjacent residential neighborhoods.

REGIONAL LEADERSHIP

GOAL T-9: *An Influential Role in Shaping and Implementing Regional Transportation Decisions*

LANDUSE

GOAL T-11: *Promote land use planning that maximizes transportation efficiency for all modes and considers the economic development of the city.*

POLICY T-50: Use transportation development to support the economic development of major activity centers.

POLICY T-51: Consider advance right-of-way preservation and/or dedication for transportation corridors.

POLICY T-52: Preserve the functional capacity of major transportation corridors

POLICY T-53: Plan, build and manage the capacity of the roadway system to accommodate maximum expected land use densities.

POLICY T-54: Evaluate land use patterns which place exceptionally large demands on the transportation systems and mitigate their impact.

POLICY T-55: Facilitate multimodal travel opportunities and intermodal goods movement.

POLICY T-56: Improve regional access to community facilities.

GOALS, POLICIES, and PROGRAMS

Housing Opportunities

Goal H-1:

A Supply of Affordable and Market Rate Housing That Meets Pascagoula's Share of Regional Housing Needs.

POLICY H-4:

Encourage mixed use projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.

PROGRAM H-8:

Evaluate the effectiveness of existing incentives that encourage mixed use and residential development on commercially zoned land and determine additional incentives to be provided.

PROGRAM H-9:

Use coordinated area plans and other tools to develop regulations that support the development of housing above and among commercial uses.

PROGRAM H-10:

Encourage the development of housing on parking lots by adopting incentives that will lead to housing production while maintaining the required parking.

HOUSING CONSERVATION

Goal H-2:

Conservation and Maintenance of Pascagoula's Existing Housing Stock and Residential Neighborhoods.

POLICY H-7:

Promote the rehabilitation of deteriorating or substandard residential properties.

PROGRAM H-12:

Continue the citywide property maintenance, inspection, and enforcement program.

PROGRAM H-13:

Enact development regulations that encourage rehabilitation of historic residential buildings, remodeling of older multifamily rental buildings and retention of smaller single family residences.

POLICY H-8:

Maintain the number of multifamily rental housing units in Pascagoula and the availability of the rental supply while encouraging programs that enhance and enable home ownership.
Pascagoula has a limited supply of rental housing relative to market demands. This can be addressed through providing a regular supply of available rental units or by encouraging and assisting with home ownership programs.

POLICY H-9:

Encourage community involvement in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.

HOUSING DIVERSITY

Goal H-3:

Housing Opportunities for a Diverse Population, Including Very low-, Low- and Moderate-income Residents, and Persons with Special Needs.

PROGRAM H-20:

Maintain a high priority for the acquisition of new housing sites, acquisition and rehabilitation of existing housing, and housing-related services in the allocation of Community Development Block Grant (CDBG) funds or similar programs.

PROGRAM H-21:

On an on-going basis, seek funding from state and federal programs, such as the HOME program and HUD Section 202 and 811 (or successor programs), to support the development or rehabilitation of housing for very low-, low-, or moderate-income households.

FAIR HOUSING

Goal H-4:

An End to Housing Discrimination on the Basis of Race, Religion, National Origin, Age, Sex, Sexual Orientation, Marital Status, Physical Handicap, or Other Barriers that Prevent Choice in Housing.

ENERGY CONSERVATION

Goal H-5:

Reduced Housing Expenses for Energy

Goals, Policies, and Programs

OPEN SPACE

POLICY N-1:

Manage existing public open space areas and encourage the management of private open space areas in a manner that meets habitat protection goals, public safety concerns, and low impact recreation needs.

PROGRAM N-1:

Review and update as needed the zoning regulations to ensure consistency with Comprehensive Plan policies.

PROGRAM N-2:

Examine and develop management practices for natural habitat and open space areas, including the provision of access to open space for City vehicles and equipment, to ensure that natural resources are protected.

PROGRAM N-3:

Review the need for access controls in environmentally sensitive areas, including the wetlands, marsh lands, and riparian corridors.

POLICY N-8:

Preserve and protect the Sound, Bayous and Rivers, marshlands, salt ponds, sloughs, creeks, and other natural water or wetland areas as open space.

POLICY N-10:

The City of Pascagoula working with other state and federal agencies to enhance riparian corridors and provide adequate flood control by use of low impact restoration strategies.

POLICY N-11:

Preserve the integrity of riparian corridors.

POLICY N-22:

Limit the amount of impervious surface in new development or public improvement projects to reduce urban runoff into storm drains, creeks, and Mississippi Sound.

PROGRAM N-33:

Evaluate the use of permeable paving materials that allow for natural percolation and site drainage.

POLICY N-24:

Improve storm drainage performance by constructing new system improvements where necessary and replacing undersized or otherwise inadequate lines with larger lines or parallel lines.

POLICY N-49:

Implement public safety improvements, such as access roads and other infrastructure, in a manner that is sensitive to the environment.

Fire Hazards

POLICY N-51:

Minimize exposure to wetland and urban fire hazards through rapid emergency response, proactive code enforcement, public education programs, use of modern fire prevention measures, and adequate emergency management preparation.

Emergency Management

POLICY N-53:

Minimize exposure to all hazards through emergency management planning.

PROGRAM N-63:

Strictly enforce Uniform Building Code/Southern Building Code wind loads and other safety restrictions.

PROGRAM N-64:

Update/Revise as required the Zoning and Subdivision Ordinances to recognize hurricane, flood and fire related hazards.

Flood Hazards

POLICY N-50:

Minimize exposure to flood hazards by adequately reviewing proposed development in flood prone areas.

PROGRAM N-68:

Implement the requirements of FEMA relating to construction in Special Flood Hazard Areas as illustrated on the Flood Insurance Rate Maps.

Goals, Policies, and Programs

EFFICIENT SERVICE DELIVERY

Goal C-1:

Effective and Efficient Delivery of Community Services.

POLICY C-1:

Encourage the creation of partnerships within Pascagoula to seek effective solutions to shared problems and community service needs.

POLICY C-2:

Where economies of scale are possible, cooperate with neighboring communities in providing municipal services such as police and fire protection, libraries, and recreation.

PARKS AND PUBLIC FACILITIES

Goal C-4:

Attractive, Well-maintained Community Facilities That Serve Pascagoula Residents.

POLICY C-21:

Where appropriate, maintain existing community facilities in public ownership to prevent potential shortages in the future.

POLICY C-22:

Design and construct new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.

POLICY C-23:

Explore ways to expand the space available in the community for art exhibits, classes and other cultural activities.

POLICY C-24:

Reinvest in aging facilities to improve their usefulness and appearance. Avoid deferred maintenance of City infrastructure.

PROGRAM C-19:

Develop improvement plans for the maintenance, restoration and enhancement of community facilities, and keep these facilities viable community assets by investing the necessary resources.

PROGRAM C-21:

Incorporate as an additional criterion used in prioritizing sidewalk repairs, a standard related to the level of pedestrian usage.

POLICY C-27:

Seek opportunities to develop new parks and recreation facilities to meet the growing needs of residents and employees of Pascagoula.

PROGRAM C-25:

Consider potential park sites when preparing coordinated area plans.

PROGRAM C-26:

In conjunction with new development proposals, pursue creation of park, plaza, or other public gathering places that meet neighborhood needs.

PROGRAM C-27:

Continue to implement Americans with Disabilities Act (ADA) requirements in City facilities including, but not limited to, sidewalk curb cuts, building entrances, meeting room access, and sight and hearing adjuncts.

Goals, Policies, and Programs

CITYWIDE

Compatibility

Goal B-1:

A Thriving Business Environment that is Compatible with Pascagoula's Residential Character and Natural Environment.

POLICY B-1:

Use a variety of planning and regulatory tools, including growth limits, to ensure that business change is compatible with the needs of Pascagoula neighborhoods.

POLICY B-2:

Support a strong interdependence between existing commercial centers and the surrounding neighborhoods as a way of encouraging economic vitality.

POLICY B-3:

Recognize that Pascagoula's street tree system is an economic asset to the City.

Diversity

Goal B-2:

A Diverse Mix of Commercial, Retail, and Professional Service Businesses.

POLICY B-4:

Nurture and support established businesses as well as new businesses.

POLICY B-5:

Maintain distinct business districts within Pascagoula as a means of retaining local services and diversifying the City's economic base.

POLICY B-6:

Maintain distinct neighborhood shopping areas that are attractive, accessible, and convenient to nearby residents.

PROGRAM B-1:

Evaluate assessment districts or other programs available to facilitate neighborhood shopping center improvements such as landscaping, parking, and access to public transportation.

POLICY B-7:

Encourage and support the operation of small, independent businesses.

POLICY B-8:

Encourage the renovation and reuse of long-term vacant buildings.

Growth

Goal B-3:

New Businesses that Provide Needed Local Services and Municipal Revenues, Contribute to Economic Vitality, and Enhance the City's Physical Environment.

POLICY B-9:

Encourage new businesses that meet the City's business and economic goals to locate in Pascagoula.

POLICY B-11:

Encourage the use of public/private partnerships as a means of redeveloping and revitalizing selected areas.

PROGRAM B-3:

On an ongoing basis, evaluate opportunities for City involvement in public/private partnerships, including public investment in infrastructure and other improvements, siting of public art, and modification of land use regulations and other development controls.

POLICY B-12:

Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services that would not otherwise be made available.

Residents, businesses and public agencies are encouraged to work together to benefit the City as a whole. An example of such an effort is the City's Pascagoula Pride program.

POLICY B-15:

Allow the creative use of City utilities and rights-of-way to ensure competition among networks in providing information systems infrastructure. While doing so, encourage all installations to be constructed below ground to further enhance the appearance of local businesses.

Flexibility

Goal B-4:

City Regulations and Operating Procedures that Provide Certainty and Predictability and Help Businesses Adapt to Changing Market Conditions.

CENTERS

Goal B-5:

Attractive, Vibrant Business Centers, Each with a Mix of Uses and a Distinctive Character.

All Centers

POLICY B-17:

Where redevelopment is desired, encourage owners to upgrade commercial properties through incentives such as reduced parking requirements, credit for on-street parking, and increases in allowable floor area. Use such incentives only where they are needed to stimulate redevelopment or contribute to housing or community design goals.

PROGRAM B-10:

Identify and prioritize Centers in need of economic or physical revitalization.

POLICY B-18:

Create incentives for providing multi-unit housing on top of parking lots in or near commercial centers.

POLICY B-19:

Use street corridor improvements as catalysts for economic revitalization in selected Centers.

Regional Centers

Highway 90

POLICY B-20:

Support and enhance the Highway 90 area as a vital mixed use area containing retail, personal service, office, restaurant, and entertainment uses. Recognize the importance of an appropriate retail mix, including small local businesses, to the continued vitality of this area.

Delmas Avenue/Downtown

POLICY B-21:

Maintain uses in the Delmas Avenue/Downtown Area that complement the Downtown business district, and allow for the continued operation of appropriate retail mix and service uses.

Multi-neighborhood Centers

Market Street

POLICY B-23:

Maintain the existing local-serving retail orientation of the Market Street business district. Discourage development that would turn the district into a regional shopping area or intrude into adjacent residential neighborhoods.

Old Mobile Highway

POLICY B-24

Strengthen the commercial viability of businesses along Old Mobile Hwy. Encourage the development of pedestrian-oriented neighborhood retail and office centers along the Old Mobile Hwy corridor.

PROGRAM B-11

Identify key sites on Old Mobile Highway that would be suitable for Neighborhood Centers. Evaluate economic, design, and regulatory opportunities and constraints on each site, and

identify potential incentives that could be offered by the City to improve the area's appearance and economic vitality.

Neighborhood Centers

POLICY B-27:

Support the development, upgrading and revitalization of Neighborhood Commercial Centers.

EMPLOYMENT DISTRICTS

Goal B-6:

Thriving Employment Districts such as Chevron, Northrop Grumman, and the Singing River Medical Center Complement the City's Business and Neighborhood Centers.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASCAGOULA, MISSISSIPPI, DETERMINING THE NECESSITY FOR INVOKING THE AUTHORITY GRANTED TO CITIES BY THE LEGISLATURE WITH RESPECT TO URBAN RENEWAL AS SET FORTH IN SECTION 43-35-1 OF THE MISSISSIPPI CODE OF 1972 (AS AMENDED), DETERMINING THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE CITY OF PASCAGOULA URBAN RENEWAL PROJECT AND URBAN RENEWAL PLAN, CITY OF PASCAGOULA, MISSISSIPPI, AND FOR RELATED PURPOSES

WHEREAS, the Mississippi "Urban Renewal Law", Section 43-35-1 of the Mississippi Code of 1972 (as amended), authorizes municipalities in the State to undertake and carry out urban renewal projects as defined therein as set forth in detail in the State Code; and

WHEREAS, the City Council of Pascagoula, Mississippi (the "Governing Body" of the "City") has received the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, the purpose of which is to develop and redevelop various areas within the City and to enhance tourism and economic development; and

WHEREAS, the Governing Body has identified by Resolution various parts of the City in need of development, redevelopment, rehabilitation, and conservation in the public interest of the public health, safety, morals, and welfare of the City as contained in the documentation for slum and blight for the City of Pascagoula; and

WHEREAS, this Governing Body does hereby approve the concept of the use of urban renewal as set forth in the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, a copy of which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PASCAGOULA, MISSISSIPPI, THAT:

SECTION 1. The receipt of the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, is acknowledged.

SECTION 2. The Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, attached hereto and made a part hereof as Exhibit "A", shall be submitted to the Planning Board of the City for review and recommendation as to its conformity with the Comprehensive Plan of the City as a whole.

SECTION 3. A public hearing shall be held with respect to the City of Pascagoula Urban Renewal Plan in the regular meeting place of this Governing Body at 603 Watts Avenue, Pascagoula, Mississippi, at 6:00 P.M. on the third day of March, 2009.

SECTION 4. The City Clerk is hereby directed to publish the attached notice in the *Mississippi Press* three times over three consecutive weeks, the last publication of which shall not be more than seven (7) days prior to the date set forth in Section 3 hereof.

**NOTICE OF PUBLIC HEARING
CITY OF PASCAGOULA URBAN RENEWAL PLAN**

Notice is hereby given that a public hearing will be held on March 3, 2009, at 6:00 P.M. in the City Hall located at 603 Watts Avenue on the City of Pascagoula Urban Renewal Plan and Urban Renewal Project, City of Pascagoula, Mississippi.

The general scope of the City of Pascagoula Urban Renewal Plan and Urban Renewal Project, City of Pascagoula, Mississippi, is outlined as follows: The Urban Renewal Plan is to be implemented by the City of Pascagoula. The techniques to be used to meet the objectives of the Urban Renewal Plan include: (a) rehabilitation and renovation of structures including historic preservation; (b) acquisition of real property within the Urban Renewal Area; (c) demolition and removal of structures; (d) construction of improvements; (e) redevelopment; (f) rehabilitation, renovation, new development, and redevelopment by the City, non-profit organizations, or by private enterprise in accordance with the Urban Renewal Plan. The Urban Renewal Plan includes restrictions with respect to land uses, maximum densities, building requirements, off-street parking, and loading or unloading space.

A copy of the Urban Renewal Plan – City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, is on file in the office of the City Clerk of the City and available for inspection and review by the general public.

Publish Three (3) times in the *Mississippi Press* – Display Ad
Friday, February 13, 2009
Friday, February 20, 2009
Friday, February 27, 2009

Send Proof of Publication and Invoice to: Brenda J. Reed, City Clerk
City of Pascagoula
P.O. Box 908
Pascagoula, MS 39567

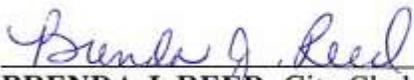
Send Copy of Publication to: David Nichols
Nichols Planning & Consulting, LLC
357 Lakeview Blvd.
Biloxi, MS 39531

The above Resolution was introduced by Councilman Belcher, seconded for adoption by Councilman Wolverton, and received the following vote: Mayor Avara "AYE". Councilmen Abston "ABSENT", Belcher "AYE", Corder "AYE", Jones "AYE", Stallworth "AYE", and Wolverton "AYE". The Mayor then declared the Resolution adopted on the 3rd day of February, 2009.

STATE OF MISSISSIPPI
COUNTY OF JACKSON
CITY OF PASCAGOULA

I, **BRENDA J. REED**, duly appointed City Clerk of the City of Pascagoula, Jackson County, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of the Resolution adopted by the City Council of the City of Pascagoula at the regular Council meeting held on the 3rd day of February, 2009.

WITNESS MY HAND AND OFFICIAL SEAL of the City of Pascagoula, Jackson County, Mississippi, on this the 9th day of February, 2009.



BRENDA J. REED, City Clerk



EXHIBIT 4

- **RESOLUTION SETTING PUBLIC HEARING**
 - **NOTICE OF PUBLIC HEARING**

**RESOLUTION
SETTING PUBLIC HEARING
AND
REQUESTING PANNING COMMISSION REVIEW**

NOTICE OF PUBLIC HEARING

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASCAGOULA, MISSISSIPPI, DETERMINING THE NECESSITY FOR INVOKING THE AUTHORITY GRANTED TO CITIES BY THE LEGISLATURE WITH RESPECT TO URBAN RENEWAL AS SET FORTH IN SECTION 43-35-1 OF THE MISSISSIPPI CODE OF 1972 (AS AMENDED), DETERMINING THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE CITY OF PASCAGOULA URBAN RENEWAL PROJECT AND URBAN RENEWAL PLAN, CITY OF PASCAGOULA, MISSISSIPPI, AND FOR RELATED PURPOSES

WHEREAS, the Mississippi “Urban Renewal Law”, Section 43-35-1 of the Mississippi Code of 1972 (as amended), authorizes municipalities in the State to undertake and carry out urban renewal projects as defined therein as set forth in detail in the State Code; and

WHEREAS, the City Council of Pascagoula, Mississippi (the “Governing Body” of the “City”) has received the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, the purpose of which is to develop and redevelop various areas within the City and to enhance tourism and economic development; and

WHEREAS, the Governing Body has identified by Resolution various parts of the City in need of development, redevelopment, rehabilitation, and conservation in the public interest of the public health, safety, morals, and welfare of the City as contained in the documentation for slum and blight for the City of Pascagoula; and

WHEREAS, this Governing Body does hereby approve the concept of the use of urban renewal as set forth in the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, a copy of which is attached hereto and made a part hereof as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PASCAGOULA, MISSISSIPPI, THAT:

SECTION 1. The receipt of the Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, is acknowledged.

SECTION 2. The Urban Renewal Plan for the City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, attached hereto and made a part hereof as Exhibit "A", shall be submitted to the Planning Board of the City for review and recommendation as to its conformity with the Comprehensive Plan of the City as a whole.

SECTION 3. A public hearing shall be held with respect to the City of Pascagoula Urban Renewal Plan in the regular meeting place of this Governing Body at 603 Watts Avenue, Pascagoula, Mississippi, at 6:00 P.M. on the third day of March, 2009.

SECTION 4. The City Clerk is hereby directed to publish the attached notice in the *Mississippi Press* three times over three consecutive weeks, the last publication of which shall not be more than seven (7) days prior to the date set forth in Section 3 hereof.

**NOTICE OF PUBLIC HEARING
CITY OF PASCAGOULA URBAN RENEWAL PLAN**

Notice is hereby given that a public hearing will be held on March 3, 2009, at 6:00 P.M. in the City Hall located at 603 Watts Avenue on the City of Pascagoula Urban Renewal Plan and Urban Renewal Project, City of Pascagoula, Mississippi.

The general scope of the City of Pascagoula Urban Renewal Plan and Urban Renewal Project, City of Pascagoula, Mississippi, is outlined as follows: The Urban Renewal Plan is to be implemented by the City of Pascagoula. The techniques to be used to meet the objectives of the Urban Renewal Plan include: (a) rehabilitation and renovation of structures including historic preservation; (b) acquisition of real property within the Urban Renewal Area; (c) demolition and removal of structures; (d) construction of improvements; (e) redevelopment; (f) rehabilitation, renovation, new development, and redevelopment by the City, non-profit organizations, or by private enterprise in accordance with the Urban Renewal Plan. The Urban Renewal Plan includes restrictions with respect to land uses, maximum densities, building requirements, off-street parking, and loading or unloading space.

A copy of the Urban Renewal Plan – City of Pascagoula Urban Renewal Project, City of Pascagoula, Mississippi, is on file in the office of the City Clerk of the City and available for inspection and review by the general public.

Publish Three (3) times in the *Mississippi Press* Legal Section
Friday, February 13, 2009
Friday, February 20, 2009
Friday, February 27, 2009

Send Proof of Publication and Invoice to: Brenda J. Reed, City Clerk
City of Pascagoula
P.O. Box 908
Pascagoula, MS 39567

Send Copy of Publication to: David Nichols
Nichols Planning & Consulting, LLC
357 Lakeview Blvd.
Biloxi, MS 39531

**RESOLUTION ADOPTING THE RELOCATION PLAN
FOR THE CITY OF PASCAGOULA URBAN RENEWAL PROJECT**

WHEREAS, Section 43-35-13 of the Mississippi Code of 1972, as amended, stipulates that a municipality may approve an urban renewal project if it finds that a feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

WHEREAS, a Relocation Plan for the City of Pascagoula Urban Renewal Project, marked Exhibit "A" and made a part of hereof by reference, has been prepared and such plan indicates that a feasible method exists for relocation of families that meets the requirements of Section 43-35-13 of the Mississippi Code of 1972, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA THAT:

SECTION 1. The Relocation Plan for the City of Pascagoula Urban Renewal Project has determined that a feasible method exists for the relocation of families displaced in the connection with the said Urban Renewal Project, and that said method meets the requirements of Section 43-35-13 of the Mississippi Code of 1972, as amended.

SECTION 2. The Relocation Plan for the City of Pascagoula Urban Renewal Project attached hereto and marked as Exhibit "A" be and is hereby approved and adopted.

RESOLVED, this the 3rd day of March, 2009.

EXHIBIT "A"

RELOCATION PLAN

City of Pascagoula Urban Renewal Project

The City of Pascagoula, or its designated representative, will administer the relocation function of the City of Pascagoula Urban Renewal Project. The City will be in direct charge of the relocation and acquisition activities. The staff will maintain contact with each family, individual, business, and non-profit corporation until each has been permanently relocated.

I. RESIDENTIAL RELOCATION STANDARDS

A. Decent, Safe and Sanitary Housing

All displaced families and individuals will be relocated into decent, safe, and sanitary housing. The City of Pascagoula considers a dwelling to be decent, safe, and sanitary if it meets applicable City housing and occupancy codes and meets the following standards:

- 1) Is structurally sound, weather tight, and in good repair;
- 2) Contains a safe electrical wiring system adequate for lighting and other devices;
- 3) Contains a safe heating system capable of sustaining a healthful temperature of approximately 70 degrees;
- 4) Is adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced family. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate source of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
- 5) Provide unobstructed egress to safe, open space at ground level. If the replacement dwelling unit is on the second story or above, with access directly from or through a common corridor, the common corridor must have at least two means of egress;
- 6) For a person who is mobility impaired, be free of any barriers, which would preclude reasonable ingress, egress, or use of the dwelling by such a person. This requirement will be met if the dwelling unit meets pertinent standards prescribed by the American National Standards Institute, Inc. (ANSI A117.1) or the Uniform Federal Accessibility Standards (UFAS). This requirement will also be satisfied if the displaced person elects to relocate to the dwelling

that he or she selects (a dwelling not offered by the City) and the displaced person determines that he or she has reasonable ingress, egress and use of the dwelling; and

- 7) Comply with the lead-based paint requirements of 24 CFR Part 35.

B. Comparable Replacement Dwelling

No displaced family or individual will be required to move from the project area until they have been offered a comparable replacement dwelling. A comparable replacement dwelling means a dwelling that is:

- 1) Decent, safe, and sanitary as described in Section I.A;
- 2) Functionally equivalent to the displacement dwelling. "Functionally equivalent" means that it performs the same function, provides the same utility, and is capable of contributing to a comparable style of living;
- 3) In an area not subject to unreasonable adverse environmental conditions from either natural or human sources, is not generally less desirable than the location of the displacement dwelling with respect to public utilities and commercial and public facilities and is reasonably accessible to the person's place of employment;
- 4) Is located on a site typical in size for residential development with normal site improvements including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or green houses;
- 5) Is currently available to the displaced person;
- 6) Is within the financial means of the displaced person; and
- 7) A comparable replacement dwelling for a person receiving government housing assistance before displacement may reflect similar government housing assistance.

II. ESTIMATE OF FAMILIES TO BE DISPLACED

One family is anticipated to be displaced.

III. REPLACEMENT HOUSING RESOURCES

Additional housing for people displaced by the project is not anticipated.

IV. ESTIMATE OF BUSINESS AND NON-PROFITS TO BE DISPLACED

Twenty-nine (29) business and/or non-profits will be displaced.

V. ADVISORY SERVICES

The City will provide advisory services to all displacees from the planning stage of the project until the displacee is relocated. Advisory services to be provided include the following:

- A. Meet with displacees to explain the project, relocation process, relocation payments, and other assistance for which the displacee may be eligible, the eligibility requirements and procedures for obtaining assistance.
- B. Provide information on the availability, purchase prices and rents of comparable replacement dwellings and other suitable replacement dwellings. This information will be provided on a continuing basis until all families and individuals have been relocated.
- C. Provide displacees with written notification of specific comparable replacement dwelling and the price of rent used as a basis for establishing the upper limit of the replacement housing payment so displacee is aware of the amount of the replacement housing payment to which he or she may be entitled.
- D. Whenever feasible, the City will inspect housing before providing a referral to assure that it meets the standards outlined in Section IA & B. If an inspection is not made, the person will be notified that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary.
- E. Whenever possible, minority persons are given reasonable opportunities to relocate in decent, safe, and sanitary replacement dwellings not located in an area of minority concentration that are within their financial means.
- F. Supply eligible persons with appropriate information about the availability of subsidized housing and assist eligible persons in applying for such assistance.
- G. Offer of transportation to inspect housing to which displaced persons are referred.
- H. Assistance to any displaced business and farm operation to obtain and become established in a suitable replacement location.
- I. Keep each displacee informed as to the earliest date by which the displacee may have to vacate the property.
- J. Assist displacees in completing any claim forms that must be filed to obtain relocation payments.

- K. Provide counseling, referrals to other sources of assistance that may be available and other help to minimize hardships to displacees adjusting to relocation.

The relocation staff will make available to every displacee all those services that are necessary to lessen the impact of a move on the displacee.

VI. LAST RESORT HOUSING

Whenever necessary to provide a comparable replacement dwelling in a timely and cost effective manner, the City of Pascagoula is authorized by Section 43-39-16 of the Mississippi Code of 1972, as amended, to spend city funds for this purpose.

A. Basic Determination to Provide Last Resort Housing

A displaced person cannot be required to move from his or her dwelling unless at least one comparable replacement dwelling is made available to this person. When a replacement housing payment under State law is not sufficient to provide such housing, the City of Pascagoula will provide the housing so the project will be able to proceed to completion in a timely manner. The City of Pascagoula's obligation to ensure that a comparable replacement dwelling is available shall be met when such a dwelling or assistance necessary to provide such dwelling is offered under this section of the Relocation Plan.

B. Basic Rights of Persons to Be Displaced

The provisions of this section do not deprive any displaced person of any rights the person may have under State law or Pascagoula's Acquisition and Relocation Policy. The City of Pascagoula shall not require any displaced person, without the person's written consent, to accept a dwelling provided by the City under this section in lieu of any acquisition payment or any relocation payment for which the person may otherwise be eligible.

C. Methods of Providing Replacement Housing

The methods by which the City of Pascagoula may provide last resort housing include, but are not limited to the following:

- 1) The rehabilitation of and/or addition to an existing replacement dwelling;
- 2) The construction of a new replacement dwelling;
- 3) The provision of a direct loan;
- 4) The provision of a replacement housing payment in excess of the limits outlined in the City's "Policy Governing Relocation Payments";

- 5) The relocation and, if necessary, rehabilitation of an existing dwelling;
- 6) The purchase of land and/or a replacement dwelling by the City of Pascagoula and subsequent sale or lease to or exchange with a displaced person;
- 7) The removal of barriers to the handicapped;
- 8) Under special circumstances, consistent with the definition of a comparable replacement dwelling, modified methods of providing replacement housing of last resort permit consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling. Examples include the use of manufactured housing to replace a very substandard or non-decent, safe, and sanitary conventional dwelling, or the use of a smaller, decent, safe, and sanitary dwelling to replace a larger, old substandard dwelling, only a portion of which is being used as living quarters by the occupants. However, in all cases the replacement dwelling must be adequate to accommodate the displaced person and be functionally equivalent, as defined in these regulations, to the displacement dwelling.

D. Additional Rules Governing Last Resort Housing

- 1) Limitations on Down Payments

When a rent supplement payment offer exceeds \$5,250 and the displaced tenant purchases decent, safe, and sanitary replacement housing, the City of Pascagoula will participate in the down payment up to the amount of the calculated rent supplement or the actual amount of the down payment, whichever is less.

- 2) Provisions of Replacement Housing Payments Utilizing New Replacement Cost

In project areas where existing comparable replacement housing is not available or where such action is more prudent or cost effective, replacement housing payment offers may be computed utilizing new replacement cost. This method may be used whether or not the payment exceeds established payment limitations.

- 3) Person(s) to Whom Payment is Made

When determined by the City of Pascagoula to be in the best interest of the displacee and/or the City, replacement housing payments made under last resort housing may be made directly to the displacee, to a third party, or jointly.

**STATE OF MISSISSIPPI
COUNTY OF JACKSON
CITY OF PASCAGOULA**

I, **BRENDA J. REED**, duly appointed City Clerk of the City of Pascagoula, Jackson County, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of a Resolution, adopted by the City Council of the City of Pascagoula at the regular meeting of March 3, 2009.

Witness my signature and seal of said city on the 4th day of March, 2009.



Brenda J. Reed

**BRENDA J. REED
CITY CLERK**

EXHIBIT 5

- **RESOLUTION ADOPTING RELOCATION PLAN**
- **RELOCATION PLAN**

RESOLUTION APPROVING THE RELOCATION PLAN

RESOLUTION
ADOPTING THE RELOCATION PLAN FOR THE CITY OF PASCAGOULA
URBAN RENEWAL PROJECT

WHEREAS, Section ~~43~~³-35-13 of the Mississippi Code of 1972, as amended, stipulates that a municipality may approve an urban renewal project if it finds that a feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

WHEREAS, a Relocation Plan for the City of Pascagoula Urban Renewal Project, marked Exhibit "A" and made a part of hereof by reference, has been prepared and such plan indicates that a feasible method exists for relocation of families that meets the requirements of Section ~~43~~³-35-13 of the Mississippi Code of 1972, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA THAT:

SECTION ONE: The Relocation Plan for the City of Pascagoula Urban Renewal Project has determined that a feasible method exists for the relocation of families displaced in the connection with the said Urban Renewal Project, and that said method meets the requirements of Section 43-35-13 of the Mississippi Code of 1972, as amended.

SECTION TWO: The Relocation Plan for the City of Pascagoula Urban Renewal Project attached hereto and marked as Exhibit "A" be and is hereby approved and adopted.

RESOLVED, this the ___ day of _____, 2009.

City of Pascagoula, Mississippi

EXHIBIT "A"

RELOCATION PLAN

City of Pascagoula Urban Renewal Project

The City of Pascagoula, or its designated representative, will administer the relocation function of the City of Pascagoula Urban Renewal Project. The City will be in direct charge of the relocation and acquisition activities. The staff will maintain contact with each family, individual, business, and non-profit corporation until each has been permanently relocated.

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- 2) Contains a safe electrical wiring system adequate for lighting and other devices;
- 3) Contains a safe heating system capable of sustaining a healthful temperature of approximately 70 degrees;
- 4) Is adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced family. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate source of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
- 5) Provide unobstructed egress to safe, open space at ground level. If the replacement dwelling unit is on the second story or above, with access directly from or through a common corridor, the common corridor must have at least two means of egress;
- 6) For a person who is mobility impaired, be free of any barriers, which would preclude reasonable ingress, egress, or use of the dwelling by such a person. This requirement will be met if the dwelling unit meets pertinent standards prescribed by the American National Standards Institute, Inc. (ANSI A117.1) or the Uniform Federal Accessibility Standards (UFAS). This requirement will also be satisfied if the displaced person elects to relocate to the dwelling that he or she selects (a dwelling not offered by the City) and the displaced person

determines that he or she has reasonable ingress, egress and use of the dwelling; and

- 7) Comply with the lead-based paint requirements of 24 CFR Part 35.

B. Comparable Replacement Dwelling

No displaced family or individual will be required to move from the project area until they have been offered a comparable replacement dwelling. A comparable replacement dwelling means a dwelling that is:

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- 3) In an area not subject to unreasonable adverse environmental conditions from either natural or human sources, is not generally less desirable than the location of the displacement dwelling with respect to public utilities and commercial and public facilities and is reasonably accessible to the person's place of employment;
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- 6) Is within the financial means of the displaced person; and
- 7) A comparable replacement dwelling for a person receiving government housing assistance before displacement may reflect similar government housing assistance.

II. ESTIMATE OF FAMILIES TO BE DISPLACED

One family is anticipated to be displaced.

III. REPLACEMENT HOUSING RESOURCES

Additional housing for people displaced by the project is not anticipated.

IV. ESTIMATE OF BUSINESS AND NON-PROFITS TO BE DISPLACED

Twenty-nine (29) business and/or non-profits will be displaced.

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- G. Offer of transportation to inspect housing to which displaced persons are referred.
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- I. Keep each displacee informed as to the earliest date by which the displacee may have to vacate the property.
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The relocation staff will make available to every displacee all those services that are necessary to lessen the impact of a move on the displacee.

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B. Basic Rights of Persons to Be Displaced

The provisions of this section do not deprive any displaced person of any rights the person may have under State law or Pascagoula's Acquisition and Relocation Policy. The City of Pascagoula shall not require any displaced person, without the person's written consent, to accept a dwelling provided by the City under this section in lieu of any acquisition payment or any relocation payment for which the person may otherwise be eligible.

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- 2) The construction of a new replacement dwelling;
- 3) The provision of a direct loan;
- 4) The provision of a replacement housing payment in excess of the limits outlined in the City's "Policy Governing Relocation Payments";
- 5) The relocation and, if necessary, rehabilitation of an existing dwelling;
- 6) The purchase of land and/or a replacement dwelling by the City of Pascagoula and subsequent sale or lease to or exchange with a displaced person;
- 7) The removal of barriers to the handicapped;

- 8) Under special circumstances, consistent with the definition of a comparable replacement dwelling, modified methods of providing replacement housing of last resort permit consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling. Examples include the use of manufactured housing to replace a very substandard or non-decent, safe, and sanitary conventional dwelling, or the use of a smaller, decent, safe, and sanitary dwelling to replace a larger, old substandard dwelling, only a portion of which is being used as living quarters by the occupants. However, in all cases the replacement dwelling must be adequate to accommodate the displaced person and be functionally equivalent, as defined in these regulations, to the displacement dwelling.

D. Additional Rules Governing Last Resort Housing

- 1) Limitations on Down Payments

When a rent supplement payment offer exceeds \$5,250 and the displaced tenant purchases decent, safe, and sanitary replacement housing, the City of Pascagoula will participate in the down payment up to the amount of the calculated rent supplement or the actual amount of the down payment, whichever is less.

- 2) Provisions of Replacement Housing Payments Utilizing New Replacement Cost

In project areas where existing comparable replacement housing is not available or where such action is more prudent or cost effective, replacement housing payment offers may be computed utilizing new replacement cost. This method may be used whether or not the payment exceeds established payment limitations.

- 3) Person(s) to Whom Payment is Made

When determined by the City of Pascagoula to be in the best interest of the displacee and/or the City, replacement housing payments made under last resort housing may be made directly to the displacee, to a third party, or jointly.

**RESOLUTION ADOPTING DISPOSITION PLAN FOR
THE SALE OF PROPERTY ACQUIRED BY THE CITY IN THE
CITY OF PASCAGOULA URBAN RENEWAL PROJECT**

WHEREAS, the City of Pascagoula has approved and will undertake the City of Pascagoula Urban Renewal Project as provided for in Section 43-35-1 of the Mississippi Code of 1972, as amended; and

WHEREAS, the City has prepared and approved an Urban Renewal Plan in accordance with section 43-35-13 of the Mississippi Code of 1972, as amended; and

WHEREAS, the Urban Renewal Plan provided for the sale and redevelopment of certain real property acquired for purposes outlined in the Plan; and

WHEREAS, the City has prepared a disposition Plan, which provides for a uniform procedure for disposing of real property acquired by the City in the City of Pascagoula Urban Renewal Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pascagoula as follows:

SECTION 1. The findings, conclusions and statements of fact contained in the preamble are adopted and ratified.

SECTION 2. The Disposition Plan attached hereto and marked as Exhibit "A" is adopted and ratified.

SECTION 3. The Disposition Plan will be in full force and effect from and after its adoption until the City of Pascagoula Urban Renewal Project is completed and all litigation associated therewith has been finalized.

RESOLVED, this the 3rd day of March, 2009.

EXHIBIT "A"

DISPOSITION PLAN

City of Pascagoula Urban Renewal Project

Land acquired by the City in accordance with the Urban Renewal Plan and designated for redevelopment may be disposed of to public entities, non-profit organizations and private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972, as amended.

Property designated for redevelopment will be sold at not less than its fair market value for uses in accordance with the Urban Renewal Plan. In determining the fair market value, the City will take into account and give consideration to the uses provided in the Urban Renewal Plan, the restrictive covenants, conditions and obligations assumed by the purchaser and the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas.

A. Disposition

All property acquired by the City of Pascagoula will be disposed of in accordance with the Urban Renewal Plan subject to any covenant, condition or restriction the City deems necessary to carry out the Urban Renewal Plan. Such sale of property may be made only after the City Council approves the Urban Renewal Plan. It is intended that the City of Pascagoula be the beneficiary of the covenants or conditions. It is further intended that the City through the contract for sale will retain such rights and remedies it shall find necessary to protect its interests, including the rights and power to retake or recapture by reversion of title. Any property will be sold subject to the following:

- 1) The purchasers, their successors and assigns shall be obligated to devote the property only to the uses specified in the Urban Renewal Plan and may be obligated to comply with such other requirements as the City may determine to be in the public interest.
- 2) The purchasers, their successors and assigns shall be obligated to begin and complete within a reasonable time, any improvements on the property required by the Urban Renewal Plan. If the purchaser fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by the reversion of title.
- 3) The purchaser may not sell, lease or otherwise transfer the property without the prior written consent and approval of the City of Pascagoula until all construction of any improvements the purchaser has obligated himself/herself to construct have been made and all other obligations of the terms of the sale are met.

The City of Pascagoula will include the above three conditions in the contracts for sale and instruments of conveyance. In addition, all contracts and deeds or other instruments of conveyance will include such other terms and conditions as will be necessary to ensure redevelopment of the area in accordance with the Urban Renewal Plan.

B. Disposition Process

The City of Pascagoula will dispose of any urban renewal property sold to private enterprises by competitive bidding procedures. The bidding procedures will include the following:

- 1) The City will publish in a newspaper having general circulation a “request for proposals” for development of property to be sold. The request for proposals must be published at least thirty (30) days prior to the date proposals are to be opened. The notice will identify the property to be sold and state that proposals will be accepted within thirty (30) days after the date of the request for proposals is published. The request for proposals shall state the deadline for submission of proposals and the date proposals will be opened. It will also state the address and place where additional information may be obtained.
- 2) Proposals will be submitted on forms prescribed by the City and as a minimum, will include the following:
 - 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
 - e. Bid price – must be at a minimum fair market value
 - f. Any other relevant information which the bidder believes should be considered
 - g. Intended use
- 3) The City will open all eligible proposals on the date and time specified in the request for proposals. The City will consider all proposals submitted. Criteria for evaluating proposals include but are not limited to the following:
 - a. Financial and legal ability of the bidder to undertake the development in a timely manner
 - b. Price
 - c. Type of development
 - d. Small businesses with less than 100 employees
 - e. Other criteria established by the City

Proposals will be evaluated by a three-person committee of City employees appointed by the City Council. The City may negotiate with any person submitting a proposal. After reviewing and evaluating all proposals and any subsequent negotiations, the committee will recommend to the City Council the proposal it deems to be in the best public interest and in furtherance of the objectives of the Urban Renewal Plan.

- 4) Before the City executes documents officially accepting a proposal, the City Council must state their intention to accept the proposal in an Official Meeting, said notice being spread upon their minutes, at least (30) days prior to executing the documents.
- 5) After expiration of the thirty (30) day period outlined in paragraph B(4) above, the City may execute the contract and deliver deeds and other instruments and take steps necessary to effectuate such contract.

STATE OF MISSISSIPPI

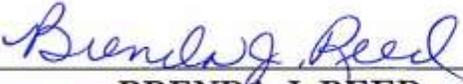
COUNTY OF JACKSON

CITY OF PASCAGOULA

I, **BRENDA J. REED**, duly appointed City Clerk of the City of Pascagoula, Jackson County, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of a Resolution, adopted by the City Council of the City of Pascagoula at the regular meeting of March 3, 2009.

Witness my signature and seal of said city on the 4th day of March, 2009.





BRENDA J. REED
CITY CLERK

EXHIBIT 6

- **RESOLUTION ADOPTING DISPOSITION PLAN**

- **DISPOSITION PLAN**

RESOLUTION ADOPTING DISPOSITION PLAN

**RESOLUTION
ADOPTING DISPOSITION PLAN FOR THE SALE OF PROPERTY
ACQUIRED BY THE CITY IN THE CITY OF
PASCAGOULA URBAN RENEWAL PROJECT**

WHEREAS, the City of Pascagoula has approved and will undertake the City of Pascagoula Urban Renewal Project as provided for in Section 43-35-1 of the Mississippi Code of 1972, as amended; and

WHEREAS, the City has prepared and approved an Urban Renewal Plan in accordance with section 43-35-13 of the Mississippi Code of 1972, as amended; and

WHEREAS, the Urban Renewal Plan provided for the sale and redevelopment of certain real property acquired for purposes outlined in the Plan; and

WHEREAS, the City has prepared a disposition Plan, which provides for a uniform procedure for disposing of real property acquired by the City in the City of Pascagoula Urban Renewal Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pascagoula as follows:

SECTION ONE: The findings, conclusions and statements of fact contained in the preamble are adopted and ratified.

SECTION TWO: The Disposition Plan attached hereto and marked as Exhibit "A" is adopted and ratified.

SECTION THREE: The Disposition Plan will be in full force and effect from and after its adoption until the City of Pascagoula Urban Renewal Project is completed and all litigation associated therewith has been finalized.

RESOLVED, this the ___ day of _____, 2009.

City of Pascagoula, Mississippi

EXHIBIT "A"
DISPOSITION PLAN

DISPOSITION PLAN

DISPOSITION PLAN

City of Pascagoula Urban Renewal Project

Land acquired by the City in accordance with the Urban Renewal Plan and designated for redevelopment may be disposed of to public entities, non-profit organizations and private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972, as amended.

Property designated for redevelopment will be sold at not less than its fair market value for uses in accordance with the Urban Renewal Plan. In determining the fair market value, the City will take into account and give consideration to the uses provided in the Urban Renewal Plan, the restrictive covenants, conditions and obligations assumed by the purchaser and the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas.

A. Disposition

All property acquired by the City of Pascagoula will be disposed of in accordance with the Urban Renewal Plan subject to any covenant, condition or restriction the City deems necessary to carry out the Urban Renewal Plan. Such sale of property may be made only after the City Council approves the Urban Renewal Plan. It is intended that the City of Pascagoula be the beneficiary of the covenants or conditions. It is further intended that the City through the contract for sale will retain such rights and remedies it shall find necessary to protect its interests, including the rights and power to retake or recapture by reversion of title. Any property will be sold subject to the following:

- 1) The purchasers, their successors and assigns shall be obligated to devote the property only to the uses specified in the Urban Renewal Plan and may be obligated to comply with such other requirements as the City may determine to be in the public interest.
- 2) The purchasers, their successors and assigns shall be obligated to begin and complete within a reasonable time, any improvements on the property required by the Urban Renewal Plan. If the purchaser fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by the reversion of title.
- 3) The purchaser may not sell, lease or otherwise transfer the property without the prior written consent and approval of the City of Pascagoula until all construction of any improvements the purchaser has obligated himself/herself to construct have been made and all other obligations of the terms of the sale are met.

The City of Pascagoula will include the above three conditions in the contracts for sale and instruments of conveyance. In addition, all contracts and deeds or other instruments of conveyance will include such other terms and conditions as will be necessary to ensure redevelopment of the area in accordance with the Urban Renewal Plan.

B. Disposition Process

The City of Pascagoula will dispose of any urban renewal property sold to private enterprises by competitive bidding procedures. The bidding procedures will include the following:

- 1) The City will publish in a newspaper having general circulation a “request for proposals” for development of property to be sold. The request for proposals must be published at least thirty (30) days prior to the date proposals are to be opened. The notice will identify the property to be sold and state that proposals will be accepted within thirty (30) days after the date of the request for proposals is published. The request for proposals shall state the deadline for submission of proposals and the date proposals will be opened. It will also state the address and place where additional information may be obtained.
- 2) Proposals will be submitted on forms prescribed by the City and as a minimum, will include the following:
 - 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
 - e. Bid price – must be at a minimum fair market value
 - f. Any other relevant information which the bidder believes should be considered
 - g. Intended use
- 3) The City will open all eligible proposals on the date and time specified in the request for proposals. The City will consider all proposals submitted. Criteria for evaluating proposals include but are not limited to the following:
 - a. Financial and legal ability of the bidder to undertake the development in a timely manner
 - b. Price
 - c. Type of development
 - d. Small businesses with less than 100 employees
 - e. Other criteria established by the City

Proposals will be evaluated by a three-person committee of City employees appointed by the City Council. The City may negotiate with any person submitting a proposal. After reviewing and evaluating all proposals and any subsequent negotiations, the committee will recommend to the City Council the proposal it deems to be in the best public interest and in furtherance of the objectives of the Urban Renewal Plan.

- 4) Before the City executes documents officially accepting a proposal, the City Council must state their intention to accept the proposal in an Official Meeting, said notice being spread upon their minutes, at least (30) days prior to executing the documents.
- 5) After expiration of the thirty (30) day period outlined in paragraph B(4) above, the City may execute the contract and deliver deeds and other instruments and take steps necessary to effectuate such contract.

PARCEL: 41702970.000 + 41702969.000

Property Description

Small single-family domestic building

Property Characteristics

Overgrown lot with on Victor Street with native and exotic invasive vegetation and building possibly in violation of building code ordinance.

Planned Treatment

The City of Pascagoula will inspect building for building code and property cleanup violations

Public Purpose and/or Public Use

Bringing the property up to codes will eliminate the blighting influence of this parcel.



PARCEL: 41702971.000

Property Description

Single-family residential building

Property Characteristics

Deteriorated structure on Victor Street possible building code violations

Planned Treatment

The City of Pascagoula will inspect for building code and property cleanup violations

Public Purpose and/or Public Use

Eliminating code violations will curb blight conditions



EXHIBIT 7

- **PLANNED RENEWAL TREATMENT
FOR LAND AND IMPROVEMENTS
BY TAX PARCEL NUMBER**

PARCEL: 41700701.025

Property Description

Empty lot/overgrown

Property Characteristics

Commercial building that does not meet current building codes. Property is severely deteriorated and contributes to the slum and blight conditions in the urban renewal area. Located on the North end of Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a significant contributor to slum and blight.



PARCEL: 41700701.025

Property Description

Commercial fishing lot that is severely overgrown. Lot is not maintained and contributes to the slum and blight of the urban renewal area.

Property Characteristics

Property is severely deteriorated and contributes to the slum and blight conditions in the urban renewal area. Lot is located on the Northern end of Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

To eliminate a substandard lot, which is a significant contributor to slum and blight.



PARCEL: 41700701.050 (Riverside)

Property Description

Multiple overgrown, vacant lots with severely deteriorated piers caused by storm damage.

Property Characteristics

Property has high grass and weeds. Located on Flechas St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate conditions that contribute to slum and blight and enhance the City's tourism by improving the City's waterfront view.



PARCEL: 41700701.050 (City side)

Property Description

A vacant lot with high grass and weeds.

Property Characteristics

Vacant lot with debris scattered around the property. Lot is overgrown with weeds and tall grass. Lot is located on Flechas St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

The property being redeveloped will eliminate a contributor to slum and blight.



PARCEL: 41700702.00 (City side)

Property Description

Large lot with a boat repair shop on the back third of the property. Front portion of the lot is vacant.

Property Characteristics

Vacant lot with a boat repair shop on the back portion of the property and is located on the East side of Flechas St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate the slum and blight conditions and enhance tourism in the City by improving the City's waterfront.



PARCEL: 41700701.000

Property Description

Vacant, single-family residential structure situated on a medium sized lot and located adjacent to a commercial business.

Property Characteristics

Deteriorated, vacant, single-family home contributing to the slum and blighted conditions of the urban renewal area. Single-family home is located on Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate conditions that contribute to slum and blight.



PARCEL: 41700704.000

Property Description

Large, overgrown lot with scattered debris and abandoned equipment.

Property Characteristics

Overgrown grass, weeds and scattered debris on the property contributes to slum and blight. Lot is located on the Northeast corner of Flechas St. and Lake Av.

Planned Treatment

The city will acquire and clear the property for redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate conditions that contribute to slum and blight.



PARCEL: 41701119.000

Property Description

Vacant, residential structure which is severely deteriorated. Lot is overgrown with weeds and grass.

Property Characteristics

Residential structure does not meet current building code. Property is dilapidated and contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate the slum and blight conditions of the Urban Renewal Area.



PARCEL: 41701128.100

Property Description

A dilapidated, single-family residential structure. Lot is severely overgrown with weeds and grass.

Property Characteristics

Property is severely deteriorated, yard is not maintained and debris is scattered around the lot. This property contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate the slum and blight conditions of the Urban Renewal Area.



PARCEL: 41701125.000

Property Description

Dilapidated, single-family residential structure located on a corner lot

Property Characteristics

Property is severely deteriorated, and lot is overgrown. The property contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

Acquisition and redevelopment will enable the city to improve the targeted area by removing property that contributes to slum-like conditions.



PARCEL: 40407109.050

Property Description

Small, vacant lot with a slab located on the Northeast side of the property and a buisness located on the Southeast side of the property. Building is severely deteriorated and entire lot is overgrown with weeds and grass. Parcel can be seen from Denny St.

Property Characteristics

Small, vacant lot with overgrown weeds, dilapidated structure and debris scattered throughout lot. Property contributes to slum and blight of urban renewal area. Lot is located on the S. Cedar St.

Planned Treatment

The city will acquire the property and clear for demolition and redevelopment.

Public Purpose and/or Public Use

The property being brought up to code will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 40407109.050

Property Description

Deteriorated, blue metal building situated on large waterfront lot.

Property Characteristics

Severely overgrown with weeds and grass and can be viewed from a major roadway, Denny St. and is located on Cedar St. This property is a significant contributor to slum and blight in the urban renewal area.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of the property will remove an influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407108.000

Property Description

Deteriorated, white metal storage building situated on large commercial lot.

Property Characteristics

Deteriorated commercial structure can be viewed from a major roadway, Denny St. and is located on Cedar St. A significant contributor to slum and blight in the urban renewal area.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 40407064.000

Property Description

Vacant, overgrown lot

Property Characteristics

Water front lot that contributes to slum and blight conditions. Located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate conditions that contribute to slum and blight, while enhancing the waterfront and increasing tourism.



PARCEL: 40407116.000

Property Description

Commercial building that appears to be vacant located on a larger commercial lot. Debris scattered throughout property.

Property Characteristics

Large, deteriorated commercial structure, which appears to be vacant. Lot is not maintained and debris scattered around property. Major contributor to slum and blight in the urban renewal area. Located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 41701207.000

Property Description

Dilapidated metal building with abandoned boats on the front side of the property.

Property Characteristics

Building is vacant and substandard. Major contributor to slum and blight of the urban renewal area. Lot is located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 41701207.000

Property Description

Dilapidated metal building with debris scattered around the property

Property Characteristics

Vacant, deteriorated metal building. Major contributor to slum and blight of the urban renewal area. Lot is located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 41700425.100 and 41700469.010

Property Description

A pair of overgrown lots along a small slip off the Pascagoula River

Property Characteristics

Overgrown native and exotic vegetation, small strips of land along the slip approximately six feet wide.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

By acquiring waterfront parcels the city can move forward with riverfront redevelopment initiatives.



PARCEL: 41700469.000

Property Description

Vacant strip of land along a small slip off the Pascagoula River approximately six feet in width.

Property Characteristics

Property has been vacant for many years

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Acquisition allows for further redevelopment along the riverfront and helps reduce blight.



PARCEL: 41700469.000

Property Description

Large overgrown lot with grass and weeds

Property Characteristics

The overgrown lot is located at the Northwest corner of Laurel and Magnolia St. Public can access this property.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Acquisition of this property would eliminate the slum and blight conditions of the Urban Renewal Area.



PARCEL: 41703317.00

Property Description

Two vacant lots that are severely overgrown with weeds and grass.

Property Characteristics

Two vacant, overgrown lots on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703317.00

Property Description

A large vacant lot with overgrown grass throughout.

Property Characteristics

A large, vacant, overgrown lot on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703313.000

Property Description

A large vacant lot with a dilapidated shed on the backside of the property. Trash is scattered throughout the site.

Property Characteristics

Large, vacant lot with trash scattered throughout located on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703560.000

Property Description

Large, overgrown, vacant lot

Property Characteristics

Vacant lot located on Live Oak St.

Planned Treatment

City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Acquisition of property will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 41703562.000

Property' Description

Large vacant lot

Property Characteristics

Vacant overgrown lot located on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Acquisition of property will eliminate slum and blight conditions of urban renewal area.



PARCEL: 41703564.000

Property Description

Large, fenced vacant lot with overgrown grass and weeds. Appears to be an abandoned crane on the site.

Property Characteristics

Large, fenced vacant lot located on the Southeast corner of Verdon and Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703554.050; 41703556.000; 41703558.000

Property Description

Three overgrown lots

Property Characteristics

Vacant lots with overgrown grass and weeds. Located on Verden St. behind Sleep King. Lots run parallel with Denny St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The property being developed will eliminate a contributor to slum and blight conditions.



PARCEL: 41703527.000

Property Description

Commercial building occupied by Sleep King.

Property Characteristics

Commercial building that appears to be standard and is located along the Frontage Rd of Denny St.

Planned Treatment

The City of Pascagoula will inspect the premises to assure the building meets building codes. If the building does not meet code, the City will require proper compliance with the code.

Public Purpose and/or Public Use

A building up to code helps eliminate a contributor to slum and blight conditions.



PARCEL: 41703566.000

Property Description

A large, vacant lot with severely overgrown grass and weeds. Property lined with debris and trash.

Property Characteristics

A large vacant lot on the Southwest corner of Verdon and Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703568.000

Property Description

A large, vacant lot with severely overgrown grass and weeds. Property lined with debris and trash.

Property Characteristics

Large, vacant lot located on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41703570.000
41703571.000
41703572.000
41703573.000
41703574.000

Property Description

Five, vacant lots that have overgrown grass and weeds.

Property Characteristics

Five, vacant, overgrown lots located on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire vacant lot for redevelopment.

Public Purpose and/or Public Use

The redevelopment of this lot will remove an influence of slum and blight in the urban renewal area.



PARCEL: 41700537.000

Property Description

Vacant lot overgrown with grass and weeds.

Property Characteristics

Vacant lot located on Live Oak and Liberty. Public can access this property.

Planned Treatment

The City will acquire property for cleanup and redevelopment.

Public Purpose and/or Public Use

Acquisition of land and/or bringing the land up to current codes will reduce the conditions that contribute to slums and blights.



PARCEL: 41840002.050

Property Description

Small deteriorated commercial building situated on a large lot.

Property Characteristics

Located on the corner of Live Oak and Market St. This property is a major contributor to slum and blight conditions in the urban renewal area. Condition and appearance project a negative image for the city.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

Bringing the land up to current codes will reduce the conditions that contribute to slums and blights.



PARCEL: 41703575.000; 41703575.000

Property Description

This is a church and a vacant lot.

Property Characteristics

The Church appears to meet current building codes and a vacant lot. Lots are located on Live Oak St.

Planned Treatment

The City of Pascagoula will acquire property

Public Purpose and/or Public Use

Acquisition will allow for the planned redevelopment of the area as a multipurpose mixed-use site.



PARCEL: 41780033.000

Property Description

Stucco sided commercial building

Property Characteristics

Allstate Insurance agency operates from this property. Stucco building with a small amount of parking. Located on the corner of Old Mobile and Marion.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight.



PARCEL: 41780001.000

Property Description

Large commercial metal building that appears to be used for storage.

Property Characteristics

Large commercial building that appears to meet current building codes. Located on E. Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect the premises to assure that it meets the current building code requirements. If the building codes do not meet the current building code requirements, the City will require compliance with the code. The city will enforce property cleanup.

Public Purpose and/or Public Use

The building meeting current building code requirements eliminates conditions that contribute to the slum and blight conditions of the urban renewal area.



PARCEL: 41780005.000

Property Description

Single-family residential structure situated on a small residential lot and located adjacent to commercial businesses.

Property Characteristics

Deteriorated, single-family home on a non-conforming lot. The lot is overgrown with grass and weeds and debris is scattered throughout. Lot is located on Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect property for building code compliance and enforce property cleanup.

Public Purpose and/or Public Use

To eliminate or rehabilitate a substandard structure situated on a nonconforming lot and remove trash and debris from the lot.



PARCEL: 41780006.000 – 41780007.000

Property Description

Commercial lot with heavy machinery scattered around the property. Debris and disabled vehicles are also visible.

Property Characteristics

Commercial lot is overgrown with grass and weeds and debris is scattered throughout. These parcels are a major contributor to slum and blight of the urban renewal area. Lots are located on Prospect Ave.

Planned Treatment

The City will inspect property for building code compliance and enforce property cleanup.

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a major contributor to slum and blight.



PARCEL: 41780032.000; 41780031.000

Property Description

Commercial lot with construction equipment scattered throughout the property.

Property Characteristics

Commercial lot on Prospect Ave.

Planned Treatment

The City of Pascagoula will acquire the property.

Public Purpose and/or Public Use

To eliminate a substandard lot and a safety hazard, which is a contributor to slum and blight conditions.



PARCEL: 41780009.000

Property Description

Severely deteriorated single-family residential structure with boarded first floor windows.

Property Characteristics

A major contributor to slum and blight of the urban renewal area. Residential structure is located on a substandard lot and is severely deteriorated. Also the residential structure is located on Prospect Ave.

Planned Treatment

The City of Pascagoula will request property owner to bring residential structure up to current building codes. If not in compliance with city, then the city will do necessary steps to bring structure up to current building codes.

Public Purpose and/or Public Use

A substandard structure will be brought up to code thus eliminating a condition of a slum and blight.



PARCEL: 41780009.000

Property Description

Dilapidated brick and metal building situated on a lot with a residential structure.

Property Characteristics

This property is a major contributor to slum and blight of the urban renewal area. The structure is located on Prospect Ave. that has substandard lot and is severely deteriorated.

Planned Treatment

The City of Pascagoula will require the property owner to bring building up to current building codes. If the code is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The building being brought up to code will eliminate conditions that contribute to slum and blight.



PARCEL: 41780012.000

Property Description

Single family residential structure situated on a small non-conforming lot.

Property Characteristics

Single family home is located in the middle of commercial businesses. Home is located on Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight



PARCEL: 41780014.000

Property Description

Small vacant lot with disabled vehicles scattered throughout.

Property Characteristics

Major contributor to slum and blight of the urban renewal area. Lot is overgrown with weeds and grass projects a negative image for the City. Located on Prospect Ave.

Planned Treatment

The City will inspect property for building code compliance and enforce property cleanup.

Public Purpose and/or Public Use

Redevelopment will reduce the influence of slum and blight conditions.



PARCEL: 41780014.000

Property Description

Large lot with severely deteriorated tan brick building that appears to be a vehicle repair shop.

Property Characteristics

The property is a major contributor to slum and blight of the urban renewal area. Its condition and appearance has a negative impact on the City. Located on Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect property for building code compliance and enforce property cleanup.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 41780017.000

Property Description

Small fenced lot with disassembled cars scattered around the property. Cars appear to be parked on a concrete slab on the lot.

Property Characteristics

Major contributor to slum and blight of the urban renewal area. Its condition and appearance has a negative impact on the City. Located on Prospect Ave.

Planned Treatment

The City of Pascagoula will enforce property cleanup.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 417800020.000

Property Description

Dilapidated white brick building with a rusted barbwire fence surrounding the south side of the building. Building has numerous broken and boarded windows.

Property Characteristics

Lot has overgrown weeds and grass with debris scattered around the property, and is a major contributor to slum and blight of the urban renewal area. Located on the Northwest corner of Prospect Ave. and Francis St.

Planned Treatment

The City of Pascagoula will inspect property for building code compliance and enforce property cleanup. If owner fails to meet requirements, the city will take action to ensure the parcel meets standards.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 41780141.000

Property Description

Tan sided single-family residential structure.

Property Characteristics

Single family home situated on a small lot, located on Francis St.

Planned Treatment

The City of Pascagoula will inspect property for building code compliance and enforce property cleanup. If owner fails to meet requirements, the city will take action to ensure the parcel meets standards.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 41780142.000

Property Description

Single-family residential structure

Property Characteristics

Single family home located on Francis St. that appears to be standard

Planned Treatment

The City of Pascagoula will inspect property for building code compliance and enforce property cleanup. If owner fails to meet requirements, the city will take action to ensure the parcel meets standards.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 41780045.150

Property Description

Blue and white sided single family home situated on a small lot.

Property Characteristics

Single family home is located on Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate conditions of slum and blight



PARCEL: 41780043.000

Property Description

Deteriorated single-family structure on a small lot.

Property Characteristics

Single family home is located on a Prospect Ave. with overgrown grass and weeds. Debris and trash scattered across the backside of the lot.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate influences of slum and blight



PARCEL: 41780042.000

Property Description

Dilapidated single-family structure on a small residential lot.

Property Characteristics

Single family home is a major contributor to slum and blight conditions. Located on Prospect Ave.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being brought up to current codes will eliminate conditions of slum and blight



PARCEL: 41780034.000

Property Description

Single family residential structure situated on a small non-conforming lot.

Property Characteristics

Single family home is located on Old Mobile Hwy and in the middle of commercial businesses.

Planned Treatment

The City of Pascagoula will inspect property to determine if the property is up to code. If the property does not meet current code the City will require the owner to bring building up to code.

Public Purpose and/or Public Use

The property being up to code helps eliminate slum and blight.



PARCEL: 41780035.000

Property Description

Small vacant lot located on Old Mobile Hwy.

Property Characteristics

Small vacant lot with debris in the back of the lot. Located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Acquisition of the property will eliminate slum and blight conditions in the urban renewal area.



PARCEL: 41780036.000

Property Description

Large commercial metal building

Property Characteristics

A Communications business operates from this location. Located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the building does not meet code, the City will take necessary action to bring the building up to code.

Public Purpose and/or Public Use

The property being up to code helps eliminate slum and blight in the urban renewal area.



PARCEL: 41780038.000

Property Description

Large metal commercial building with a boarded window.

Property Characteristics

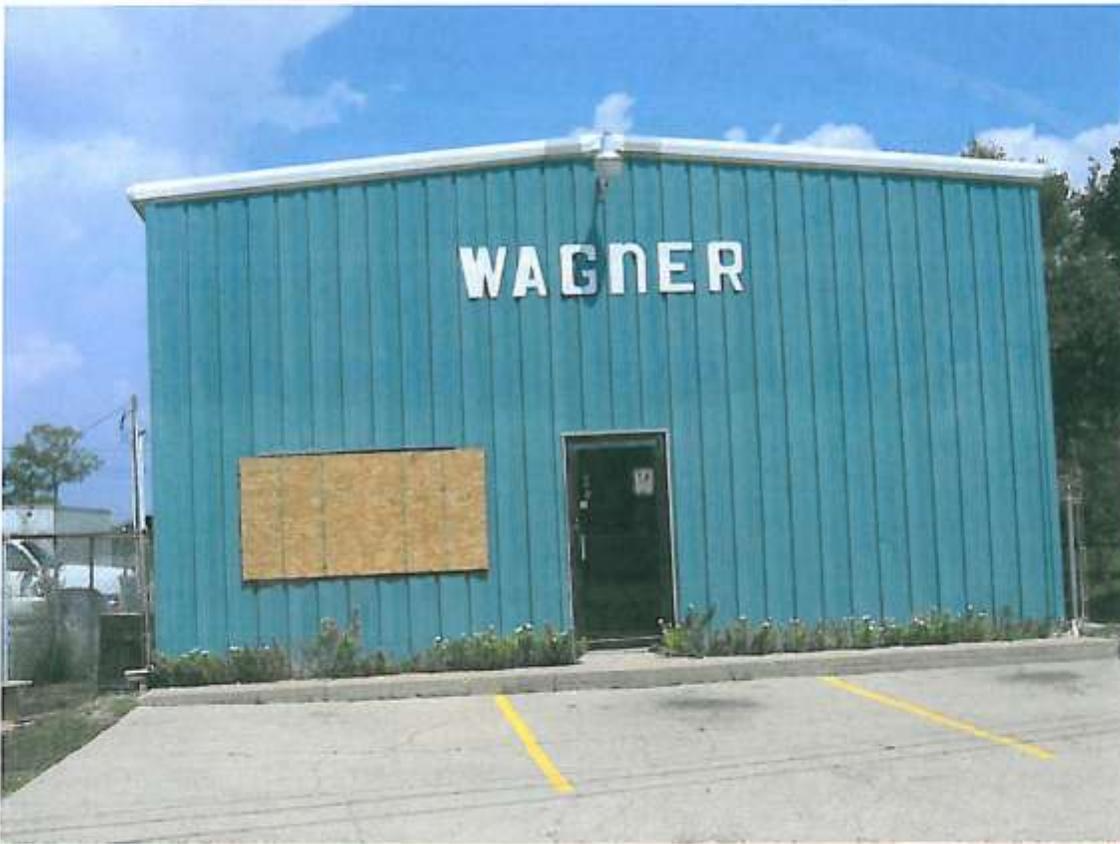
Lot is located on Old Mobile Hwy with a small amount of parking. Could be hazardous to drivers.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets current building codes. If the building does not meet current building codes, then the City will request that the building be brought up to code voluntarily. If the property is not brought up to code voluntarily, the City will take the necessary action to require the building to meet the current building code requirements.

Public Purpose and/or Public Use

The building being brought up to current codes will eliminate influences of slum and blight.



PARCEL: 41780039.000

Property Description

Yellow, single-family structure home on a small residential lot.

Property Characteristics

Single family residential structure located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight



PARCEL: 41780044.000

Property Description

A blue brick commercial building that serves as an automotive repair shop.

Property Characteristics

Commercial lot with disabled vehicles on the west side of the lot. Property projects a negative image for the City. Located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight.



PARCEL: 41780041.000

Property Description

Single-family home turned commercial business located on a large lot.

Property Characteristics

A sign business operates on this property with limited parking available on lot. Located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight



PARCEL: 41780045.050

Property Description

Large blue metal commercial building that operates as an aquarium supply store. Lot has overgrown grass and weeds in front of the building.

Property Characteristics

Aquarium supply business operates on this property. Located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight



PARCEL: 41780050.000, 41780048.000

Property Description

Commercial brick building situated on a large corner lot.

Property Characteristics

Barbecue and Seafood business operates on this property. Located on the corner of Francis and Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the City will take the necessary action requiring compliance with the building code.

Public Purpose and/or Public Use

The property being up to current codes will eliminate influences of slum and blight



PARCEL: 41780051.000

Property Description

Empty corner lot with a barbwire fence surrounding the property.

Property Characteristics

Lot is located on the corner of Francis and Prospect.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the lot will enhance the City's image.



PARCEL: 41780063.000

Property Description

Small commercial lot located on Old Mobile Hwy.

Property Characteristics

Radiator shop operates from this property.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets current building codes. If the property does not meet code, the City will take necessary action to assure compliance with the building code.

Public Purpose and/or Public Use

The property being brought up to code will eliminate influences of slum and blight conditions.



PARCEL: 41780063.000

(See treatment on previous page)



PARCEL: 41535035.000, 415300036.000, 41535047.000

Property Description

Large vacant lot with overgrown grass and weeds

Property Characteristics

Large vacant lot owned by Jackson County, situated on Delmas St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment as a site for small business incubators.

Public Purpose and/or Public Use

Creation of a small business incubator will contribute to redevelopment opportunities and reduce the effects of blight.



PARCEL: 41535043.000, 41411001.000

Property Description

Large lot that is used for parking and automotive storage. A barbwire fence surrounds the property.

Property Characteristics

Large lots overgrown with grass and weeds. Parking lot is situated in the city's downtown area. Condition and appearance project a negative image for the City. Located on Delmas St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The redevelopment of the lot will remove an influence of slum and blight conditions of the urban renewal area.



PARCEL: 41411004.075

Property Description

A large, vacant, deteriorated, commercial concrete building. Lot is overgrown with weeds and grass.

Property Characteristics

Deteriorated commercial building located in the City's downtown area, a major contributor to slum and blight. Building is owned by Jackson County. Located on the West end of Watts Av.

Planned Treatment

The City of Pascagoula has acquired building for demolition and redevelopment.

Public Purpose and/or Public Use

Bringing the structure up to current building codes will reduce the influence of slum and blight conditions.



PARCEL: 414110004.75

Property Description

Severely deteriorated brick and metal building. Has broken glass throughout the top floor of the building. Debris and trash scattered around lot.

Property Characteristics

Major contributor to slum and blight within the urban renewal area. Commercial structure is severely deteriorated. Public has access to building. Owned by Jackson County. Located on the West end of Watts Av.

Planned Treatment

The City of Pascagoula has acquired building for demolition and redevelopment.

Public Purpose and/or Public Use

Bringing the structure up to current building codes will reduce the influence of slum and blight conditions.



PARCEL: 40405058.100

Property Description

Vacant lot, overgrown with weeds and surrounded by a barbwire fence located on the West side of Front St. Large, vacant, wooded lot on the East side of Front St. Which has a vacant slab on the North end of the property

Property Characteristics

Two large vacant lots situated on both sides of Front St. A major contributor to the slum and blight conditions of the Urban Renewal Area.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the property will remove the influence of slum and blight conditions of the Urban Renewal Area.



PARCEL: 40405058.100 (cont.)



PARCEL: 40405057.000

Property Description

Two large, vacant, severely deteriorated commercial structures

Property Characteristics

Two large structures are a major contributor to the slum and blight conditions of the Urban Renewal Area. The two structures are located on the Northwest and Northeast sides of Front St that is in the city's downtown area.

Planned Treatment

The City of Pascagoula has acquired property for redevelopment

Public Purpose and/or Public Use

Redevelopment of the property will remove the influence of slum and blight conditions of the Urban Renewal Area.



PARCEL: 40405057.000 (cont.)



PARCEL: 40405094.000

Property Description

Vacant grass lot

Property Characteristics

Vacant lot which is located on the Northeast corner of John and Front St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Redevelopment of the property will enhance the city's image



PARCEL: 41535033.000

Property Description

Large vacant slab.

Property Characteristics

Large vacant concrete lot located on the Northeast corner of Delmas and Frederic.

Planned Treatment

The City of Pascagoula will acquire the vacant lot for redeveloping

Public Purpose and/or Public Use

The redevelopment of the lot will remove an influence of slum and blight conditions.



PARCEL: 41535034.000

Property Description

Large vacant slab

Property Characteristics

Large vacant lot located on Railroad Ave. and Frederic St.

Planned Treatment

The City of Pascagoula will acquire the vacant lot for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the lot will remove the influence of slum and blight conditions.



PARCEL: 41530025.000

Property Description

Large vacant lot with overgrown weeds and grass

Property Characteristics

Large vacant lot located on the east side of property and on Railroad Ave.

Planned Treatment

The City of Pascagoula will acquire the vacant lot for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the lot will remove the influence of slum and blight conditions.



PARCEL: 41535032.000

Property Description

Vacant commercial brick building

Property Characteristics

The deteriorated brick building projects a negative image for the city and contributes to slum and blight conditions of the Urban Renewal Area. The building is located on Delmas Ave.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the property will remove the influence of slum and blight conditions of the Urban Renewal Area.



PARCEL: 41535031.00

Property Description

Small vacant lot

Property Characteristics

A vacant grass lot located on Delmas Ave.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Redevelopment of the property will project a positive image for the City of Pascagoula.



PARCEL: 41411009.000, 41411007.000, 41411010.000, 41411012.000

Property Description

Large concrete vacant lot with overgrown weeds and grass.

Property Characteristics

Large unsightly concrete lot located on the Southeast corner of Delmas and Frederic. Projects a negative image for the City.

Planned Treatment

The City of Pascagoula will acquire the vacant lot for redeveloping

Public Purpose and/or Public Use

The redevelopment of the lot will remove an influence of slum and blight conditions



PARCEL: 4170043.000

Property Description

Deteriorated commercial metal building situated on a large lot with overgrown weeds and grass.

Property Characteristics

Shrimping business appears to operate from this property, and Is a contributor to slum and blight conditions in the urban renewal area.

Planned Treatment

The City of Pascagoula will require the property owner to bring parcel up to building and cleanup codes.

Public Purpose and/or Public Use

The elimination of blighting conditions will spur redevelopment of the riverfront area.



PARCEL: 41411002.000

Property Description

White metal building situated on a small lot.

Property Characteristics

White metal building located on Frederic St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The building meeting current building codes eliminates conditions that contribute to slum and blight.



PARCEL: 41535037.000, 41535038.000, 41535039.000, 41535040.000

Property Description

White brick commercial building with multiple businesses operating out of the building. Appears to be standard.

Property Characteristics

White brick commercial that appears to be standard. Located at the southwest corner of Frederic and Delmas.

Planned Treatment

The City of Pascagoula will inspect building to assure that it meets current building codes.

Public Purpose and/or Public Use

The building meeting current building codes eliminates conditions that contribute to slum and blight.



PARCEL: 41535038.000

Property Description

Small strip of land between two commercial buisnesses

Property Characteristics

Small alley located on the Southwest corner of Delmas and Frederic

Planned Treatment

The City of Pascagoula will require property owner to bring the parcel up to building and cleanup codes.

Public Purpose and/or Public Use

The elimination of blighting conditions will spur redevelopment of the riverfront area.



PARCEL: 41535039.000

Property Description

Large commercial brick building

Property Characteristics

Marine Supply Company operates on this property and appears to be standard. Located on Delmas Ave.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the city will take the necessary action requiring compliance with the current building codes.

Public Purpose and/or Public Use

The building being up to current building codes will eliminate influences of slum and blight conditions.



PARCEL: 41535040.000

Property Description

Large commercial brick building

Property Characteristics

Marine Supply Company operates on this property and appears to be standard. Located on Delmas Ave.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the city will take the necessary action requiring compliance with the current building codes.

Public Purpose and/or Public Use

The building being up to current building codes will eliminate influences of slum and blight conditions.



PARCEL: 41411003.000

Property Description

Large commercial brick building

Property Characteristics

Marine Supply Company operates on this property and appears to be standard. Located on Frederic St.

Planned Treatment

The City of Pascagoula will inspect the property to determine if the building meets the current building code. If the property does not meet current codes and is not brought up to code voluntarily, the city will take the necessary action requiring compliance with the current building codes.

Public Purpose and/or Public Use

The building being up to current building codes will eliminate influences of slum and blight conditions.



PARCEL: 41411004.000

Property Description

Tan brick building situated on a large lot.

Property Characteristics

Tan brick building with very limited parking on the property. Located on Watts Ave.

Planned Treatment

The City of Pascagoula will inspect building to assure that it meets current building codes.

Public Purpose and/or Public Use

The building meeting current building codes eliminates conditions that contribute to slum and blight.



PARCEL: 40402058.050

Property Description

Pascagoula Waste Water Treatment Facility

Property Characteristics

Waste Water Treatment Facility located on Frederic St.

Planned Treatment

The City of Pascagoula will work with County officials to ensure that the appearance of the wastewater treatment plant does not negatively influence public perception.

Public Purpose and/or Public Use

Beautifying the treatment plant and the area around it will increase the potential for redevelopment downtown and around the riverfront.



PARCEL: 40405100.000

Property Description

Pascagoula Waste Water Treatment Facility

Property Characteristics

Waste Water Treatment Facility located on Frederic St.

Planned Treatment

The City of Pascagoula will work with County officials to ensure that the appearance of the wastewater treatment plant does not negatively influence public perception.

Public Purpose and/or Public Use

Beautifying the treatment plant and the area around it will increase the potential for redevelopment downtown and around the riverfront.



PARCEL: 40405078.000

Property Description

Pascagoula Waste Water Treatment Facility's gravel parking lot

Property Characteristics

Treatment Facility's parking lot located on the Northwest corner of Frederic and John St.

Planned Treatment

The City of Pascagoula will work with County officials to ensure that the appearance of the wastewater treatment plant does not negatively influence public perception.

Public Purpose and/or Public Use

Beautifying the treatment plant and the area around it will increase the potential for redevelopment downtown and around the riverfront.



PARCEL: 40405078.000

Property Description

Pascagoula Waste Water Treatment Facility's storage lot, which is surrounded by a barbwire fence

Property Characteristics

Lot is located on John St.

Planned Treatment

The City of Pascagoula will work with County officials to ensure that the appearance of the wastewater treatment plant does not negatively influence public perception.

Public Purpose and/or Public Use

Beautifying the treatment plant and the area around it will increase the potential for redevelopment downtown and around the riverfront.



PARCEL: 40407020.000

Property Description

Large vacant lots substantially overgrown with weeds and grass.

Property Characteristics

Large vacant lot located on Krebs Street. No sidewalks on the property.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407020.000

Property Description

Vacant brick building with boarded windows.

Property Characteristics

Deteriorated brick building. Its condition projects a negative City image and contributes to slum and blight in the urban renewal area. The building is located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407022.000

Property Description

Five vacant metal buildings in poor condition. Property is surrounded by a barb wire fence.

Property Characteristics

Buildings are deteriorated and property is overgrown with weeds and grass. The vacant property contributes to slum and blight in the urban renewal area. The buildings are located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407042.000, 40407042.060, and 40407042.040

Property Description

Large wooded areas overgrown with weeds.

Property Characteristics

Vacant wooded lots located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 41525055.000

Property Description

Large tan and white dilapidated structure with boarded windows.

Property Characteristics

Large dilapidated structure is a major contributor to slum and blight. Public can access windows through broken windows. The structure is located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for rehabilitation or redevelopment.

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407030.000

Property Description

Small vacant concrete lot

Property Characteristics

Small lot located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 41535054.000

Property Description

Long, concrete vacant lot

Property Characteristics

Concrete lot located on Pascagoula Street.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 41535059.050; 41535059.000; 41530011.000

Property Description

Vacant grass lots

Property Characteristics

Grass lots that are located along a railroad track by Krebs Street.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 40407034.000

Property Description

White, severely deteriorated structure surrounded by a fence.

Property Characteristics

Large vacant structure with a small amount of parking. Property is a contributor to slum and blight within the urban renewal area. The building is located on Krebs St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Redeveloping the property will reduce the influence of slum and blight conditions of the urban renewal area.



PARCEL: 41535053.000

Property Description

Small vacant concrete lot

Property Characteristics

Small vacant lot with overgrown grass and weeds, which is located on Pascagoula Street

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment

Public Purpose and/or Public Use

Redevelopment of the property will eliminate an influence of slum and blight conditions



PARCEL: 41411028.000

Property Description

Parking lot used for the Historic Downtown Area of the City.

Property Characteristics

Parking lot is located on the Northwest corner of Watts and Canty St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

Redevelopment of the property will enhance the Historic Downtown Area of the City.



PARCEL: 41411028.000

Property Description

Deteriorated commercial building

Property Characteristics

This deteriorated commercial structure is a major contributor to slum and blight conditions. This property is located in the City's historic downtown and projects a negative image for the City. Located on Canty St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate any influences to the slum and blight conditions in the urban renewal area.



PARCEL: 41411027.000

Property Description

Severely deteriorated commercial building with boarded windows.

Property Characteristics

This deteriorated commercial structure is a major contributor to slum and blight in the urban renewal area. The property is located in the City's historic downtown area and projects a negative image of the City. Commercial building is located on Canty St.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41411026.000, 41411025.000

Property Description

Severely deteriorated commercial building with boarded windows.

Property Characteristics

This deteriorated commercial structure is a major contributor to slum and blight in the urban renewal area. The property is located in the City's historic downtown area and projects a negative image of the City. Building is located on the Southwest corner of Canty St. and Delmas Ave.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41535009.000, 41535008.000

Property Description

Severely deteriorated, vacant brick, stucco and metal building. Building is split up into two sides with two businesses.

Property Characteristics

Vacant building located in the historic downtown area. There is inadequate parking and the building's poor condition and appearance project a negative image of the City. Building is located on the Northwest corner of Canty St. and Delmas Ave.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code and follows rehabilitation procedures set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 415350005.000

Property Description

Small, deteriorated and vacant brick and metal building. Third parcel on Delmas west of Canty.

Property Characteristics

Small vacant building with minimal parking located in the historic downtown area. The building's poor condition and appearance project a negative image of the City.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41535010.000

Property Description

One-story, commercial stucco building with a glass storefront. A retail business appears to operate from the premises.

Property Characteristics

Commercial building in unsightly condition that projects a negative image for the City. Building is located on Delmas Ave.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41535006.000

Property Description

Small brick commercial building with glass store front and green overhang. A retail business operates from the property.

Property Characteristics

Small commercial building operated by Gerrie's Boutique. Business is located on Canty St.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41535006.050

Property Description

Severely deteriorated commercial building with a boarded door and boarded windows.

Property Characteristics

This dilapidated commercial structure is a major contributor to slum and blight in the urban renewal area. The property is located in the City's historic downtown area and projects a negative image of the City. Building is located on Canty St.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41535007.000

Property Description

Deteriorated commercial building which houses two separate offices.

Property Characteristics

Commercial building located on a small lot with inadequate parking. Located on the southwest corner of Canty St and Railroad Ave.

Planned Treatment

The City of Pascagoula will take action to ensure that the building is brought up to code, and follows a rehabilitation procedure set forth by historic preservation guidelines.

Public Purpose and/or Public Use

The building being brought up to current building code requirements will eliminate a major contributor to slum and blight in the Historic District and will enhance tourism in the City by improving the City's Historic District.



PARCEL: 41560001.000

Property Description

Small vacant slab with overgrown grass and weeds

Property Characteristics

Vacant lot located on the corner of Canty and Dupont

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 41585017.000

Property Description

Large lot with overgrown grass and weeds.

Property Characteristics

Large lot located on the southwest corner of Dupont and Canty.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 41360264.000

Property Description

Vacant lot

Property Characteristics

Vacant lot located on Dupont St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

By acquiring an underutilized downtown parcel the city can find developers willing to invest in projects that will aid in the revitalization of the city's downtown area.



PARCEL: 41585019.000

Property Description

Large, brick single-family residential structure located on a large grassy lot.

Property Characteristics

Home appears to be standard. Located on Dupont Road. Home is a repetitive loss property that is more than 58% damaged, and currently does not meet elevation requirements.

Planned Treatment

The City of Pascagoula will acquire property for use as public facility.

Public Purpose and/or Public Use

Acquiring a repetitive loss property aids the city in overall recovery efforts and allows for the public use of the waterfront.



PARCEL: 40405038.000

Property Description

Overgrown lot along riverfront

Property Characteristics

Overgrown native and exotic vegetation, buildings left to ruin, empty concrete slabs, former site of U.S. Coast Guard Station.

Planned Treatment

The City of Pascagoula will inspect property to ensure it meets current building and property cleanup code requirements. If the building does not meet code the city will require the parcel to meet the code. The city will take necessary action to ensure the parcel meets current codes.

Public Purpose and/or Public Use

The property meeting current codes will eliminate a condition that contributes to slum and blight.



PARCEL: 41360265.000

Property Description

Severely deteriorated brick building with boarded windows. Lot is overgrown with weeds and grass.

Property Characteristics

Building is a major contributor to the slum and blight conditions of the urban renewal area. Building is located at the South end of Front St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a significant contributor to slum and blight.



PARCEL: 41360266.000

Property Description

Large overgrown lot with white single-family home located on the east side of the property.

Property Characteristics

Building is a major contributor to the slum and blight conditions of the urban renewal area. Public has access to this building because there is no door. Building is located at the South end of Front St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a significant contributor to slum and blight.



PARCEL: 41360267.000

Property Description

Vacant slab with debris scattered around the property.

Property Characteristics

Vacant slab with overgrown grass and weeds. Debris scattered throughout. Vacant slab is located at the South end of Front St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a significant contributor to slum and blight.



PARCEL: 41560003.000

Property Description

Large vacant lot with a brick building on the west side of the property.

Property Characteristics

Large vacant lot with a brick building. Located on the corner of Dupont and Magnolia.

Planned Treatment

The City of Pascagoula will acquire this vacant lot.

Public Purpose and/or Public Use

The redevelopment of these lots for affordable/workforce housing will help reestablish downtown as a vital commercial and residential district.



PARCEL: 41560002.000

Property Description

Long vacant lot with a wooded area.

Property Characteristics

Vacant lot situated on the Northeast corner of Dupont and Magnolia.

Planned Treatment

The City of Pascagoula will acquire this vacant lot for redevelopment

Public Purpose and/or Public Use

The redevelopment of these lots for affordable/workforce housing will help reestablish downtown as a vital commercial and residential district.



PARCEL: 40405072.000

Property Description

Large, severely deteriorated single-family home surrounded by a wooded area.

Property Characteristics

Home appears to be substandard by windshield survey. The home's poor condition contributes to slum and blight in the urban renewal area. The home is located on Magnolia St.

Planned Treatment

The City of Pascagoula will take steps to ensure the rehabilitation of this national register eligible building.

Public Purpose and/or Public Use

Bringing the residential structure up to current building codes will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 41411058.000

Property Description

Deteriorated single-family home on a small residential lot located adjacent to a library.

Property Characteristics

Residential structure located on Jackson Ave. Property has inadequate parking.

Planned Treatment

The City of Pascagoula will inspect the property to ensure compliance with applicable building and property clean-up codes, and for eligibility on the national register.

Public Purpose and/or Public Use

To reduce blight and ensure the continued safety and beauty along an important downtown street



PARCEL: 42020001.000

Property Description

Severely deteriorated shopping center surrounded by a wooden fence.

Property Characteristics

The poor condition and appearance of the shopping center project a negative image of the City. The shopping center is a major contributor to slum and blight in the urban renewal area. The shopping center is located on Southwest corner of Old Mobile Hwy. and Hospital St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

Redevelopment of this property will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 42020001.000



PARCEL: 42020001.000

Property Description

Dilapidated metal and brick building.

Property Characteristics

Commercial building operating as an automotive shop. The building is a major contributor to slum and blight in the urban renewal area. Commercial building is located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment

Public Purpose and/or Public Use

Redevelopment of this property will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 42020001.25

Property Description

Two-story, brick commercial building that appears to be in standard condition.

Property Characteristics

M&M bank operates out of this commercial building. Commercial building is located on Old Mobile Hwy.

Planned Treatment

The City of Pascagoula will acquire for demolition and redevelopment

Public Purpose and/or Public Use

Redevelopment will eliminate the slum and blight influence of the urban renewal area



PARCEL: 42020003.000

Property Description

Vacant grassy lot.

Property Characteristics

Vacant lot located on Hospital St. and owned by the City of Pascagoula.

Planned Treatment

Owned by the City of Pascagoula

Public Purpose and/or Public Use

Redevelopment will make mixed-use workforce housing more readily available in the central part of Pascagoula



PARCEL: 40401003.000

Property Description

Vacant grassy lot.

Property Characteristics

Vacant lot located on the Northeast corner of Old Mobile and Hospital St. Owned by the City of Pascagoula.

Planned Treatment

Owned by the City of Pascagoula

Public Purpose and/or Public Use

Redevelopment will make mixed-use workforce housing more readily available in the central part of Pascagoula.



PARCEL: 41703112.00

Property Description

Small vacant lot

Property Characteristics

Vacant lot located on the west side of Hospital Road and Tupelo Road.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

For the creation of much needed residential development.



PARCEL: 41702754.000

Property Description

Deteriorated multi-family residential building

Property Characteristics

Older tenement building at intersection of Telephone Road and Kenneth Street, appears deteriorated, currently a major contributor to slum and blight conditions.

Planned Treatment

The City of Pascagoula will investigate the property for eligibility to the national register of historic places. The city of Pascagoula will inspect the property for building code and ensure that the property is brought up to code.

Public Purpose and/or Public Use

Bringing the property to code will help eliminate the slum and blighting influence its deteriorated conditions contributes, and seeking nomination to the national register may provide impetus for further rehabilitation



PARCEL: 41702766.000

Property Description

Deteriorated residential building

Property Characteristics

Older building on Kenneth Street appears deteriorated, currently a major contributor to slum and blight conditions.

Planned Treatment

The City of Pascagoula will investigate the property for eligibility for inclusion to the national register of historic places. The city of Pascagoula will inspect the parcel for building code violations, and take necessary action if the property is not brought to current codes.

Public Purpose and/or Public Use

Bringing the property to code will help eliminate the slum and blighting influence its deteriorated conditions contributes, and seeking nomination to the national register may provide impetus for further rehabilitation



PARCEL: 41702804.000 + 41702805.000

Property Description

A pair of overgrown parcels

Property Characteristics

Two vacant lots on Kenneth Street with overgrown native and exotic vegetation. Used partly as an informal gathering space for neighborhood residents and partly as a parking lot.

Planned Treatment

The City of Pascagoula will take necessary measures to ensure that the two parcels meet the property cleanup requirements.

Public Purpose and/or Public Use

Cleaning up the parcel will eliminate a slum and blight inducing property



PARCEL: 41702806.000

Property Description

A single-family residential building.

Property Characteristics

The building is dilapidated, and the property is strewn with refuse and vehicles in various states of operation. Located on Kenneth St.

Planned Treatment

The City of Pascagoula will inspect the property for building code compliance and enforce property cleanup.

Public Purpose and/or Public Use

Elimination or rehabilitation of substandard structure and unsightly property will improve neighborhood image and encourage renewal of neighborhood.



PARCEL: 41702808.000

Property Description

Single family residential building adjacent a commercial business.

Property Characteristics

A deteriorated architecturally and culturally significant property located on Kenneth Street. This property is one of the last remaining shotgun houses in Pascagoula.

Planned Treatment

The City of Pascagoula will investigate the property for inclusion on the national register of historic places. The City will inspect the building for building and property cleanup code compliance.

Public Purpose and/or Public Use

The rehabilitation of this significant property will enhance the civic value of Pascagoula and aid in the renewal of the neighborhood.



PARCEL: 41702809.000

Property Description

Single family home

Property Characteristics

Deteriorated home on Kenneth Street

Planned Treatment

The City of Pascagoula will inspect the property for building code and property cleanup requirements.

Public Purpose and/or Public Use

Elimination or rehabilitation of substandard home



PARCEL: 41702949.000

Property Description

Large commercial warehouse

Property Characteristics

Deteriorated cinderblock building on Kenneth Street

Planned Treatment

The City of Pascagoula will inspect the building and parcel for code violations

Public Purpose and/or Public Use

Reducing code violations will decrease the blighting effects of this property.



PARCEL: 41703303.000

Property Description

Small single family residential building

Property Characteristics

Small Domestic structure on Kenneth Street sandwiched between two intense commercial properties. Possible building code violations

Planned Treatment

The City of Pascagoula will inspect for code violations, and review for zoning change.

Public Purpose and/or Public Use

Eliminating a blighted property surrounded by incompatible development will ease the slum-like characteristics of the area.



PARCEL: 41702802.000

Property Description

Deteriorated residential building

Property Characteristics

Older building on Kenneth Street appears deteriorated, currently a major contributor to slum and blight conditions.

Planned Treatment

The City of Pascagoula will investigate the property for eligibility to the national register of historic places. The city of Pascagoula will inspect the property for building code and ensure that the property is brought up to code.

Public Purpose and/or Public Use

Bringing the property to code will help eliminate the slum and blighting influence its deteriorated conditions contributes, and seeking nomination to the national register may provide impetus for further rehabilitation.



PARCEL: 41703602.000

Property Description

Vacant land adjacent to a motel

Property Characteristics

Dead or dying trees deteriorated fence bare concrete slab along Kenneth Street

Planned Treatment

The City of Pascagoula will inspect for property cleanup

Public Purpose and/or Public Use

Eliminate a blighting influence on surrounding property.



PARCEL: 41702765.000

Property Description

Deteriorated residential building

Property Characteristics

Older building on Kenneth Street appears deteriorated, currently a major contributor to slum and blight conditions.

Planned Treatment

The City of Pascagoula will inspect the parcel for building code violations, and take necessary action if the property is not brought to current codes.

Public Purpose and/or Public Use

Bringing the property up to codes will help eliminate the slum and blighting influence of this property



PARCEL: 41703312.000 + 41703310.000

Property Description

Large commercial property with metal and cinder block auto repair store along highway 90

Property Characteristics

Deteriorated and unsightly structure, along highway 90, property cleanup and landscape ordinance violations

Planned Treatment

The City of Pascagoula will inspect the property for code compliance

Public Purpose and/or Public Use

Bringing the building up to code will help eliminate the influences of slum and blight conditions



PARCEL: 41703509.000

Property Description

Commercial building along highway 90

Property Characteristics

Deteriorating commercial property

Planned Treatment

The City of Pascagoula will inspect for code violations

Public Purpose and/or Public Use

Eliminate a slum and blighting influence



PARCEL: 41702813.000

Property Description

A commercial building along Highway 90.

Property Characteristics

Two story commercial building on Highway 90 with possible building code, landscape, sign, and property cleanup violations.

Planned Treatment

The City of Pascagoula will inspect property for code compliance

Public Purpose and/or Public Use

Enforcing the city's property codes will enhance the area and eliminate the properties blighting influence.



PARCEL: 41703304.000

Property Description

Vacant commercial parcel

Property Characteristics

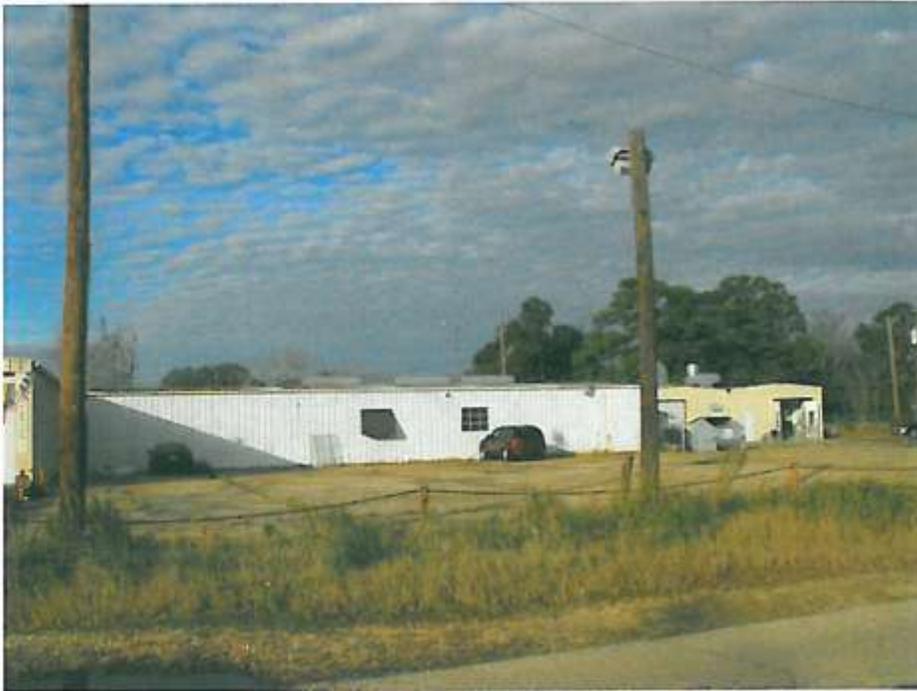
Overgrown weeds, abandoned parking pavement, deteriorated metal buildings along highway 90.

Planned Treatment

The City of Pascagoula will enforce property cleanup and building codes.

Public Purpose and/or Public Use

Eliminating this slum area will improve public perception of highway 90 and Pascagoula.



PARCEL: 41703507.000

Property Description

Commercial strip along Highway 90

Property Characteristics

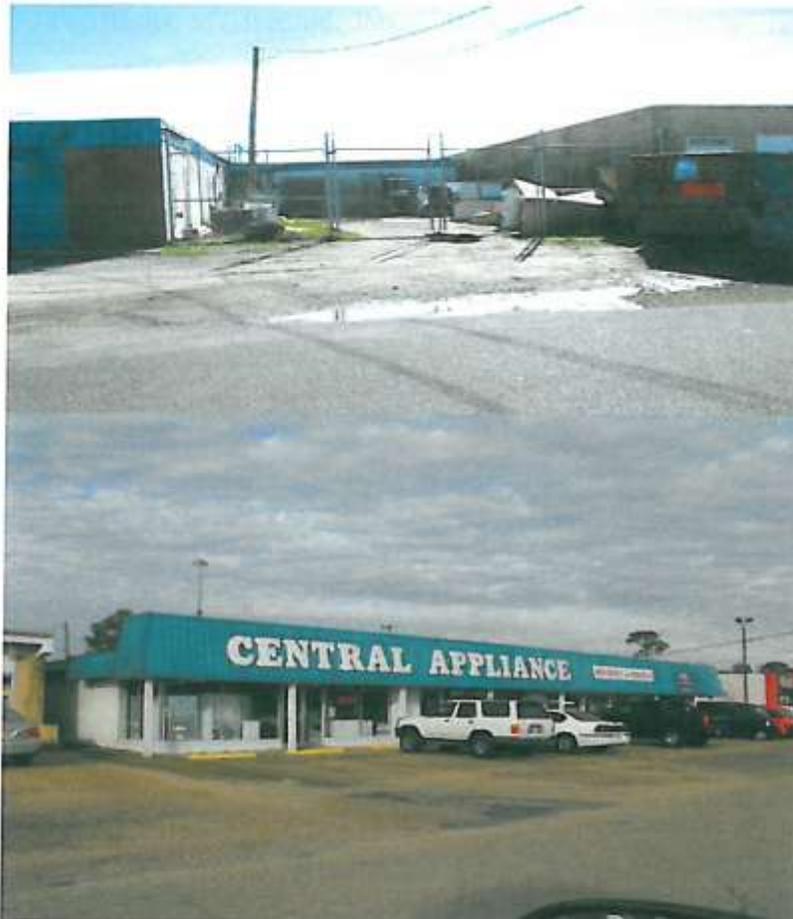
Deteriorating buildings along Kenneth Street property cleanup violations, possible sign and landscape ordinance violations

Planned Treatment

The City of Pascagoula will inspect properties for code violations

Public Purpose and/or Public Use

Elimination of blighting characteristics aids redevelopment of area.



PARCEL: 41702738.000

Property Description

Grouping of large metal buildings

Property Characteristics

Buildings are located along the northern section Market Street on a large lot in a commercial district

Planned Treatment

The City of Pascagoula will inspect buildings to insure that they meet current building and landscape requirements. If the building does not meet current codes, the City will require the structures to meet code. The City will take action to ensure the parcel meets code

Public Purpose and/or Public Use

The buildings meeting code will eliminate a condition that contributes to the conditions of slum and blight.



PARCEL: 41702939.000

Property Description

Abandoned single family residential building

Property Characteristics

Building on Victor Street is in a dilapidated condition and grass is overgrown

Planned Treatment

The City of Pascagoula will inspect property for building code and property cleanup compliance. The city will take necessary action to ensure that compliance is met.

Public Purpose and/or Public Use

Removal or elimination of a substandard structure will aid in reducing blight and slum conditions.



PARCEL: 41702943.000

Property Description

Single-family residential building

Property Characteristics

Property on Victor Street may be considered in substandard condition and is both significant architecturally and may feature culturally significant (West African) landscape patterns.

Planned Treatment

The City of Pascagoula will inspect the home for building code violations, and investigate the parcel for eligibility for inclusion to the national register.

Public Purpose and/or Public Use

Bringing the building up to codes and rehabilitation will help eliminate the blighting influence of the property.



PARCEL: 41702944.000

Property Description

Single family residential building

Property Characteristics

Deteriorating single family home on Victor Street

Planned Treatment

The City of Pascagoula will inspect for building code compliance

Public Purpose and/or Public Use

Bringing the property up to codes will help eliminate the slum influence of substandard structures.



PARCEL: 41702945.000

Property Description

Single family residential building

Property Characteristics

Makeshift repairs and generally poor appearance connotes additionally building code violations along Victor Street

Planned Treatment

The City of Pascagoula will inspect the building for code violations

Public Purpose and/or Public Use

Eliminating building code violations and substandard structures will reduce the effects of blight.



PARCEL: 41702948.000

Property Description

Single family residential building

Property Characteristics

Deteriorated single family home on Victor Street, with overgrown vegetation

Planned Treatment

The City of Pascagoula will inspect for building code and property cleanup violations

Public Purpose and/or Public Use

Eliminate slum and blight inducing conditions.



PARCEL: 41702951.000

Property Description

Single family residential building

Property Characteristics

Deteriorated single family building on Victor Street of dubious structural integrity. Appears to be property cleanup violations.

Planned Treatment

The City of Pascagoula will inspect for building code and property cleanup

Public Purpose and/or Public Use

Eliminate blight inducing qualities of property.



PARCEL: 41702952.000

Property Description

Large vacant lot

Property Characteristics

Overgrown native and exotic invasive vegetation on a lot on Victor Street, strewn with debris and a small abandoned structure.

Planned Treatment

City of Pascagoula will enforce property cleanup

Public Purpose and/or Public Use

Eliminate blight and slum inducing qualities.



PARCEL: 41702958.000

Property Description

Single-family domestic structure

Property Characteristics

It is a small deteriorating residential building on Victor Street of questionable structural integrity.

Planned Treatment

The City of Pascagoula will inspect the property for code compliance and enforce any violations

Public Purpose and/or Public Use

Eliminate building code violations will decrease blight



PARCEL: 41702970.000 + 41702969.000

Property Description

Small single-family domestic building

Property Characteristics

Overgrown lot with on Victor Street with native and exotic invasive vegetation and building possibly in violation of building code ordinance.

Planned Treatment

The City of Pascagoula will inspect building for building code and property cleanup violations

Public Purpose and/or Public Use

Bringing the property up to codes will eliminate the blighting influence of this parcel.



PARCEL: 41702971.000

Property Description

Single-family residential building

Property Characteristics

Deteriorated structure on Victor Street possible building code violations

Planned Treatment

The City of Pascagoula will inspect for building code and property cleanup violations

Public Purpose and/or Public Use

Eliminating code violations will curb blight conditions



EXHIBIT 7

- **PLANNED RENEWAL TREATMENT
FOR LAND AND IMPROVEMENTS
BY TAX PARCEL NUMBER**

PARCEL: 41700701.025

Property Description

Empty lot/overgrown

Property Characteristics

Commercial building that does not meet current building codes. Property is severely deteriorated and contributes to the slum and blight conditions in the urban renewal area. Located on the North end of Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

To eliminate a substandard structure and safety hazard, which is a significant contributor to slum and blight.



PARCEL: 41700701.025

Property Description

Commercial fishing lot that is severely overgrown. Lot is not maintained and contributes to the slum and blight of the urban renewal area.

Property Characteristics

Property is severely deteriorated and contributes to the slum and blight conditions in the urban renewal area. Lot is located on the Northern end of Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

To eliminate a substandard lot, which is a significant contributor to slum and blight.



PARCEL: 41700701.050 (Riverside)

Property Description

Multiple overgrown, vacant lots with severely deteriorated piers caused by storm damage.

Property Characteristics

Property has high grass and weeds. Located on Flechas St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate conditions that contribute to slum and blight and enhance the City's tourism by improving the City's waterfront view.



PARCEL: 41700701.050 (City side)

Property Description

A vacant lot with high grass and weeds.

Property Characteristics

Vacant lot with debris scattered around the property. Lot is overgrown with weeds and tall grass. Lot is located on Flechas St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

The property being redeveloped will eliminate a contributor to slum and blight.



PARCEL: 41700702.00 (City side)

Property Description

Large lot with a boat repair shop on the back third of the property. Front portion of the lot is vacant.

Property Characteristics

Vacant lot with a boat repair shop on the back portion of the property and is located on the East side of Flechas St.

Planned Treatment

The City of Pascagoula will acquire property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate the slum and blight conditions and enhance tourism in the City by improving the City's waterfront.



PARCEL: 41700701.000

Property Description

Vacant, single-family residential structure situated on a medium sized lot and located adjacent to a commercial business.

Property Characteristics

Deteriorated, vacant, single-family home contributing to the slum and blighted conditions of the urban renewal area. Single-family home is located on Flechas St.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate conditions that contribute to slum and blight.



PARCEL: 41700704.000

Property Description

Large, overgrown lot with scattered debris and abandoned equipment.

Property Characteristics

Overgrown grass, weeds and scattered debris on the property contributes to slum and blight. Lot is located on the Northeast corner of Flechas St. and Lake Av.

Planned Treatment

The city will acquire and clear the property for redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate conditions that contribute to slum and blight.



PARCEL: 41701119.000

Property Description

Vacant, residential structure which is severely deteriorated. Lot is overgrown with weeds and grass.

Property Characteristics

Residential structure does not meet current building code. Property is dilapidated and contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate the slum and blight conditions of the Urban Renewal Area.



PARCEL: 41701128.100

Property Description

A dilapidated, single-family residential structure. Lot is severely overgrown with weeds and grass.

Property Characteristics

Property is severely deteriorated, yard is not maintained and debris is scattered around the lot. This property contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

The building being brought up to code will eliminate the slum and blight conditions of the Urban Renewal Area.



PARCEL: 41701125.000

Property Description

Dilapidated, single-family residential structure located on a corner lot

Property Characteristics

Property is severely deteriorated, and lot is overgrown. The property contributes to slum and blight in the urban renewal area.

Planned Treatment

The city will acquire the property for demolition and redevelopment.

Public Purpose and/or Public Use

Acquisition and redevelopment will enable the city to improve the targeted area by removing property that contributes to slum-like conditions.



PARCEL: 40407109.050

Property Description

Small, vacant lot with a slab located on the Northeast side of the property and a buisness located on the Southeast side of the property. Building is severely deteriorated and entire lot is overgrown with weeds and grass. Parcel can be seen from Denny St.

Property Characteristics

Small, vacant lot with overgrown weeds, dilapidated structure and debris scattered throughout lot. Property contributes to slum and blight of urban renewal area. Lot is located on the S. Cedar St.

Planned Treatment

The city will acquire the property and clear for demolition and redevelopment.

Public Purpose and/or Public Use

The property being brought up to code will eliminate the slum and blight conditions of the urban renewal area.



PARCEL: 40407109.050

Property Description

Deteriorated, blue metal building situated on large waterfront lot.

Property Characteristics

Severely overgrown with weeds and grass and can be viewed from a major roadway, Denny St. and is located on Cedar St. This property is a significant contributor to slum and blight in the urban renewal area.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of the property will remove an influence of slum and blight conditions of the urban renewal area.



PARCEL: 40407108.000

Property Description

Deteriorated, white metal storage building situated on large commercial lot.

Property Characteristics

Deteriorated commercial structure can be viewed from a major roadway, Denny St. and is located on Cedar St. A significant contributor to slum and blight in the urban renewal area.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 40407064.000

Property Description

Vacant, overgrown lot

Property Characteristics

Water front lot that contributes to slum and blight conditions. Located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire the property for redevelopment.

Public Purpose and/or Public Use

The property being acquired will eliminate conditions that contribute to slum and blight, while enhancing the waterfront and increasing tourism.



PARCEL: 40407116.000

Property Description

Commercial building that appears to be vacant located on a larger commercial lot. Debris scattered throughout property.

Property Characteristics

Large, deteriorated commercial structure, which appears to be vacant. Lot is not maintained and debris scattered around property. Major contributor to slum and blight in the urban renewal area. Located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.



PARCEL: 41701207.000

Property Description

Dilapidated metal building with abandoned boats on the front side of the property.

Property Characteristics

Building is vacant and substandard. Major contributor to slum and blight of the urban renewal area. Lot is located on Cedar St.

Planned Treatment

The City of Pascagoula will acquire property for demolition and redevelopment.

Public Purpose and/or Public Use

The redevelopment of this property will enhance the waterfront view of the city and remove the influence of slum and blight.

