



PRA Minutes / Regular Meeting  
March 15, 2021 | 9:00 a.m.  
Jackson County Chamber of Commerce Boardroom

The Pascagoula Redevelopment Authority met in a regular meeting at the Jackson County Chamber of Commerce Boardroom on Monday, March 15, 2021. Dr. Hal Moore called the meeting to order at 9:00 a.m. and established a quorum with the following present:

Chairman, Dr. Hal Moore  
Board Member, Alice Walker  
Board Member, Alan Sudduth  
Board Member, Henry Fox  
Board Member, Jimmy Estabrook

**Others Present:**

PRA Executive Director, Donovan Scruggs	Paige Roberts
PRA Attorney, Amy St Pe'	Shannon Strunk
City Manager, Michael Silverman	Jerry St. Pe'
Revitalization Project Manager, Debra Strycker	George Freeland
Mary Martha Henson	

- All votes are unanimous unless a nay vote is indicated following the motion.

**A motion was made by Sudduth and seconded by Walker** to approve the minutes from the February 8, 2021 PRA Board meeting. **All voted in favor.**

Next, the PRA discussed the outstanding invoices presented to the City. **Sudduth made a Motion, Seconded by Estabrook** that the invoice to Amy Lassitter St. Pe', PA in the amount of \$1,650 be paid; the invoice to Rankin & Associates for \$200 be paid and the invoice from Debra Strycker in the amount of \$5,000 be paid. **All voted in favor.**

The Board received an update from Shannon Strunk on City Centre and a request to the PRA that in lieu of CDI funding, that the PRA consider selling the bank drive-thru property that is currently connected to the future site of the City Centre for the option price of \$3,000. The Board had a thorough discussion regarding the request, and found that City Centre is an important project for the City's continued downtown development and that its success could influence and impact other developers to move forward with their downtown plans; PRA considered the fact

that City Centre has not received any PRA funding through CDI grants to which it would have qualified for 25% of project cost and that PRA's agreement to consider the Option Price is in line with the PRA's delegated authority to remove blight from the CDI designated district. Based on all of the above, **a Motion was made by Estabrook** that the PRA transfer the bank drive-thru property to City Centre for the total sum of \$3,000 with the requirement that a reversionary clause be included in the Deed so that if the City Centre is not developed as a multi-use development that the PRA may exercise its right of reversion, and the Motion further authorizes PRA Chairman, Dr. Hal Moore, to execute the deed making the transfer. **Said Motion was seconded by Mrs. Walker.** All voted in favor.

Next came a discussion of the Live Riverfront Program. A motion was made by **Estabrook** and seconded by **Walker** to amend the Live Riverfront Program so that the rental incentive is not limited to the riverfront townhomes but is also available to developers working with the PRA in the downtown CDI District so long as funding is available. **All voted in favor.**

**Continuing the discussion of the Live Riverfront Program, a Motion was made by Fox and seconded by Walker** to further amend the Live Riverfront Program so that "owners, or principals of owners [*as opposed to the original version which required the renters to be employed by a company/person that was a member of the JCEDF*], of residential and/or mixed-use properties that have been developed or supported through PRA assistance and are located within the Riverfront or Downtown CDI District, are eligible for up to \$400 credit per month per residential unit for one year toward the cost of monthly rent. The annual rent credit may be renewed up to a total of five years pending availability of funds. Further, the Motion included that in order to be eligible for the rent credit, the Owner, or principals of the Owner, must be a member of the Jackson County Economic Development Foundation (JCEDF). **All voted in favor EXCEPT JIMMY ESTABROOK RECUSED FROM THE VOTE.**

Next the Executive Director updated the Board on Anchor Square. The Board was informed that Artifex DBD, LLC is interested in repurposing the cottages to residential use like the project in Ocean Springs. After discussion, a **Motion was made by Fox and seconded by Estabrook** to agree to an MOU with Artifex granting them a first right of refusal for 90 days so that they can review the numbers and perform their due diligence for the Anchor Square Project. **All voted in favor.**

**The Board received a CDI application for Jason Poole for the Plaza West Building. The Board took under advisement but did not take any official action on the CDI request.**

**Walker made a motion to adjourn, seconded by Fox.**