



PRA Minutes / Special Called Meeting
 September 27, 2021 | 9:00 a.m.
 City of Pascagoula City Hall Conference Room

The Pascagoula Redevelopment Authority met in a special called meeting at the City of Pascagoula City Hall Conference Room on Monday, September 27, 2021. Dr. Hal Moore called the meeting to order at 9:00 a.m. and established a quorum with the following present:

Chairman, Hal Moore
 Board Member, Alice Walker
 Board Member, Henry Fox
 Board Member, Jimmy Estabrook

Others Present:

PRA Attorney, Amy St Pe'
 City Manager & Acting Executive Director of PRA, Michael Silverman
 Patrick Collins, City of Pascagoula Planning Director
 Geoff Clemens
 Katie Lee (via phone call)

There was discussion on selecting a new meeting date and time for the PRA. For the October meeting, Wednesday, October 20, 2021 at 8:00 a.m. at the Jackson County Chamber of Commerce Conference Room was selected. The 3rd Tuesday of each month at 8:00 a.m. at the Jackson County Chamber of Commerce Conference Room was selected for all other future PRA meetings. **All voted in favor. Motion passed.**

Next, there was discussion on Request for Proposals received for 650 Delmas Avenue. One (1) RFP was received from NOLA Revival Group. Their proposal was to purchase all three (3) parcels (Parcel ID Numbers: 41411026.00, 41411027.000, and 41411028.00) for \$100,000 for a mixed-use project constructed in two (2) phases. Phase 1 includes residential apartments, hotel rooms and retail space. Phase 2 will tie into Phase 1 and will be a mixed-use space based on market response.

PRA Executive Director and Attorney confirmed that the disposition of the property was in accordance with Mississippi Code Section 43-35-19 and Pascagoula Urban Renewal Property Disposition Plan. The PRA had a competitive bidding process whereby it published in the Sun Herald a "Request for Proposals" for the development of the property to be sold. This publication ran for thirty (30) days prior to the date the proposal was opened on Friday, September 24, 2021. The notice identified the property to be sold and gave a deadline for submission of proposals and stated the date said proposals would be opened, along with the address and place where additional information regarding the property could be obtained. Further, it was determined that

the NOLA Group Proposal contained the minimum information required including: (a) detailed description of the development including cost estimates, (b) schematic drawing of improvements, (c) site plan, (d) documentation indicating financial and legal ability to undertake the development, (3) Bid Price, which was required to be at a minimum fair market value as defined in MCA 43-35-19 (in determining fair value of real property for uses in accordance with the urban renewal plan, the PRA shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser, and the objectives of such plan for the prevention of the recurrence of slum or blighted areas.)

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

After confirming that all legal requirements were met to allow PRA to transfer said property,

Motion was made by Jimmy Estabrook, Seconded by Henry Fox to accept the RFP and to notify NOLA Revival Group of PRA's Intent to accept the proposal submitted by NOLA for the purchase of the following parcels: 41411026.00, 41411027.000, and 41411028.00 in the amount of \$100,000, which was determined to be a fair value of the real property as defined in MCA 43-35-19, and with all restrictions contained in the deed, including a reverter clause, as outlined in the disposition plan and MCA 43-35-19. Authorization was given to the Attorney to take steps to close on the sale of said property at the expiration of 30 days as required by MCA 43-35-19 and the Disposition Plan. It was noted that Jackson County has a 3-year reverter clause on the parcel purchased by the PRA.

The PRA was provided a copy of the CDI Agreement for Hotel Whiskey. There was discussion regarding paragraph 4.2.a of the Agreement on PRA funding obligations.

Motion was made by Henry Fox, Seconded by Alice Walker to approve the Hotel Whiskey CDI Agreement with a clarification on paragraph 4.2.a regarding the amount of \$1,250,000 potentially being corrected to \$2,500,000. **All voted in favor. Motion passed.**

Henry Fox made a motion to go into closed session, Seconded by Jimmy Estabrook to determine the need for executive session.

All voted in favor. Motion passed.

It was announced to the public that the PRA was in executive session to discuss the expansion of business or industry related to waterfront development.

Henry Fox made a motion, seconded by Jimmy Estabrook to go into executive session to discuss the expansion of business or industry related to waterfront development. **All voted in favor. Motion passed.**

Jimmy Estabrook made a motion to come out of executive session, Seconded by Alice Walker.
All voted in favor. Motion passed.

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Back in Open meeting, there was a general discussion about providing budget and activities to the City of Pascagoula to be filed by October 15, 2021. Completed financial statement should be ready by October 5, 2021. The Executive Director reported that the Budget and the Statement of Activities have been provided to the City Council.

Next Regular Meeting will be held on Wednesday, October 20, 2021 at 8:00 a.m. at the Jackson County Chamber of Commerce.

Alice Walker made a motion to adjourn, Seconded by Henry Fox. All voted in favor. Motion passed.