



PRA Minutes / Regular Meeting  
May 24, 2021 | 8:00 a.m.  
Jackson County Chamber of Commerce Boardroom

The Pascagoula Redevelopment Authority met for its meeting at the Jackson County Chamber of Commerce Boardroom on Monday, May 24, 2021. Dr. Hal Moore called the meeting to order at 8:00 a.m. and established a quorum with the following present:

Chairman, Hal Moore  
Board Member, Alice Walker  
Board Member, Alan Sudduth  
Board Member, Henry Fox

- Board Member, Jimmy Estabrook entered the meeting as noted below.

**Others Present:**

PRA Attorney, Amy St Pe'	Jim Blevins
City Manager, Michael Silverman	Michael Craven
Revitalization Project Manager, Debra Strycker	
Mayor Steve Demetropoulos	
Mayor-elect Jay Willis	
City Attorney, Michael Moore	
Blake May	Sen. Brice Wiggins
Ramsay Taylor	Walker Foster
Paige Roberts, CoC	Shannon Strunk
Katarina Luketich, PIO	Donovan Scruggs
Jerry St. Pe'	Jourdan Nicaud
Mark Walsh	Rimmer Covington
Delores Nettles	

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

For informational purposes, a presentation was made by Rimmer Covington concerning his vision and plans for Lowry Island. Comments were received by Mayor Demetropoulos who left the meeting after this discussion.

**A Motion was made by Alan Sudduth and seconded by Alice Walker** to approve the Live Riverfront application for Jim Blevins for a \$400 subsidy for a 6 month period for a total of \$2,400. **All voted in favor of the Motion.**

Next, the PRA considered the outstanding monthly invoices. A motion was made by Henry Fox and seconded by Alice Walker to make payment to PRA Attorney, Amy St. Pe', in the amount of \$2, 775; to Rankin & Associates in the amount of \$200; and to Debra Strycker in the amount of \$5,000. Motion passed. These disbursements will be made from the PRA's Working Account.

PRA then considered the invoice from USM for the feasibility study of the innovation center, a Motion was made by Alan Sudduth and seconded by Henry Fox. This disbursement will be made from the working account with reimbursement from the JCEDF through the downtown revitalization funds. All voted in favor. Dr. Moore will send a letter thanking USM for their partnership and work on the feasibility study.

PRA next addressed the outstanding CDI funding with the following actions taken:

1. **Motion by Alice Walker, seconded by Alan Sudduth** to approve the draw request of Jason Poole for 726 Delmas avenue in the amount of \$83,264.31 pending City inspection by Michael Silverman. **All voted in favor of the Motion.**
2. **Motion was made by Alice Walker, seconded by Alan Sudduth** to approve the final draw request of Jason Poole for 709 Delmas Avenue, which notably came in under budget, in the amount of \$71,057.17. **Motion passed.**
3. **Motion was made by Alan Sudduth and seconded by Alice Walker** to approve the draw request of Ramsay Taylor in the amount of \$60,000 pending City inspection by Michael Silverman and to change the CDI agreement to reflect the final draw at \$67,500. **Motion passed.**

These reimbursements will be drawn from the PRA's second CDI account.

- JIMMY ESTABROOK ENTERED THE MEETING.

**Discussion ONLY on the following items:**

- (1) Downtown update by Debra Strycker was provided to the PRA.
- (2) Developers for Hotel Whiskey gave a more detailed follow-up presentation concerning their plans to build a hotel on the Brumfield property. The Hotel project is estimated to be a \$5,000,000 investment (Phase 1 & 2). They indicated that they will submit their formal request for funds at an early date.
- (3) Developer Jourdan Nicaud provided the PRA an update on the two properties he has recently placed under contract: (1) the Ice House and (2) Graham Property (Dupont Avenue) near the County Complex. The Ice House will be converted to

apartments at an estimated cost of \$5-8M. The restaurant project is estimated to cost \$1.5M.

- (4) PRA heard from Walker Foster about development plans for Market Street property owned by the Forster -Martin Enterprises. It was noted that this property does not fall within the PRA's downtown footprint.
- (5) PRA received an update (by telephone) on Phase II Riverfront Townhomes by Brandon Elliott. Construction has been delayed due to rising costs of building materials.
- (6) PRA heard plans from Delores Nettles for D'LO's coffee to be located at 703 Delmas.
- (7) Ramsay Taylor presented plans for the development of the Monica's building.

**A Motion was made by Alan Sudduth and seconded by Jimmy Estabrook** to request Debra Strycker to present to the City Council ideas for a dog park on the city owned parcel south of the parking garage, and if approved, then authorized her to apply for a grant to cover the cost of the park. **The Motion passed.**

After reviewing the financials for May, **a motion was made by Henry Fox, seconded by Alan Sudduth** to approve the May Financials and to request said financials be provided in the packet to the City Council. **All approved, Motion passed.**

**Mrs. St. Pé was asked to contact Scott Rankin, CPA, confirming his engagement to prepare Financial Statements as required by the PRA's by-laws and MCA Section 43-35-33.**

**Next, a motion was made by Alice Walker and seconded by Henry Fox to authorize the City Manager to open four additional accounts :**

- a. GCRF, 2020 - to hold the \$4M allocated for City Centre
- b. GCRF, 2020 - to hold the \$1M allocated for the Innovation Center
- c. GCRF, 2021 - to hold the \$3M allocated for downtown (e.g. hotel) projects
- d. Bond, 2021 - to hold the \$4.4M allocated for downtown projects.

Michael Silverman will be a signatory (along with Alice Walker) on all accounts and Donovan Scruggs will be removed as a signatory on existing accounts.

**Henry Fox made a motion to approve the 4/21/21, 4/26/21 and 4/28/21 minutes and to submit the approved minutes to City Council. This motion was seconded by Alice Walker. Following discussion, the motion was approved.**

**Alice Walker** made a motion to go into closed session to determine the need for executive session. This was seconded by Jimmy Estabrook.

**Motion was made by Alan Sudduth and seconded by Alice walker** to go into executive session to discuss personnel (executive director) and property purchase to further riverfront and downtown development. **All voted in favor, motion was approved.**

**Jimmy Estabrook made a motion, seconded by Alice Walker** to authorize the PRA Attorney to contact the property owner re potential purchase and authorize negotiations up to the limit set by PRA. All details of the transaction will be placed in the minutes following acceptance of a contract or finalization of negotiations. **All voted in favor, motion passed.**

Next **a motion was made by Alan Sudduth seconded by Henry Fox** to offer Jackson County the appraised price of the County owned property connected to PRA's Brumfield site and to pay the cost of the appraisal (\$950). All voted in favor. **Motion passed.** This purchase and the cost of the appraisal will be drawn from the PRA's second CDI account.

**Jimmy Estabrook made a motion** to come out of executive session, **seconded by Alan Sudduth**. **Motion passed.**

**Jimmy Estabrook made a motion to adjourn, seconded by Sudduth.** **Motion passed.**