



PRA Minutes / Regular Meeting  
July 19, 2021 | 9:00 a.m.  
Jackson County Chamber of Commerce Conference Room

The Pascagoula Redevelopment Authority met at the Jackson County Chamber of Commerce Conference Room on Monday, July 19, 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, Jimmy Estabrook
- Board Member, Alan Sudduth

**Others Present:**

- |                                 |                    |
|---------------------------------|--------------------|
| PRA Attorney, Amy St Pe'        | Chip Cole          |
| City Manager, Michael Silverman | Delorise Nettles   |
| Paige Roberts, JCCC             | Laurie Jugan, MSET |
| T. McCorvey, United Way         | Davis Pace, MSET   |
| Shannon Strunk                  | Eric Page, JCUA    |
| Rebecca Davis, Main Street      | Guy Moore, JCUA    |
| Jason Poole                     |                    |

Eric Page, Executive Director of the JCUA and Guy Moore, Pascagoula's representative on the JCUA were welcomed to the meeting. There was significant discussion regarding odor mitigation at the Pascagoula Wastewater Treatment Facility. PRA members and developer stakeholders expressed their opinions that the odor emanating from the plant hinders downtown development. Mr. Page shared ongoing mitigation efforts and stated that the waste pools would be relocated in 8 years at the earliest. Mr. Page and Mr. Moore expressed interest in partnering with the PRA in requesting state and federal funds for more immediate mitigation (e.g. domes over the waste pools).

**Alice Walker made a motion. Seconded by Jimmy Estabrook, to authorize Michael Silverman(City & PRA) to work with Eric Paige(JCUA) to construct an MOU to reflect possible actions the groups could collectively take to find funding sources to help mitigate the odor at the Pascagoula Wastewater Treatment Facility. The motion passed, all voted in favor.**

Next, there was a discussion with MSET Program Director, Laurin Jugan and MSET CEO, Davis Pace, regarding the Singing River Innovation HUB on the riverfront. The Operational Plan for the Innovation HUB was presented. The advantages of continued close collaboration between PRA and MSET was agreed by all.

The Resolution to authorize PRA's application for GCRF Funding for downtown revitalization and development to include the historic Pascagoula Train Depot, improvements to Anchor Square and additional development opportunities within the CDI zone was discussed. **Motion was made by Alan Sudduth to approve the resolution, Seconded by Jimmy Estabrook. All voted in favor. Motion approved.**

Next, PRA Attorney notified the PRA Board of the Attorney General's Opinion authorizing the PRA to make a loan to City Centre for the amount of funds awarded to City Centre through the GCRF 2021 allocation. Further it was noted that the previous action taken by the PRA board to request the City Council to revise the PRA's creation resolution and the need to amend the bylaws was no longer needed as the question regarding the legal authority to make a loan had been answered by the Attorney General's office. As such, **Alice Walker made a motion, seconded by Alan Sudduth** to accept the Attorney General's Opinion issued to the PRA through attorney, Amy St. Pe', dated June 30, 2021, and to rescind any previous action related to a request to City Council to amend the creation resolution or the bylaws. **All voted in favor. Motion passed.**

**Jimmy Estabrook made a motion, seconded by Alice Walker** to approve the Loan Agreement prepared by Butler Snow on behalf of Shannon Strunk/City Centre, LLC between PRA and City Centre, LLC for the GCRF funds in the amount of \$4,000,000 that was specifically awarded in Section 18 of Senate Bill 2977 2020 Regular Session of the Mississippi Legislature for the development of City Centre and that said Loan Agreement being signed simultaneously with a separate agreement between PRA and Shannon and Cynthia Strunk to require personal guarantees in the full amount of the grant award to ensure that all MDA requirements imposed on the PRA, including the following performance metrics:

- (1) The construction on the property will be completed by June 30, 2022; and (2) The Project will create at least twenty-seven (27) residential units and at least one (1) commercial space on the bottom floor of the building.

At the time the performance metrics, and any and all MDA grant requirements, are met, the personal guarantees will be released the Agreement shall be voidable. **All voted in favor, Motion passed.**

Next, there was a discussion on the CDI agreement requirements. **Jimmy Estabrook made a motion, seconded by Alan Sudduth** to allow two options on the CDI agreements (1) developers will personally guarantee the grant amount or (2) developers will agree that no progress payments will be made and that the grant funds will not be disbursed until project completion and all MDA performance

metrics/requirements have been met. If there is no personal guarantee and no agreement to delay the grant payment then the funds will not be given under the CDI agreement as this would open the PRA to the liability of reimbursing the grant funds for an incomplete project. **All voted in favor, Motion passed.**

Next, the CDI application of Jason Poole for 641 Delmas Avenue was discussed. This application involved the renovation of the old downtown buffet. The request of the PRA was to fund 25% of the total project cost of \$349, 216, not to exceed \$87, 304. It was noted by the PRA Board that (1) this is a mixed used development with a restaurant and retail space; (2) that the building being renovated is a focal point of the downtown plaza and (3) that PRA's goal was to bring a restaurant into downtown and to create activity after 5:00p.m.. Finding that all these items have been met, **Jimmy Estabrook made a motion** to approve the CDI grant application of Jason Poole for 641 Delmas Avenue in the amount of \$87, 304, or 25% of the total project cost of \$349, 216 (whichever is lower). **The motion was seconded by Alan Sudduth. The vote was unanimous. Motion passed.**

Next, the Live Riverfront rental application of Jason Poole for 709 Delmas Avenue was considered. **A motion was made by Alan Sudduth and seconded by Jimmy Estabrook** to award 6 months Live Riverfront rental supplement at \$400 per month (total of \$2400) to Jason Poole for 709 Delmas Avenue. **All voted in favor, Motion passed.**

Next Jason Poole's request for grant reimbursement for 535 Delmas Avenue in the amount of \$52, 963 was discussed. The total project cost came in over \$40,000 less than originally budgeted, and therefore his request is for 25% of the total cost of \$353, 089.48. **Alan Sudduth made a motion, seconded by Jimmy Estabrook** to approve the reimbursement request in the amount of \$52, 963 to Jason Poole for his renovations at 535 Delmas Avenue. **All voted in favor, motion passed.**

**Jimmy Estabrook made a motion, Seconded by Alan Sudduth** to remove Tenant F from Anchor Square for breach of contract/lease agreement, and for specifically failing to pay rent timely. The amount owed is \$361.00. **All voted in favor. Motion passed.**

**Motion was made by Alice Walker, Seconded by Hal Moore** to approve the two letters sent to all Anchor Square tenants about the PRA exploring other opportunities for the Anchor Square property. **All voted in favor, motion passed.**

**Motion was made by Alan Sudduth, seconded by Alice Walker** to contribute \$5,000 to the MS Power grant for the Orion Downtown Revitalization Project for parking, connectivity, streetscape, traffic flow, etc., to be paid from PRA working account, with Main Street contributing an additional \$5,000 and MS Power contributing \$20,000. **All voted in favor, motion passed.**

**Motion was made by Jimmy Estabrook, seconded by Alan Sudduth** to approve the Department of Finance and Administration application to the State Bond Advisory Division to accept the 2021 allotted

Bond funding to PRA, including project descriptions, and to authorize Chairman Moore to execute the application. **All voted in favor, motion passed.**

**Motion to authorize the following payments was made by Alan Sudduth and seconded by Alice Walker:**

Amy Lassitter St. Pe', PA	\$1,950
Rankin & Associates	\$200
Debra Venti (DS Designs)	\$5,000

**All voted in favor, Motion passed.**

**Motion was made by Alan Sudduth and seconded by Alice Walker to accept the financial report for June 30<sup>th</sup>. All voted in favor. Motion passed.**

**Alice Walker made a motion, seconded by Alan Sudduth to approve the June 21, 2021 minutes. All voted in favor. Motion passed.**

**Motion made by Jimmy Estabrook, Seconded by Alice Walker to close the meeting to determine the need for executive session. While in closed meeting, it was determined that a legal basis existed to go into executive session to discuss the purchase of real estate and personnel. All voted in favor, Motion passed.**

**Alan Sudduth made a motion to go into executive session, Seconded by Alice Walker to discuss the purchase of real estate and personnel. All voted in favor, Motion passed.**

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

Next Regular Meeting will be held on August 16, 2021 at 9:00 am at the Jackson County Chamber of Commerce.

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