

STRATEGIC PLAN HOUSING SUBCOMMITTEE

REQUEST FOR PROPOSALS FOR QUALIFIED DEVELOPER  
FOR THE  
HOLLAND STREET PROPERTY

PASCAGOULA, MS

Submission Deadline: August 1, 2017



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### I. INTRODUCTION

The City of Pascagoula, known as Mississippi’s Flagship City and the state’s 18<sup>th</sup> largest city, is located on the Mississippi Gulf Coast. It is the home of over 22,000 residents, the state’s largest employer, Ingalls Shipbuilding, and the state’s largest port, Port of Pascagoula, which also ranks in the nation’s top 20 in foreign cargo volume. The Strategic Plan Housing Subcommittee is currently soliciting Developer Qualifications for a Developer or Developers to work with the Subcommittee to construct a single family housing development (\$150,000+/home) with possible mixed use components at the Holland Street Property in Pascagoula, MS. The words developer, proposer, recipient, offeror and words of similar import may be used interchangeably throughout this RFP and shall be deemed to refer collectively to one and the same entity or group.

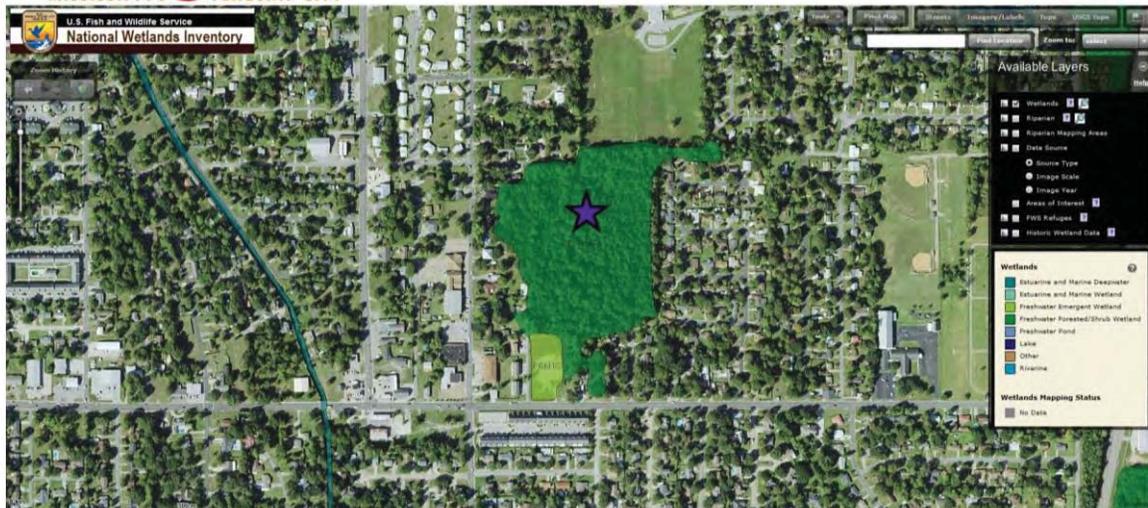
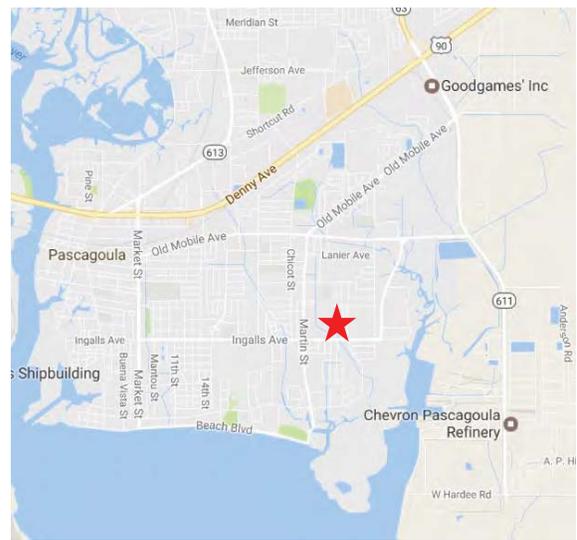
### II. BACKGROUND

**General.** The City of Pascagoula is the seat of Jackson County. Pascagoula is located thirty minutes east of Biloxi, Mississippi and two hours east of New Orleans, Louisiana. The City is thirty minutes west of Mobile, Alabama and three and a half hours south of Jackson, Mississippi. With a population of over 22,000 residents and a significantly larger daytime population, the City of Pascagoula is home to numerous industries including Huntington-Ingalls Shipbuilding, Chevron Refinery, First Chemical, and VT Halter Marine.

Gracefully seated at the mouth of the majestic river that bears its name, Pascagoula offers rich natural charm and hospitality that is second to none. The moss-laden oaks, friendly residents, and bustling downtown make this a place that you will not soon forget. In addition to the great amenities of the Gulf, Pascagoula boasts convenience in traveling and shopping, outstanding healthcare and educational facilities, strong industry, and enriching cultural activities.

### III. SITE DESCRIPTION

This project site involves four distinct parcels tracts of land. On the Jackson County GIS Portal, three of the parcels are listed as Douglas Ave Pascagoula: parcel numbers 41340007.050 (.2893 acres), 41340007.000 (.5898 acres), and 41230165.125 (1.43 acres) and one is listed as Holland St Pascagoula: parcel number 41230165.100 (13.87 acres). The total 16.1791 acre site is privately owned. The property is zoned SR-6 and within flood zone AE. It is located in southeastern Pascagoula, within the Pascagoula-Gautier School District, with MS Power electrical service and City of Pascagoula fire protection, water, and waste water.



**Zoning and Planning.** The project site is currently zoned Single-Family Residential (SR-6) which aims to accommodate primarily single-family detached dwellings at medium-high densities on lots greater than 6,000 square feet in area. This district also accommodates accessory dwelling units and two-family dwellings as a special use, allowed only after approval of a Special Use Permit. In addition, the district accommodates complementary nonresidential uses usually found in medium- to high-density urban residential neighborhoods – some as permitted uses (e.g., parks, community centers, schools, places of worship), while others as special uses (e.g., libraries, museums, day care, post offices, government offices, fire/EMS/police stations, cemeteries, bed and breakfast inns).



#### IV. SPECIFIC PROJECT GOALS

**Maximizing Value.** The Strategic Plan Housing Subcommittee seeks to facilitate the sites to their full potential to the benefit of the entire community; thereby maximizing the associated value and creating a constant annual revenue stream to the City.

**Sustainability.** The Strategic Plan Housing Subcommittee is interested in the experience the developer(s) has in applying sustainable construction and development practices and past experience with similar such sustainable projects.

**Jobs.** Stimulating jobs through the development process. The project should promote an equitable business environment by creating opportunities for participation by qualified local businesses, as well as minority and women-owned businesses, and encouraging involvement in apprenticeship programs.

**Compatibility.** Providing development that is both compatible and consistent with the City.

**Fortified Building.** The Strategic Plan Housing Subcommittee is interested in the experience the developer(s) has with fortified building practices, and hopes to incorporate fortified building practices in this development.

**Green Building.** The Strategic Plan Housing Subcommittee is interested in the experience the developer(s) has with “green” building practices, and hopes to incorporate such “green” building practices in this development.

**Promote the City.** Promoting the growth and vibrancy of the City and the development districts as well as encouraging connectivity with, and celebration of, the existing fabric of the surrounding neighborhoods.

## V. SPECIFIC SITE FEATURES

**Existing Infrastructure and Utilities.** All utilities including water, sewer, and gas are available to the site.

## VI. POTENTIAL INCENTIVES AND TAX CREDITS

Each of these potential incentives and tax credits require either approval by other governmental entities and/or compliance with specific regulatory guidelines. The Strategic Plan Housing Subcommittee is not making any representations or assurances of any type regarding the eligibility of any proposed development, or the availability of, any of the incentives listed below or otherwise with respect to any specific incentives. The Strategic Plan Housing Subcommittee has no authority to grant any incentives. The Strategic Plan Housing Subcommittee has no authority to negotiate on behalf of property owners and makes no representations as to the suitability or condition of the site.

The following list is for information purposes only and each proposer has the sole responsibility to identify and obtain any incentives necessary for development.

**Tax Increment Financing District (“TIF”).** The City may consider creating a special taxing district and political subdivision to provide for the development of designated areas in accordance with a comprehensive plan for development of the property. The special taxing district will have as its purpose economic development within the City in order to provide for the renovation, restoration, and development of the sites, including hotel, commercial and residential development of all or any portion of the sites. The special taxing district may utilize sales or property tax increment financing to offset the costs and expenses associated with approved infrastructure improvements constructed in accordance with the development. State and local authority will need to be requested and granted to establish a TIF district. To utilize TIF benefits, the proposal should include a feasible TIF plan for infrastructure required for the proposed development. Any TIF plan will require specific approval by the City before it becomes a part of an approved development proposal. It is anticipated that the City will take all necessary action to activate the TIF once an acceptable development plan is approved the City.

**Streamlined Development Procedures.** To ensure that development review is timely, efficient and supports the goals of this project, the City will review development proposals and permits to ensure compliance with City requirements and to provide timely review of all submittals. The City may consider certain limited waivers of permit or other related fees.

## VII. STATEMENT OF QUALIFICATIONS

Each proposer shall provide a general description and conceptual discussion of the proposed development and key factors of the development program. This description and concept shall enable effective evaluation of the proposer's ability to achieve the Strategic Plan Housing Subcommittee's development goals and demonstrate what the proposer presently envisions for the development site or applicable portion thereof. The proposer should submit one original and two copies of the Proposal and an electronic copy on CD, DVD or jump drive. Qualifications should not exceed 10 pages (not counting covers or dividing tabs; use of front and back counts as two pages). The Strategic Plan Housing Subcommittee may make additional requests for copies or information after the submittal.

The Proposal must include, at a minimum, the following:

1. **Cover.** Should contain the RFP title, the proposer's name and development opportunities being proposed.
2. **Letter of Transmittal.** The letter of transmittal should be no longer than two pages in length and shall contain:
  - a. The name, title, address, telephone, e-mail and fax number(s) of the individual(s) with authority to bind the proposer. Such individual(s) shall sign the Letter of Transmittal.
  - b. The address and legal form of the proposer. If a joint venture is being proposed, provide the above information for all participating venturers.
3. **Table of Contents**
4. **Statement of Qualifications**
  - a. **Section 1 – Overview of Proposer and Development Team** - Include development experience, with particular emphasis on the developer's experience with residential development practices and any expected local team members or contributors
  - b. **Section 2 – Experience Record** - Provide applicable additional experience not provided in Section 1
  - c. **Section 3 – Organization and Management Plan** - Include a business plan and names of key personnel and their relevant experience and resumes
  - d. **Section 4 – Firm Information** - Background Information – To the extent not previously referenced in the response to Sections 1, 2 or 3 above, a concise description of the proposer's involvement with other business ventures.
  - e. **Section 5 – Financing Information** - The Project financing plan should include a description of the Individual Developer's ability to finance the project through completion. Please include your potential financial structure for the transaction and include the partners, investors, financiers you intend to work with on this project.

Proposals may be submitted using one of the following methods:

Hand Delivery: Jen Dearman  
630 Delmas Avenue  
Pascagoula, MS 39568

Mail Delivery: Strategic Plan Housing Subcommittee  
Attn: Jen Dearman  
PO Box 908  
City of Pascagoula, MS 38568

Electronic Delivery: [jdearman@cityofpascagoula.com](mailto:jdearman@cityofpascagoula.com)

## VIII. EVALUATION CRITERIA

The Strategic Plan Housing Subcommittee's primary goal is to select the most qualified development team(s) or individual developers to create a vibrant and successful development. To achieve this, potential developer(s) will be selected based on the overall quality and responsiveness to this RFP.

## IX. SCHEDULE OF ACTIVITIES

Qualifications will be received and evaluated by the Strategic Plan Housing Subcommittee in accordance with this RFP **until August 1, 2017.**

The Strategic Plan Housing Subcommittee reserves the right to halt the RFP process at any stage, to reject any Proposals that do not conform to the intent and purpose of this RFP, or to reject all Proposals for any or no reason.

Questions regarding this RFP should be submitted in writing to Terry Bollman, via email at [retcmdr92@gmail.com](mailto:retcmdr92@gmail.com).

All questions, responses and proposals are subject to the public records laws of the State of Mississippi.