



PRA Minutes / Regular Meeting  
April 18, 2022 | 10:00 a.m.  
Jackson County Chamber of Commerce Conference Room

The Pascagoula Redevelopment Authority met for its regular monthly meeting at the Jackson County Chamber of Commerce Conference Room on Monday, April 18, 2022. Dr. Hal Moore called the meeting to order at 10:00 a.m. and established a quorum with the following present:

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

Others Present:

Amy St Pe', PRA Attorney  
Michael Silverman, City Manager & Acting Executive Director of PRA  
Mayor Jay Willis, City of Pascagoula  
Katarina Scott, City of Pascagoula Community Relations Director  
Rebecca Davis, Main Street Pascagoula  
Paige Roberts, J.C. Chamber  
Graham Odom  
Jeanne Damiano, Pascagoula Public Library  
Brad Willcutt, Developer  
Erin Willcutt, Developer  
Tee McCovey, United Way  
Chip Cole, Developer  
Jared Crocker, Developer  
Steven Brady, Developer  
Donovan Scruggs  
James Douglass, Compton Engineering, Inc.  
Katie Lee, Compton Engineering, Inc.

The PRA considered a revised CDI Agreement for 720/722 Delmas Avenue (Delmas Real Estate, LLC/Jordan Nicaud/William Legier). The revised agreement adds four residential units and one commercial unit. It also addresses a change in the Developer/LLC name and revises the funding source. The revised Agreement was approved pending the PRA Attorney's review of the Agreement. **Jimmy Estabrook made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered a CDI application for 501 Krebs Avenue (Brad and Erin Willcutt/Flagship Embroidery, LLC). This application is to renovate and develop 501 Krebs Avenue. This will be done in two phases. Phase 1 consists of three commercial units and one residential unit (3 bedrooms/2 bathrooms). One parcel of the commercial units is occupied by a commercial embroidery business. The remaining two units are being renovated. The residential unit has a potential tenant, but no lease has been secured at this time. The cost of Phase 1 is estimated to be \$212,000. Phase 2 consists of RV and boat storage. Michael Silverman stated this phase would require approval from the City Council and Planning Department because the current zoning of the three parcels will not allow an RV/Boat Storage facility. The Willcutts stated they have put in their request with the Planning Department approximately two weeks ago. Their request should be considered at the May Planning Board Meeting. The cost of Phase 2 is estimated to be \$142,205.00. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered an amended CDI application for 3801 Magnolia Street (Steven Brady/Brady's Steaks and Seafood). The Bradys will retain all property ownership and develop the waterfront recently acquired to provide additional boat parking for their customers. The total cost of the addition is \$815,000.00 and the grant request is for 25% or \$175,000.00. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered a CDI application for 3019 Magnolia Street (Jason Poole). This property is the former location of Sarah Sue's restaurant. Mr. Poole intends to renovate this property to provide a restaurant with outdoor seating, landscaping, and kitchen equipment upgrades. A Jamaican restaurant from Ocean Springs has shown interest in the location and relocating their business to Pascagoula. The total project cost is \$197,004.00 with a 25% reimbursement request of \$49,251.00. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered a CDI application for 3422 Pascagoula Street (Jason Poole). This property was formerly Lee Bonding. Mr. Poole intends to renovate this property as a rental/retail space. The retail space will include Mr. Poole's office. The swimming pool will be renovated to an outdoor event space. The total project cost is \$338,311.00 with a 25% reimbursement request of \$84,577.75. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered a CDI application for 711 Krebs Avenue (Jason Poole). This property was formerly Southern Belle's Like Big Bows. This is a historical property. Mr. Poole plans renovations to add four residential units to the building. There will be two 2-bedroom units and two 1-bedroom units. The renovations will add kitchens to the building. Mr. Poole is closing on the property Friday, April 22, 2022. The total project cost is \$542,545.00 with a 25% reimbursement request of \$135,636.25. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered a CDI application for 3434 Pascagoula Street (Jason Poole). This is a historical property. Mr. Poole plans to renovate this historical home into either a single-family rental home or a multi-

option event space. The total project cost is \$382,540.00 with a 25% reimbursement request of \$95,635.00. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered the Live Riverfront Incentives Application for 3026 Dock Street (1 unit) for C&S Rentals, Inc./Shannon & Cynthia Strunk. The PRA approved the application for a duration of 6 months (\$400 per month x 6 months = \$2,400). **Alan Sudduth made a motion, seconded by Jimmy Estabrook. All voted in favor. Motion carried.**

Next, the PRA considered the Live Riverfront Incentives Application for 707 Krebs Avenue (4 units) for Global Pig/Ramsay Taylor. The PRA approved the application for a duration of 6 months (\$1,600 per month x 6 months = \$9,600). **Alan Sudduth made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered the Live Riverfront Incentives Application for 702 Delmas Avenue (1 unit) for Global Pig/Ramsay Taylor. The PRA approved the application for a duration of 6 months (\$400 per month x 6 months = \$2,400). **Jimmy Estabrook made a motion, seconded by Henry Fox. All voted in favor. Motion carried.**

Next, the PRA Board reviewed a monthly project update report prepared by Compton Engineering, Inc. Alan Sudduth requested a Gantt chart be provided for projects.

Next, the PRA Board discussed the Live Riverfront Incentives Expenditures which total-to-date are \$99,761.00.

Next, the PRA discussed the status of the Innovation Center project. The PRA discussed a potential resubmittal to EDA in May. The PRA also discussed the possibility of extending the grant agreement with MDA. Alan Sudduth is to discuss resubmitting this project with EDA. Michael Silverman is to set up a meeting with Alan Sudduth and SMPDD.

Next, the PRA Board discussed the MDA Grant Agreement for the Innovation Center. The PRA Board decided to postpone executing the agreement to discuss the timeline with MDA to assess funding for the Innovation Center.

Next, the PRA considered the Docket of Claims for the following: payment to Amy St. Pe' P.A. for \$1,650 and payment to Compton Engineering, Inc. for \$5,000. **Jimmy Estabrook made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered and accepted the Financial Report dated 03/31/22. **Jimmy Estabrook made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA discussed the ongoing JCUA odor issues. Alice Walker suggested monitoring the odor with meters to provide objective numbers to JCUA. Michael Silverman is to discuss this with Micro-Methods to determine if such monitoring is available. Paige Roberts suggested requesting documentation from JCUA regarding frequency of misting.

**Motion to approve the 03/21/22 Regular Meeting Minutes was made by Henry Fox and seconded by Jimmy Estabrook. All voted in favor. Motion carried.**

**Jimmy Estabrook made a motion to go into closed session** to determine the need for executive session, the motion was **seconded by Alan Sudduth. 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.

**Alan Sudduth made a motion, seconded by Alice Walker** to go into executive session to discuss the expansion of business or industry. **All voted in favor. Motion passed.**

Discussion was had on the expansion of business or industry.

**Jimmy Estabrook made a Motion** to come out of Executive Session, **Seconded by Alan Sudduth. All voted in favor. Motion carried.**

Back in open meeting, the PRA Board approved the CDI Application for 501 Krebs Avenue (Brad and Erin Willcutt/Flagship Embroidery, LLC) for the total grant request of \$89,801.25, or 25% of total project cost, whichever is less. **Jimmy Estabrook made a motion, Seconded by Henry Fox. All voted in favor. Motion carried.**

Next, the PRA Board approved the CDI Application for 3801 Magnolia Street (Steven Brady/Brady's Steaks and Seafood) for the total grant request of \$175,000.00, or 25% of total project cost, whichever is less. **Alan Sudduth made a motion, Seconded by Jimmy Estabrook. All voted in favor. Motion carried.**

Next, the PRA considered the CDI Application for 3019 Magnolia Street (Jason Poole). No action was taken.

Next, the PRA considered the CDI Application for 3422 Pascagoula Street (Jason Poole). No action was taken.

Next, the PRA considered the CDI Application for 711 Krebs Avenue (Jason Poole). No action was taken.

Next, the PRA considered the CDI Application for 3434 Pascagoula Street (Jason Poole). No action was taken.

The next Regular Meeting will be on Monday, May 16, 2022 at 8:30 a.m. at the Jackson County Chamber of Commerce.

**Alan Sudduth made a motion to adjourn, seconded by Alice Walker. All voted in favor. Motion passed.**