



PRA Minutes / Regular Meeting
May 16, 2022 | 8:30 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, May 16, 2022. Dr. Hal Moore called the meeting to order at 8:30 a.m. and established a quorum with the following present:

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

Others Present:
Amy St. Pe, PRA Attorney
Michael Silverman, City Manager & Acting Executive Director of PRA
Matt Parker, City of Pascagoula Councilor
Katarina Scott, City of Pascagoula Community Relations Director
Rebecca Davis, Main Street Pascagoula
Paige Roberts, J.C. Chamber
Garrett Odorn
Graham Odorn
Allison Buchanan, Developer
Pat Buchanan, Developer
Shannon Strunk, Developer
Ramsay Taylor, Developer
Donovan Scruggs
James Douglass, Compton Engineering, Inc.
Dawn Malley, Compton Engineering, Inc.
Katie Lee, Compton Engineering, Inc. (via telephone)

The PRA considered a CDI Agreement for 3801 Magnolia Street (Steven Brady & Brady's Steaks and Seafood). The agreement amount is for \$815,000.00 for additional development of the property. The reimbursement amount is \$175,000.00. **Jimmy Estabrook made a motion, seconded by Alan Sudduth. All voted in favor. Motion carried.**

Next, the PRA considered a CDI Agreement for 501 Krebs Avenue (Brad and Erin Willcutt/Flagship Embroidery, LLC). The agreement amount is for \$354,205.00 for redevelopment of a site to a mixed-use development comprised of three commercial units, one residential unit, and a potential boat storage space. Construction should be quick and rentals available for rent in July 2022. The reimbursement amount is \$89,801.25. **Alan Sudduth made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered a CDI Agreement for 3112 Canty Street (Allison Buchanan, Patrick Buchanan, and 12-29 Properties, LLC.). The Buchanan's are experiencing issues with the historical committee providing approval for their tax credit requests. The Buchanan's are considering removing the proposed office space and converting the downstairs space into two (2) apartment spaces. If removed, the project would no longer be considered a mixed-use project and could potentially impact the funding for the project. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered the CDI reimbursement for 710 & 718 Delmas Avenue (Fidelis, LLC) in the amount of \$29,400.00. The original CDI Agreement was in the amount of \$275,000.00 with a reimbursement amount of \$59,000. Fidelis is requesting an amendment of the CDI Agreement to \$322,686.00 with an amended total award of \$69,400.00. The increase in construction cost is due to cost overrun and expansion of the scope of the project. The PRA Board decided to further discuss this item in Executive Session.

Next, the PRA considered the CDI reimbursement for 720 & 722 Delmas Avenue (Delmas Real Estate, LLC) in the amount of \$64,379.96. Donovan Scruggs updated the PRA Board that construction is on schedule and estimated completion is June 2022. **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 726 Delmas Avenue (2 units) for Jason Poole. The PRA approved the application for a duration of 6 months (\$400 per month x 6 months = \$4,800). **Jimmy Estabrook made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Next, the PRA considered the Live Riverfront Incentives Application for 709 Delmas Avenue (1 unit) for Jason Poole. The PRA approved the application for a duration of 6 months (\$400 per month x 6 months = \$2,400). **Alice Walker made a motion, seconded by Jimmy Estabrook. All voted in favor. Motion carried.**

Next, the PRA Board reviewed a monthly project update report and project timeline prepared by Compton Engineering, Inc. James Douglass provided an update on the intent of the project timeline.

Next, the PRA Board discussed the Live Riverfront Incentives Expenditures which total-to-date are \$119,161.00.

Next, the PRA considered the Docket of Claims for the following: payment to Amy St. Pe' P.A. for \$975 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 04/30/22. The Anchor Square move out date is 6/7/22 and will likely leave unpaid balances. The Pascagoula Redevelopment Authority will review and adopt its budget for the upcoming Fiscal Year at the June 27th PRA meeting. **Alan Sudduth made a motion, seconded by Alice Walker. All voted in favor. Motion carried.**

Motion to approve the 04/18/22 Regular Meeting Minutes was made by Alice Walker and seconded by Jimmy Estabrook. All voted in favor. Motion carried.

Shannon Strunk provided an update on City Centre. They are experiencing roof material delays. They have installed a temporary roof seal in order to continue work on the project. The existing windows are to remain with broken panels to be replaced. Mr. Strunk had no update on a completion date.

Ramsay Taylor provided an update on 3109 Pascagoula Street (Monica's). The electrical/plumbing is complete. They are starting on sheet work and flooring. Construction is on-schedule. The Park Service has denied the request to paint the building, but Mr. Taylor is appealing this decision. Ramsay Taylor is going to follow-up with the Park Service to determine if providing letters of support from the PRA and the City of Pascagoula would be beneficial in supporting his appeal to the Park Service. Once we receive feedback from Ramsay we can work on submitting a letter of support. **Alan Sudduth made a motion, seconded by Jimmy Estabrook. All voted in favor. Motion carried.**

Rebecca Davis provided an update on Main Street Pascagoula.

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

Jimmy Estabrook made a motion, seconded by Alan Sudduth to go into executive session to discuss the expansion of business or industry and personnel. All voted in favor. Motion passed.

Discussion was had on the expansion of business or industry and personnel.

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 a commitment of an additional commitment of \$24,000/year for a 3-year period totaling \$72,000 for Hotel Whiskey (Revival Properties 111, LLC). PRA attorney will discuss a commitment letter with Mr. Scruggs. **Jimmy Estabrook made a motion, seconded by Alice Walker. Following discussion, all voted in favor. Motion carried.**

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Next, the PRA Board made a motion to deny the reimbursement increase request for 710 & 718 Delmas Avenue (Fidels, LLC) and pay the original remaining balance of \$19,000.00. **Jimmy Estabrook made a motion, Seconded by Alan Sudduth. All voted in favor. Motion carried.**

Next, the PRA Board made a motion to approve the revised CDI Application for 3112 Canty Street (Allison Buchanan, Patrick Buchanan, and 12-29 Properties, LLC.) changing the project from a mixed-use to all residential. The reimbursement amount to remain 25%. **Jimmy Estabrook made a motion, Seconded by Alan Sudduth. All voted in favor. Motion carried.**

The next Regular Meeting will be on Monday, June 27, 2022 at 9:00 a.m. at the Jackson County Chamber of Commerce.

Jimmy Estabrook made a motion to adjourn, seconded by Alice Walker. All voted in favor. Motion passed.