

**MINUTES  
HARRISON COUNTY DEVELOPMENT COMMISSION  
July 16, 2019**

A regular scheduled meeting of the Harrison County Development Commission was called to order at 8:17 am on Tuesday, July 16, 2019 at Harrison County Development Commission, Gulfport, Mississippi.

Commissioners present: President Jimmy Levens, Brian Gollott, John "Shorty" Sneed, Cliff Kirkland, Mark Schloegel, Sam LaRosa, Frank Bordeaux, Frankie Castiglia, Jennifer Burke, Sharon Bentz (by phone) and Rip Daniels. Commissioners absent: Warren Conway.

Staff members present: Executive Director Bill Lavers, Marcia Crawford, Lori Frazier, Brandi Hough, Derek Duckworth, and Michelle McGraw as recording secretary.

Consultants present: Legal Counsel Jim Simpson and Don Clark with DCC Consultants.

The media was notified of this meeting.

**I. CALL TO ORDER**

President Jim Levens called the meeting to order at this time.

**II. Agenda Adjustment**

President Jimmy Levens announced the agenda adjustments which were the following:

- Fayard Cold Storage
- Harrison County Board of Supervisors letter from Jeff Clark
- Discuss the Wetland Credits
- Exhibit B was added to the Land sale for LNJ Services by Commissioner Sam LaRosa.

Commissioner Frankie Castiglia made the motion to accept these adjustments to the agenda and Commissioner Cliff Kirkland seconded it.

**III. INTRODUCTION OF GUESTS**

No guests attended the meeting.

**IV. MEETING MINUTES**

Motion was made by Commissioner Rip Daniels to approve the June 18, 2019 meeting minutes and seconded by Commissioner Mark Schloegel. After discussion, a correction was requested by Commissioner Sam LaRosa to edit the minutes that said "where was the land cost" to say "where was the cost of land sold" and a typo of the word core to be corrected to Corp. No further discussion was made and the motion carried unanimously.

**GUESTS / COMMENTS**

No guests at this time.

**V. Vote Items**

- **Land Sale LNJ Services Inc. 10 Acres** – Commissioner Sam LaRosa passed out documents showing previously sold properties ranging from \$360,000 plus a berm and one to Land Shapers for \$33,500. Sam stated he does not agree we

should sell this property for \$33,500. He said when you read the appraisal is says, Bill said not to use any comparable sales in the park and appraise it as it was ready to build on. Executive Bill Lavers clarified he never said that, he told the appraiser she could not call him and get past sales for comps, he said he could not provide a contract or sold values of properties next door she would have to do a fair market value analysis. Sam LaRosa said that is what the appraiser "told" him because he spoke with her. Bill Lavers also confirmed he did not tell the appraiser the land was ready to build on. Sam LaRosa came to the conclusion he did not agree with the 2<sup>nd</sup> independent appraisal completed using fair market value and comps. After further discussion, Commissioner Rip Daniels asked for the details of the 20-year lease to purchase sale which is the \$360,000 and determined it only provided 2 jobs. He also confirmed that LNJ Services would be providing approximately 50 new jobs in writing within the next 5 years if the purchase goes through for this land sale. President Jimmy Levens also brought up LNJ would be putting up a \$125,000 bond and agreed to build a levy as part of this land sale agreement. Commissioner Sam LaRosa stated he called Dax Alexander and he agreed to give us twice the amount for the land. Executive Bill Lavers then contacted Dax via text to confirm and he said he was not interested in purchasing only if we sold it to him for \$33,500. Commissioner Sam LaRosa continued with his strong disagreement of the appraisal price conclusions for this property, said it was joke. Commissioner John (Shorty) Sneed brought up the fact we cannot value property based on improvements to be made it was valued as is. After more discussion, it was agreed that more information is needed by the City of Gulfport to find out if we sell this land, if we would be responsible for putting in a hard surface road and water and sewer. A defined document by the City of Gulfport will be needed to answer this question. Commissioner Rip Daniels made a motion if Dax came back not interested in buying for more than \$33,500 to just start all over. Commissioner John "Shorty" Sneed seconded the motion. No other discussion took place, all in favor Ayed.

A Roll call vote took place. 8 Affirmative votes motion passed.

Commissioner Brian Gollott, Cliff Kirkland, Frank Bordeaux, Rip Daniels, Mark Schloegel, John Sneed (Shorty), Jennifer Burke, and Jim Levens voted Aye. Sam LaRosa and Frankie Castiglia Nayed. Commissioner Sharon Bentz was not on the phone at this time.

- **Land Sale John Fayard Storage 1.8 Acres** – Executive Director Bill Lavers presented the details of the 2<sup>nd</sup> appraisal and suggested we sell the land for what we agreed to or give it to them to put in a driveway. Bill stated you can never build there it's only an access to his property either way. Commissioner Cliff Kirkland stated if we do not own the land how can we sell it, all we can do is make a recommendation to the Harrison County Board of Supervisors. Commissioner Frankie Castiglia made a motion to make the recommendation to the BOS to sell the land or not. Commissioner Cliff Kirkland seconded the motion. No other discussion took place, all in favor Ayed and motion carried.

- **Land Sale Pipefitters and Plumbers Local 568 4.2 acres** – Commissioner Cliff Kirkland motioned to approve the sale and it was seconded by Commissioner John (Shorty) Sneed. No other discussion took place, all in favor Ayed.

A Roll call vote took place. 9 Affirmative votes motion passed.

Commissioner Brian Gollott, Cliff Kirkland, Frank Bordeaux, Sam LaRosa, Mark Schloegel, John Sneed (Shorty), Jennifer Burke, Sharon Bentz, and Jim Levens voted Aye.

- **Intraplex Parkway Surface Coat and Asphalt** – Executive Bill Lavers presented the resolution explaining the cost and break down of sharing the cost. After discussion it was made clear the resolution was asking the City of Gulfport to help pay for the cost. Commissioner Frank Bordeaux made the motion to approve the resolution, and Commissioner John (Shorty) Sneed seconded it. No other discussion took place, all in favor to table this item Ayed, the motion carried unanimously. A Roll call vote took place. 9 Affirmative votes motion passed.

Commissioner Brian Gollott, Cliff Kirkland, Frank Bordeaux, Sam LaRosa, Mark Schloegel, John Sneed (Shorty), Jennifer Burke, Sharon Bentz, and Jim Levens voted Aye.

- **DEQ Bulkhead Grant** – Tabled by Executive Bill Lavers. Commissioner Cliff Kirkland made the motion to table it and it was seconded by Commissioner Frank Bordeaux. No other further discussion took place all in favored Ayed. Motion carried unanimously.

A. **Finance** (Sneed, Chairman)

- **Financial Statements for June 2019**  
Commissioner John “Shorty” Sneed gave a detailed breakdown of financials and made a motion to approve the June 2019 Operation financial statements and seconded by Commissioner Frank Bordeaux. After no further discussion, the motion carried unanimously.
- **Financial Claims for June 2019**  
Commissioner John “Shorty” Sneed gave a detailed breakdown of financial claims and made a motion to approve the June 2019 Financial Claims, Commissioner Jennifer Burke seconded the motion. Everyone is favored Ayed with one Nay by Sam LaRosa for the Global Evaluation invoice for \$2,400.  
After no further discussion, motion was approved unanimously.

**COMMITTEE ACTIVITIES**

A. **Marketing & Industrial**

Executive Bill Lavers introduced a new website that HCDC is developing for our own zip recruiter and indeed type website for open jobs related to professional services and to industrial careers. Executive Bill Lavers discussed his trip to Columbia as very productive and hopeful.

**B. Administrative, Engineering & Maintenance**

Agenda Adjustments here:

The City of Gulfport has asked us to recommend the Fayard Cold Storage Resolution that was passed a while back and for Gulfport to favorably consider it. Motion was made by John (Shorty) Sneed to approve the motion and Frank Castiglia seconded it. No other discussion took place, all in favor Aye, the motion carried unanimously. A Roll call vote took place. 9 Affirmative votes motion passed.

Commissioner Brian Gollott, Cliff Kirkland, Frank Bordeaux, Sam LaRosa, Mark Schloegel, John Sneed (Shorty), Jennifer Burke, Sharon Bentz, and Jim Levens voted Aye.

Harrison County Board of Supervisors sent a letter asking when MDEQ does testing for the algae bloom that they put the HBOS as an emergency contact and be on notice. MDEQ has removed the closure language and replaced with contact warning and they would like our support to make an effort for clear communication. HCDC supports writing a letter to go along with this request.

Wetlands Credit, President Jimmy Levens explained how much time we have to deliver these credits and stated it was 5 years. We should wait until we have someone to play ball before delivering these credits. Commissioner Sam LaRosa made a motion that unless we have a bonified buyer or at least break even on a property, we postpone delivering the credits as long as possible. Frank Bordeaux seconded the motion. No other discussion took place, all in favor Aye, the motion carried unanimously.

Engineering items: Executive Bill Lavers informed we have an emergency repair to well pump 3 the shaft is broken and we are working to see what is needed to fix it. After determining the fix, we will declare an emergency resolution for the repair for the next meeting.

**Team Reports**

Nothing provided.

**VI. Directors Report**

Bill Lavers provided a Directors Report.

Marcia Crawford Director of Marketing and Relocation provided report.

Brandi Hough Director of Business Development provided a report.

## VII. Old/New Business

- **Land Sale Policy** – Executive Bill Lavers presented a suggestion to update the land sale policy to avoid running into issues like we have in the previous meetings. He suggested some updates to the policy and included information about leases for discussion. Jim Simpson brought up we need to have a Committee meeting to decide this new policy based on the minutes from last month. A meeting was agreed upon to determine any changes that need to be made.
- **Innovation Center Discussion** – The first meeting of the board determined that HCDC would not pay any expenses other than what was in our contract. The discussion took place the obligations of the contract have ever been fulfilled, no committee was formed, no director was appointed and marketing and annual rents have not been set and collected. Due to the expense of keeping this contract in place the HCDC is collecting less rent than it cost to operate the building. We are upside down between \$4000 and \$10,000 depending on the month as well as paying \$86,000 annually for a management contract. We have a 60 day right to cancel the contract or renegotiate the contract. The question was presented, should we cancel the contract of \$86,000 to manage and market the Innovation Center which is not being done and should we take over the maintenance of the building like we have been doing, or renegotiate the contract. Sam LaRosa suggested the Committee meet and decide what to do.
- **Credit Card Policy Update** – Clarify credit card usage. Commissioner Sam LaRosa stated he checked with the technical division of the state auditor they have no issues with us having credit cards on a limited basis. After discussion Jim Simpson will ask the Attorney General's opinion directed specifically for us regarding credit cards. Commissioner John Shorty Sneed motioned to get a second opinion by the Attorney General and it was seconded by Commissioner Frank Bordeaux. No further discussion took place and the motion passed unanimously.

Commissioner Sharon Bentz had another appt at 10am and exited her call in to the meeting.

- **Sale of Conference Table & 6 Chairs and Removal from Inventory** – No Action required
- **Water Meter Cellular Beacon System (will be placing bids)** – Executive Bill Lavers stated we are doing an assessment of our meters and inventory for a new meter reading system and putting it out for bid.
- **Seaway Bank Grading Bid** – Don Clark stated we put out a bid for this project and had one bid come back. Commissioner Frankie Castiglia made a motion to approve the bid and it was seconded by Sam LaRosa, no other further discussion took place. All in favored Ayed. Motion carried unanimously.

VIII. Legal

IX. **Announcements/Notices**

Next BOC meeting is scheduled for Aug 13<sup>th</sup> and the State of the County Address is Aug 22<sup>nd</sup>.

X. **ADJOURN**

- There being no further business to come before the Commission, Commissioner John (Shorty) Sneed made a motion to adjourn and seconded by Commissioner Jennifer Burke.

  
Jimmy Levens, President

  
Mark Schloegel, Secretary