

**MINUTES**  
**HARRISON COUNTY DEVELOPMENT COMMISSION**  
**September 17, 2019**

A regular scheduled meeting of the Harrison County Development Commission was called to order at 8:27 am on Tuesday, Sept 17<sup>th</sup>, 2019 at Harrison County Development Commission, Gulfport, Mississippi.

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

Staff members present: Executive Director Bill Lavers, Marcia Crawford, Lori Frazier, 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 via the Sun Herald and our <http://mscoast.org> website.

**I. CALL TO ORDER**

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

**II. AGENDA ADJUSTMENTS**

President Jimmy Levens announced the adjustments:

- Jeff Register Land Sale will be changing location and will go under Marketing.
- Update on Rail will go under Engineering.
- Add the surplus property to today's agenda.

Motion was made by Frankie Castiglia to accept the adjustments and it was seconded by Mark Schloegel. No further discussion took place, all in favor Aye and the motion carried.

**III. INTRODUCTION OF GUESTS**

No guests at this time.

**IV. MEETING MINUTES**

The motion was made by Commissioner Mark Schloegel to approve the Aug 13, 2019 meeting minutes and the Aug 19<sup>th</sup> special called meeting minutes. Commissioner Jennifer Burke seconded the motion. No further discussion took place, all in favor Aye and the motion carried unanimously.

**GUESTS / COMMENTS**

Cindy Lamb attended the meeting.

**V. Vote Items**

- **Camp Bow Wow Land Sale – Exhibit C** – President Jimmy Lavers stated the Marketing Committee approved this sale two meetings ago and we need to officially make a motion on it today. Total sale is \$130,000.00 at \$65,000.00 an acre.

Commissioner Frankie Castiglia motioned to approve the sale and it was seconded by Cliff Kirkland. No other discussion took place, all in favor Ayed.

- **Bulkhead Sub Award Acceptance Resolution** – Legal Counsel Jim Simpson explained this is a resolution to agree to accept the sub-award agreement we had discussed in previous meetings. Commissioner Frank Bordeaux made a motion to approve the Resolution and it was seconded by Commissioner John (Shorty) Sneed. No other discussion took place, all in favor Ayed and motion carried unanimously.

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

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

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

- **Financial Statements for Aug 2019**  
Commissioner John (Shorty) Sneed reviewed the breakdown of financials and made a motion to accept the Aug 2019 Operation financial statements and it was seconded by Commissioner Frankie Castiglia. After no further discussion, all in favor Ayed and the motion carried unanimously.
- **Financial Claims for Aug 2019**  
Commissioner John (Shorty) Sneed reviewed the financial claims and brief discussion took place about the limousine service and a check that was held back and John confirmed the cost of the pump 3 repair. Commissioner John (Shorty) Sneed made a motion to accept the Aug 2019 Financial Claims and Commissioner Jennifer Burke seconded the motion. Everyone in favored Ayed. After no further discussion, the motion was carried unanimously.

### **COMMITTEE ACTIVITIES**

#### A. **Marketing & Industrial**

Commissioner Frankie Castiglia brought up the Marketing Meetings discussions and asked Executive Director Bill Lavers to give the updates. Bill Lavers presented a map showing the original land selected for purchased by Jeff Register and explained why he requested to move the location. The map showed the original and revised locations. Bill explained the original land will require 11 ft of dirt work to be brought in which would cost approximately \$40,000.00 and that was just on one of the 3-acre parcels. Bill pointed out the revised location Mr. Register picked out does not need the dirt work. Bill explained the price was about the same but the new spot included some wetlands that would be priced differently. He would be purchasing 6.5 acres of land at regular price and the remaining approximate 2.5 acres of wetlands at a different price. The original purchase consists of 6 acres priced at \$90,000.00

and the new purchase would be a total of 9 acres priced at \$100,000.00. That math is still \$15,000.00 per acre on the 6.5 acres and about a \$1000 per acre on the wetlands. Bill explained we would not have the liability of the wetlands if we sold them to Jeff Register. Bill asked if the board was okay with him pursuing the new sale and would order a new survey. Jeff Register will be paying for the original survey since he moved to a new spot. President Jimmy Levens said this change was approved in the Marketing Committee Meeting and they were waiting on some information and it would have to be brought back up at the next meeting. A brief discussion took place confirming the total acres and access to Sadler Rd. Commissioner Frankie Castiglia asked if the market would allow us to get any more than a \$1000 for the wetlands. President Jimmy Levens said we were waiting on an appraisal. Bill Lavers reminded the board the Corp allows us to sell the uplands but the wetlands require a permit to develop on. This would be on the new landowner if he wanted to get the permits to sell the wetlands. Jimmy Levens ended the discussion explaining this was just an update and Bill said he would pursue the new land deal and this would be on next month's agenda for a vote.

Jimmy Levens gave an update on Lamont Ladners deal, it was approved at the last Marketing Meeting but we are waiting on a survey and we have to apply for a replat with the City of Gulfport before we can sell it. This will be brought up at the next meeting also.

#### **B. Administrative, Engineering & Maintenance**

- Approval of Jason Overstreet - Jimmy Levens announced the Engineering Committee approved the recommendation of Jason Overstreet to do the painting on the water tanks. Bill Lavers brought up pump station 4 was not bid properly so he would like to make the recommendation to add Jason Overstreet to do the project of the tank and pump station 4. Pump station 4 is more than \$75,000.00 by the time you add the pumps and the labor and we will have the engineered drawings for a template in the future for the rest of the pump stations when it came time to redo them. President Jimmy Levens stated this is professional services and we have always called the engineer we use in the past. Bill explained the engineer would do his work and we would go out and bid the tanks and the pumps and still more work to be done. President Jimmy Levens called for a motion to approve Jason Overstreet to do the painting of the tanks and pump 4. Commissioner Frank Bordeaux made the motion and it was seconded by Commissioner Cliff Kirkland. No further discussion took place. All in favored Ayes and the motion carried unanimously.
  
- Rail update - Executive Director Bill Lavers gave an update. KCS has not sent the letter they were supposed to send 11 days ago. He stated the big issue was if we don't own the railroad, and the railroad hasn't sent the letter, we cannot apply for a CRISI Grant if we don't know if we will own it. The deadline for the CRISI Grant is October 18<sup>th</sup>, 5 pm. Bill explained he has been pushing it to get done but John Elliott said no. If we push it, we may apply for a number that contains errors, and we can't apply for something we technically don't own. Still, a lot of questions to be answered, like the cost of maintenance, what are we committed to cost-wise with this prospect and the issue about delivering something we do not own or have the money for. Bill said there are more conversations to come and hopefully

we can do this deal. Bill stated we may know this week about the MDA Grant which is 3.5 million and 2 million from BP. John Elliot thinks the actual numbers are around 7 to 8 million to make this happen so we are getting closer to making this work. Frank Bordeaux asked if that included the switchyard, Bill answered yes it did but we won't know for sure which side of 49 it is yet. A brief discussion took place on the times the trains run pertaining to morning and afternoon time frames when traffic is busiest. Bill said Guido is working on the Engineering budget and it's about an 8 to 10-week process.

- Professional Services - Engineering Committee agreed to pick and choose the engineers on an as need project.
- Legal Services – Wise Carter agreed to keep it the same nothing new.
- RFQ for accounting was agreed on. Cliff Kirkland stated this doesn't mean we will change anything but it's good to have. Jimmy Levens requested a motion to be made to put out an RFQ for accounting, review Wise Carter based on the bylaws every year and Engineering we do on as need basis. The motion was made by Commissioner Cliff Kirkland and it was seconded by Commissioner Jennifer Burke. No further discussion took place. All in favor Ayes and the motion carried.

#### **Team Reports**

- Executive Director Bill Lavers gave a report that Tax Returns are being underwritten for the distillery.
- Marcia Crawford gave her report, stated she was headed to the college and promoting the ACT Work Ready Initiative and asked everyone to be there in support. She also gave an update on the upcoming Coastal Partnership Meeting.
- Brandi Hough was not present she was in Jackson MS meeting with the Workforce Investment Board and getting an update on rail from MDA.

#### **VI. Directors Report**

Executive Bill Lavers presented his report with updates throughout the meeting. No physical report was presented.

#### **VII. Old/New Business**

- **Nominating Committee** – President Jimmy Levens stated he is setting up a nominating committee for election of officers to start in January 2020. Frankie Castiglia, Frankie Bordeaux, Rip Daniels and Brian Gollot will be on it and will get in touch with everyone to set up a meeting.
- **Cancellation of Mike Holmes Lease** – Bill has not had a chance to meet with him yet. It was decided to table this item until the next meeting and it will be added to the next agenda for October 2019.
- **Code of Ethics signed** – Everyone present signed the code of ethics.

- **BIDS CLOSED** – Winning bids for 3 projects. Bill Lavers stated we only received 1 bid for each of these projects and they were from the existing vendors we already use. Commissioner Jennifer Burke stated it was crazy and asked if we had something in there that made it too difficult for people to bid. Jimmy Levens asked if we advertised it. Bill answered yes, we received calls and our scope was really wide. Jennifer Burke stated she had never experienced that before only receiving 1 bid. Jimmy Levens stated the mulching bid as an example, very few people around that do this type of work. Jennifer asked if it was posted on the state website. Bill answered it was posted on Magic, in the newspaper and our website. Jimmy Levens said to make sure we keep documentation of all postings and records to show we did the process correctly. Jimmy clarified the bid pricings were acceptable and the contracts would be on an annual basis.
  - Forestry Mulching was awarded to Mike Holmes.
  - Chemical Supplies was awarded to DFC Enterprises.
  - Sludge Haul was awarded to LNJ Services.

Jennifer Burke asked to produce a tabulation sheet for the bid process from this point on. The motion was made to accept the bid awards by Frankie Castiglia and seconded by John (Shorty) Sneed. No further discussion took place. All in favor Ayed and the motion carried unanimously.

### VIII. Legal

Public notice of meeting - Jimmy Levens stated he forgot to mention earlier we did advertise our meetings and Michelle always provides a receipt of notice to the paper and on our website.

Innovation Center – Bill Lavers said Stephen (Innovation Manager) through email had asked for an extension of the cut. Cliff Kirkland in return asked how much time they were wanting. Bill stated we have not received a response. Mark Schloegel asked if we had heard anything and stated he has a board meeting Thursday with them, Bill replied no. Cliff Kirkland asked them to provide us a letter stating why they wanted the delay, how long they want it for. Cliff said all we received was an email from Stephen saying his board directed him to ask for the delay in cutting their support. They still have no answers how long they want it for and why they want it for. Bill stated he forwarded the email request to them 8 days ago and has not heard anything. Bill Lavers brought up the conversation from the committee meeting where everyone was present but Jennifer about how we may need to get out of this venture. Frank Bordeaux said we have no expertise, we are carrying the bill, and he thinks we shouldn't leave them in a lurch but separate ourselves. We need to find somebody else to take it over. Jimmy said we need to decide a date that everyone is comfortable with and let them take over and technically the building is ours so we need to decide if we should put a for sale sign up or not. Mark Schloegel said he wished Stephen was present at the meeting because he would like to ask, "Is your wife paying 40% less rent than everyone else?" then he directed the questions to the board, "Should we do that at a public

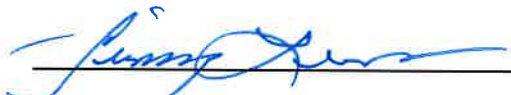
meeting? Should I ride over there and talk to him?" He answered these questions with, "Yes, and stated these types of conversations need to be asked and he just doesn't think they are taking place." Bill volunteered to sit down with Beverly and Connie and see what they want to do. He said the last time they talked about it they said to get a listing agreement. We did get that but it's at a 6% commission and we need to get it down to 3% because that is what our bylaws state. Frank stated he believed they wanted to keep the Innovation Center he spoke with both Beverly and Connie and they agree this is not what we were appointed to do, it's a waste of a lot of our time and we should be doing what they pay us to do. Both supervisors agreed and said they didn't want to leave them in a lurch and we needed to find someone that can take it over. Mark Schloegel asked how it went from wanting us to sell it, to now passing the buck? Frank said, they actually went out there and spoke with Bud. They saw what was going on, they saw the condition of the building, the air inside the building is foul, they saw the trash in the parking lot, they saw the number of cars parked, and they were given a 100% occupancy rent roll with a waiting list which we have not yet been able to verify if factual or not. Bill said we have not been able to determine the factual numbers yet.

#### IX. **Announcements/Notices**

- FL Crane's Ground Breaking Ceremony is Thursday Sept 26<sup>th</sup> at 3pm.
- Kick-off for the Harrison County ACT Work Ready Initiative: Oct. 1, 2019 @ 8:00 a.m., Knight Nonprofit Center (11975 Seaway Rd., Gulfport)  
RSVP to Brandi Hough [bhough@mscoast.org](mailto:bhough@mscoast.org)
- Next Board of Commission Meeting: Oct. 15, 2019 @ 8:15 a.m.

#### X. ADJOURN

There being no further business to come before the Commission, Commissioner Jennifer Burke made a motion to adjourn and seconded by Commissioner Cliff Kirkland. The meeting lasted 43 min and the meeting was adjourned.

  
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Jimmy Levens, President

  
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Mark Schloegel, Secretary