

MINUTES
HARRISON COUNTY DEVELOPMENT COMMISSION
December 17, 2019

A regular scheduled meeting of the Harrison County Development Commission was called to order at 8:23 am on Tuesday, Dec. 17th, 2019 at Harrison County Development Commission, Gulfport, Mississippi.

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

The staff members present: Executive Director Bill Lavers, Marcia Crawford, Lori Frazier, Brandi Hough, Gia Blackwell 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 following adjustments:

- Request to go into executive session was made for two items, one being a legal matter and the 2nd a possible negotiation on land. The executive session would take place under Old/New Business on the agenda.
- The motion made by Commissioner Cliff Kirkland to amend the agenda for executive session and it was seconded by Commissioner Rip Daniels. No further discussion took place, all in favor of Ayed and the motion passed.

III. GUESTS / COMMENTS

Dax Alexander, Craig Finn, Carry Wagner, and Steve Brooks were present.

IV. MEETING MINUTES

- After review of Exhibit A, the motion was made by Commissioner Cliff Kirkland to approve the Nov 12, 2019 meeting minutes. Commissioner Rip Daniels seconded the motion. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

INTRODUCTION OF GUESTS

Craig Finn with Mississippi Preferred Comp, Dax Alexander with Brown and Mitchel, Carry Wagner with Pickering, Steve Brooks with Seymour Engineering were welcomed and introduced as our guests.

Craig Finn gave his presentation on a supplement plan to the state retirement plan PERS. Out of all the counties in Mississippi he represents (17 total) there are only two counties that do not participate in this plan, Harrison County and Tunica County. Executive Bill Lavers stated the Board needed to approve the option for the employees to be able to use this as an option for retirement. President Jimmy Levens asked if the board would like to make a motion to allow the employees to enroll.

- The motion was made by Commissioner Frankie Castiglia to approve this option and it was seconded by Commissioner Mark Schloegel. No further discussion took place, all in favor of Ayed and the motion carried unanimously.

Dax Alexander of Brown and Mitchel and Associates, presented his option for a one-cut including a decelerating lane instead of two cuts on Seaway Rd. Executive Bill Lavers explained that Camp Bow Wow asked for this in their land sale agreement, the City of Gulfport has preliminarily approved the concept and we are trying to make it as economical as possible. He met with Supervisor Kent Jones and they can do an interlocal agreement, where the City and County resources are used for the demolition and bidding for the resurfacing. Consultant Don Clark has estimated the cost to be around \$20,000 instead of the original projected cost which was \$100,000. President Jimmy Levens asked if we were responsible for the cost, Bill answered yes but ask the City of Gulfport for a contribution as Supervisor Kent Jones recommended, we do. President Levens said there was no action needed from the Board at this time.

V. *Vote Items*

- Resolution for John Fayard LLC. Legal Counsel Jim Simpson provided a Resolution and explained the process to vacate will resolve the issue with John Fayard and will work out in favor for the County. He explained the land is a platted street for the public which has never been put in. You cannot sell a public street all you can do is vacate the plat and by law, the property goes to the adjacent property owner. John Fayard met with Bill Lavers and explained he needs this land in order to build a duplicate building to mirror the building he has facing Lorraine Rd now. This will be an additional 3 to 4-million-dollar building added to our tax roll when complete. He needs this in order to access a driveway to that new facility. Working together with Bill Lavers, John Fayard, Tim Holloway, and Jim Simpson the idea came up to vacate about half of the street which is 45ft street. That is what Mr. Fayard needs to build the entrance to his new facility and keep the other 35ft. Mr. Simpson explained the remaining 35ft left us plenty of room if we ever needed it and still gives Mr. Fayard the space he needs for an entrance to the new facility. To accomplish this, we ask the Board of Supervisors to vacate half of the right away to that particular parcel. We do not get any money but we will be adding another 3 to 4 million dollars to the tax roll and still keep 35ft of the 85Ft parcel. Jim Simpson made it clear that Mr. Fayard has never asked for a tax incentive and he pays and will continue to pay his fair share of taxes. Jim reminded the board this same strip of land was vacated years ago for U.S. Marine by the County.
 - The motion was made by Commissioner Rip Daniels to approve the Resolution for John Fayard and it was seconded by Commissioner Cliff Kirkland. No other discussion took place.

A Roll call vote took place. 9 Affirmative votes.

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

- Resolution for Land Sale to LNJ Services 10 acres.
- Resolution for Land Sale to LNJ Services 16.95 acres.

Executive Bill Lavers presented the details of both sales. The HCDC has been working on this sale since last year. After finalizing the agreement for the 10 acres, the neighboring parcels became available for sale. LNJ Services would like to purchase that as well, so a second purchase agreement was added for the 16.95 acres.

- The motion was made by Commissioner Rip Daniels to approve the Resolution for LNJ Services land sales exhibits B and C and it was seconded by Commissioner Frankie Castiglia. Discussion took place the buyer has to do about \$400,000 of improvements on the levee in the purchase agreement. We would have had to pay for the levee improvements but this way we get them in the deal. No other discussion took place.

A Roll call vote took place. 9 Affirmative votes.

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

- Resolution for Land Sale to Roberts Welding LLC. 3 acres. – Executive Bill Lavers presented the details of the sale. Roberts Welding LLC aka Long Beach Custom Boats has been in business for about 9 years and wants to expand its facility. The survey is complete and Appraisal is pending, we would like to ask the board to approve the Resolution pending the appraisal comes back valued as outlined in the contract.

- The motion was made by Commissioner Frankie Castiglia to approve the Resolution for Roberts Welding LLC Land Sale and it was seconded by Commissioner Rip Daniels. Commissioner John Shorty Sneed asked if we could approve the resolution without the Appraisal. Legal Counsel Jim Simpson said yes, as long as the appraisal comes back as valued and the Board of Supervisors has a complete package to vote. No other discussion took place.

A Roll call vote took place. 9 Affirmative votes.

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

A. Finance (Sneed, Chairman)

- **Financial Statements and Claims for Nov 2019 Exhibit F & G**

Commissioner John Shorty Sneed said he did not have time to review the financials and ask Commissioner Jennifer Burke for her review. Commissioner Jennifer Burke didn't see anything out of the ordinary.

- Commissioner Frankie Castiglia made a motion to approve Exhibits F and G and Commissioner John Shorty Sneed seconded the motion. Everyone in favored of Ayed. After no further discussion, the motion was carried unanimously.

Commissioners John Shorty Sneed and Sharon Bentz left the meeting via phone.

COMMITTEE ACTIVITIES

A. Marketing & Industrial

Commissioner Frankie Castiglia handed it over to Executive Director Bill Lavers to give the update. Bill asked Marcia Crawford to share the information she has on the Biloxi Shucker membership options. After she finished, President Levens asked the board to include this on the next agenda when all Commissioners were present to vote. They all agreed.

Executive Bill Lavers updated the board on the Rum deal with positive feedback on air cargo. Project Batman and Robin still in the works, we are finalizing the purchase agreements as we speak and review of Legal Counsel Jim Simpson before proceeding. Waiting for Mr. Fore to order the wetlands delineation on the 240 acres. It was confirmed by President Levens that Mr. Fore will be ordering them just not sure when. Conversation took place during our HCDC Christmas Party last week.

B. Administrative, Engineering & Maintenance

Jimmy Levens stated we put a bunch of items in surplus and items to throw out. We need a motion to declare these items surplus.

- Commissioner Frankie Castiglia made the motion to declare the items surplus and throw away and it was seconded by Commissioner Cliff Kirkland. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

Bid updates – The Engineering Committee recommends approving the Bid by Breaux for the Sludge Haul. The motion was made by Commissioner Cliff Kirkland and it was seconded by Commissioner Frankie Castiglia to approve

Exhibit H. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

Engineering Committee asks permission from the Board to bid the painting of the water tanks. The motion was made by Commissioner Frankie Castiglia to bid the tanks and seconded by Commissioner Cliff Kirkland. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

The Engineering Committee recommended we give a flat rate for water and sewer to an elderly resident of Long Beach who is within our Industrial service area. We do not normally service residential customers but in this case, we do because her home existed before the park was built. We will continue to monitor and read her meter but ask the board to approve a flat rate for this residential customer pertaining to water and sewer services.

- The motion was made by Commissioner Frankie Castiglia to approve the flat rate per this customer only and it was seconded by Commissioner Cliff Kirkland. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

Team Reports

- Marcia Crawford gave her report and updated everyone on her goal to market more using social media. She is working with Bill and Trone on the logo for the new program for workforce development, now known as SEA Force.

Cliff Kirkland will be officially on the Board of Directors for the Foreign Trade Zone.

Marcia shared the events she has attended and reminded everyone the Coastal Partnership Ambassador participation is 100% volunteers and we appreciate all the work they do. A special thanks to the Board of Commissioners for sponsoring the Ambassador appreciation lunch.

- Brandi gave an update on Wahoo is at the corporate level to make a decision. Project Florida, the money from MDA Grant expired, they are interested but not willing to make a decision. We are working on placing interns throughout Harrison County, and find out on the 20th if we get the grant to place more interns. We would go from 40 kids to 140 kids in the program.

VI. Directors Report

Executive Bill Lavers gave his report verbally. We received the letter and rail is moving forward. Jim Simpson is reviewing the documents sent for approval.

VII. Old/New Business

Michelle McGraw has put out the BOC Meeting Calendar and also the Committee Meeting Calendar for 2020.

- Motion made by Commissioner Cliff Kirkland to go into closed executive session and seconded by Commissioner Frankie Castiglia. No further discussion took place and all in favor of Ayed. The motion carried unanimously.

The executive session began at 9:13 am and ended at 9:52 am. No action was taken.

VIII. Legal

IX. Announcements/Notices

- **Office closed in December for the following holidays:**
 - December 24th and 25th and January 1st 2020 (Christmas and New Year's)
- **Next Board of Commission Meeting: Jan. 14, 2020 @ 8:15 a.m.**

X. ADJOURN

There being no further business to come before the Commission, Commissioner Frank Bordeaux made a motion to adjourn and it was seconded by Commissioner Cliff Kirkland. The meeting was adjourned and lasted approximately 1 hour and 15 min.



Jimmy Levens, President



Mark Schloegel, Secretary