

MINUTES
HARRISON COUNTY DEVELOPMENT COMMISSION
August 18, 2020

A regularly scheduled meeting of the Harrison County Development Commission was called to order at 8:27 am on Tuesday, Aug 18, 2020, at Harrison County Development Commission, Gulfport, Mississippi.

The Commissioners present were: President Frankie Castiglia, Jimmy Levens, Mike Leonard, Jennifer Burke, John "Shorty" Sneed, Brian Gollott, Mark Schloegel, Windy Swetman, and Rip Daniels. Via phone conference Warren Conway.

Commissioners Absent: Sharon Bentz and Frank Bordeaux.

The staff members present were: Executive Director Bill Lavers, Gia Blackwell, Lori Frazier, Brandi Hough, Marcia Crawford and Michelle McGraw as recording secretary.

Consultants present: Legal Counsel Jim Simpson.

The media was notified of this meeting via the Sun Herald and our <http://mscoast.org> website.

I. INVOCATION AND PLEDGE – OPEN MEETING & CALL TO ORDER

After the Invocation and pledge, President Frankie Castiglia opened the meeting and called to order at this time, and acknowledged the public notice was given.

II. AGENDA ADJUSTMENTS

Frankie Castiglia added:

- Easement for a property in Pass Christian.
- To go into executive session to discuss a real estate sale.
- Exhibit added for Claims dates Aug 1 through 18th.

The Motion was made by Commissioner Jimmy Levens to approve the agenda adjustments and it was seconded by Commissioner Jennifer Burke. There was no discussion, all in favor of Ayed and the Motion carried.

III. INTRODUCTION OF GUESTS

Cindy Lamb – Manager of Client Relations at Pickering Firm, Inc.

IV. MEETING MINUTES

The Motion was made by Commissioner Jennifer Burke to approve the minutes for July 21, 2020, of the regular called meeting and it was seconded by Commissioner Mike Leonard. There was no discussion, all in favor of Ayed and the Motion carried.

V. *Vote Items*

Resolution of the Harrison County Development Commission authorizing and approving the sale of approximately 2 acres of real property to Carter James, LLC to operate a retail flooring store and warehouse for \$130,000.00.

Bill Lavers gave the details of the sale explaining the location and why there are 2 separate transactions for this customer. A brief discussion took place about why the customer was doing 2 separate transactions.

The Motion was made by Commissioner Jennifer Burke to approve the purchase and adopt the resolution; it was seconded by Commissioner Mike Leonard.

The discussion took place over the price of the land. Bill Lavers explained the appraisal is being done by the Bank that is handling the loan for the property and if the board approves the sale it would have to be satisfactory to the appraisal price. Rip Daniels asked if \$65,000.00 per acre was the same as the other land sold close by and Bill replied yes.

There was no further discussion, a roll call was taken and the Motion received the failed vote of the Commissioners as follows:

Yeas: 8 - Jimmy Levens, Brian Gollott, Mike Leonard, Frankie Castiglia, Jennifer Burke, John "Shorty" Sneed, Warren Conway, and Mark Schloegel.

Nays: 1 – Rip Daniels.

Abstain: 0

Commissioner Windy Swetman entered the meeting.

Resolution of the Harrison County Development Commission authorizing and approving the lease to purchase option of approximately 3.5 acres of real property to Carter James, LLC to operate a retail flooring store and warehouse for \$1,658.39 monthly rental amount and \$227,500.00 total purchase price.

Jimmy Levens asked if the customer would still want this option since the purchase offer was turned down. More discussion took place and it was decided to table the lease and bring both the sale and lease back up for a vote at the next meeting.

Commissioner Rip Daniels and Warren Conway exited the meeting.

● **Finance**

Commissioner Jennifer Burke reviewed the financials. Jennifer Burke explained there is an extra attachment to claims for August 1st thru 18th to pay our vendors.

Commissioner Jennifer Burke made a Motion to approve Exhibit E, F, and claims for August 1st thru 18th and the Hancock Bank credit card statement from last month.

Commissioner Jimmy Levens seconded the Motion. No further discussion took place, all in favor of Ayed and the Motion carried.

Executive Session:

Commissioner Mark Schloegel made a Motion to determine the need to close the meeting and go into executive session to negotiate a real estate sale. Commissioner John Shorty Sneed seconded the Motion, all in favor of Ayed and the Motion Carried.

Commissioner Jennifer Burke made a Motion to go into executive session to discuss negotiation of terms on a real estate sale and it was seconded by Commissioner John Shorty Sneed. All in favor of Ayed and the Motion carried.

Executive Session began at 9:05 am and ended at 9:37 am.

No action was taken in executive session.

COMMITTEE ACTIVITIES

A. Marketing & Industrial

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B. Administrative, Engineering & Maintenance

Bill Lavers stated we were looking into an economic public private partnership.

Rail Engineering Split with MS Export Rail. Bill gave an update to the board regarding a plan to not build the interchange just waiting for approval from Corporate.

Tank and Pump update – Pump station 4 complete and logo is now on the small tank.

Jimmy Levens said we need to get the Sheriff's Department to drop a manhole on their property to catch their products flushed before they hit the pump station. It is just a matter of time before the pump gets clogged again.

Bill Lavers updated the board on Gia Blackwell's hard work to manage the field techs, she meets with them every morning at the shop before the day gets started.

New opportunity for Corporate Court – Original LOI backed out but Bill is talking to 2 other prospects interested.

Fire Hydrant update, the City of Gulfport will be paying to raise the hydrants and labor and any other items that may break or be needed like valves, we will pay utility partners price to do that.

VI. Directors Report

Marcia Crawford Director of Marketing and Relocation – Marcia gave her report. Bill Lavers added to it we were replacing all of the county signs adding the new logo.

Brandi Hough Director of Business Development - Brandi Hough gave a report.

Gia Blackwell Director of Utility Operations – gave a verbal report.

VII. Old/New Business

NA

VIII. Legal

IX. Announcements/Notices

Next Board of Commission Meeting: Aug 18, 2020 @ 8:15 a.m.

- **Next Engineering and Marketing Committee Meeting Aug 31, 2020, 4:00 p. m.**
- **Next Engineering Committee Meeting Sept 1, 2020, 8:30 a.m.**

X. ADJOURN

There being no further business to come before the Commission, Commissioner Jimmy Levens made a Motion to adjourn and it was seconded by Commissioner Jennifer Burke. The meeting was adjourned at 10:14 am on August 18, 2020.



Frankie Castiglia, President



Frank Bordeaux, Secretary