

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 5 A

Council Meeting Date: October 24, 2017

ITEM TITLE: **RESOLUTION**

INTRODUCED BY: **Mayor Andrew "FoFo" Gilich**

CONTACT PERSON: **E. Michael Leonard, CAO**

**Peter Abide, City Attorney** *PA*

**SUMMARY EXPLANATION:**

Resolution authorizing Southern Mississippi Planning & Development District to assist and serve as Agent for the City to establish a Commercial Redevelopment Program at 2381 Pass Road

Resolution  Ordinance \_\_\_\_\_ Public Hearing \_\_\_\_\_ Routine Agenda \_\_\_\_\_

Exhibits for Review

Contract \_\_\_\_\_ Minutes \_\_\_\_\_ Plans/Maps \_\_\_\_\_ Deed \_\_\_\_\_ Lease \_\_\_\_\_

Other (Specify):

Submittal Authorization: Council President \_\_\_\_\_ Mayor

STAFF RECOMMENDATION: **Staff recommends approval**

COUNCIL ACTION: Motion By: \_\_\_\_\_ Second By: \_\_\_\_\_

Vote:	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>
	Lawrence	___	___	___	Tisdale	___	___	___
	Gines	___	___	___	Glavan	___	___	___
	Newman	___	___	___	Barrett	___	___	___
	Deming	___	___	___				

ACTION TAKEN:

RESOLUTION NO.

RESOLUTION AUTHORIZING SMPDD TO ASSIST AND SERVE AS AGENT FOR CITY TO ESTABLISH A COMMERCIAL REDEVELOPMENT PROGRAM, WITH THE FIRST PROJECT TO BE FOR REDEVELOPMENT OF THE PROPERTY AT 2381 PASS ROAD

WHEREAS, the commercial property building located at 2381 Pass Road (former Walmart), in Biloxi has been vacant since 2014, and

WHEREAS, the Southern Mississippi Planning and Development District (SMPDD) has engaged in preliminary discussions with the City with regard to establishing a proposed Commercial Redevelopment Program that would allow private developers to apply for redevelopment incentives based on increases in sales tax that results from a proposed redevelopment and other incentives, and

WHEREAS, the Mississippi Attorney General has issued an opinion (Moran, April 10, 2015) which opines that a municipality may create a redevelopment program and enter into contract, including funding contracts and an administrative services contract with a non-profit corporation for the non-profit corporation to establish and operate a grant program for the revitalization of blighted areas in the municipality, and

WHEREAS, SMPDD has assisted other municipalities in the creation and operation of a redevelopment program; and

WHEREAS, SMPDD has proposed such a Commercial Redevelopment Program for the property at 2381 Pass Road that would incent redevelopment of 2381 Pass Road through a benefit-sharing arrangement through which the developer would share with the city in any increase in sales tax collected from the redeveloped property for a specific period of time, and

WHEREAS, SMPDD has identified the Dallas, Texas based development firm of BYTAR, which has purchased the land and building at 2381 Pass Road and is currently negotiating with national level commercial tenants to operate businesses at this site, and

WHEREAS, this re-development of 2381 Pass Road is proposed to employ a significant number of new permanent jobs, would generate further economic development in the area, and would be in the best interest of the City for such redevelopment plans to move forward to implementation; and

WHEREAS, similar re-development opportunities in the Downtown Restoration District and other areas of the City may be incited by this Commercial Redevelopment Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT:

Section 1: The findings, conclusions, and statements of fact contained in the preamble are hereby adopted, ratified, and incorporated herein.

Section 2: This Resolution shall serve as authorization for SMPDD to proceed with establishing a Commercial Redevelopment Program in conjunction with the City, for which the first project would be with the current owner for redevelopment of the vacant property at 2381 Pass Road; and after further consultation with the Mayor and his Administration, SMPDD shall present to the Mayor and City Council a proposed tri-party contract for funding and administering this program for the first project with Bytar company, subject to final approval by the City Council..

Section 3: This resolution shall take effect and be in force from and after adoption.