



Hancock County Board of Supervisors

Public Hearing Agenda

May 3, 2021 at 1:30 PM

Board Meeting Room

A. Call to Order

B. County Administrator

1. Motion to approve and authorize Board President to sign the Resolution approving the adoption of and implementation of the Tax Increment Financing Plan Diamondhead Medical Center Project, Hancock County, Mississippi, 2021.
2. Motion to spread on the Minutes, the Proof of Publication for Notice of Public Hearing Tax Increment Financing Plan Diamondhead Medical Center Project, Hancock County, Mississippi, 2021.

C. County Attorney

1. Motion to spread on the Minutes, Letters from Hancock County Building Official regarding Safety Hazard Properties located at 16042 Daytona DR. W. Pearlinton, MS and 16070 Old Joe Moran Rd. Kiln, MS.

D. Public Comments

E. Motions

F. Adjourn / Recess

The Clerk reported that pursuant to a resolution of the Board of Supervisors (the “Governing Body”) of Hancock County, Mississippi (the “County”), calling for a hearing to be held at 1:30 P.M. on Monday, May 3rd, 2021, with respect to the *Tax Increment Financing Plan Diamondhead Medical Center Project, Hancock County, Mississippi, 2021* (the “TIF Plan”), the Clerk did cause such notice of the public hearing to be published in the *Sea Coast Echo*, a newspaper having a general circulation in the County on April 21, 2021, as evidenced by the proof of publication on file in the office of the Chancery Clerk. The Board President then called the meeting to order, and the public hearing was duly convened. At that time, all present were given an opportunity to present oral and/or written comments on the TIF Plan. At the conclusion of the public hearing, Supervisor _____ offered and moved the adoption of the following resolution:

A RESOLUTION APPROVING THE ADOPTION OF AND IMPLEMENTATION OF THE “TAX INCREMENT FINANCING PLAN DIAMONDHEAD MEDICAL CENTER PROJECT, HANCOCK COUNTY, MISSISSIPPI, 2021.”

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the “TIF Act”), the Governing Body, on April 6, 2021, did adopt a certain resolution entitled:

RESOLUTION OF THE BOARD OF SUPERVISORS HANCOCK COUNTY, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO THE COUNTY BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21, MISSISSIPPI CODE OF 1972, AS AMENDED, DETERMINING THAT THE DIAMONDHEAD MEDICAL CENTER PROJECT IS A PROJECT ELIGIBLE FOR TAX INCREMENT FINANCING UNDER THE LAWS OF THE STATE, THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE TAX INCREMENT FINANCING PLAN, AND FOR RELATED PURPOSES.

WHEREAS, as directed by the aforesaid resolution and as required by law, a notice of public hearing was published one (1) time in the *Sea Coast Echo*, a newspaper having a general circulation within the City, and County was so published in said newspaper on April 21, 2021, a date not less than ten (10) days nor more than twenty (20) days prior to said hearing date as required by the TIF Act, as evidenced by the publisher’s proof of publication of the same attached hereto as **EXHIBIT A**, presented to the Governing Body and filed with the Clerk;

WHEREAS, the notice of public hearing generally described the TIF Plan and further called for a public hearing to be held at the regular meeting place of the Governing Body, in the Board Meeting Room at the Hancock County Government Annex Building, located at 854 Highway 90, Suite A in Bay St. Louis, Mississippi, at 1:30 P.M. on the 3rd day of May, 2021, in order for the general public to state or present their views on the TIF Plan; and

WHEREAS, at 1:30 P.M. on Monday, May 3rd, 2021, the public hearing was held, and all in attendance were given an opportunity to state or present their oral and/or written comments on the TIF Plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the County, as follows:

SECTION ONE. That all of the findings of fact made and set forth in the preamble to this Resolution shall be and the same are hereby found, declared, and adjudicated to be true and correct.

SECTION TWO. That the Governing Body of the County is now fully authorized and empowered under the provisions of the TIF Act to adopt and implement the TIF Plan, attached hereto as **EXHIBIT B**, and do hereby adopt and approve such TIF Plan as presented in order to assist in the development of the proposed Project (as defined in the TIF Plan) and may participate jointly with the City of Diamondhead, Mississippi, to issue tax increment financing bonds or notes in one or more series in an amount not to exceed One Million Dollars (\$1,000,000) (the “Bonds”) to finance the cost of various improvements in connection with the TIF Plan.

SECTION THREE. That the Bonds of the City and the County shall be issued pursuant to further proceedings of the Governing Body of the City and the County.

Supervisor _____ seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Supervisor Theresa Ryan	voted: ____
Supervisor Greg Shaw	voted: ____
Supervisor Kodie Koenenn	voted: ____
Supervisor Scotty Adam	voted: ____
Supervisor Darrin “Bo” Ladner	voted: ____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of the Governing Body, the Board President declared the motion carried and the resolution adopted this 3rd day of May, 2021.

(SEAL)

 Scotty Adam, Board President
 Hancock County, Mississippi

ATTEST:

Timothy Kellar, Chancery Clerk
Hancock County, Mississippi

(SEAL)

EXHIBIT A

Proof of Publication of Notice of Public Hearing

EXHIBIT B

TIF Plan

58048822.v1

ButlerSnow 26926477v2

Attachment: adopt county Diamondhead MS TIF Bond Series 2021 - City Res. Approving TIF Plan (5-4-21) (7895 : Approve and authorize Board

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State, MICHAEL SCHUVER, vice president of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 weeks to-wit:

On the 21st day of April 2021

On the _____ day of _____ 2021

On the _____ day of _____ 2021

On the _____ day of _____ 2021



Vice President

NOTICE OF PUBLIC HEARING TAX INCREMENT FINANCING PLAN DIAMONDHEAD MEDICAL CENTER PROJECT, HANCOCK COUNTY, MISSISSIPPI, 2021

Notice is hereby given that a public hearing will be held at 1:30 p.m. on May 3rd, 2021 in the regular meeting place of the Hancock County Board of Supervisors located in the Board Meeting Room at the Hancock County Government Annex Building located at 854 Highway 90, Suite A, in Bay St. Louis, Mississippi (the "County"), on the Tax Increment Financing Plan Diamondhead Medical Center Project, Hancock County, Mississippi, 2021 (the "TIF Plan"). The County proposes to use the TIF Plan in compliance with the Tax Increment Financing Redevelopment Plan, Hancock County, Mississippi, 2021 (the "Redevelopment Plan") to designate the project described in the TIF Plan as appropriate for development and tax increment financing. The general scope of the TIF Plan is for the City of Diamondhead (the "City") to issue Tax Increment Financing Revenue Bonds, and may do so jointly with Hancock County, Mississippi (the "County"), in one or more as in an amount not to exceed One million Dollars (\$1,000,000) ("TIF Bonds")

and personal property generated from the Project and the City's incremental increase in sales tax revenues generated from the Project. The TIF Bonds may also be secured by the County's pledge of its incremental increase in ad valorem real and personal property, tax revenue generated from the Project, and any other security that is authorized by the Sections 21-45-1 et. seq. Mississippi Code of 1972, as amended (the "TIF Act"). Provided, however, the amount of the tax increment pledged shall be agreed to under the terms of a development and reimbursement agreement consistent with the TIF Act. The TIF Bonds will not be a general obligation of the City, or the County secured by the full faith, credit, and taxing power of the City, or the County, or create any other pecuniary liability on the part of the City and the County other than the pledge of the incremental increase in the ad valorem taxes and sales taxes set forth above. Construction of the Project and payment of the TIF Bonds issued to construct the Project will be paid as hereinabove set forth and will not require an increase in any kind or type of taxes within the City, or the County. The TIF Act authorizes municipalities and counties in the State of Mississippi to undertake and carry out redevelopment projects as defined therein with the use of tax increment financing.

Copies of the TIF Plan and the Redevelopment Plan are available for examination in the Office of the Board of Supervisors, and the Chancery Clerk's office in Bay St. Louis, Mississippi.

This hearing is being called and conducted, and the TIF Plan has been prepared as authorized and required by the TIF Act. Witness my signature and seal, this the 5th day of April, 2021.

s/ Timothy Kellar, Chancery Clerk
S E A L
04/21/21

for a term of not to exceed 15 years for the purpose of providing funds necessary to pay for the construction of various infrastructure improvements in connection with the construction of the Diamondhead Medical Center Project (the "Project"), including, but not limited to, installation, rehabilitation and/or relocation of utilities such as water, gas, and sanitary sewer; construction, renovation, improving, relocation or rehabilitation of drainage improvements, roadways, bridges, culverts, curbs and gutters, walkways, sidewalks; on-site parking, paving and other related parking lot improvements; installation and relocation of electrical lines, lighting, and signalization; construction, renovation, improving, or rehabilitation of buildings; landscaping of rights-of-way; purchasing land for any of the foregoing purposes; and related architectural and engineering fees, attorney's fees; TIF Plan preparation fees, TIF Bond issuance costs, capitalized interest, and other related soft costs. The TIF Bonds may be secured by a pledge of the City's incremental increase in ad valorem tax revenues on real

Sworn to and subscribed before me A NOTARY PUBLIC



This 21st day of April 2021



General

Order ID: 1071
Export ID:
Status: approved
Price: 79.92
Order date: Apr 7, 2021 03:45 PM
Transaction ID:
Payment handler:
Category: 990 Notices; 997 Public Notices
Package: Legal Advertising
Package type: hybrid
IP Address: 23.123.10.55

Contact

Hancock County Board of Supervisors
 854 Highway 90 Suite A
 Bay St. Louis, MS 39520
 228-467-0172
 Valerie.Fitts@co.hancock.ms.us

Schedule

April 2021

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Start date Apr 21, 2021 - 1 week run

Comments

(none)

Ad text

NOTICE OF PUBLIC HEARING TAX INCREMENT FINANCING PLAN DIAMONDHEAD MEDICAL CENTER PROJECT, HANCOCK COUNTY, MISSISSIPPI, 2021 Notice is hereby given that a public hearing will be held at 1:30 p.m. on May 3rd, 2021 in the regular meeting place of the Hancock County Board of Supervisors located in the Board Meeting Room at the Hancock County Government Annex Building located at 854 Highway 90, Suite A, in Bay St. Louis, Mississippi (the "County"), on the Tax Increment Financing Plan Diamondhead Medical Center Project, Hancock County, Mississippi, 2021 (the "TIF Plan"). The County proposes to use the TIF Plan in compliance with the Tax Increment Financing Redevelopment Plan, Hancock County, Mississippi, 2021 (the "Redevelopment Plan") to designate the project described in the TIF Plan as appropriate for development and tax increment financing. The general scope of the TIF Plan is for the City of Diamondhead (the "City") to issue Tax Increment Financing Revenue Bonds, and may do so jointly with Hancock County, Mississippi (the "County"), in one or more series in an amount not to exceed One Million Dollars (\$1,000,000) ("TIF Bonds") for a term of not to exceed 15 years for the purpose of providing funds necessary to pay for the construction of various infrastructure improvements in connection with the construction of the Diamondhead Medical Center Project (the "Project"), including, but not limited to, installation, rehabilitation and/or relocation of utilities such as water, gas, and sanitary sewer; construction, renovation, improving, relocation or rehabilitation of drainage improvements, roadways, bridges, culverts, curbs and gutters, walkways, sidewalks; on-site parking, paving and other related parking lot improvements; installation and relocation of electrical lines, lighting, and signalization; construction, renovation, improving, or rehabilitation of buildings; landscaping of rights-of way; purchasing land for any of the forgoing purposes; and related architectural and engineering fees, attorney's fees; TIF Plan

HANCOCK COUNTY BUILDING OFFICE
854 Highway 90 Suite A
BAY ST. LOUIS, MS. 39520
(228) 467-4157

April 27, 2021

Re: Safety Hazard Property

16042 Daytona Dr. W.
Pearlington, MS 39572
Parcel #185P-1-20-039.000

The property located at 16042 Daytona DR. W. Pearlington, MS 39572 Parcel #185P-1-20-039.000 is a public nuisance and safety hazard for the surrounding property owners and community due to the areas of structural collapse of the roof. It is in my opinion that the house is beyond repair and should be removed from the property.

Anthony Cuevas
Hancock County Building Official

Attachment: 20210503 - Letter from Hancock County Building Official regarding 16042 Daytona Dr. W. (8080 : Letter from Hancock County

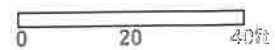
MAULDIN ANN JEAN

Parcel Number: 185P-1-20-039.000
Owner Name: MAULDIN ANN JEAN
Owner Address: 22072 RED FOX RUN
Owner City, State ZIP: SAUCIER, MS 39574-4200
Physical Address: 16042 DAYTONA DR W
Improvement Type: RES
Year Built: 1968
Base Area: 1563
Adjusted Area: 1884
Improvement Value: 12995
Land Value: 6500
Total Value: 19495
Estimated Tax: 288.86
Homestead Exemption: No
Deed Book: B198
Deed Page: 385
Legal Description 1: OAK HARBOR SECT #1 BLK 3 LOT 1
Legal Description 2: 1
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 8963.086746

Sketches

Sketch	Sketch Name
	185P-1-20-039_00001-Model.gif

Condos











HANCOCK COUNTY BUILDING OFFICE
854 Highway 90 Suite A
BAY ST. LOUIS, MS. 39520
(228) 467-4157

April 27, 2021

Re: Safety Hazard Property

16070 Old Joe Moran Rd.
Kiln, MS 39556
Parcel #069 -0-30-003.000

The property located at 16070 Old Joe Moran Rd. Kiln, MS 39556 Parcel # 069 -0-30-003.000 is a public nuisance and safety hazard for the surrounding property owners and community due to the areas of structural collapse of the walls. It is in my opinion that the Mobile Home is beyond repair and should be removed from the property.

Anthony Cuevas
Hancock County Building Official

Attachment: 20210503 - Letter from Hancock County Building Official regarding 16070 Old Joe Moran Road (8080 : Letter from Hancock County

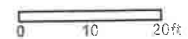
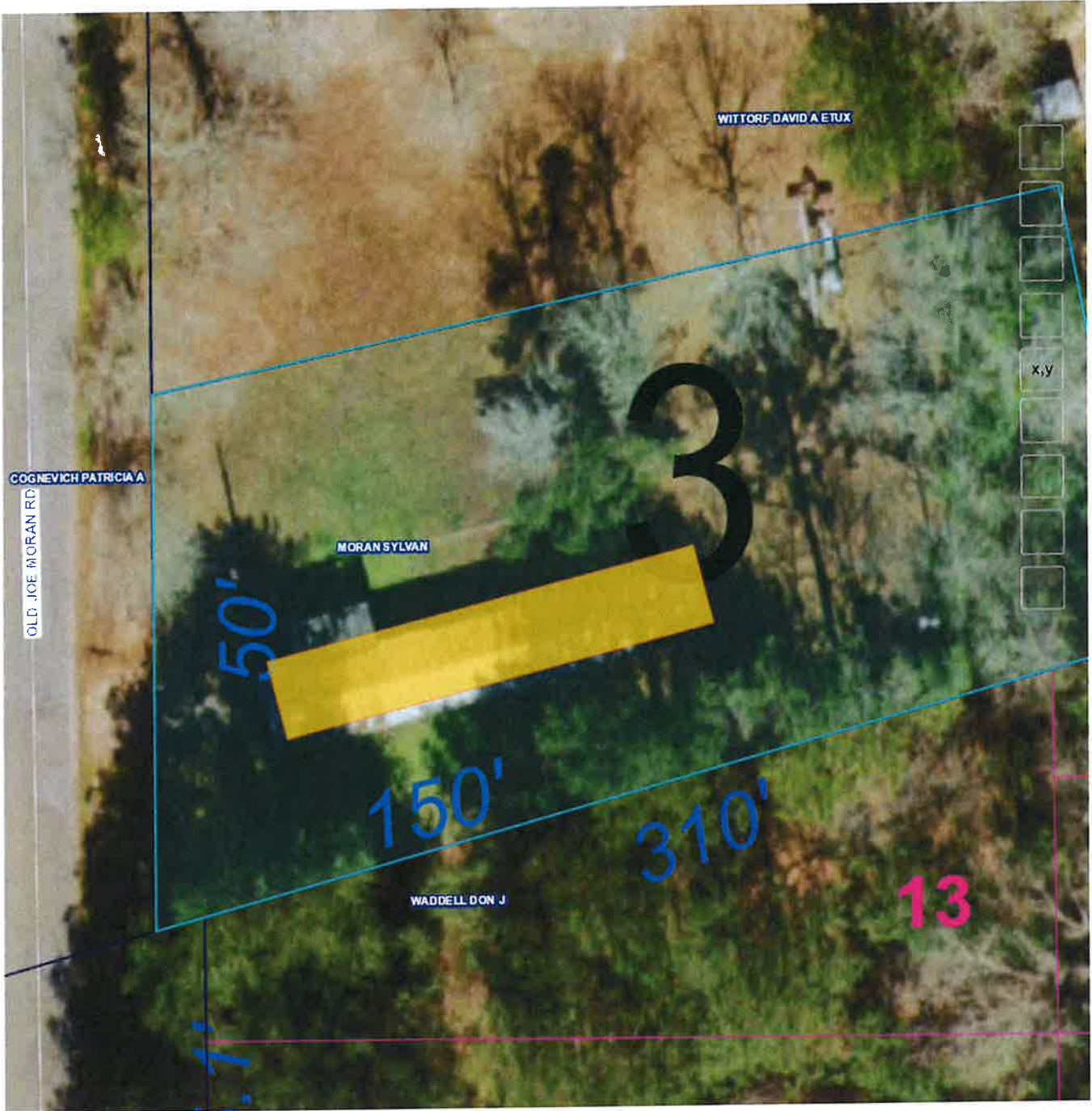
MORAN SYLVAN

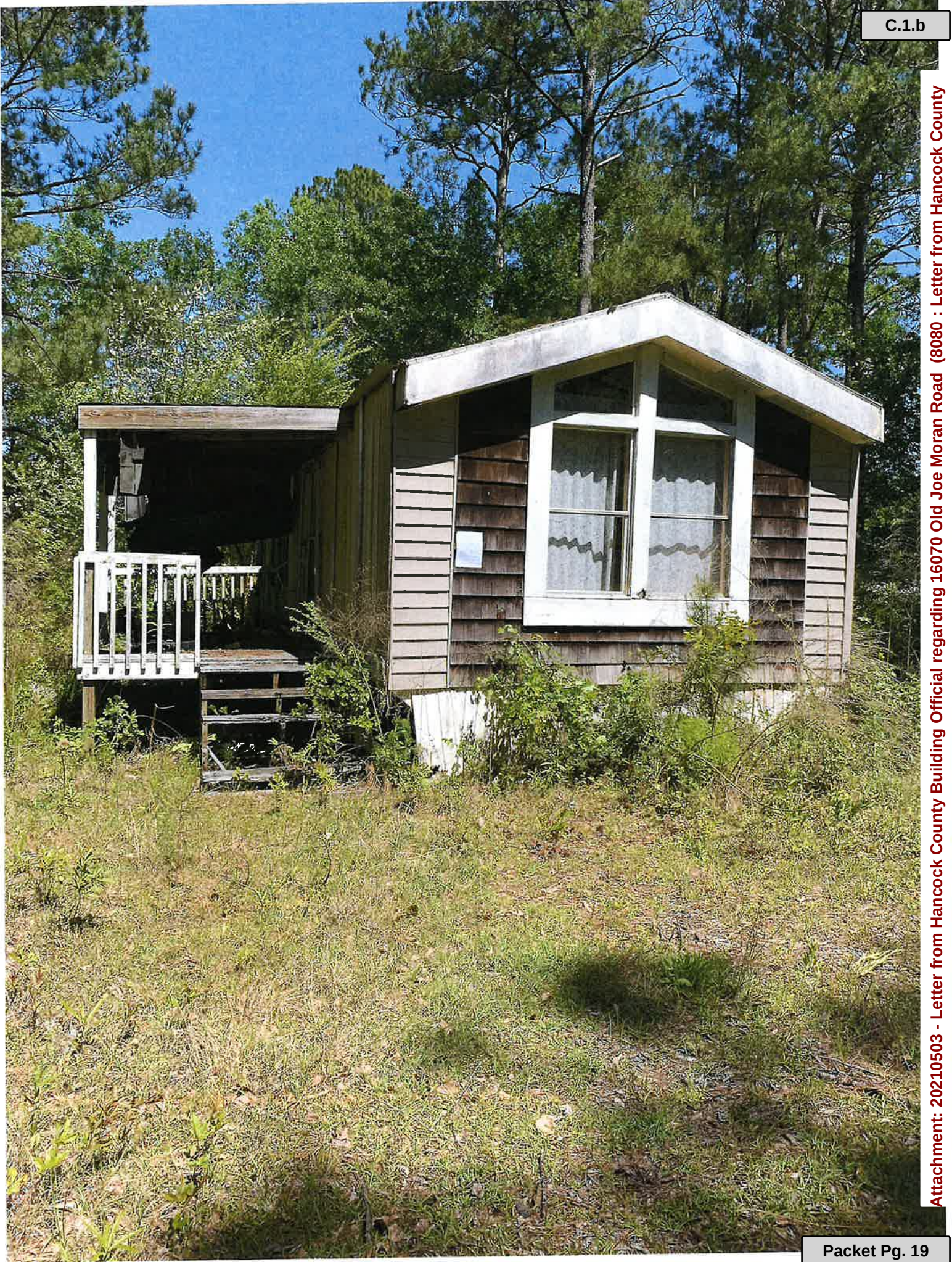
Parcel Number: 069 -0-30-003.000
Owner Name: MORAN SYLVAN
Owner Address: P O BOX 103
Owner City, State ZIP: KILN, MS 39556
Physical Address: 16070 OLD JOE MORAN RD
Improvement Type: MH1
Year Built: 1990
Base Area: 1120
Adjusted Area: 1120
Improvement Value: 11929
Land Value: 17750
Total Value: 29679
Estimated Tax: 439.81
Homestead Exemption: No
Deed Book: J1
Deed Page: 290
Legal Description 1: PT. SE 1/4 OF NE 1/4
Legal Description 2: SEC. 30-7-14
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89.426998
Latitude: 30.408865
Square Footage: 14566.570938

Sketches

Sketch	Sketch Name
	069_-0-30-003_00001-Model.gif

Condos

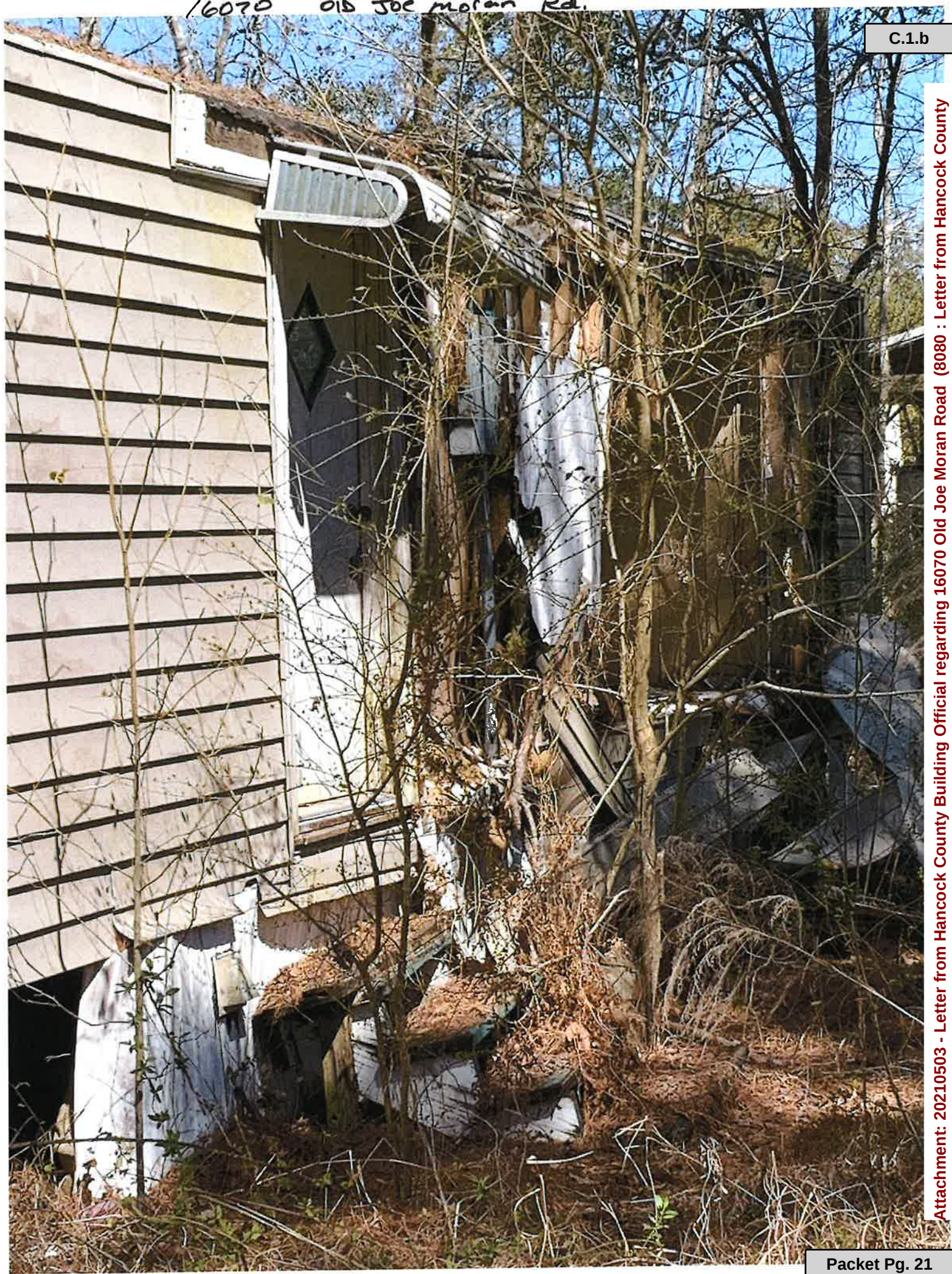






16070 Old Joe Moran Rd.

C.1.b



Attachment: 20210503 - Letter from Hancock County Building Official regarding 16070 Old Joe Moran Road (8080 : Letter from Hancock County

16070 Old Joe Moran Rd.

C.1.b



Attachment: 20210503 - Letter from Hancock County Building Official regarding 16070 Old Joe Moran Road (8080 : Letter from Hancock County