

THERE CAME on for consideration by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, the matter of the *Tax Increment Financing Plan Government Street and Pine Drive Hotel Convention Center Development, Ocean Springs, Jackson County, Mississippi, May 2024*, and a resolution regarding such Tax Increment Financing Plan. After a full consideration of the matter, Alderman _____ offered and moved the adoption of the following resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES AND COUNTIES 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 TAX INCREMENT FINANCING PLAN GOVERNMENT STREET AND PINE DRIVE HOTEL CONVENTION CENTER DEVELOPMENT, OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, MAY 2024, IS A PROJECT ELIGIBLE FOR TAX INCREMENT FINANCING UNDER THE LAWS OF THE STATE; THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH SUCH TAX INCREMENT FINANCING PLAN; AND FOR RELATED PURPOSES.

WHEREAS, Sections 21-45-1 *et. seq.*, Mississippi Code of 1972, as amended and supplemented (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;

WHEREAS, the Mayor and Board of Aldermen (the “Governing Body”) of the City of Ocean Springs, Mississippi (the “City”) has previously been presented with the *Tax Increment Financing Redevelopment Plan, Ocean Springs, Mississippi, 2020*, as amended (the “Redevelopment Plan”) and has conducted a public hearing regarding said plan as required by law, which plan constitutes a qualified plan under the TIF Act;

WHEREAS, the Governing Body has been presented with the form of a tax increment financing plan entitled *Tax Increment Financing Plan Government Street and Pine Drive Hotel Convention Center Development, Ocean Springs, Jackson County, Mississippi, May 2024* attached hereto as **Exhibit A** (the “TIF Plan”), the purpose of which is to provide a financing mechanism to construct various infrastructure improvements described in the TIF Plan; and

WHEREAS, this Governing Body has heretofore identified various parts of the City in need of development and redevelopment and does hereby find that the hotel, convention space and retail development, or related commercial food service venues, and similar business development plans (the “Project”) to be developed by **OSMS Development, LLC**, a Mississippi limited liability company (the “Developer”), is of major economic significance to and within the City and qualifies as a project eligible for tax increment financing as set forth in the Redevelopment Plan, and participation on the part of the City is necessary and would be in the public interest and in the best interests of the public health, safety, morals, and welfare of the City.

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

SECTION ONE: The Governing Body of the City does hereby declare its intention to issue tax increment financing revenue bonds, notes, or other similar debt instruments and may do so jointly pursuant to the Regional Economic Development Act, Title 57, Chapter 64, Mississippi Code of 1972, as amended and supplemented, or the Interlocal Cooperation Act, Title 17, Chapter 13, Mississippi Code of 1972, as amended and supplemented, with Jackson County, Mississippi (the “County”), in one or more series, in an amount not to exceed Five Million Dollars (\$5,000,000) (the “TIF Bonds”) for a term of not to exceed fifteen (15) years for the purpose of providing funds necessary to reimburse the Developer for the qualified costs of the construction of various public infrastructure improvements in connection with the construction of the Project, including, but not limited to, the 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 public and private parking, paving, any applicable environmental hazard testing and remediation including studies, monitoring, remediation, or hazard mitigation requirements as further defined by the Mississippi Department of Environmental Quality as applicable, and other related parking lot improvements; any applicable wetland mitigation expenses, installation and relocation of electrical lines, lighting, and signalization; landscaping of rights-of way; purchasing land for any of the forgoing purposes; and related architectural and engineering fees, and attorneys’ fees, TIF Plan preparation fees, TIF Bond issuance costs, applicable FEMA requirements for special designated flood hazard areas, capitalized interest, and other related soft costs.

SECTION TWO: All TIF Bonds shall be issued pursuant to the terms and provisions of a Development and Reimbursement Agreement to be entered into by and between the City and the Developer (the “Development Agreement”).

SECTION THREE: When and if issued, the TIF Bonds shall be secured by a pledge of (i) up to one hundred percent (100%) of the City’s incremental increase in ad valorem tax revenues on real and personal property generated by the Project within the Tax Increment Financing District (the “TIF District”), excluding taxes for public school purposes (the “City’s Ad Valorem Tax Increment”), (ii) up to seventy-five percent (75%) of the County’s incremental increase in ad valorem tax revenues on real and personal property generated by the Project within the TIF District, excluding taxes for public school purposes (the “County’s Ad Valorem Tax Increment”), and (iii)) up to one hundred percent (100%) of the retail sales tax rebates received by the City from the State of Mississippi (the “State”) and generated by the Project from retail sales established within the TIF District, excluding any special hotel or beverage tax that may be levied by the City (the “Sales Tax Increment,” and collectively (i) through (iii), the “Tax Increment”). The TIF Bonds shall not be 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 other than the pledge of the Tax Increment hereinabove set forth.

SECTION THREE: The principal amount of any series of the TIF Bonds shall be determined by the City and sized based on (i) one hundred percent (100%) of the City’s Ad Valorem Tax Increment, (ii) seventy-five percent (75%) of the County’s Ad Valorem Tax Increment, and (iii) fifty percent (50%) of the Sales Tax Increment, all as provided in the

Development Agreement; provided, however, that the aggregated principal amount of the TIF Bonds shall not to exceed Five Million Dollars (\$5,000,000).

SECTION FOUR: A public hearing shall be held with respect to the TIF Plan in the regular meeting place of this Governing Body located at 1018 Porter Avenue in Ocean Springs, Mississippi at 6:00 P.M., on the 21st day of May 2024.

SECTION FIVE: The City Clerk is hereby directed to publish the notice attached hereto as **Exhibit B** in the *Sun Herald*, a newspaper in which the City is authorized to publish legal notices, at least one (1) time not less than ten (10) days nor more than twenty (20) days prior to the date set forth in Section Four hereof.

Alderman _____ seconded the motion to adopt the foregoing resolution, having first been reduced to writing, and the question being put to a roll call vote, the result was as follows:

Alderman Jennifer Burgess, Ward 1	voted: _____
Alderman Rickey Authement, Ward 2	voted: _____
Alderman Kevin Wade, Ward 3	voted: _____
Alderman Ken Papania, Ward 4	voted: _____
Alderman Robert Blackman, Ward 5	voted: _____
Alderman Michael Impey, Ward 6	voted: _____
Alderman Bobby Cox, Alderman at Large	voted: _____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the Mayor declared the motion carried and the resolution adopted this the 7th day of May, 2024.

Kenny Holloway, Mayor
City of Ocean Springs, Mississippi

ATTEST:

Patty Gaston, City Clerk
City of Ocean Springs, Mississippi

{SEAL}

EXHIBIT A – TIF Plan

*Tax Increment Financing Plan
Government Street and Pine Drive Hotel Convention Center Development
Ocean Springs, Jackson County, Mississippi
May 2024*

TAX INCREMENT FINANCING PLAN

***Government Street and Pine Drive Hotel
Convention Center Development***

***OCEAN SPRINGS, JACKSON COUNTY,
MISSISSIPPI
May 2024***

**TAX INCREMENT FINANCING PLAN
GOVERNMENT STREET AND PINE DRIVE HOTEL CONVENTION
CENTER DEVELOPMENT
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
MAY 2024**

ARTICLE I. PURPOSE AND INTENT

Section 1.01 Preamble

(a) The administration and implementation of this *Tax Increment Financing Plan Government Street and Pine Drive Hotel Convention Center Development, Ocean Springs, Jackson County, Mississippi, May 2024* (the “**TIF Plan**”), will be a joint undertaking of the City of Ocean Springs, Mississippi (the “**City**”) and Jackson County, Mississippi (the “**County**”) in accordance with Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the “**TIF Act**”).

The City and the County will enter into an interlocal cooperation agreement pursuant to the Interlocal Cooperation Act, Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the “**Interlocal Act**”) or a regional economic development alliance agreement under the Regional Economic Development Act, Sections 57-64-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the “**REDA Act**,” and together with the TIF Act and the Interlocal Act, the “**Act**”), as applicable, that will designate the City as the primary party of interest in carrying out the Project (as defined herein). The City will issue bonds, notes, or other similar debt obligations not exceeding **Five Million Dollars (\$5,000,000)** (the “**TIF Debt Obligations**”), in one or more series, to provide funds to finance a portion of the cost of construction, through reimbursement, of various qualified public infrastructure and related site improvements, as more particularly described herein (the “**Improvements**”) in connection with the Government Street and Pine Drive Hotel Convention Center Development that will include the construction of a hotel, retail developments, restaurants, or related commercial, food service venues, and related commercial businesses (the “**Project**”).

OSMS DEVELOPMENT, LLC, a Mississippi limited liability company, its successors and assigns (the “**Developer**”), is proposing to build the Project on approximately **4.83 ± acres** of undeveloped commercially zoned land fronting the south side of Government Street in downtown Ocean Springs, Mississippi (the “**Project Site**”). The Project Site, which has been designated by the City as an Urban Renewal Area, contains certain environmental contaminations that will be mitigated and continually monitored in accordance with the Mississippi Department of Environmental Quality guidelines. The Project Site will be located within the proposed Tax Increment Financing District, as more particularly defined by legal descriptions and survey maps attached herein as **Exhibit II**, including one or more related parcels (the “**TIF District**”).

The Project will be constructed in multiple phases (the “**Phase(s)**”) as further defined in this TIF Plan. The initial Phase of the Project will include the construction of a new luxury specialty **franchised hotel with 110,000± square feet** of enclosed space. The hotel will include 108 ± guestrooms, restaurant, lounge, 5,000 ± sq. ft. of conference space, additional meeting spaces, pool, outdoor event space, facilities to accommodate special events, and additional amenities. The hotel will be developed on the Project Site. However, additional proposed parcels along the north side of Government Street, defined herein as part of the TIF District, are being considered for additional development opportunities during future Phases of the Project. These developments will include additional commercial and retail businesses that are compatible with the hotel operations, including various restaurant venues, other professional offices and related services that support the hotel operations and the downtown commercial district. Said developments are likely to be initiated by the current owners of the parcels as a direct result of the initial Phase of construction and the investment in the area.

The Project is expected to encourage tourism in the City by appealing to guests and visitors as a destination resort. Moreover, the Project is expected to significantly enhance the City’s economy in the

downtown trade area by providing lodging opportunities, professional meeting spaces, and catering services that are currently unavailable or otherwise limited.

(b) The funds received from the TIF Debt Obligations and other funds as identified herein will be used to reimburse the Developer for a portion of the qualified cost of construction and installation of the public improvements in connection with the Project, and other activities to serve the Project and the community as a whole.

(c) The Developer estimates that the TIF related public infrastructure, site improvements, and other activities making up the public improvements of the Project will cost approximately Seven Million, Six Hundred Twenty-Two Thousand Dollars (**\$7,622,000**) in new construction, part of which may be reimbursed to the Developer through the TIF Debt Obligations by the City pursuant to the TIF Plan in accordance with the Act. The Developer expects to invest a total of an estimated Fifty-Six Million Dollars (**\$56,000,000**) in private funds once all Phases of the Project are completed.

(d) The City and the Developer will enter into a Development and Reimbursement Agreement (the “Development Agreement”), which will set forth the agreement of the parties in connection with the sale and issuance of any TIF Debt Obligations.

Further descriptions of the Project and supporting documentation of the included estimates are attached as **Exhibit I** hereto and titled “Project Summary and Supporting Documentation” and include the estimated tax revenue projections that were provided by the Developer, the City, and the County Tax Assessor’s office.

Section 1.02 Statement of Intent

(a) As provided in the Preamble of this TIF Plan, the City, acting on behalf of itself, and with participation by the County, proposes to issue the TIF Debt Obligations, which will be secured solely by:

1. A pledge by the City of up to one hundred percent (100%) of the increases in real and personal property ad valorem taxes generated by the Project within the legal boundaries of the TIF District, excluding taxes for public school purposes (the “**City's Ad Valorem Tax Increment**”); and
2. A pledge by the City of up to up to one hundred percent (100%) of the retail sales tax rebates received by the City from the State of Mississippi (the “**State**”) and generated by the Project within the TIF District, excluding any special hotel or beverage tax that may be levied by the City (the “**City's Sales Tax Increment**” and together with the City's Ad Valorem Tax Increment, the “**City's Tax Increment**”); and
3. A pledge by the County of up to seventy-five percent (75%) of the increased real and personal property ad valorem taxes generated by the Project within the TIF District, excluding taxes for public school purposes (the “**County's Tax Increment**”), which pledge will be evidenced by separate action of the County.

(b) The principal amount of any series of the TIF Debt Obligations will be determined by the City and sized based on (i) one hundred percent (100%) of the City’s Ad Valorem Tax Increment, (ii) seventy-five percent (75%) of the County’s Ad Valorem Tax Increment, and (iii) fifty percent (50%) of the Sales Tax Increment, all as provided in the Development Agreement; provided, however, that the aggregated principal amount of the TIF Debt Obligations shall not to exceed Five Million Dollars (\$5,000,000).

(c) The proceeds of the TIF Debt Obligations will be used to reimburse the Developer for a portion of the qualified cost of constructing and installing the Improvements, which include, but are not limited to, installation of utilities such as water, sanitary sewer for the benefit of the Project and to serve the entire TIF District, and natural gas lines, relocation of utilities, installation and relocation of electrical services, installation of storm drainage, eligible wetland mitigation expenses, construction of roadways with curb and gutter, including meeting any applicable FEMA special flood hazard mitigation standards, public and private parking, sidewalks, any applicable environmental hazard testing and remediation including studies, monitoring, remediation, or hazard mitigation requirements as further defined by the

Mississippi Department of Environmental Quality, fire protection, installation of traffic signalization and signage, grading, lighting and landscaping of rights-of-way, purchase of rights-of-way and other property necessary for the installation of the infrastructure and other improvements described hereinabove, capitalized interest and other related expenses such as engineering all expenses in connection with the authorization, sale and issuance of bonds, or indebtedness, TIF plan preparation fees and other incidental related costs and related professional fees. If deemed necessary and appropriate, the City may require additional security from the Developer to help support the sale of the bonds, notes or similar debt obligations to be more marketable.

The construction of the aforementioned Improvements will be undertaken to provide for the public convenience, health and welfare. A more detailed scope of work, along with budgets, will be identified in the Development Agreement, as necessary and appropriate.

Section 1.03 Public Convenience and Necessity

The public convenience and necessity require participation by the City and the County in this Project. The Project will provide for the public convenience and necessity and serve the best interests of the citizens of the City and the County, including:

(a) **Private Investment.** Construction of the Project will represent a private investment of approximately \$56,000,000, with the initial Phase of the Project expected to create over one-hundred twenty (120) full and part-time jobs.

(b) **Increase in City Ad Valorem Taxes.** Increased City real and personal property taxes generated from the Project are estimated to be as follows:

<u>Entity</u>	<u>Current Tax</u>	<u>Taxes After Improvements</u>
City (26.92 mills)		
Real Property	\$3,805	\$185,464

(c) **Increase in County Ad Valorem Taxes.** Increased County real and personal property taxes generated from the Project are estimated to be as follows:

<u>Entity</u>	<u>Current Tax</u>	<u>Taxes After Improvements</u>
County (51.37 mills)		
Real Property	\$6,626	\$353,912

(d) **Increase in School Ad Valorem Taxes.** The Project will generate the following estimated real and personal property taxes for the School District:

<u>Entity</u>	<u>Current Tax</u>	<u>Taxes After Improvements</u>
School Dist. (66.69 mills)		
Real Property	\$8,730	\$459,458

(e) **Increase in State Sales Tax.** The net new gross annual retail sales generated by the Project, after all Phases of construction are completed, are anticipated to be approximately Seven Million, One Hundred Fifty Thousand Dollars (**\$7,150,000**), which will result in approximately Five Hundred Thousand, Five Hundred Dollars (**\$500,500**) in new sales taxes for the State.

(f) **Increase in State Sales Tax Rebated to the City.** The new annual sales tax rebates to the City from the State are anticipated to be approximately Ninety-Two Thousand Five Hundred Ninety-Three Dollars (**\$92,593**), assuming 90% net new incremental sales to the City. In addition, the City will receive an estimated One Hundred Forty Thousand Dollars (**\$140,000**) through the special assessment tax of 2% on food, beverage and lodging.

Summary of Benefits

(a) The Project will accommodate the hospitality needs of the City of Ocean Springs. At present, these lodging needs are addressed with several smaller boutique hotels and short-term rentals. A large hotel with dedicated meeting spaces and catering, as proposed, can accommodate more visitors for the benefit of the Gulf Coast regional trade area, the City, and the County.

(b) The Project will include approximately 5,000± square feet of meeting and conference center space. This space will complement the hotel by attracting conferences to increase the visitation to the City, especially during non-peak times to increase local economic and commercial activities. These conferences and visits are expected to increase the activity within the market trade area during the business week therefore creating more economic benefits to other retail sales in the downtown area. At present, there is no readily available space that is large enough to accommodate small to mid-size conferences, and these events and the related hotel stays are, as a result, often held in nearby cities, such as the Biloxi and Gulfport. The Project will act as a catalyst for additional complimentary development opportunities in the immediate vicinity such as additional restaurant, housing, hotel, and retail developments attributed to the anticipated increase in traffic and new local employment opportunities.

(c) The Project will help the City meet its goal to establish a new hotel and conference center with convenient access to downtown. It is expected to increase traffic and visits to the city. This project will encourage additional commercial developments with the construction of sidewalks, and other needed public infrastructure to enhance the connectivity to the other businesses such as restaurants, entertainment and retail in the immediate trade area.

(d) The proposed development is expected to contribute to the special assessed lodging and food/beverage taxes that are provided to enhance recreational amenities of the City. Discussions among City officials and surrounding residents have included recreational amenities and improvements on the 'Old Public Works Site.' This includes the renovation, or replacement of the Ryan Youth Center, improvements to baseball fields, and other recreational improvement opportunities. The additional revenues provided by the Project and those revenues that result from increased spending at local restaurants will enhance the efforts to improve the City's site adjacent to the proposed Project.

(e) The net new annual sales generated by the hotel development could reach **\$5.3 million in lodging, and an additional \$1.85 million** in food and beverage services, and retail sales.

(f) The proposed Project could result in net new sales taxes rebated to the City in excess of Ninety-Two Thousand, Five Hundred Ninety-Three Dollars (**\$92,593**) **annually**. The special assessed tourism taxes on lodging and food and beverage sales would provide additional estimated rebated revenues for the benefit of the City of One Hundred Forty Thousand Dollars (**\$140,000**) **annually** through the special assessment tax of 2% for hotel lodging, food and beverage.

(g) The Project will create the development of an upscale hotel, restaurants and meeting spaces that will serve the local community, travelers, and hotel guests. This will generate economic value for the local citizens and will aid in the addition of quality restaurants in the market trade area. The Project will substantially **increase real and personal ad valorem property taxes** to an estimated Nine Hundred Ninety-Eight Thousand, Eight Hundred Thirty-Four Dollars (**\$998,834**) for the benefit of the City, County, and the local school district.

(h) The Project construction will significantly benefit the local economy with temporary construction jobs, the purchase of building materials, hotel rooms, fuel sales, restaurants and directly benefit other local business in the market trade area.

(i) The Project will result in the development of a currently contaminated, undeveloped site in the heart of downtown Ocean Springs into a major attraction that will enhance the property values and appeal of the market trade area.

ARTICLE II. PROJECT AND DEVELOPER INFORMATION

Section 2.01 Project Description

OSMS DEVELOPMENT, LLC, a Mississippi limited liability company owned by local developers, its successors and assigns, is proposing to build a new mixed-use, multi-phased specialty hotel/commercial development in the City on currently undeveloped environmentally contaminated commercially zoned land fronting Government Street in Downtown Ocean Springs, Mississippi.

The proposed Project will be a ground up project on currently undeveloped land requiring significant public infrastructure, including the mitigation of environmental contaminations, monitoring, significant related earth work and fill, roads, utility connections, fire protection and parking facilities. Further description of the Project is attached hereto as **Exhibit I** and titled "Project Summary and Supporting Documentation."

The Project will be located on the south side of Government Street, at the corner of Pine Drive, near one of the main commercial entrances to the City off of Highway 90. Included in the proposed TIF District is a total land development area of approximately **4.83± acres** that is currently undeveloped land, generating minimal real and personal ad valorem taxes, and no rebated sales taxes for the City.

Attached hereto as **Exhibit II** are maps and legal descriptions of the TIF District from which the tax revenues will be generated to service the TIF Debt Obligations.

Section 2.02 Developer Information

(a) Name of Developer:

OSMS Development, LLC (Mississippi Business ID #1437784)

(b) Address of Company:

OSMS Development, LLC
2002 Lafitte Street
Ocean Springs, MS 39564
Attn: Anand Patel, Member

(c) Local Contractors or Agents:

To be determined by the Developer using competitive bids and proposals process.

ARTICLE III. ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

Section 3.01 Job Creation

(a) Part-Time Construction Jobs

It is expected that the initial Phase of the Project will create an estimated 55-75 construction jobs directly on the Project Site, which will generate a construction payroll estimated at approximately One Million Dollars (\$1,000,000), some of which will be spent locally and have a positive impact on the economy of the City and the County. The initial Phase of the Project is expected to take approximately 16-20 months to complete.

(b) Permanent Full and Part-Time Jobs

It is expected that, at the completion of the initial Phase of construction, the Project will employ an estimated eighty to one hundred twenty (80-120) full-time and part-time employees and related staff with an estimated annual payroll of Two Million Eight Hundred Thousand Dollars (\$2,800,000.)

Section 3.02 Financial Benefit to the Community

The proposed Project will be a ground up redevelopment project on currently undeveloped land requiring significant public infrastructure including mitigation of known contamination, subsequent monitoring as required by the Mississippi Department of Environmental Quality, significant related earth work and fill, roads, utility connections, fire protection, and parking facilities. The Project will be located on the south side of Government Street, at the corner of Pine Drive near one of the main commercial entrances to the City. Included in the proposed TIF District is a total land development area of approximately **4.83± acres** that is currently undeveloped land, generating minimal real and personal ad valorem taxes, and no rebated sales taxes for the City. The Project is expected to generate ad valorem and sales tax increases are outlined below.

(a) Ad Valorem Tax Increases

Currently, property taxes generated by the undeveloped 4.83± acres Project Site that is included in the TIF District are approximately Nineteen Thousand, One Hundred Sixty-One Dollars (**\$19,161**) annually due to the undeveloped nature of the land and the associated known environmental contamination.

As a result of the Project, real and personal property ad valorem taxes on the **4.83 ± acres** could reach approximately Nine Hundred Ninety-Eight Thousand, Eight Hundred Thirty-Four Dollars (**\$998,834**). The following table illustrates the estimated ad valorem taxes before and after the construction of the Project:

ESTIMATED AD VALOREM TAXES

<i>Real & Personal Property Taxes Estimated</i>			
<u>Entity</u>	<u>Rates</u>	<u>Millage</u> <u>Current</u>	<u>After Project</u>
City Real & Personal Property	(26.92)	\$3,805	\$185,464
County Real & Personal Property	(51.37)	\$6,626	\$353,912
School District Real & Personal Property	(66.69)	\$8,730	\$459,458
Totals	(144.98)	\$19,161	\$998,834*

*Illustration assumes use of 90% of the estimated permit value for the development to calculate the assessed value to illustrate potential real ad valorem tax increases. Personal ad valorem tax estimates and increase assessed land values are not reflected above. The ad valorem real and personal property revenue projections were developed for the County and the City with the assistance of the Developer, the City and the Jackson County Tax Assessor's office.

(b) Retail Sales Taxes

The expected total annual retail sales over the full operating year of the Project, after all Phases of construction are completed, are expected to average over Seven Million, One Hundred Fifty Thousand Dollars (**\$7,150,000**), with future anticipated growth.

Total sales will represent **90%** of net new incremental sales for the City. New net increases in sales taxes based on anticipated substantial growth in retail, lodging and food sales generated for the State are estimated to be Five Hundred Thousand Five Hundred Dollars (**\$500,500**) annually, with tax rebates from the State to the City estimated to be approximately Ninety-Two Thousand, Five Hundred Ninety-Three Dollars (**\$92,593**) annually, based on the net incremental sales estimates for the full operating year after all Phases of construction are completed. In addition, through the two percent (2%) special assessment tax levied on food, beverage and lodging sales, the City will receive an estimated One Hundred Forty Thousand Dollars (**\$140,000**) in rebates from the State.

The following table illustrates the new potential sales tax that may be rebated by the State to the City based on an estimated ninety percent (90%) incremental net increase in retail sales scenario as a result of the Project. The Developer anticipates that the Project will create new sales tax revenue for the City that is currently being spent in other economic trade markets for health care, retail sales, lodging and food services.

<u>New Sales Assumption</u>	<u>Total Net New Sales</u>	<u>Net New State Sales Tax</u>	<u>Sales Tax Rebated to Ocean Springs</u>
Hotel	\$5,300,000	\$371,000	\$68,635
Restaurant	\$1,700,000	\$119,000	\$22,015
Retail & Misc.	\$150,000	\$10,500	\$1,943
Total Sales:	\$7,150,000	\$500,500	\$92,593 annually

*Special estimated applicable hotel, food and beverage taxes of 2% rebated to the city \$140,000

A summary of the State sales tax revenue, and 90% of the anticipated increases in retail sales tax rebates from the State as a result of new retail sales for the City, is provided below:

<u>Estimated Net New Sales</u>	<u>State of Mississippi Retail Sales Taxes</u>	<u>New Retail Sales Taxes Rebate to City</u>	<u>Special 2% Assessment Tax Rebate to City</u>
\$7,150,000	\$500,500	\$92,592	\$140,000

ARTICLE IV. A STATEMENT OF THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

Section 4.01 Primary Objective

The primary objective of the TIF Plan is to serve the public convenience and necessity by participating over multiple Phases in the “*Tax Increment Financing Plan, Government Street and Pine Drive Hotel Convention Center Development, Ocean Springs, Jackson County, Mississippi, May 2024.*” The TIF Plan will provide a portion of the financing to reimburse the Developer for qualified improvement costs such as to acquire property, construct public infrastructure, including public and private parking, environmental contamination mitigation, and other public infrastructure improvements to serve the development as described in the preamble to this TIF Plan. The public Improvements will be constructed in accordance with standards, codes, and ordinances of the City.

The Improvements will provide for the health and welfare of the public by providing for safe and adequate street, drainage improvements, wetland mitigation earthworks, public and private parking and public access, adequate utilities, which may include electrical, water, gas, sanitary sewer systems for the benefit of the Project and to serve the entire TIF District, fire protection and drainage systems. The area will also be landscaped, which will be important since the Project is near one of the main entries into the City.

ARTICLE V. A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN.

5.01 Property Description

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of public infrastructure associated with the Project over multiple Phases and other improvements necessary to serve the public that will induce development in the boundaries of the TIF District and other areas as deemed appropriate through further action of the City and County. This TIF Plan is consistent with the goals and objectives of the *Tax Increment Financing Redevelopment Plan, Ocean Springs, Mississippi, 2020*. The legal descriptions and survey maps of the TIF District are attached as **Exhibit II**.

ARTICLE VI. A STATEMENT CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT, PROJECTED SOURCES OF REVENUE TO MEET THE COSTS AND TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

Section 6.01 Cost Estimate of Redevelopment Project

The development of the Project will represent a private investment in excess of **Fifty-Six Million Dollars (\$56,000,000.)** As set forth in the Preamble, this TIF Plan will be a joint undertaking of the City and the County, whereby the City and County will enter into an interlocal agreement or economic development alliance which will designate the City as the primary party of interest in carrying the Project forward. The City and County propose that the City, in its sole discretion, may to issue the TIF Debt Obligations. The proceeds of the TIF Debt Obligations will be used to reimburse the Developer for a portion of the qualified cost of constructing and installing the Improvements in connection with the Project including, but not limited to, the installation of utilities such as water, sanitary sewer for the benefit of the Project and to serve the entire TIF District, and natural gas lines, relocation of utilities, installation and relocation of electrical services, installation of storm drainage, wetland mitigation expenses, construction of roadways with curb and gutter, including meeting any applicable FEMA special flood hazard mitigation standards, public and private parking, sidewalks, any applicable environmental hazard testing and remediation including studies, monitoring, remediation, or hazard mitigation requirements as further defined by the Mississippi Department of Environmental Quality, fire protection, installation of traffic signalization and signage, grading, lighting and landscaping of rights-of-way, purchase of rights-of-way and other property necessary for the installation of the infrastructure and other improvements described hereinabove, capitalized interest and other related expenses such as engineering all expenses in connection with the authorization, sale and issuance of bonds, or indebtedness TIF plan preparation fees and other incidental related costs and related professional fees. The construction of the aforementioned improvements will be undertaken to provide for the public convenience, health and welfare. A more detailed scope of work, along with budgets, will be identified in a Development Agreement with the Developer.

Proceeds of the TIF Debt Obligations may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under the TIF Act.

Section 6.02 Projected Sources of Revenue to Meet Costs

The Developer will secure financing for the private investment of an estimated \$56,000,000 through all Phases of construction. As provided in the Preamble of this TIF Plan, the City, acting on behalf of itself, and with participation by the County, proposes to issue TIF Debt Obligations, which will be secured solely by City's Tax Increment and the County's Tax Increment. If deemed necessary and appropriate, the City and the County may require additional security from the Developer to support making the TIF Debt Obligations more marketable.

Section 6.03 Total Amount of Indebtedness to be Incurred

As provided in the Preamble of this TIF Plan, the City will issue up to Five Million Dollars (\$5,000,000) in TIF Debt Obligations, in one or more series.

This TIF Plan shall be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of the TIF Debt Obligations to provide funds to defray the cost of a portion of the Improvements for the Project as set forth herein.

Section 6.04 Description of Interest Rate and Required Payments on the TIF Debt Obligations

It is expected that the TIF Debt Obligations for the Project can be obtained at an annual interest rate of not more than eleven percent (11%) per annum for a term not to exceed fifteen (15) years. Annual principal and interest payments are estimated to be approximately Three Hundred Ninety-Seven Thousand Seven Hundred Fifty-Five Dollars (**\$397,755**) assuming a bond face value of Three Million, Eight Hundred Sixty-Three Thousand, One Hundred Dollars (**\$3,863,100**) with a 20% debt reserve fund, utilizing a 6% fixed interest rate and repayment schedule of fifteen (15) years.

Section 6.05 Pledge of Taxes to Service the TIF Debt Obligations

The increase in ad valorem real and personal property tax revenues to be generated within the TIF District for the City as result of the development of the Project are estimated to be One Hundred Eighty-One Thousand, Six Hundred Fifty-Nine Dollars (**\$181,659**), and the rebated sales tax increases to the City are estimated to be Ninety-Two Thousand, Five Hundred Ninety-Two Dollars (**\$92,592**). In addition, through existing legislation the City will receive an estimated One Hundred forty Thousand Dollars (**\$140,000**) from a special assessed tax of 2% on food, beverage and lodging retail sales. The increase in ad valorem real and personal property tax revenues to be generated for the County resulting from the development of the Project are estimated to be Three Hundred Forty-Seven Thousand Two Hundred Eighty-Six Thousand Dollars (**\$347,286**). It is requested that the City's Tax Increment, excluding the special assessed sales taxes rebated to the City referenced above and the County's Tax Increment be pledged to secure the payment of debt service on any TIF Debt Obligations issued pursuant to this TIF Plan.

The only obligations of the City with respect to the payment of the TIF Debt Obligations will be the pledge of the City's Tax Increment. The only obligation of the County with respect to the payment of the TIF Debt Obligations will be a pledge of the County's Tax Increment. If deemed necessary and appropriate, the City and the County may require additional security from the Developer to enhance the marketability of the TIF Debt Obligations.

Section 6.06 Excess Taxes to be Added to General Funds

Any surplus of ad valorem real and personal property tax and any sales tax rebates received from the State by the City that is not used or needed for the repayment of TIF Debt Obligations will be deposited to the general fund of the City to be used for any lawful purpose. In addition, any surplus of the County's ad valorem real and personal property taxes received that is not used or needed for the repayment of TIF Debt Obligations will be deposited to the general fund of the County to be used for any lawful purpose.

The TIF Debt Obligations will be issued in one or more series proportionate with the level of City and County ad valorem taxes, and any rebated sales taxes received from the State as a result of new retail sales generated within the TIF District in amounts and percentages to be defined in the Development Agreement between the Developer and the City. If deemed necessary and appropriate, the City may require additional security from the Developer to enhance the marketability of the TIF Debt Obligations.

The amount of TIF Debt Obligations, the timing of their issuance, and the percentage of debt service to be repaid by the City shall be determined in the sole discretion of the City pursuant to further proceedings of the City.

Section 6.07 TIF Debt Obligations to be Issued in an Amount that is Commensurate with Pledged Tax Revenue

The amount of the TIF Debt Obligations will be determined based solely on the amount of pledged ad valorem and sales tax revenues available to service such TIF Debt Obligations. If deemed necessary and appropriate, the City may require additional security from the Developer to enhance the marketability of the TIF Debt Obligations. The amount of TIF Debt Obligations, the timing of the issuance, and the percentage of debt service to be repaid by the City shall be determined in the sole discretion of the City pursuant to further proceedings of the City.

ARTICLE VII. LIST OF ALL REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING PLAN

The real property to be included in this TIF Plan from which the ad valorem real and personal property tax revenues of the City and the County and sales tax rebates to the City from the State, a portion of which may be pledged to finance the TIF Debt Obligations, will be the real property comprising the TIF District, as described in **Exhibit II** herein, including the approximately 4.83 ± acre Project Site.

ARTICLE VIII. DURATION OF THE TAX INCREMENT FINANCING PLAN'S EXISTENCE

The duration of the TIF Plan will be the longer of (i) twenty-five (25) years, or (ii) as long as any TIF Debt Obligations shall be outstanding.

ARTICLE IX. ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED

Section 9.01 Ad Valorem Tax Increases

The construction and development of the Project will generate significant increases in ad valorem tax revenues for the City, the County, and the School District. The following are estimates of the new ad valorem tax revenues expected to be generated as a result of the Project:

<i>Real & Personal Property Taxes Estimated</i>			
<u>Entity</u>	<u>Millage Rates</u>	<u>Current</u>	<u>After Project</u>
City Real & Personal Property	(26.92)	\$3,805	\$185,464
County Real & Personal Property	(51.37)	\$6,626	\$353,912
School District Real & Personal Property	(66.69)	\$8,730	\$459,458
Totals	(144.98)	\$19,161	\$998,834

*Illustration assumes use of 90% of the estimated permit value for the development to estimate the assessed value to illustrate real ad valorem taxes increases. Personal ad valorem tax estimates and increase assessed land values are not reflected above.

*The ad valorem real and personal property revenue projections were developed for the County and the City with the assistance of the Developer, and the Jackson County Tax Assessor's office.

Section 9.02 Retail Sales Taxes

It is expected that the total retail sales from the Project could reach approximately Seven Million, One Hundred Fifty Thousand Dollars (\$7,150,000) after all Phases of construction are completed.

It is estimated that 90% of the total retail sales will represent the net new retail sales taxes for the State. New net increases in sales taxes for the State are estimated to be Five Hundred Thousand, Five Hundred Dollars (\$500,500) annually, of which Ninety-Two Thousand, Five Hundred Ninety-Three Dollars (\$92,593) would be rebated by the State to the City, along with a special assessment sales tax of 2% for food, beverage and lodging retail sales rebated from the State to the City at an estimated value of One Hundred Forty Thousand Dollars (\$140,000). A summary of the estimated increase in sales tax revenue is provided below:

<u>Estimated New Sales</u>	<u>State of Mississippi Retail Sales Taxes</u>	<u>New Retail Sales Taxes Rebated to the City</u>	<u>Special 2% Assessment Tax</u>
\$7,150,000	\$500,500	\$92,592	\$140,000

ARTICLE X. A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE THE ADDED INCREMENTS OF AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCING ASSISTANCE

A separate fund entitled "*Government Street and Pine Drive Hotel Convention Center Development*" shall be established by the City and the County to receive real and personal property ad valorem taxes generated within the TIF District, as well as any rebated sales tax revenue to the City from the State as result of retail sales established in the boundaries of TIF District, and the proceeds of any other financial assistance received in connection with this TIF Plan.

ARTICLE XI. THE GOVERNING BODY SHALL BY RESOLUTION, FROM TIME TO TIME, DETERMINE (i) THE DIVISION OF AD VALOREM TAX RECEIPTS, AND ANY REBATED SALES TAXES RECEIVED FROM THE STATE OF MISSISSIPPI THAT ORIGINATED FROM RETAIL SALES IN THE BOUNDARIES OF THE TAX INCREMENT PLAN IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of the TIF Plan, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

ARTICLE XII. PLAN OF FINANCING

Section 12.01 Pledges of Increases in Taxes

The TIF Plan provides for the City, upon completion of the Project and pursuant to further proceedings of the City, to issue the TIF Debt Obligations, which will be secured solely by the City's pledge of the City Tax Increment and the County's pledge of the County Tax Increment. If deemed necessary and appropriate, the City may require additional security from the Developer to enhance the marketability of the TIF Debt Obligations. Such a decision on the most advantageous method for the City to incur the debt will be made pursuant to further proceedings of the City and/or the County.

Section 12.02 Funding Through Issuance of TIF Debt Obligations

The decision by the City to issue TIF Debt Obligations for the purposes of financing the Improvements will be made pursuant to further proceedings of the City.

Section 12.03 Amount, Timing, and other Terms of TIF Debt Obligations

The Improvements may be funded, in whole or in part, through the following source: TIF Debt Obligations issued by the City pursuant to the TIF Plan, the TIF Act, the Interlocal Act and/or the REDA Act.

The amount of TIF Debt Obligations, the timing of the issuance, and the percentage of debt service to be repaid by the City shall be determined pursuant to further proceedings of the City.

EXHIBIT I

PROJECT SUMMARY AND SUPPORTING DOCUMENTATION

PROJECT DESCRIPTION AND LOCATION

OSMS DEVELOPMENT, LLC, a Mississippi limited liability company, its successors and assigns (the “Developer”), is proposing to build the Project on approximately 4.83± acres of undeveloped commercially zoned land fronting the south side of Government Street in downtown Ocean Springs, Mississippi (the “Project Site”). The Project Site, which has been designated by the City as an Urban Renewal Area, contains certain environmental contaminations that will be mitigated and continually monitored in accordance with the Mississippi Department of Environmental Quality guidelines. The Project Site will be located within the proposed Tax Increment Financing District, as more particularly defined by legal descriptions and survey maps attached herein as Exhibit II, including one or more related parcels (the “TIF District”).

The Project will be constructed in multiple phases (the “Phase(s)”) as further defined in this TIF Plan. The initial Phase of the Project will include the construction of a new luxury specialty franchised hotel with 110,000± square feet of enclosed space. The hotel will include 108 ± guestrooms, restaurant, lounge, 5,000 ± sq. ft. of conference space, additional meeting spaces, pool, outdoor event space, facilities to accommodate special events, and additional amenities. The hotel will be developed on the Project Site. However, additional proposed parcels along the north side of Government Street, defined herein as part of the TIF District, are being considered for additional development opportunities during future Phases of the Project. These developments will include additional commercial and retail businesses that are compatible with the hotel operations, including various restaurant venues, other professional offices and related services that support the hotel operations and the downtown commercial district. Said developments are likely to be initiated by the current owners of the parcels as a direct result of the initial Phase of construction and the investment in the area.

Construction of the Project will represent a private investment of approximately \$56,000,000, with the initial Phase of the Project expected to create over one hundred twenty (120) full and part-time jobs. The Project is expected to encourage tourism in the City by appealing to guests and visitors as a destination resort. Moreover, the Project is expected to significantly enhance the City’s economy in the downtown trade area by providing lodging opportunities, professional meeting spaces, and catering services that are currently unavailable or otherwise limited.

SUPPORTING DOCUMENTATION

[To be Inserted]

EXHIBIT II
TIF DISTRICT

Exhibit 1

Preliminary Site Layout Rendering

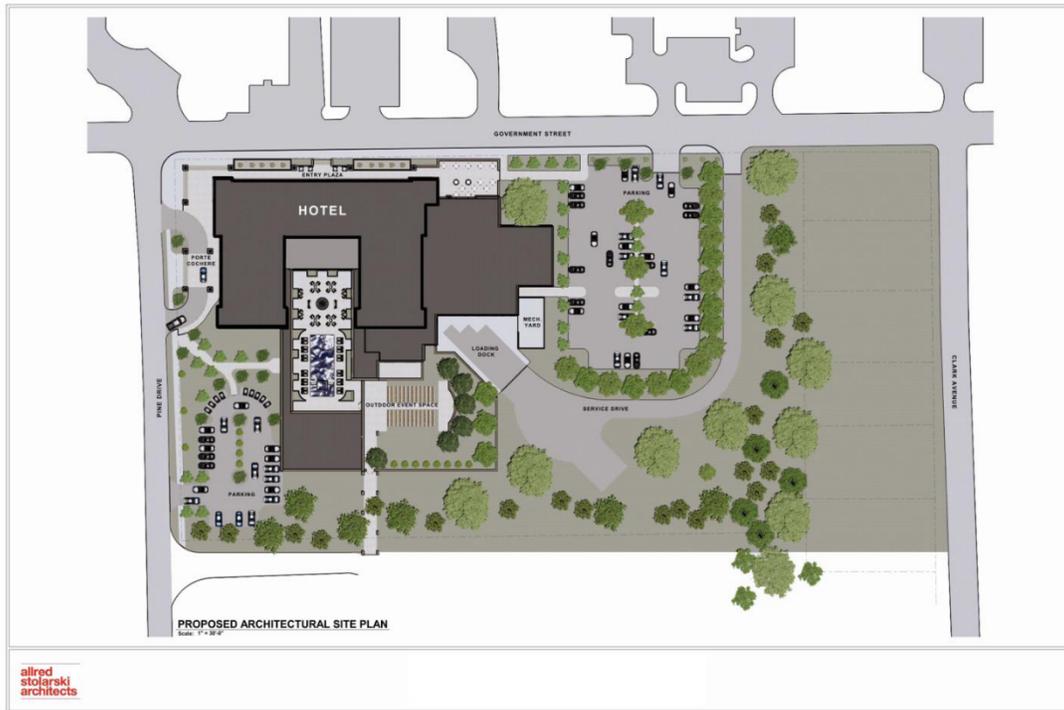


Exhibit 2 Area Map View



URBANDEVELOPMENT 

tax increment financing plans • economic development strategies • urban planning • code enforcement
7600 Joe Fountain Road • Ocean Springs, Mississippi 39564 • (601) 301-8500 • E-Mail: laurence@toolboxmail.com

Exhibit 3

Architect's Estimate on TIF Related Public Infrastructure Expenses



January 30, 2023 (DRAFT)

Mr. Laurence E. Leyens
7600 Joe Fountain Road
Ocean Springs, MS 39564

Re: **Proposed Hotel Project on Government Street and Pine Street
Ocean Springs, MS**

Gentlemen:

Please see below for a Preliminary Cost Estimate of the site and related infrastructure work for the above referenced project for TIF funding budgetary purposes. The following is a brief overview summarizing projected preliminary construction costs associated with the site work based on the attached conceptual site plan design.

Site Engineering / Surveying	\$ 420,000.00
Geotechnical Services	\$ 23,000.00
Site Mobilization	\$ 50,000.00
Environmental Abatement	\$ 2,600,000.00
Erosion Control	\$ 75,000.00
Sodding & Topsoil	\$ 125,000.00
Grading & Select Fill	\$ 725,000.00
Concrete Pavement	\$ 350,000.00
Pavement Markings	\$ 20,000.00
Traffic Signs / HC	\$ 8,200.00
Loading Dock, Dumpster, etc.	\$ 60,000.00
Sidewalks	\$ 76,000.00
Landscaping	\$ 750,000.00
Fencing & Gates	\$ 80,000.00
Site Amenities, Courtyards, etc.	\$ 750,000.00
Structural Foundation	\$ 625,000.00
Site Utilities	\$ 380,000.00
Site Electrical	\$ 300,000.00
Parking Lot & Outdoor Lighting	\$ 80,000.00
Emergency Generator & ATS	<u>\$ 125,000.00</u>
Total	\$ 7,622,200.00

Sincerely,

Hoppy Allred, AIA
President

711 Church Street
Ocean Springs, MS 39564
T (228) 762-1975

allredstolarski.com

Hoppy Allred, AIA
John Stolarski, AIA
Jennifer Hataway Beunt, AIA
Patrick Wilber, AIA



EXHIBIT B - Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on the 21st Day of May 2024, at 6:00 P.M. in the meeting room of the Mayor and Board of Aldermen (the "Governing Body") of the City of Ocean Springs, Mississippi (the "City") in the City Hall building located at 1018 Porter Avenue, Ocean Springs, Mississippi, on the matter of the *Tax Increment Financing Plan Government Street and Pine Drive Hotel Convention Center Development, Ocean Springs, Jackson County, Mississippi, May 2024* (the "TIF Plan"), for consideration by the Governing Body of the City who proposes to use the TIF Plan in compliance with the *Tax Increment Financing Redevelopment Plan, City of Ocean Springs, Mississippi, 2020* (the "Redevelopment Plan"), and further to designate the project described in the TIF Plan as appropriate for redevelopment and tax increment financing.

The general scope of the TIF Plan is a proposal that the City, acting on behalf of itself and with the participation of the Jackson County Board of Supervisors on behalf of Jackson County, Mississippi (the "County"), will issue bonds, notes, or other similar debt instruments in one or more series in an amount not to exceed Five Million Dollars (\$5,000,000) for a term not to exceed fifteen (15) years ("TIF Bonds") in order to provide funds necessary to provide reimbursement for the cost of the construction of various qualified infrastructure improvements in connection with the construction of a specialty hotel, restaurants and retail establishments in the City (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, applicable wetland mitigation expenses, roadways, bridges, culverts, curbs and gutters, applicable wetland mitigation expenses, walkways, sidewalks, on-site public and private parking, paving and other related parking lot improvements; any applicable environmental hazard testing and remediation including studies, monitoring, remediation, or hazard mitigation requirements as further defined by the Mississippi Department of Environmental Quality, fire protection, installation and relocation of electrical lines, lighting, and signalization; landscaping of rights-of way; purchasing land for any of the forgoing purposes; and related architectural and engineering fees, and attorneys' fees; TIF Plan preparation fees, TIF Bond issuance costs, applicable FEMA requirements for special designated flood hazard areas, capitalized interest, and other related soft costs. The construction of the aforementioned improvements will be undertaken to provide for the public convenience, health, and welfare.

The TIF Bonds shall be secured by a pledge of the City's incremental increase in ad valorem tax revenues on real and personal property generated from and as a result of the Project and a portion of the City's incremental increase in sales tax revenues originating and generated from the Project and rebated to the City. The TIF Bonds may also be secured by a pledge of the County of a portion 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"). **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 or the County other than the pledge of the incremental increase in the ad valorem taxes and sales taxes set forth above and as more described in the TIF Plan.**

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 City Clerk in the City Hall building located at 1018 Porter Avenue, Ocean Springs, Mississippi.

This hearing is being called and conducted, and the TIF Plan has been prepared as authorized and required by the TIF Act.

By order of the Governing Body of the City this the 7th day of May 2024.

/s/ Kenny Holloway
Mayor, City of Ocean Springs, Mississippi

Please publish one (1) time in the legal notice section of the *Sun Herald* on or before May 10, 2024

Send Proof of Publication and Invoice to:

**Patty Gaston, City Clerk
(228) 875-4236
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564**

Send a copy of the Proof of Publication to:

**Urban Development Toolbox, LLC
7600 Joe Fountain Road
Ocean Springs, MS 39564
Phone: (601) 301-8500
lleyens@yahoo.com**

and

**Butler Snow, LLP
Attn: Troy Johnston
1020 Highland Colony Parkway
Suite 1400
Ridgeland, MS 39157
Troy.Johnston@butlersnow.com**