

**EXHIBIT "A"**

# **URBAN RENEWAL PLAN**

## **CITY OF OCEAN SPRINGS URBAN RENEWAL PROJECT**

**CITY OF OCEAN SPRINGS, MISSISSIPPI  
2023**



# URBAN RENEWAL PLAN—CITY OF OCEAN SPRINGS—URBAN RENEWAL PROJECT

## ARTICLE I

- A. INTRODUCTION: The City of Ocean Springs will undertake an urban renewal and redevelopment project as defined in the “Urban Renewal Law” of Section 43-35-37 of the Mississippi Code of 1972 (as amended). The Urban Renewal Plan for the City of Ocean Springs Redevelopment Project Area represents a plan for the overall redevelopment of a part of the City of Ocean Springs.
- B. URBAN RENEWAL PLAN DEFINED: Section 45-35-3, paragraph (1) of the Mississippi Code of 1972 (as amended) defines an Urban Renewal Plan to be a “plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole except as provided in subsection (g) of Section 45-35-13; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan’s relationship to definite local objectives, respecting appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements”.

The City of Ocean Springs Urban Renewal Plan is a plan for the development and redevelopment of the City of Ocean Springs and will serve as the plan for the project area.

- C. URBAN RENEWAL PROJECT DEFINED: An “urban renewal project” as defined in Section 43-35-3, paragraph (i) of the Mississippi Code of 1972 (as amended) provides “undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, may involve slum clearance and redevelopment in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

Such undertakings and activities may include:

1. Acquisition of a slum area or blighted area or portion thereof;
2. Demolition and removal of buildings and improvements;
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;
4. Disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the municipality itself) at its fair value for uses in accordance with the urban renewal plan;
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and

6. Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land needed for public facilities”.

Activities to be undertaken in the area include: acquisition of property for redevelopment by the City, non-profit organizations, and by private enterprise; relocation of businesses and residents (if necessary); rehabilitation of sub-standard structures to acceptable code standards; removal of structures; installation of public improvements including street improvements, landscaping and streetscape improvements; and disposition of property acquired in the urban renewal area.

## ARTICLE II: DESCRIPTION OF URBAN RENEWAL AREA

- A. URBAN RENEWAL AREA BOUNDARIES: The Urban Renewal Area as defined in Section 45-35-3, paragraph (k) of the Mississippi Code of 1972 (as amended) provides “slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.” On the 4<sup>th</sup> day of April, 2023, the Mayor and Board of Aldermen adopted a Resolution making a finding that one or more slum or blighted areas exist in the City of Ocean Springs. The basis for the declaration of the City of Ocean Springs Urban Renewal Area is set forth in the Resolution.

EXHIBIT 1: COPY OF RESOLUTION ESTABLISHING URBAN RENEWAL AREA

- B. URBAN RENEWAL AREA BOUNDARY MAP

EXHIBIT 2: COPY OF URBAN RENEWAL BOUNDARY MAP

## ARTICLE III: URBAN RENEWAL PLAN CONFORMITY WITH CITY’S COMPREHENSIVE PLAN

### CITY OF OCEAN SPRINGS COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan, which is the “Official Plan” for the City. The Urban Renewal Plan incorporates by reference the goals and objectives of the City of Ocean Springs Comprehensive Plan and the various elements of the Plan such as residential, commercial and industrial development; transportation; land use; and community facilities. The Urban Renewal Plan, like zoning, subdivision regulations and building codes, will serve as an implementation tool for the Comprehensive Plan. According to the City of Ocean Springs Comprehensive Plan, these goals and objectives describe positive elements that the Plan seeks to achieve over the planning period while also addressing the City’s pressing land use problems.

EXHIBIT 3: EXCERPTS FROM THE CITY OF OCEAN SPRINGS  
COMPREHENSIVE PLAN GOALS AND POLICIES ADOPTED  
HEREIN BY REFERENCE AS PART OF THE URBAN RENEWAL PLAN.

ARTICLE IV: EXISTING CONDITIONS/OCEAN SPRINGS URBAN RENEWAL PROJECT

The Urban Renewal Area depicted in Exhibit 2, and as established by the Resolution of the Mayor and Board of Alderman referenced herein above, contains areas that qualify as “slum” or “blighted” areas as defined in Section 43-35-3 (h) and (i) of the Mississippi Code of 1972 (as amended). Wade Morgan, a member of the American Institute of Certified Planners with over forty years of experience in urban planning and the creation and implementation of urban renewal plans, set forth in a letter to the Mayor and Board of Aldermen bearing date of April 4, 2023, a number of justifications in support of the Resolution establishing an Urban Renewal Area for the City of Ocean Springs. These justifications include the following: deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy or usefulness; and, deteriorated site and/or site improvements. It was his opinion that these conditions present impediments to the “sound growth of Ocean Springs and constitute an economic and social liability to the proposed renewal areas and the City as a whole”. ( Mr. Morgan’s letter appears as an attachment to Exhibit 1, supra.).

In order to foster the development and redevelopment of the area depicted in Exhibit 2, supra, it has been designated as an Urban Renewal Project for the City of Ocean Springs. The Plan calls for the renewal, revitalization, and redevelopment of the Urban Renewal Area through the acquisition and relocation of businesses and, if necessary, residences, for rehabilitation and for redevelopment of the Area for tourism and economic development. Additionally, the Plan calls for rehabilitation of structures through vigorous code enforcement procedures and other programs, reconstruction and realignment of streets as needed, provisions for infrastructure upgrades and rehabilitation and any needed bulkhead repairs, and the strict enforcement of zoning, signage and land use restrictions.

ARTICLE V: PROPOSED RENEWAL TREATMENT

The Urban Renewal Plan calls for the renewal treatment of the Area to be accomplished through a combination of activities that will include acquisition of commercial and, if needed, residential properties; the relocation of businesses and residences; clearance of buildings; and rehabilitation and redevelopment of existing structures. Redevelopment activities will include the provision of public improvements including the construction of new streets, or improvement of existing streets, and installation of utilities and bulkheads necessary to service the proposed land uses as well as existing land uses in the Urban Renewal Area. Additionally, areas may be developed for historical displays, museums, and waterfront related activities. These activities may be accomplished through public or private finding, or any combination of funding from public and private sources.

EXHIBIT 4: PROPOSED TREATMENTS FOR VARIOUS PARCELS WITHIN THE  
URBAN RENEWAL AREAS

## ARTICLE VI: ACTIVITIES TO MEET URBAN RENEWAL OBJECTIVES

The Urban Renewal Project will include a number of activities designed to meet the objectives of this Urban Renewal Plan. Such activities include rehabilitation and renovation; acquisition of real property; demolition and removal of structures; construction of improvements; redevelopment and disposition of property; requiring owners to effect rehabilitation and renovation through vigorous code enforcement; and, new development and redevelopment by the City of Ocean Springs, non-profit organizations and by private enterprise.

The following is a description of each activity to be undertaken.

1. Rehabilitation and Renovation—This Urban Renewal Plan provides for the rehabilitation and renovation of structures in the Urban Renewal Area, which are: sub-standard structures for which rehabilitation or renovation is practical; sub-standard structures for which rehabilitation or renovation will result in a higher and better use for the property on which the structure is located; and, sub-standard structures which are historically or architecturally significant. Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with ARTICLE VII of this Plan.
2. Acquisition of Real Property—The City of Ocean Springs proposes to acquire certain real property in the Urban Renewal Area for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating obsolete uses, or uses that are detrimental to public welfare; providing rights-of-way for streets and sidewalks; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and, other purposes as the need may arise in furtherance of this Plan.
3. Demolition and Removal of Structures—Structures acquired by the City will be rehabilitated, demolished or removed from the Area.
4. Redevelopment—Land acquired by the City will be improved by the City or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972 (as amended). Funding for development or redevelopment will come from public funds, private funds or any combination of public/private funding. The redevelopment will prevent or help prevent the recurrence of slum and blight in the Area.
5. Construction of Improvements—Public improvements to be constructed in the Urban Renewal Area include, but may not be limited to, historic preservation, development of tourist attractions, new and existing street improvements, drainage improvements, water and sanitary sewer system improvements, new and existing sidewalk improvements, traffic signage and signalization, street lighting, bulkhead repair and landscaping.

6. Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise—This Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the rehabilitation, renovation, new development and redevelopment of the Area by private enterprise. A program will be established for voluntary or compulsory repair and rehabilitation of buildings and improvements. The City will require, to the maximum extent allowable by law, that private property owners will comply with all codes and ordinances.

Where private property owners fail to comply with the codes and ordinances, the City may acquire property in accordance with State law and bring the property into compliance with the codes and ordinances, or dispose of the property in accordance with the Disposition Policy of the City of Ocean Springs adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Plan. A deed restriction will require the grantee to be in compliance with all codes and ordinances.

In order to utilize appropriate private or public resources to eliminate and prevent the development or spread of slums and urban blight, to require needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared land, the City shall require and encourage rehabilitation, renovation, clearance or development within the Urban Renewal Area.

#### ARTICLE VII: LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

Among other things, this Article governs development and redevelopment within the Urban Renewal Area and to aid in the prevention and recurrence of conditions that contribute to the existence of slums and blight.

- A. Land Uses/Zoning Ordinances: This Urban Renewal Plan is developed in accordance with the “City of Ocean Springs Comprehensive Plan” and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Urban Renewal Area is governed by the official Zoning Ordinance of the City. The Official Zoning Map, delineating zoning districts (land use) is on file in the Office of the City Clerk. The use of any property in the Area must comply in all respects to the Zoning Ordinance of the City and the requirements of this Urban Renewal Plan.
- B. Maximum Densities/Zoning Ordinance: The Official Zoning Ordinance of the City of Ocean Springs shall regulate the maximum development of densities in the Urban Renewal Area.
- C. Land Development/Subdivision Regulations: This Plan requires that any development in the Urban Renewal Area shall be conducted in conformity with regulations and standards of the City governing the subdivision of land, namely the Subdivision Regulations of the City.

- D. Building Requirements/Building and Related Codes: In keeping with the Comprehensive Plan of the City, this Urban Renewal Plan requires that any new construction and any rehabilitation or remodeling of structures in the Urban Renewal Area shall meet the requirements of all applicable and extant City building codes.

ARTICLE VIII: REAL PROPERTY ACQUISITION, RELOCATION AND DISPOSITION OF PROPERTY

- A. Acquisition and Relocation Procedures: This Urban Renewal Plan requires that all property acquisition by the City shall be in compliance with the requirements of the Mississippi Code of 1972, as amended. In accordance with State law, the City of Ocean Springs shall make relocation payments and benefits to those businesses, which are eligible for such relocation payments and benefits.

EXHIBIT 5: RELOCATION PLAN AND RESOLUTION ADOPTING SAME

- B. Disposition Procedures: This Urban Renewal Plan provides for the sale (if deemed appropriate by the City) of any property acquired as part of the Urban Renewal Project. Property disposition shall be accomplished in accordance with the Urban Renewal Law at Section 43-35-19 of the Mississippi Code of 1972, as amended, and the adopted Disposition Policy governing the disposition of property acquired by the City in connection with this Urban Renewal Project

EXHIBIT 6: DISPOSITION POLICY AND RESOLUTION ADOPTING SAME

ARTICLE IX: TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Urban Renewal Plan is in conformity with the “City of Ocean Springs Comprehensive Plan”. The City shall, from time to time, establish major traffic circulation routes for the Urban Renewal Area and the City as a whole will maintain traffic controls. The Transportation Plan, Subdivision Regulations, street design and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for City and pass-through traffic. Traffic control and circulation in the Urban Renewal Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation pattern of the community.

ARTICLE X: OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Urban Renewal Plan conforms to the City's official Zoning Ordinance and other codes and ordinances wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

#### ARTICLE XI: PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS.

For the purposes of this Urban renewal Plan, regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern

#### ARTICLE XII: RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC CONTROL, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

The goals and objectives of the Urban Renewal Plan are interrelated with the planning goals and objectives of the City as set out in the "City of Ocean Springs Comprehensive Plan".

The Urban Renewal Plan seeks to encourage public and private capital investment, which will increase economic development, increase the tax base, increase the retail sales tax rebates, and increase job opportunities through tourism in the City. The Plan seeks to encourage revitalization of the Urban Renewal Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of the implementation of this Plan and the City's Comprehensive Plan whose policies are interchangeable. The Goals and Objectives of the "City of Ocean Springs Comprehensive Plan" are incorporated herein by reference as if fully copied in words and figures. See EXHIBIT 4 *supra*.

#### ARTICLE XIII: PROVISIONS FOR AMENDING THE PLAN

This Urban Renewal Plan may be modified by the City in accordance with the provisions of the Urban Renewal Law of the State of Mississippi and after holding a public hearing before the Mayor and Board of Aldermen of the City of Ocean Springs.

#### ARTICLE XIV: THE URBAN RENEWAL PLAN DEFINED

This writing and all exhibits referenced herein constitute the entire Urban Renewal Plan for the City of Ocean Springs, Mississippi. Where reference is made to statutes, ordinances, rules and regulations, and official policies of the City of Ocean Springs, the same are to be deemed a part of this Plan and to govern those provisions wherein such reference is being made.

## **EXHIBIT 1**

- **RESOLUTION ESTABLISHING URBAN RENEWAL AREA**

**A RESOLUTION DESIGNATING SLUM AND BLIGHTED AREAS  
FOR REHABILITATION, CONSERVATION, AND REDEVELOPMENT**

**WHEREAS**, the Board of Aldermen has reviewed certain evidence concerning various properties located throughout the City of Ocean Springs, which properties are contained within the highlighted areas depicted on the map attached hereto as Exhibit “A”, and hereafter referred to as the “Urban Renewal Area” for the City of Ocean Springs; and

**WHEREAS**, the evidence reviewed by the Board concerning the Urban Renewal Area indicates that there are a significant number of properties located within the various tracts that are in need of rehabilitation, conservation, and redevelopment, or a combination thereof, and that such efforts are necessary and desirable in the interest of public health, safety, morals, and welfare of the citizens of Ocean Springs; and

**WHEREAS**, Section 43-35-11 of the Mississippi Code of 1972, requires a finding by this Board that one or more areas exist within the City that are slum or blighted areas within the meaning of Section 43-35-3(h) and Section 43-35-3(i) of the Code, as an antecedent step to invoking the provisions of the Urban Renewal and Redevelopment laws of the State of Mississippi; and

**WHEREAS**, letters have been received from Wade Morgan, City Planner for the City of Ocean Springs, Mississippi, Allan Ladnier, Director of Public Works, and Darrell Stringfellow, Building Official with the Building Department, said letters being attached hereto as Exhibit “B”; and

**WHEREAS**, it is the desire of the City of Ocean Springs, Mississippi to exercise its Urban Renewal powers as provided by Section 43-35-1 of the Miss. Code of 1972, as amended, in the areas depicted on the Map attached as Exhibit “A”, and

**WHEREAS**, the Board of Aldermen find that the proposed Urban Renewal Area conforms to the general plan of the municipality as a whole; and

**WHEREAS**, the establishment of an Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal area by private enterprises; and

**WHEREAS**, the Board of Aldermen have determined that the designation of these areas that are nonresidential as slum and blighted is necessary and appropriate to facilitate the proper growth and development of the community in accordance with the sound planning standards and local community objectives and determine and find that certain areas are slum and blighted as defined under the Mississippi Code of 1972.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Ocean Springs, Mississippi, as follows:

**SECTION 1.** The statements set forth in the foregoing preambles are found to be factual and are incorporated herein in their entirety.

**SECTION 2.** The various tracts depicted on the map attached hereto as Exhibit "A", are hereby designated as the Urban Renewal Area of the City of Ocean Springs inasmuch as there is substantial evidence of the existence of slum and blighted areas within those tracts that merit rehabilitation, conservation and redevelopment, or a combination thereof, which is necessary and in the interests of the public safety, morals and welfare of the residents of our City.

**SECTION 3.** The Urban Renewal Area conforms to the general plan of the municipality as a whole.

**SECTION 4.** The designation of this Urban Renewal Area will facilitate a maximum opportunity, consistent with the sound needs of the City of Ocean Springs as a whole for the

rehabilitation and/or redevelopment of the Urban Renewal Area by private enterprise and that the residential use of the designated areas are necessary and appropriate to facilitate the proper growth and development of the community in accordance with the sound planning standards and local community objectives.

**SECTION 5.** This Resolution shall take effect and be in full force and effect from and after passage.

The above Resolution was approved as follows:

Alderman Burgess	<u>    Aye    </u>
Alderman Authement	<u>    Aye    </u>
Alderman Wade	<u>    Nay    </u>
Alderman Papania	<u>    Aye    </u>
Alderman Blackman	<u>    Aye    </u>
Alderman Impey	<u>    Aye    </u>
Alderman Cox	<u>    Nay    </u>

**AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED** by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi on this the 4<sup>th</sup> day of April 2023.

  
MAYOR

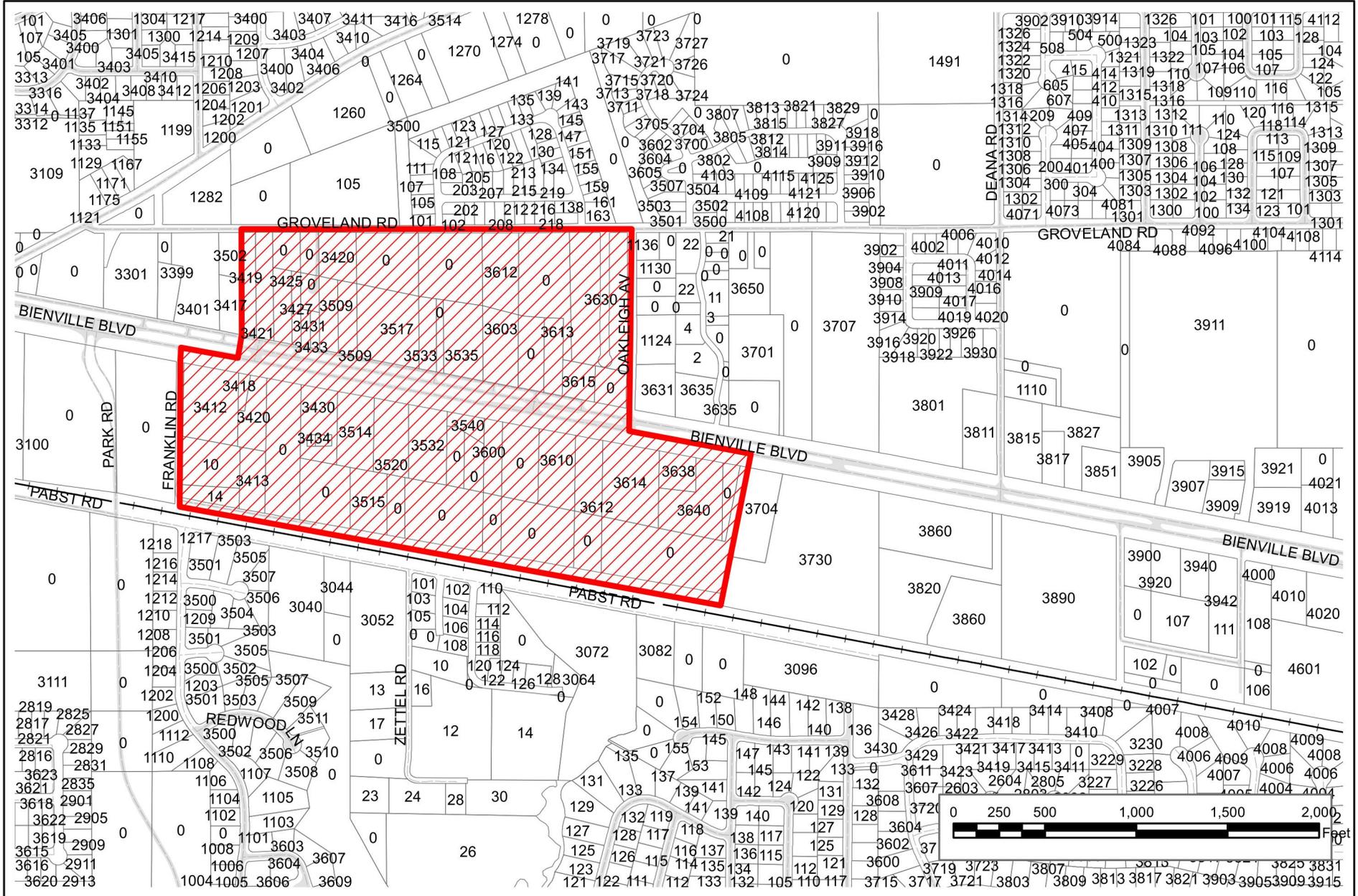
ATTEST:   
CITY CLERK

## **EXHIBIT 2**

- **URBAN RENEWAL BOUNDARY MAP**

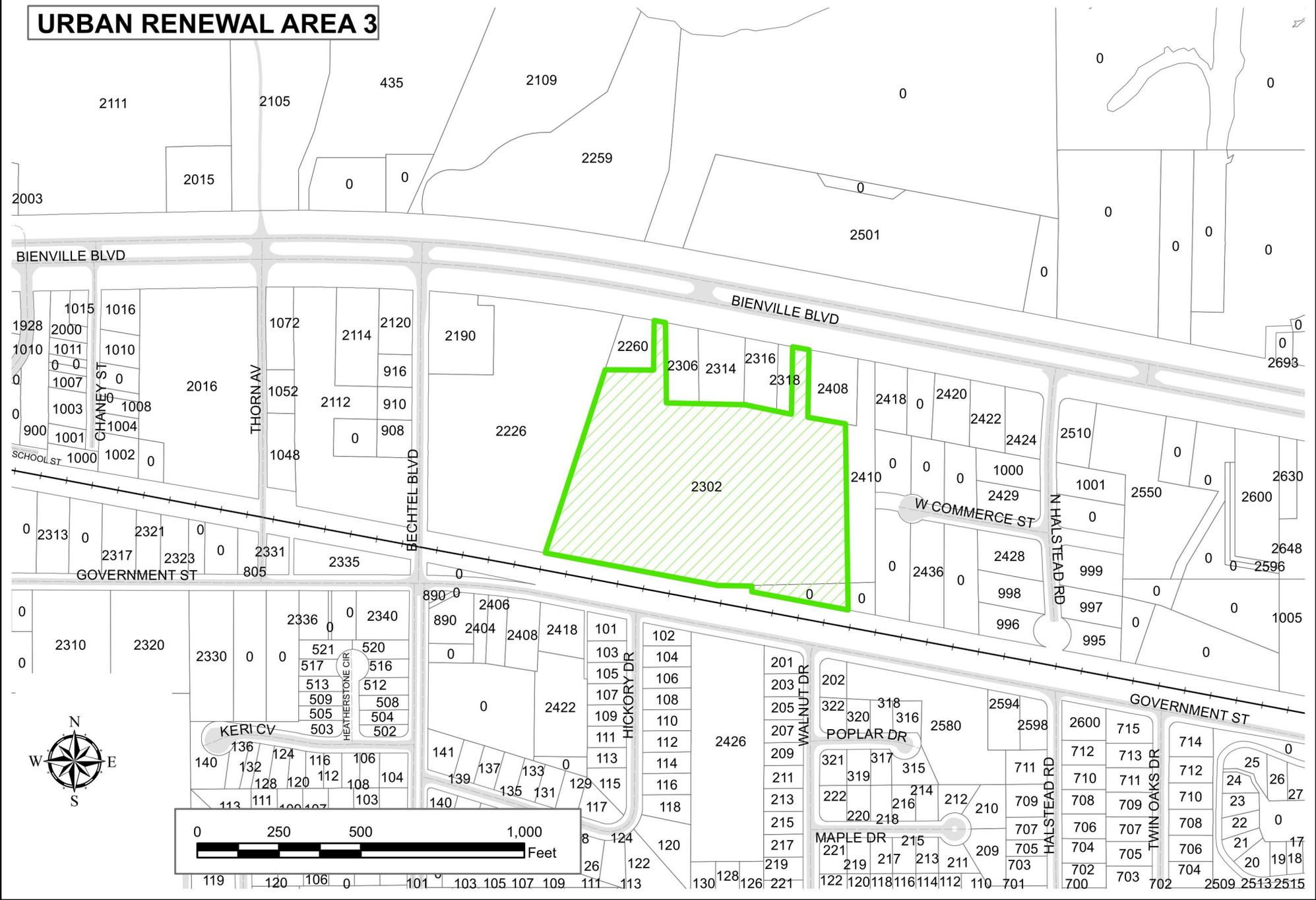


# URBAN RENEWAL AREA 2

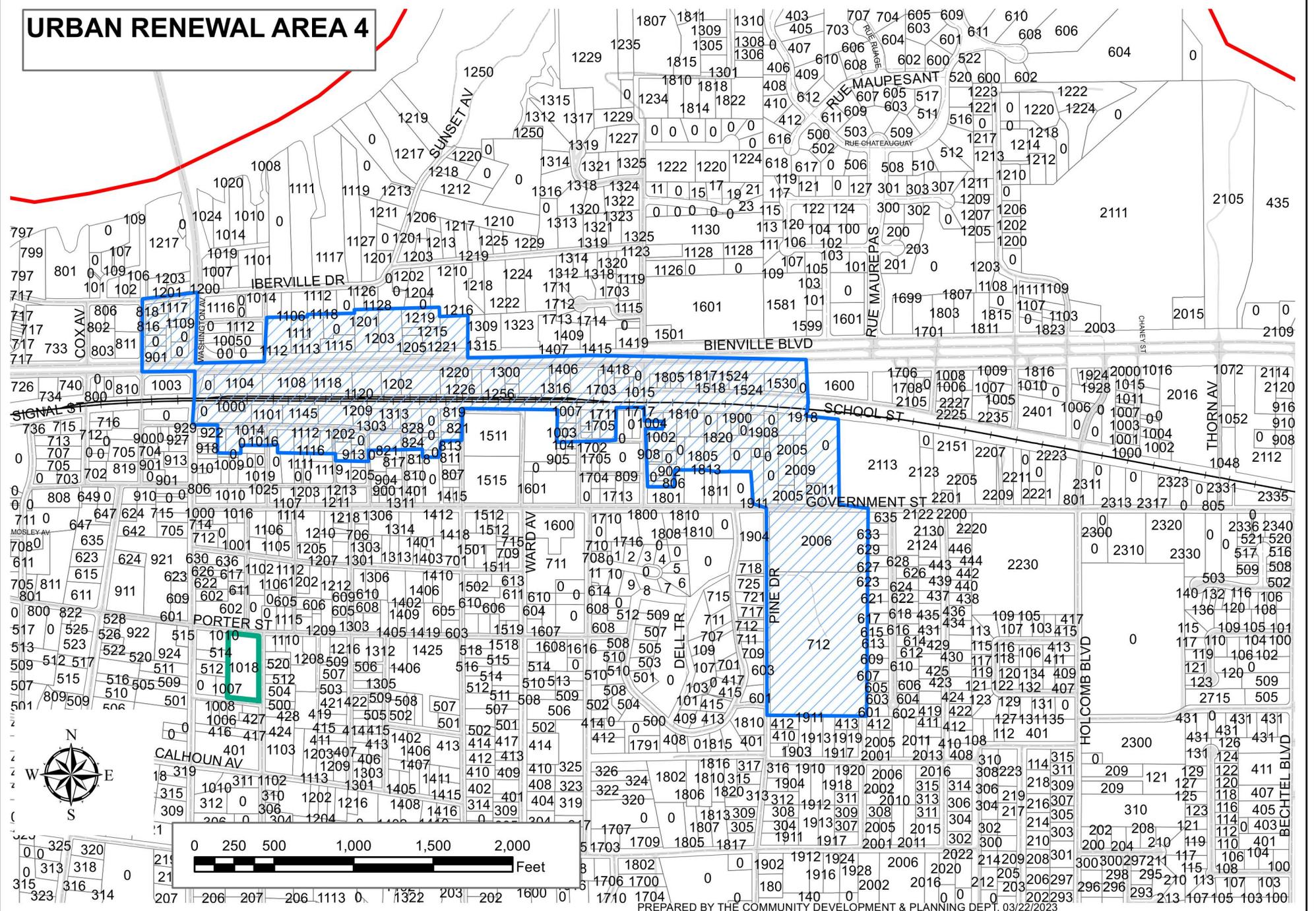


PREPARED BY THE COMMUNITY DEVELOPMENT & PLANNING DEPT. 03/22/2023

# URBAN RENEWAL AREA 3



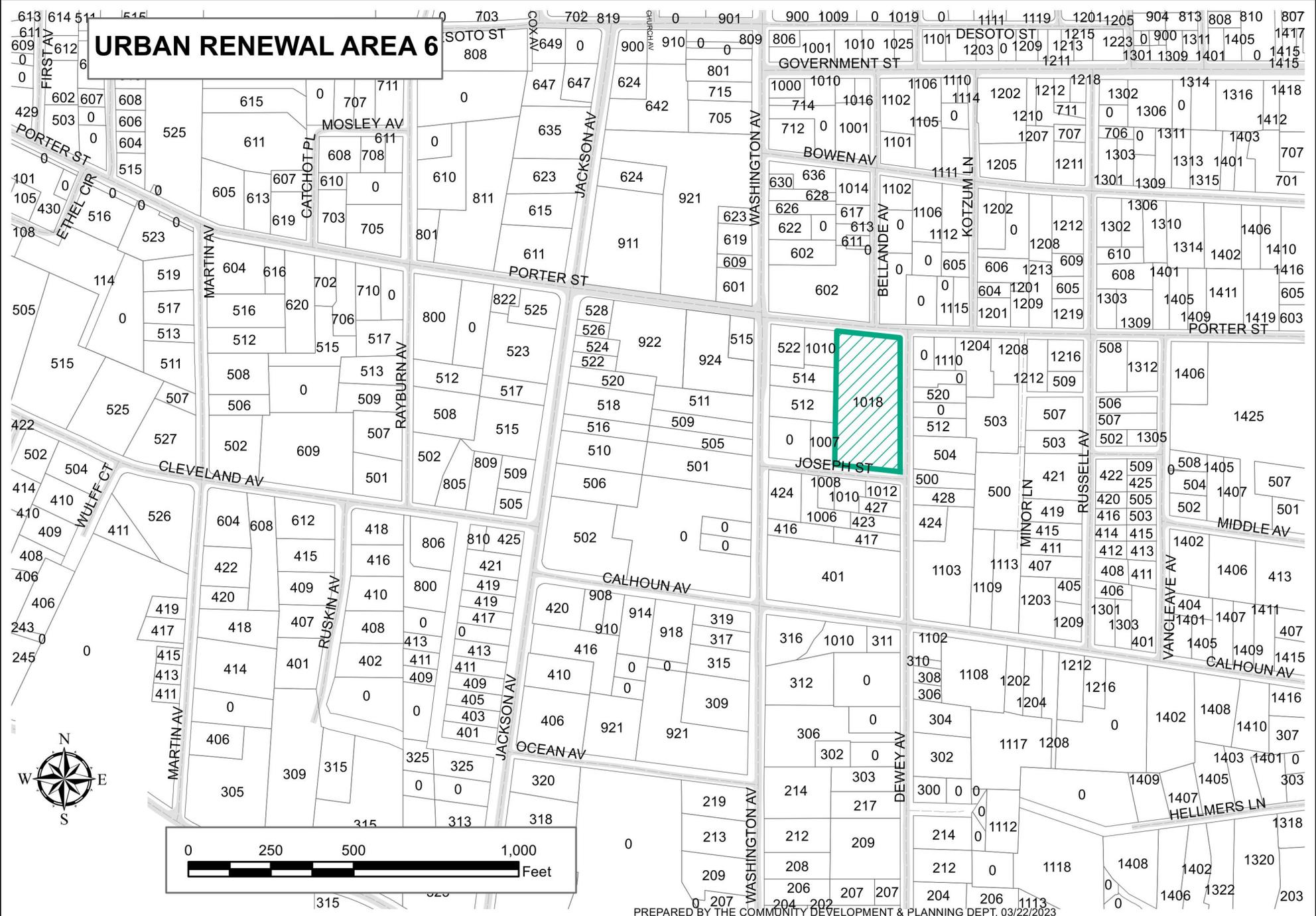
# URBAN RENEWAL AREA 4



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# URBAN RENEWAL AREA 6



PREPARED BY THE COMMUNITY DEVELOPMENT & PLANNING DEPT. 03/22/2023

## **EXHIBIT 3**

- **EXCERPTS FROM THE CITY OF OCEAN SPRINGS  
COMPREHENSIVE PLAN GOALS AND POLICIES  
ADOPTED HEREIN BY REFERENCE AS PART OF THE  
URBAN RENEWAL PLAN**

**9 GOALS & POLICIES**

Goals, policies and strategies describe how the City will meet the challenge of managing future growth and community development.

**Goal:** Description of a desired state of affairs for the community in the future. Goals are the broad, public purposes toward which policies and programs are directed. Goals are phrased to express the desired results of the Comprehensive Plan.

**Policy:** Statements of government intent against which individual actions and decisions are evaluated. Policies indicate the *direction* the City should take.

**Strategy:** Individual regulations and action which, taken together, will enable the City to achieve Goals and Policies. Strategies are the basis for implementation of the Plan by identifying and recommending specific courses of action. Strategies are included in the Implementation Chapter.

**9.1 Land Use**

**Goal 1:** Maintain a sustainable and compatible mix of land uses in the City of Ocean Springs through effective, coordinated growth management.

**Policy 1.1:** Provide for a diverse, yet complementary mix of residential and non-residential uses to meet the needs of the City's businesses and residences.

**Policy 1.2:** Promote private investment in existing commercial and residential neighborhoods through a combination of public investment in infrastructure and active efforts to enforce City codes and eliminate non-conforming uses and site designs that erode property values.

**Policy 1.3:** Encourage and support the gradual evolution of existing, auto-dominated strip commercial areas to compact, multi-modal oriented, mixed-use places with enhanced walking and cycling connections between destinations.

**Policy 1.4:** Encourage the development of compatible mixed-use activity centers.

**Policy 1.5:** Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood.

**Policy 1.6:** Ensure that commercial and residential development is designed and constructed to be consistent with the unique character of Ocean Springs.

**Policy 1.7:** Promote appropriate interconnectivity between adjacent land uses, including connections between non-residential development and adjacent neighborhoods. Lot patterns should be designed to provide safe and direct connections between residential and non-residential uses for pedestrians as well as automobiles.

**Policy 1.8:** Engage community residents and property owners in the development and implementation of plans and development standards for residential, commercial and mixed-use neighborhoods throughout the City.

**Policy 1.9:** Develop and implement a Unified Development Code that contains all the City's zoning, subdivision, design and sign regulations. The Unified Development Code should integrate traditional Euclidian zoning provisions, form-based code provisions and the calibrated Smart Code.

**Policy 1.10:** Use the Development Tiers Map (Map 5, Appendix A) and the Development Tiers (Exhibit 1) to guide land use and development decisions.

**Policy 1.11:**

Support the use of annexation as a tool to manage growth in the Ocean Springs Planning Area, provide services efficiently, promote economic development, control the entryways into the City and encourage rational growth patterns.

**Policy 1.12:**

Establish and maintain an annexation program that is fiscally responsible, that serves the needs of Ocean Springs' existing and future residents, and that accomplishes the following:

1. Ensure that facilities in annexation areas are designed to City standards or provisions have been made to fund upgrades to deficient facilities.
2. Coordinate with residents, property owners and Jackson County to equitably fund improvements required to bring potential annexation areas into compliance with City standards. While the City generally will require residents and property owners of such areas to bear primary responsibility for required upgrade costs, increased City and/or County participation may be provided for annexations required to manage and serve planned growth more effectively.
3. Prior to a major annexation, prepare an annexation study to evaluate the costs and benefits of the proposed annexation to the City and the property owners. The study should address land use, public improvements and other growth and development issues (direct and indirect).
4. Use annexation and public improvement agreements to ensure that annexation areas comply with City plans and standards.
5. Annex County Islands upon resolution of public service and improvement issues, including emergency access, street design standards, street conditions, water system needs, wastewater system needs and drainage needs.

**Policy 1.13:**

When an annexation is requested for a portion of contiguous land holdings, establish an agreement phasing development and annexation of the remaining contiguous holdings. When annexation occurs for strategic reasons, a portion of certain properties may be annexed.

**Policy 1.14:**

Develop and maintain a coordinated intergovernmental planning and development review process to foster efficient City growth patterns.

**Policy 1.15:**

Ensure land use compatibility by undertaking a special review Developments of Community Impact, including large-scale developments, industrial uses, adult uses, resource extraction uses or other uses that may potentially have impacts beyond the proposed development site, extending to surrounding residential uses, City-wide or County-wide. Such a review should consider impacts to the economy, environment, character and adequacy of public facilities and services in the surrounding area.

**9.2 Bienville Boulevard (Hwy 90)**

**Goal 2:** Enhance Bienville Boulevard (Hwy 90) corridor through Ocean Springs to support economic development, multi-modal transportation and high quality community character.

**Policy 2.1:** Promote the transition of Bienville Boulevard from a highway thoroughfare to a multi-way boulevard, which features lanes for through traffic, one-way frontage roads for local traffic, pedestrian amenities, street trees and landscaping and buildings fronting the street with minimal setbacks.

**Policy 2.2:** Promote development of regional general retail businesses along Bienville Boulevard.

- Policy 2.3: Promote higher intensity, mixed-use development along the Bienville Boulevard corridor that is consistent with multi-modal and pedestrian-oriented design policies
- Policy 2.4: Ensure that new development and redevelopment along the Bienville Boulevard corridor includes pedestrian oriented design features that provide linkages between residential and commercial uses.
- Policy 2.5: Enhance the overall design and quality of development along Bienville Boulevard, including enhanced gateway signage and standards for building site design, materials, architectural design, signage, landscaping and street trees and other design considerations.
- Policy 2.6: Prohibit the development of new billboard signs and encourage the removal of existing billboards.

9.3 Downtown/Central Business District

**Goal 3: Foster a vibrant mixed-use downtown that retains the historic character of existing commercial and residential neighborhoods, while providing increased opportunities for residents who wish to live within walking distance of neighborhood amenities and work places.**

- Policy 3.1: Enhance Downtown and the Central Business District as a destination place for residents and visitors.
- Policy 3.2: Promote the development of specialty retail, service and entertainment businesses in the Central Business District.
- Policy 3.3: Support the development and implementation of SmartCode in the Downtown and Front Beach areas.
- Policy 3.4: Ensure that development regulations for the CBD encourage provision of a balanced mix of land uses that are compatible with surrounding uses. The predominant scale and design character established by historical development patterns should be maintained.
- Policy 3.5: Mixed use buildings in the CBD should primarily be occupied by retail uses on the ground-level and office or residential uses on upper levels.
- Policy 3.6: Bed and breakfast lodging should be encouraged in close proximity to the CBD, near higher intensity/land uses, and in large historic homes with easy access to restaurants and specialty retail businesses.
- Policy 3.7: Limit drive-through facilities in the CBD and other pedestrian oriented development areas.
- Policy 3.8: Establish a transition area around the Downtown area. A mix of uses will provide a buffer between the more intensive, business-oriented areas and the nearby lower-intensity residential areas. In the transitional area, the principal uses should include residential, bed and breakfast inns, low-intensity professional offices, neighborhood service business, child-care centers, and similar uses. A mix of single-family and moderate density multi-family (townhouse units, with a maximum of four units) should be permitted.
- Policy 3.9: Make the Downtown more pedestrian friendly by expanding existing walkways and supporting the provision of pedestrian amenities, including green spaces, seating areas, plazas and public art. Local art should be the key part of the downtown walkways. Wherever feasible, locate parking in the interiors of the blocks and behind buildings with easy access to the walkway, existing streets, and buildings.
- Policy 3.10: Ensure that the Downtown will be served by a multi-modal transportation system, including provisions for automobiles, regional transit, pedestrians and bicycles.

- Policy 3.11: Increase development intensity and pedestrian accessibility by reducing reliance on open parking areas along streets. New and existing parking lots should be screened to reduce visibility from major streets and public spaces used by pedestrians and bicyclists. To the greatest extent practical, parking lots should be located behind buildings, in side yards, or in the interior blocks throughout the CBD.
- Policy 3.12: Coordinate the development of structured parking to open more land for development Downtown. Parking structures should be designed to be compatible with adjacent buildings and should provide for ground floor retail space along collector and arterial streets. Parking structures with access to these streets should be designed to minimize interruptions in the pedestrian path. On secondary streets where the ground level of the parking structure will be occupied by cars, landscape and/or architectural screening of the lot should be provided.
- Policy 3.13: Coordinate the provision of shared public parking areas and "pocket" parking lots to encourage Downtown redevelopment.
- Policy 3.14: Ensure that public street designs foster the movement of pedestrians throughout the planning area and to efficiently use public services and facilities, such as City Hall, the Police Department, the Ocean Springs Library, and the Mary C. O'Keefe Cultural Center for Arts and Education.
- Policy 3.15: Retain government offices and public services frequently visited by the public (e.g., libraries, tax offices, development services, meeting spaces, etc.) in the downtown area.

9.4 Neighborhoods & Housing

**Goal 4: To provide high quality residential neighborhoods with a variety of compatible housing types to serve the various needs of Ocean Springs residents.**

- Policy 4.1: Provide greater flexibility in the types of units allowed within the City, including provisions for residences on the upper floors of non-residential structures and a variety of moderate density unit types, such as patio homes, town homes and zero lot line homes.
- Policy 4.2: Ensure that all housing is of a sufficient quality and design to promote the long-term neighborhood stability.
- Policy 4.3: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of the neighborhood. Note: This policy is intended to facilitate a mix of residential unit types and better integration of residential and non-residential uses through the use of creative design, including the architecture, landscaping, building orientation, parking layouts, building scale and setbacks.
- Policy 4.4: Encourage the redevelopment of existing buildings throughout the City and new infill development to provide for apartments, loft units, and uses of similar character on upper levels of buildings.
- Policy 4.5: Plan and zone for medium density housing development near principal employment centers to allow for travel to work by all modes of transportation.
- Policy 4.6: Integrate residential and non-residential uses in community activity centers. In lower intensity single-family residential areas, provide for compatible integration of neighborhood-scale retail and service uses.
- Policy 4.7: Support the provision of affordable and workforce housing within the City.
- Policy 4.8: Pursue public-private partnerships to develop affordable and workforce housing.
- Policy 4.9: Encourage the provision of housing alternatives for seniors, including maintenance-provided homes.

- Policy 4.10: Maintain compatible transitions between different land use and housing types through effective land use and site design regulations. This policy is intended to allow for development of a compatible mix of unit types and neighborhood scale services.
- Policy 4.11: Protect stable single-family neighborhoods from the intrusion of incompatible residential and non-residential land uses. This policy is intended to protect neighborhoods from blighting influences; it is not intended to preclude development of different types of residences, neighborhood commercial centers or community services within neighborhoods if they can be designed and maintained in a manner that enhances neighborhood stability.
- Policy 4.12: Target unstable or declining neighborhoods for revitalization through partnerships between the City, housing and development agencies, and private property owners.
- Policy 4.13: Develop a rental licensing and inspections program to ensure the maintenance of the City's rental housing stock and protect adjacent neighborhoods and mixed use areas.
- Policy 4.14: Provide adequate codes enforcement to ensure high quality housing and building stock and protect existing neighborhoods and commercial areas from blighting influences.

9.5 Economic Development

- Goal 5: Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.**
- Policy 5.1: Actively coordinate with and support private sector economic development efforts that are consistent with the City's adopted vision and goals.
  - Policy 5.2: Pursue a higher ratio of employment to housing, seeking a greater proportion of professional services jobs.
  - Policy 5.3: Support expansion of medical services in Ocean Springs, including Ocean Springs Hospital, to further establish the City's role as a medical services destination in the region.
  - Policy 5.4: Encourage development of tourism and the hospitality industry.
  - Policy 5.5: Encourage development and expansion of "home grown" businesses.
  - Policy 5.6: Pursue economic development opportunities servicing the elderly and retirement population.
  - Policy 5.7: Encourage "clean" industry, retail and professional offices development.
  - Policy 5.8: Restrict commercial and industrial development that generates heavy truck traffic to highway interchanges.
  - Policy 5.9: Support the use of economic development incentives to create public-private partnerships and provide public benefits and amenities.
  - Policy 5.10: Support the Ocean Springs School District as a key asset in terms of economic development and business retention as well as maintaining property values.
  - Policy 5.11: Maximize sales tax revenues as a major funding source for City services.
  - Policy 5.12: Enhance the City's role as a retail, restaurant and entertainment center for the region.
  - Policy 5.13: Provide quality municipal services as a primary contribution to the community's economic development effort.
  - Policy 5.14: Pursue public private partnerships for economic development initiatives through investment in infrastructure and/or other development assistance.
  - Policy 5.15: Support economic development incentives that result in measurable community benefits, such as wage and job production targets.
  - Policy 5.16: Promote new recreational facilities as a venue for tournaments.

9.6 Community Design

- Goal 6: To establish Ocean Springs as a community that showcases high quality design for the benefit of its residents, businesses and visitors.**
- Policy 6.1: Promote good site design and layout, architectural design and building materials through regulatory tools and incentives.
  - Policy 6.2: Protect and enhance the tree canopy in developed and new areas of the City to expand tree canopy to pre-Katrina levels. While live oaks are most frequently associated with the character of Ocean Springs, a mixture of native tree types should be planted to enhance species diversity and mitigate against potential loss. The use of native tree types should be maximized.
  - Policy 6.3: Require the incorporation of street trees into the design of all new development. Where feasible, such as along service roads, trees should be arranged to establish a partial urban tree canopy cover.
  - Policy 6.4: Require the preservation of existing trees to the maximum extent possible during all public and private development projects. On- or off-site mitigation of tree loss should be allowed.
  - Policy 6.5: Ensure the provision of appropriate pedestrian amenities to promote walkability (e.g., sidewalks, street furniture, pedestrian-scale lighting and enhanced planting areas).
  - Policy 6.6: Require redevelopment and new development to incorporate public spaces, such as plazas, pocket parks, courtyards and other similar gathering spaces.
  - Policy 6.7: Promote active pedestrian-oriented commercial development through the use of maximum building setbacks, pedestrian amenities, façade openings along the street and pedestrian-friendly parking designs.
  - Policy 6.8: Mitigate traffic noise and other noises that would negatively impact existing development. Through a combination of landscaping, structural controls, road maintenance, maintain outdoor noise levels at 60dBA or less in residential areas. Through building construction standards, maintain maximum indoor noise levels at 30 dBA or less.
  - Policy 6.9: Promote high quality landscaping and encourage the use of environmentally sensitive landscaping techniques, such as rain gardens, xeriscaping and the use of native plants through regulatory tools and incentives.
  - Policy 6.10: Enhance the design of the gateways and corridors leading into and through the City by establishing appropriate landscaping, setback and design standards. Ensure that open space areas and street frontages project attractive images of the development.
  - Policy 6.11: Encourage developments that exceed landscape and open space requirements or otherwise demonstrate exceptional design.
  - Policy 6.12: Ensure context-sensitive architectural design standards for large commercial buildings throughout the City and all development within the historic areas. The City should adopt measurable performance standards to promote better design and encourage creative site planning and architecture.
  - Policy 6.13: Provide additional sidewalks and trails in development neighborhoods and require the development of such amenities in new neighborhoods and commercial areas.
  - Policy 6.14: Promote high quality design of signage through regulatory tools and incentives.
  - Policy 6.15: Promote the principles of Crime Prevention Through Urban Design, Safe Routes to School and Visitability to enhance Ocean Springs as a high quality environment to live in and visit.

- Policy 6.16: Increase neighborhood stability through collaborative code enforcement, provision of public amenities (e.g., sidewalks, green-space, streetscaping), and effective compatibility<sup>1</sup> standards.
- Policy 6.17: Maintain the safety and integrity of residences through effective enforcement of zoning, building and housing codes. Remove blighting influences within neighborhoods and enhance standards and enforcement for maintenance of vacant properties to prevent blight.

9.7 Historic Resources

- Goal 7: To preserve and enhance historic and cultural resources that reflect the heritage and character of Ocean Springs.**
- Policy 7.1: Support the Ocean Springs Historic Preservation Commission's efforts to protect Historic Districts and historically significant structures and sites
- Policy 7.2: Support and encourage investment for preservation, redevelopment and adaptive reuse of historically significant and architecturally important structures.
- Policy 7.3: Ensure that new development within historic districts is compatible with existing historic development.
- Policy 7.4: Encourage private investment in historic commercial and residential neighborhoods through an equitable combination of public and private investment in infrastructure.
- Policy 7.5: Support the adaptive reuse of historic structures in the community through flexible use, building code and site development standards in historic districts.
- Policy 7.6: Support heritage tourism promotion leveraging historic resources including Fort Maurepas, Marble Springs and other historic properties.

9.8 Natural Resources

- Goal 8: Protect and preserve natural resources including marshes and wetlands, habitat for flora and fauna, water and air quality.**
- Policy 8.1: Limit development activities on environmentally sensitive lands. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing. Constrained land should be subtracted from land acreage on which development density is calculated.
- Policy 8.2: Designate, secure and maintain conservation areas for natural habitat.
- Policy 8.3: Pursue proactive strategies to address wetlands protection and drainage issues, such as a master wetlands permitting process to provide predictability and flexibility to the development process while protecting environmentally sensitive lands and preserving local wetlands function.
- Policy 8.4: Support the development of public amenities in the development of necessary infrastructure, such as stormwater parks and recreation areas.
- Policy 8.5: Encourage the use of Low Impact Design techniques to manage stormwater.
- Policy 8.6: Protect the viewsheds and environmental features that contribute to the visual beauty and natural aesthetic of Ocean Springs.
- Policy 8.7: Promote water conservation in private and public development and buildings operation.

<sup>1</sup> Compatibility standards are intended to ensure that developments are designed to provide better transitions between land uses, without segregating residents from the services and amenities they regularly need.

- Policy 8.8: Promote the curbside recycling program and begin recycling in downtown and other public areas such as City parks.
- Policy 8.9: Require mitigation of activities with the potential to decrease downstream water quality. The City should address impacts during and after the development process resulting from erosion, large parking lots and other point and non-point sources of water pollution.
- Policy 8.10: Support reduction of solid waste that enters the landfill through various programs, such as a yard waste pick-up program or fee-based incentives to reduce solid waste creation.
- Policy 8.11: Support development of the Ocean Springs Outdoors Blueways and Greenways Plan to afford greater public access to waterfronts and greenspaces.

9.9 Hazard Mitigation

- Goal 9: To protect life and property throughout Ocean Springs.**
- Policy 9.1: Promote strategies to protect people and property from natural and environmental hazards.
- Policy 9.2: Ensure that evacuation routes are adequately designed and maintained to provide for the safe and expeditious evacuation of the City during emergency conditions.
- Policy 9.3: Ensure that development is constructed in accordance with the adopted Fire Code and Building Codes.
- Policy 9.4: Prevent inappropriate development in the floodplain.
- Policy 9.5: Ensure that development adheres to required base elevations as determined by FEMA.
- Policy 9.6: Support the development of a City-wide hazard mitigation and response plan.
- Policy 9.7: Encourage the underground placement of electric, telephone, and cable television lines by developers and service providers to improve the aesthetics, prevent disfigurement of trees and provide protection from high winds and other hazard mitigation.
- Policy 9.8: Support the implementation of the Jackson County Hazard Mitigation Plan.

9.10 Facilities & Services

- Goal 10: To efficiently provide for and equitably fund high quality facilities and services to meet the needs of all businesses residents and visitors to Ocean Springs.**
- Policy 10.1: Support regulatory requirements that are fair, predictable and protect the interest of public and private property owners and the community as a whole.
- Policy 10.2: Establish intergovernmental agreements to manage development on the edges of the Ocean Springs Planning Area.
- Policy 10.3: Plan for and equitably fund the efficient provision of public facilities and services.
- Policy 10.4: Coordinate with the Ocean Springs School Board to implement the District's long range plan and assist with public improvements that will maintain the quality delivery of educational services. Encourage small, neighborhood-based schools that are integral parts of neighborhoods and the community as a whole.
- Policy 10.5: Assure that the provision of municipal services is efficient and does not shift the costs of facilities to serve new residents and businesses to existing residents and businesses.
- Policy 10.6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.
- Policy 10.7: Coordinate development decisions with the ability of the City and other service providers to adequately meet service demands concurrently with the creation of those demands.

- Policy 10.8:** In outlying areas that are not relatively contiguous with existing development, the City may defer approval of the development or agree to a phased development plan that is tied to provision and full funding of all public facilities. Relative contiguity, which should be defined in the City's development regulations, is not intended to preclude development of a parcel that does not directly abut existing development. The City recognizes that environmental conditions, property ownership patterns and other factors will create some situations where development is desirable, even though the property does not abut an existing development.
- Policy 10.9:** Ensure that adequate public facilities are available or funded prior to approval of new development. The implementation of this policy will be coordinated with the adoption of a Capital Improvements Program that addresses existing deficiencies and future capacity needs.
- Policy 10.10:** Enhance streetscaping in conjunction with programmed capital improvements to maintain or upgrade existing streets or sidewalks.
- Policy 10.11:** Maintain adequate police and fire protection response times for all development within the City.
- Policy 10.12:** New development shall fund its proportional share of costs for capital facilities for on- and off-site capital improvements required to serve new development. The City may fund a greater proportional share of improvements required for economic development, revitalization, affordable housing, system enhancements or other purposes benefiting the community at large.
- Policy 10.13:** Require facilities to be extended through new developments to provide for future growth. Facilities may be required to be over-sized to serve future development with provisions for reimbursement for facilities that benefit other properties. The City shall periodically review its standards for reimbursement when an applicant over-sizes facilities to serve future development to ensure that they are equitable.
- Policy 10.14:** Promote and support the provision of social services by local service providers, including not-for-profit groups, charities, churches and other providers.

9.11 Parks & Leisure

- Goal 11:** To provide a parks and recreation system that meets the needs of all segments of the Ocean Springs community.
- Policy 11.1:** Ensure that public recreation facilities and programs within Ocean Springs serve the needs of all residents. Public recreation facilities shall be accessible to all citizens.
- Policy 11.2:** Design open space to offer multi-use, environmentally friendly recreation activities.
- Policy 11.3:** Plan for multi-purpose use of facilities for recreational, cultural, educational and avocation programs.
- Policy 11.4:** Support the provision of additional public access to Ocean Springs' waterfront resources while protecting neighborhoods from incompatible development.
- Policy 11.5:** Support partnerships between the City, the Ocean Springs School District and other parks and recreation service providers.
- Policy 11.6:** Ensure that parks and recreation facilities and programs are equitably funded by all users of the system, including existing City and non-City residents as well as new development.

9.12 Arts & Culture

- Goal 12:** To maintain and enhance Ocean Springs as an "artistic" community, supporting and celebrating local arts and cultural events.
- Policy 12.1:** Continue to support visual and performing arts and the display of public art. The primary focal point for incubating the arts should be the Walter Anderson Museum of Art and activities organized by the Ocean Springs Art Association.
- Policy 12.2:** Continue to support the various arts festivals to keep them in the downtown planning area as a means of promoting reinvestment in the CBD.
- Policy 12.3:** Maintain on-going public support for the Mary C. O'Keefe Cultural Center for Arts and Education.
- Policy 12.4:** Cooperate with the regional library system to provide convenient and accessible library services.

9.13 Transportation

- Goal 13:** To provide safe and convenient mobility and a variety of mode choices for all of Ocean Springs residents and visitors.
- Policy 13.1:** Ensure that the City's street system is compatible with adjacent land uses, as well as the safe and convenient mobility for users of all transportation modes.
- Policy 13.2:** Participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation modes.
- Policy 13.3:** Coordinate with the Gulf Coast Transit Authority and local employers to develop and implement a citywide transportation demand management program, with particular emphasis on the Bienville Boulevard corridor.
- Policy 13.4:** Invest in the ongoing maintenance and refinement of the street system to adequately serve the needs of automobiles, transit riders, bicyclists and pedestrians.
- Policy 13.5:** Coordinate with the Mississippi Department of Transportation to incorporate safe and convenient pedestrian crosswalks across State and Federal Highways. Bike lanes should be incorporated along key bicycle routes.
- Policy 13.6:** Ensure that transportation system improvements along all local roads are designed to provide safe and adequate access and mobility for all modes of transportation. Sidewalks should be provided and maintained along all streets and bike lanes should be provided along key bicycle routes.
- Policy 13.7:** Land devoted to surface parking lots in existing, developed areas should be reduced to the extent practical through the construction of structured parking and the use of existing developed parking areas for in-fill development. Parking lots should be retrofitted to include profuse shade tree planting and walkways that directly connect origins and destinations.
- Policy 13.8:** To the maximum extent possible, on-site parking should be located to the side and the rear of the property.
- Policy 13.9:** Promote shared parking between adjacent properties and locate most parking to the rear and side yard areas. Parking standards should reduce required parking where a mix of uses would use the parking at different times of the day.
- Policy 13.10:** Provide adequate parking both within the Downtown area and along local streets. Allow for off-site and on-street parking.

- Policy 13.11: Limit parking to one side of the street on local streets with less than 20 feet of pavement width.
- Policy 13.12: Provide an interconnected roadway network that provides appropriate connections in and among neighborhoods and commercial areas.
- Policy 13.13: To the greatest practical extent, secure rights-of-way required to serve planned development before development occurs.
- Policy 13.14: Provide a mechanism to allow increased street design flexibility where an applicant can assure that design modifications enhance neighborhood character or protect environmental features without sacrificing street safety or the ability to provide public services.
- Policy 13.15: Establish a continuous network of safe and convenient pedestrian ways, bicycle trails and bike lanes throughout the City.
- Policy 13.16: Expand the trail system as an integrated part of the transportation system, connecting residential neighborhoods, commercial development, employment centers and public facilities.
- Policy 13.17: To the extent feasible, separate bicycle and pedestrian traffic from automotive traffic. Where trails can safely be accommodated, use existing railroad rights-of-way, utility corridors and drainage ways.
- Policy 13.18: Coordinate street improvements with pedestrian, bicycle and future transit improvements, as well as public utility projects, streetscape projects and other infrastructure improvements to maximize investment efficiency.
- Policy 13.19: New development shall fund its proportional share of costs for transportation facilities for on- and off-site improvements required to serve new development.
- Policy 13.20: Create and maintain a City transportation plan.
- Policy 13.21: Budget for transportation investments, especially funds to match federal grants.

Exhibit 1: Development Tiers

<p><b>Conservation Tier</b></p>	<p>Includes public or private lands which are not suitable for urban development and use due to their location and environmental characteristics, such as wildlife habitat or agricultural use. Land in the conservation land use classification may include designated wetlands, floodplains, or floodplains, or may contain soils which will not support urban development. Development is limited to temporary improvements, or buildings or structures that support passive recreation, conservation or agricultural uses.</p>
<p><b>Residential Low Intensity Tier</b></p>	<p>Characterized by low density suburban residential development, including single family detached residences on acreage sites or platted lots. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. However, some land in this classification may not be served by the full range of municipal or certified utilities such as water, sanitary sewers, natural gas or stormwater drainage infrastructure. There is a limited opportunity for some small scale mixed-use development typically serving the neighborhood scale.</p>
<p><b>Residential High Intensity Tier</b></p>	<p>Characterized by moderate and higher density suburban residential uses, such as higher density single family detached residential subdivision development, medium density developments accommodating two to four unit structures, medium density town home complexes, and multi-family residential complexes. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. Included in the area are compatible and complementary mixed uses that are intended to provide services to the neighborhood.</p>
<p><b>Commercial Center Low Intensity Tier</b></p>	<p>Intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses.</p>
<p><b>Commercial Center High Intensity Tier</b></p>	<p>Includes the City's largest mixed use activity centers that have a community-wide or regional emphasis. This land use classification is designated to include the full range of office, retail and service establishments. This Tier applies at all major intersections along Blenville Boulevard (Hwy 90).</p>
<p><b>Civic Space</b></p>	<p>Includes governmental and other institutional facilities including all existing Federal, State, and local government buildings and facilities; all schools and other educational and related facilities; research centers and laboratories; religious institutions and related facilities; libraries, museums, and exhibit spaces for visual arts; community centers, public assembly buildings and facilities for the performing arts; sports arenas, coliseums and stadiums, cemeteries and mausoleums and publicly accessible historic sites.</p>

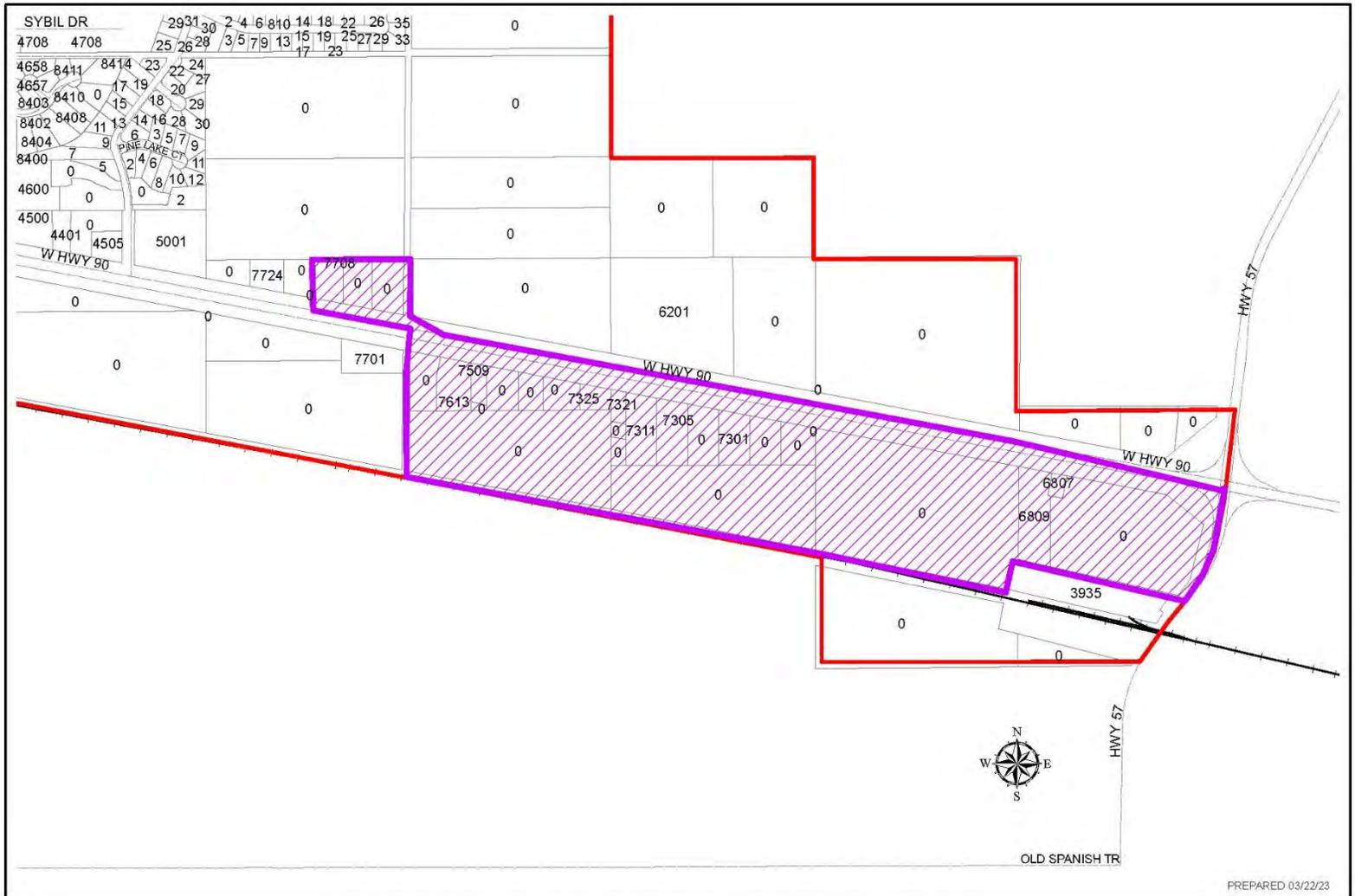
## **EXHIBIT 4**

- **PROPOSED TREATMENTS FOR VARIOUS PARCELS  
WITHIN THE URBAN RENEWAL AREAS**

Proposed Treatments for Various  
Parcels Within the Urban Renewal Area

CITY OF OCEAN SPRINGS - 2023





PREPARED 03/22/23

### OCEAN SPRINGS URBAN RENEWAL AREA 1 - 2023

NOTE: Not all parcels depicted in the map for Area 1 are being selected at this time for special treatment under the Urban Renewal Plan.

Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030001.000

Address (if known): 6807 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Small vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial, and/or mixed use consistent with comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030002.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with no frontage on Bienville Blvd.

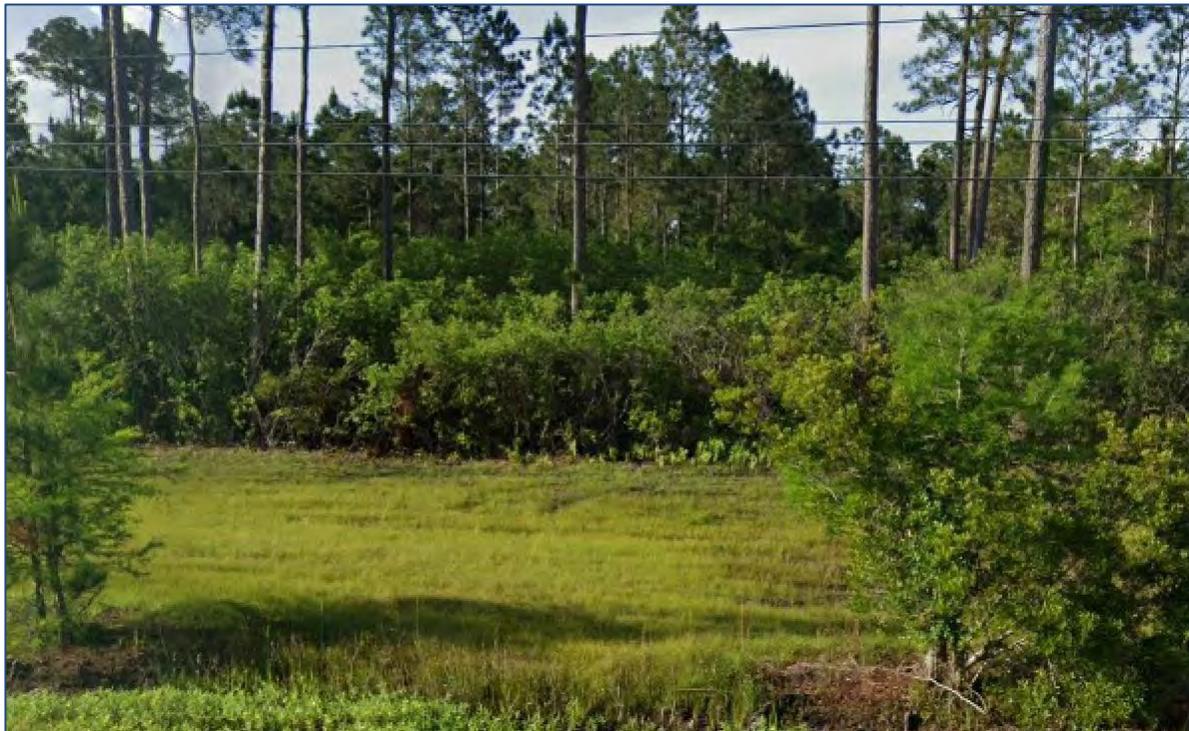
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for compliance with property maintenance requirements. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030005.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

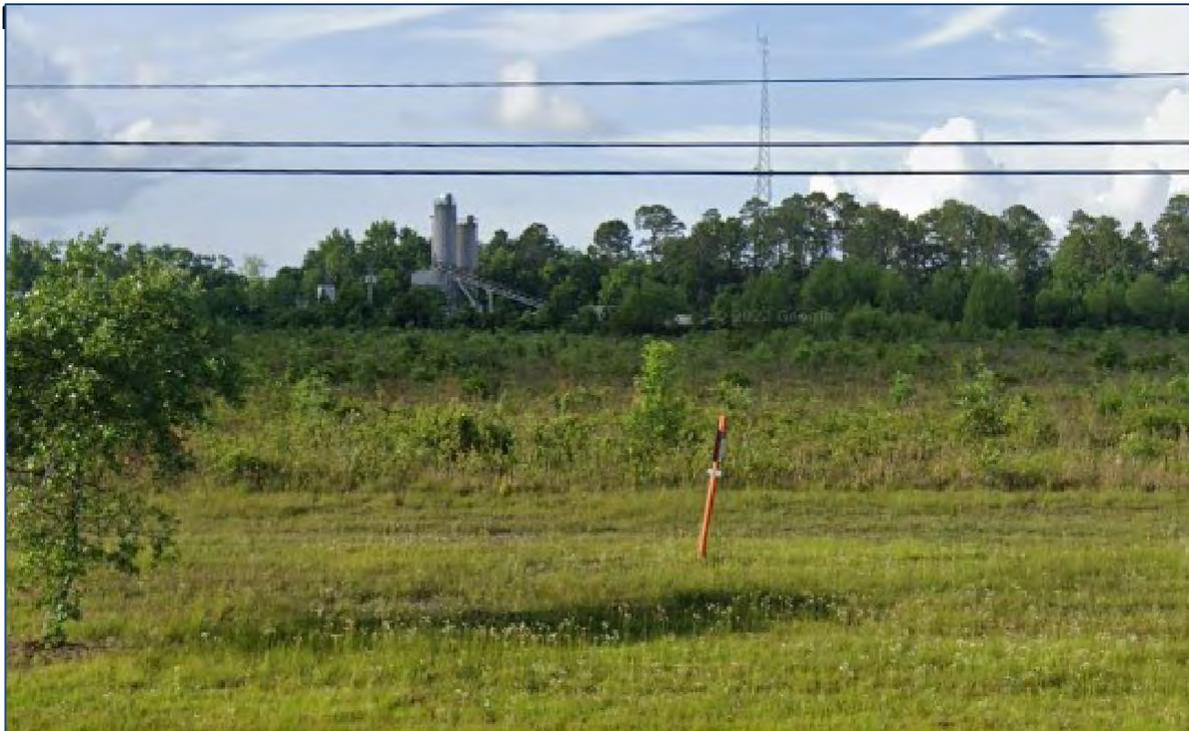
Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030008.000

Address (if known): 6809 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Small parcel with two single-story buildings.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Small parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.

**Photograph:**



Area #: 1

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030009.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030011.010 / 60030011.020 / 60030012.050

Address (if known): 7321 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

HC Auto Repair shop

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The property is comprised of three parcels north to south. It is maintained and appears occupied.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60030013.000

Address (if known): Bienville Blvd.

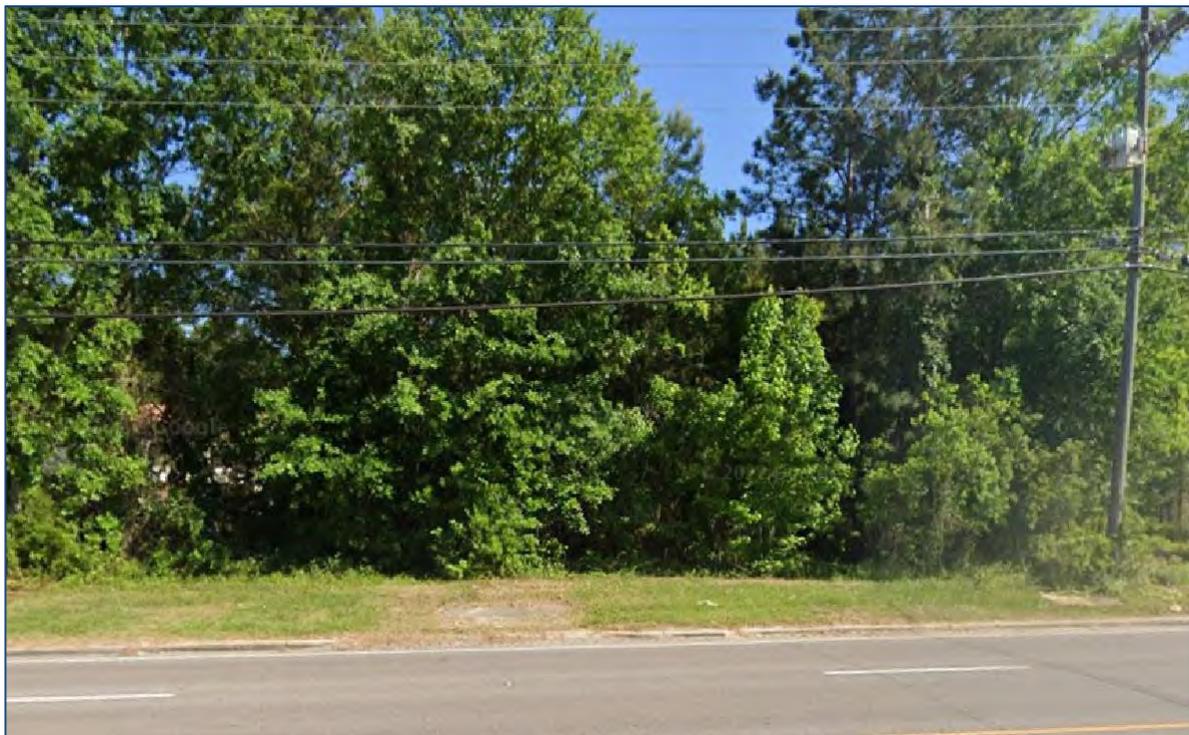
**Property Description:** *Provide visual description of current use.*  
Undeveloped parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Wooded along street frontage.

**Planned Treatment:** *Potential actions/improvements.*  
Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030014.100

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

City public utility - sewer lift station

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Small parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Landscape the property to improve its appearance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Public utility property

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030014.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

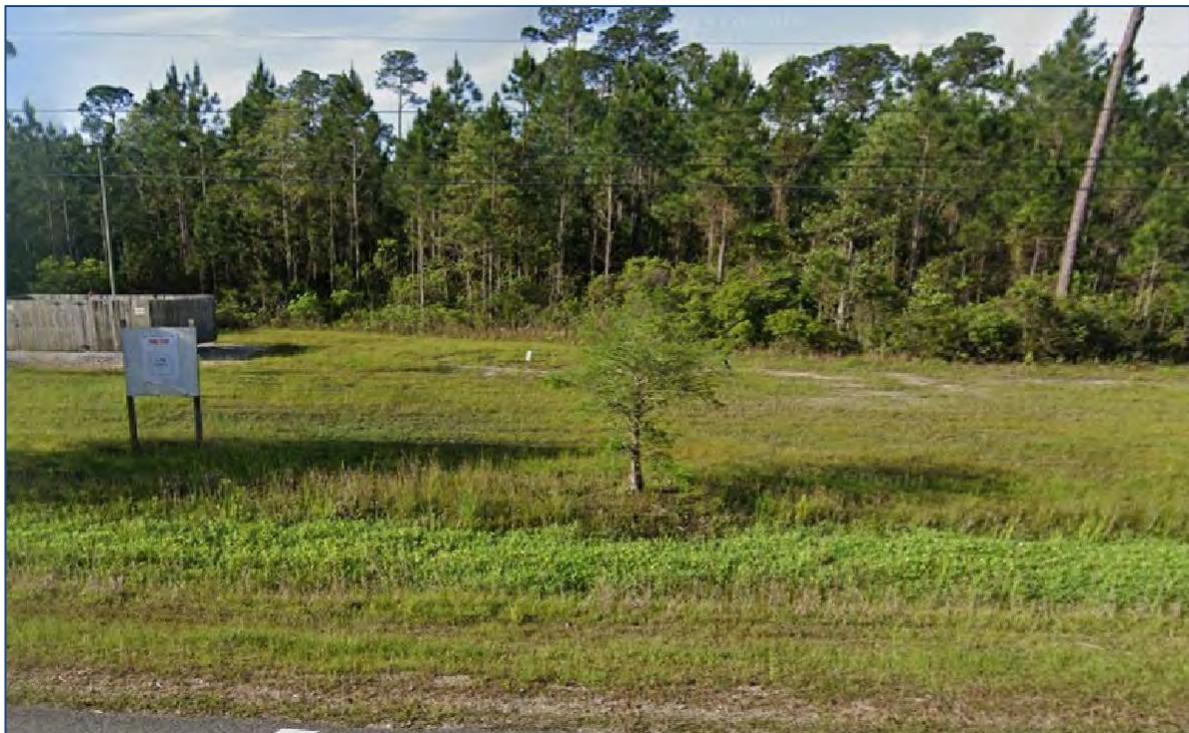
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030017.000

Address (if known): 7305 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This is a single family dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It is currently occupied and set far back from the roadway.

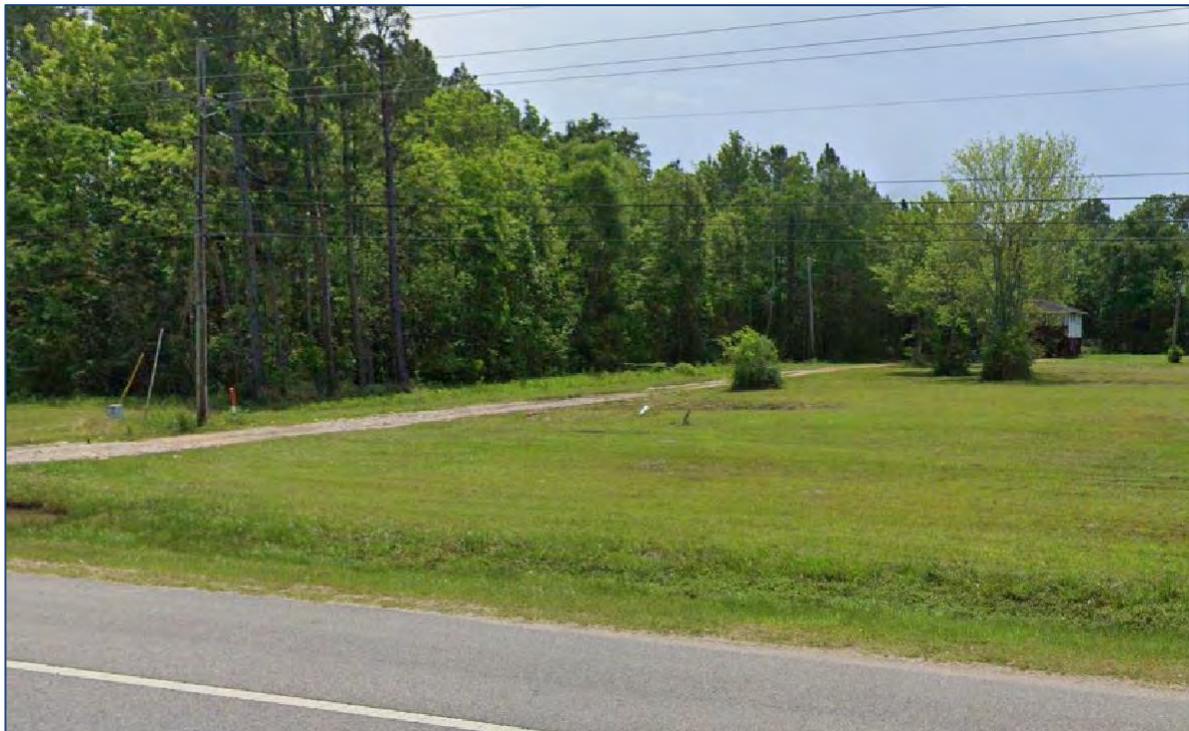
**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan. Jointly owned with 7311 Bienville (PID 60030020.000) to the west. It would be beneficial to develop the parcels as one project.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60030020.000

Address (if known): 7311 Bienville Blvd.

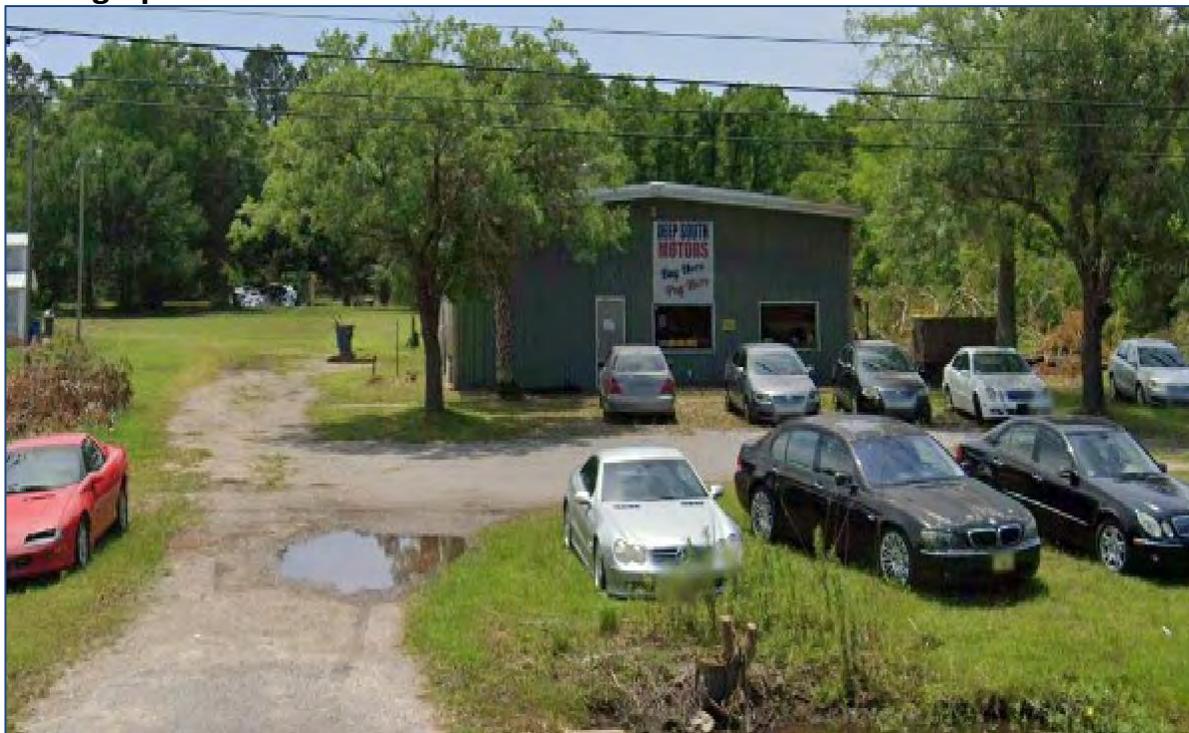
**Property Description:** *Provide visual description of current use.*  
Existing car repair and sales.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Bienville Blvd. frontage with a metal building and multiple vehicles in the front yard.

**Planned Treatment:** *Potential actions/improvements.*  
Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical and/or commercial uses consistent with comprehensive plan. Jointly owned with 7305 Bienville (PID 60030017.000) to the east. It would be beneficial to develop the parcels as one project.

**Photograph:**



Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60030022.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Undeveloped parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Wooded

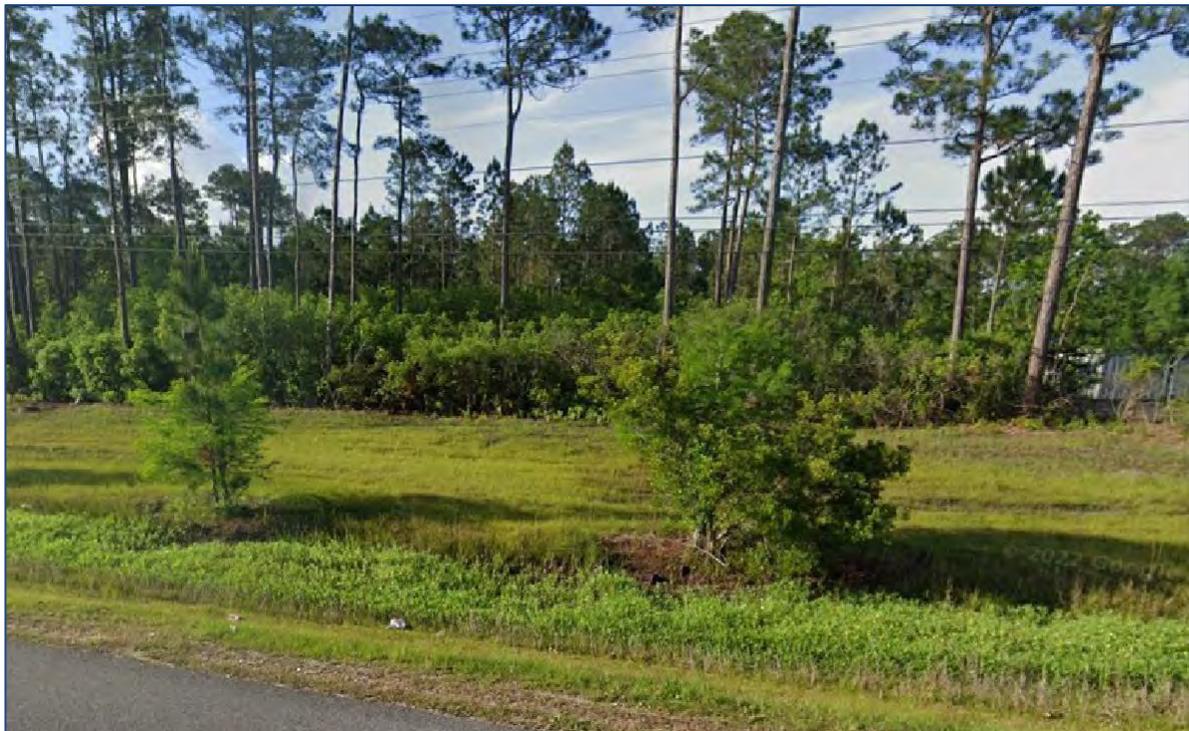
**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104006.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

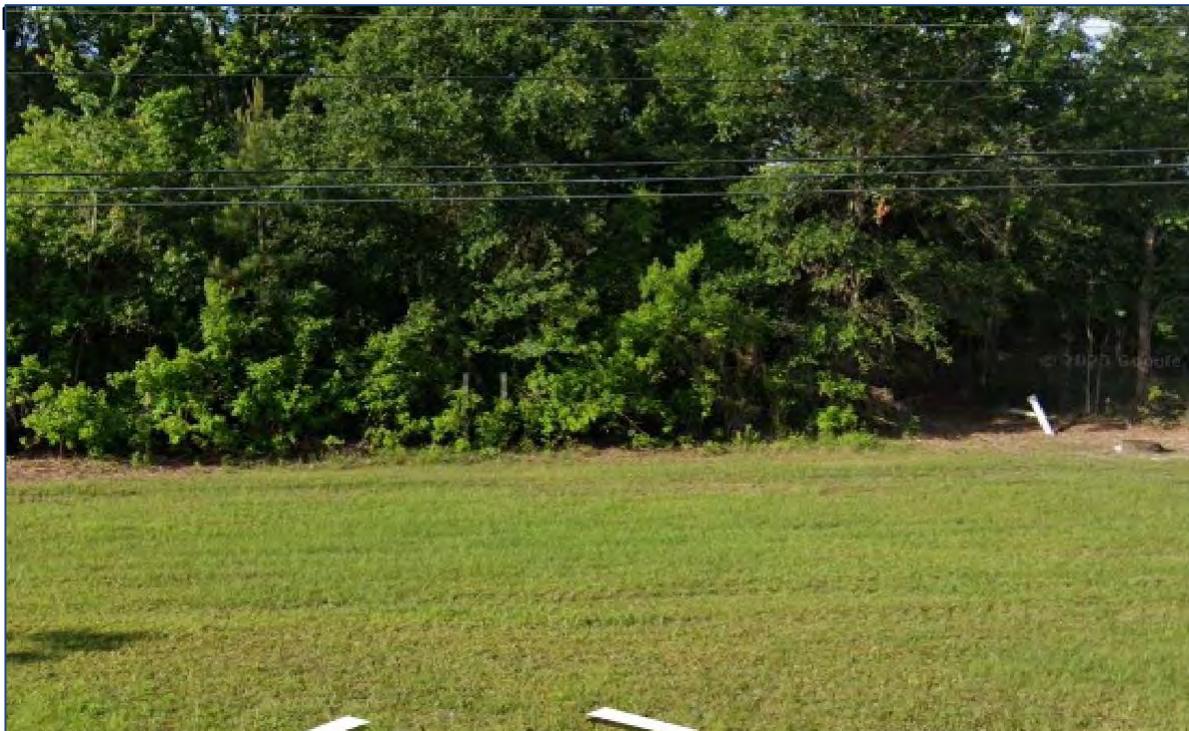
Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104006.010

Address (if known): 7613 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Cambium Tree Service

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story building with large vehicle and equipment parking area.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104007.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

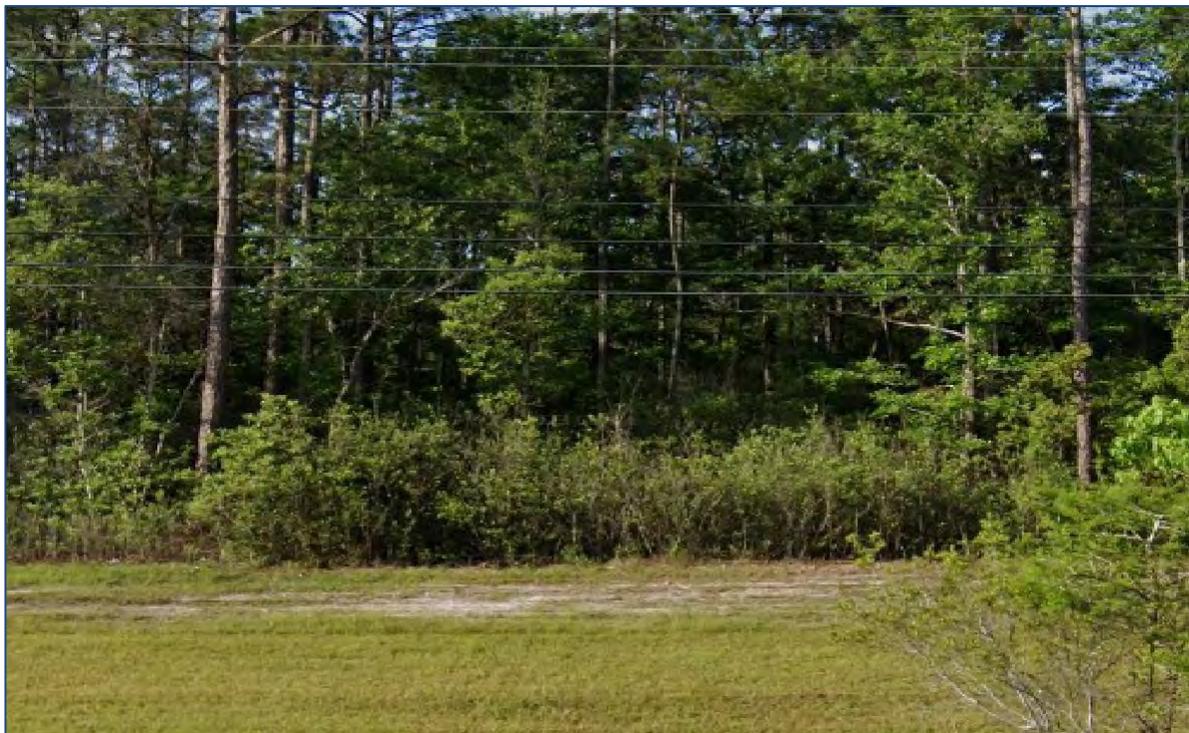
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.

**Photograph:**



Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104007.050

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104008.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

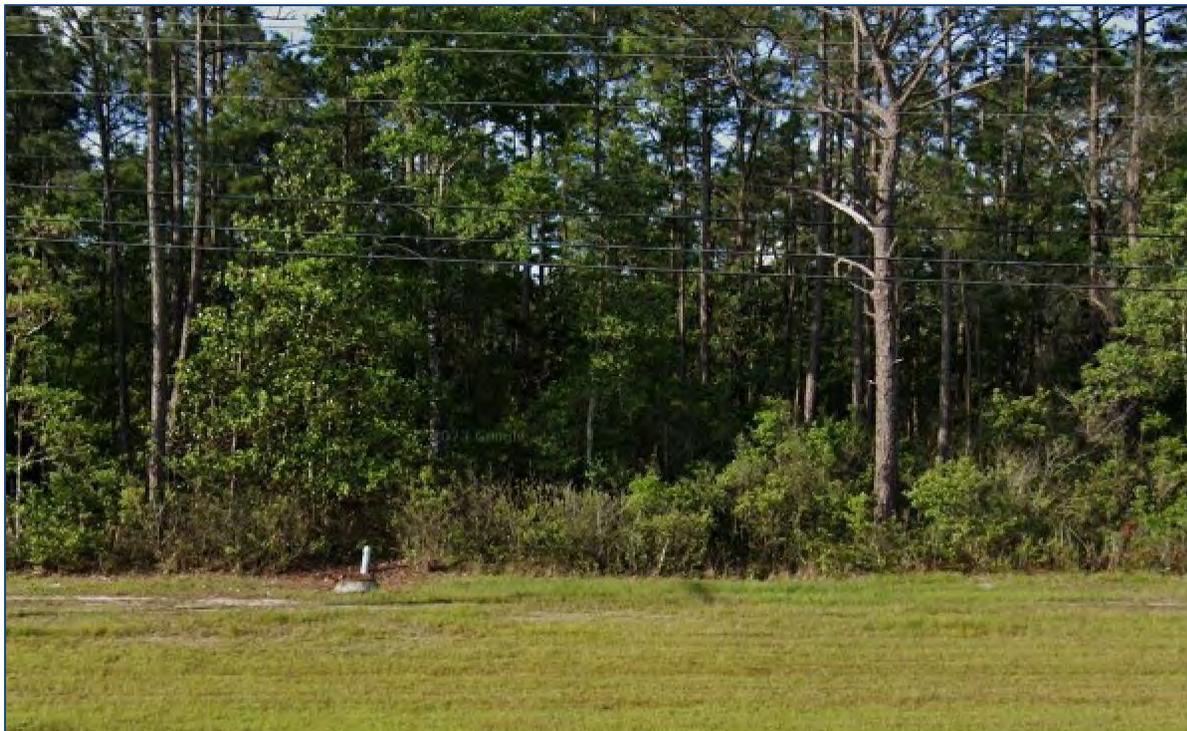
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104008.050

Address (if known): 7325 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

It's All Arranged store

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story retail building with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104011.000 / 61104010.000

Address (if known): 7509 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Welding Shop set back from the road - fenced front yard. Composed of jointly owned two parcels abutting north to south. Both are used for the same purpose.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Metal building with vehicles parked in front and along the side and a chain link fence across the front.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104014.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with no frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.

**Photograph:**



Area #: 1

Date: 06/13/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104016.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan. Jointly owned with PID 61104016.050 to the west. It would be beneficial to develop the parcels as one project.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104016.050

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant parcel

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant parcel with frontage on Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan. Jointly owned with PID 61104016.000 to the east. It would be beneficial to develop the parcels as one project.

**Photograph:**



Area #: 1

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61104019.000

Address (if known): 7708 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant, deteriorated building.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Large property with one residential structure set back to the rear and one dilapidated cinder block structure near the front.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development. Demolish the vacant building.

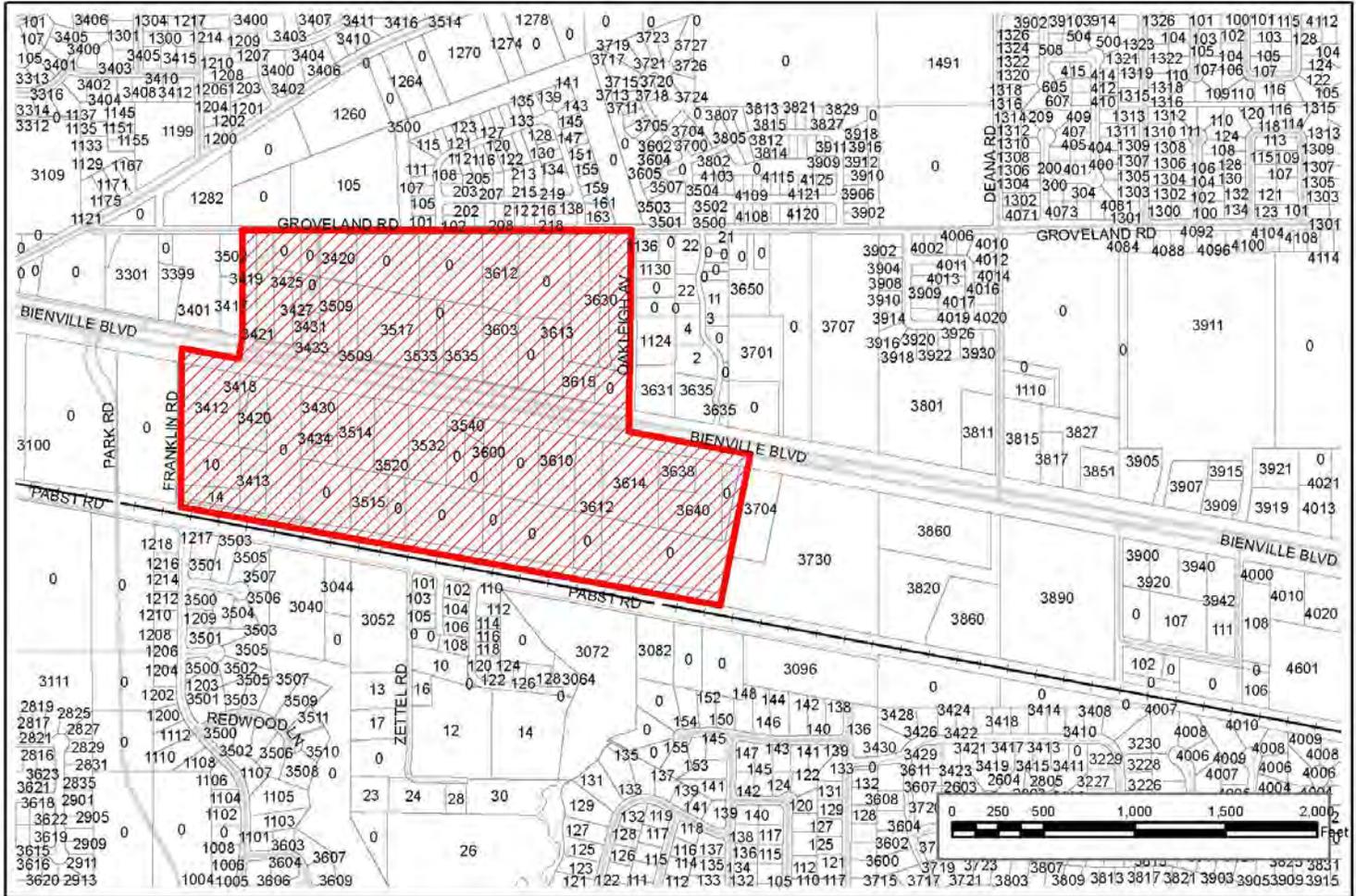
**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical and/or commercial uses consistent with comprehensive plan.

**Photograph:**



**URBAN RENEWAL AREA 2**



PREPARED BY THE COMMUNITY DEVELOPMENT & PLANNING DEPT 03/22/2023

NOTE: Not all parcels depicted in the map for Area 2 are being selected at this time for special treatment under the Urban Renewal Plan.

Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127240.075

Address (if known): Franklin Road

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot with access to Franklin Road.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127240.150

Address (if known): 3413 Franklin Road

**Property Description:** *Provide visual description of current use.*

Equipment repair shop.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Metal storage building.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Improving the appearance of the building will remove impediments to redevelopment of surrounding properties and the neighborhood.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127240.160 / 60127240.157

Address (if known): 3515 Franklin Road

**Property Description:** *Provide visual description of current use.*

Tree Maintenance business comprised of two parcels with access from the south - Franklin Road.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Metal building with outside storage of vehicles and equipment used for tree maintenance. At the end of the road with no direct access to Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Maintain the appearance of the buildings in order to improve the probability of redevelopment of the neighborhood.

**Photograph:**



Area #: 2

Date: 06/12/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127330.050

Address (if known): 3420 Groveland

**Property Description:** *Provide visual description of current use.*  
Empty storage area

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Open lot.

**Planned Treatment:** *Potential actions/improvements.*  
Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127330.125

Address (if known): Groveland

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot with access to Groveland Road

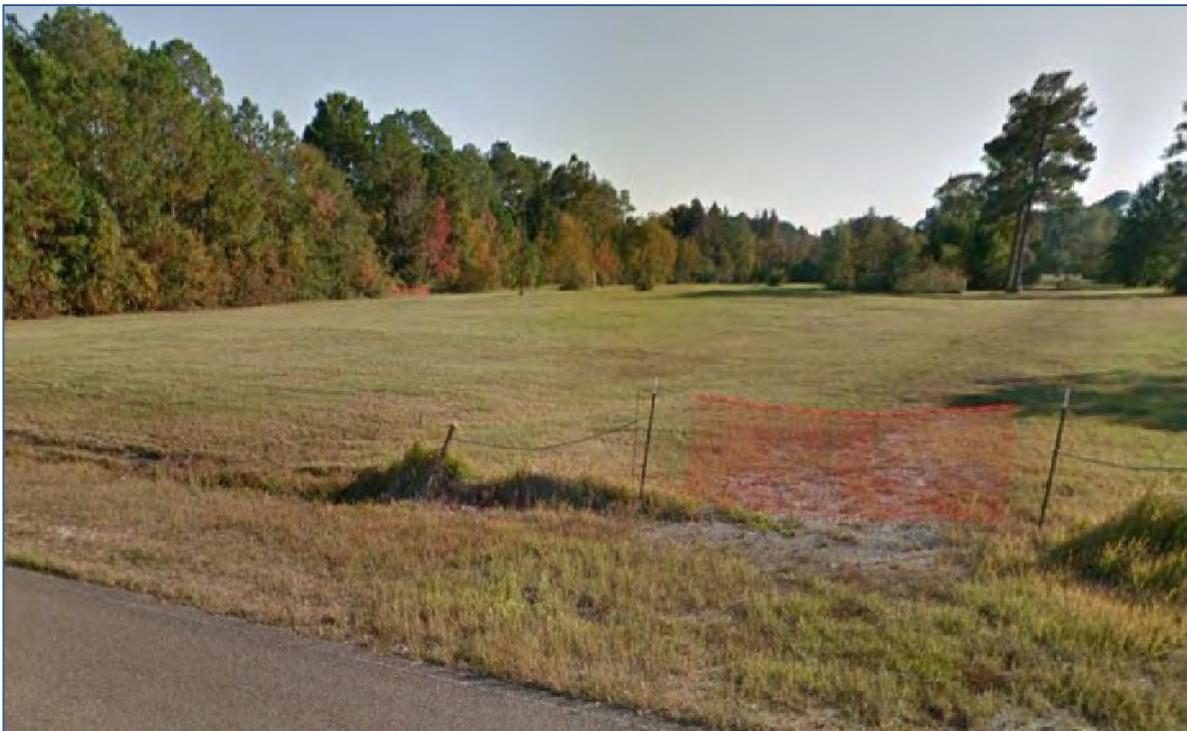
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127330.150

Address (if known): 3630 Groveland

**Property Description:** *Provide visual description of current use.*

This is a trailer park in use.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It is currently occupied and maintained.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for maintenance and code compliance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: 06/12/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127330.175

Address (if known): Groveland Road

**Property Description:** *Provide visual description of current use.*

This is an empty wooded parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It is surrounded by trees.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127360.000 & 60127360.025

Address (if known): 3615 Bienville

**Property Description:** *Provide visual description of current use.*

Used car dealer and vehicle storage lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Numerous cars and trucks. Screened from side street (Oakleigh) by vegetation.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127370.000

Address (if known): 3613 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Dwelling - used as commercial space.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Small dwelling.

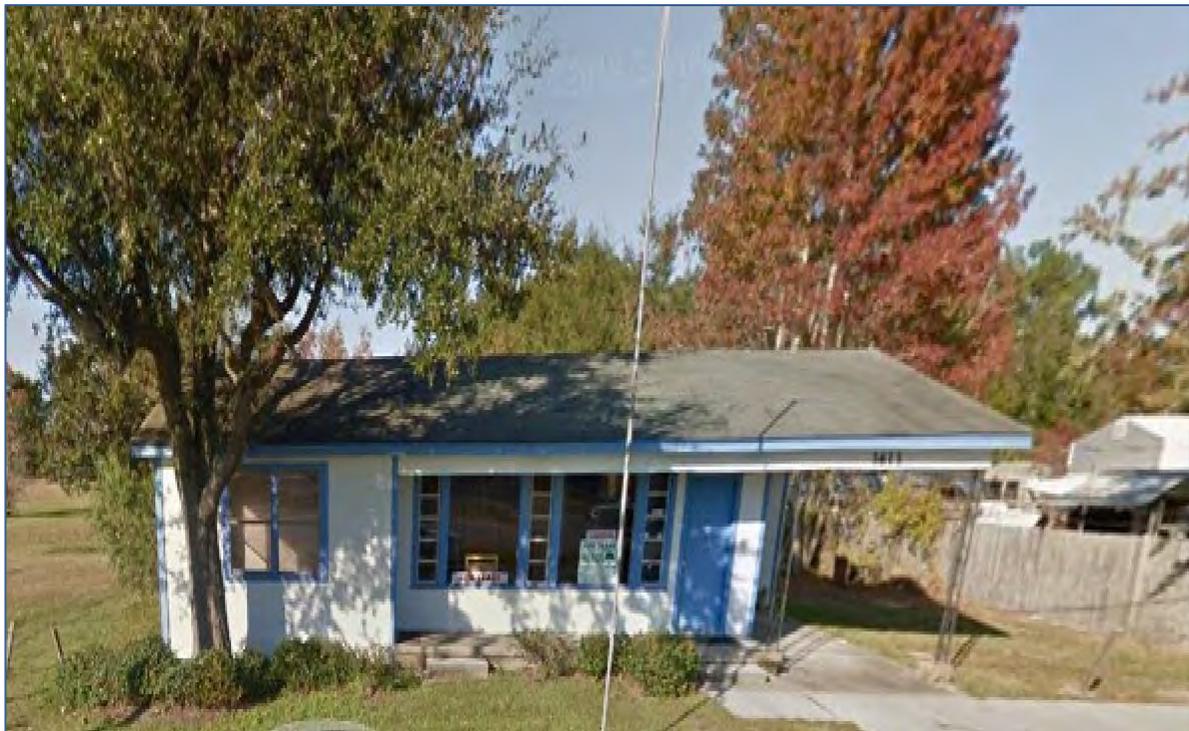
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127380.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot with access to Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127420.000

Address (if known): 3533 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Car sales

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story building with parking.

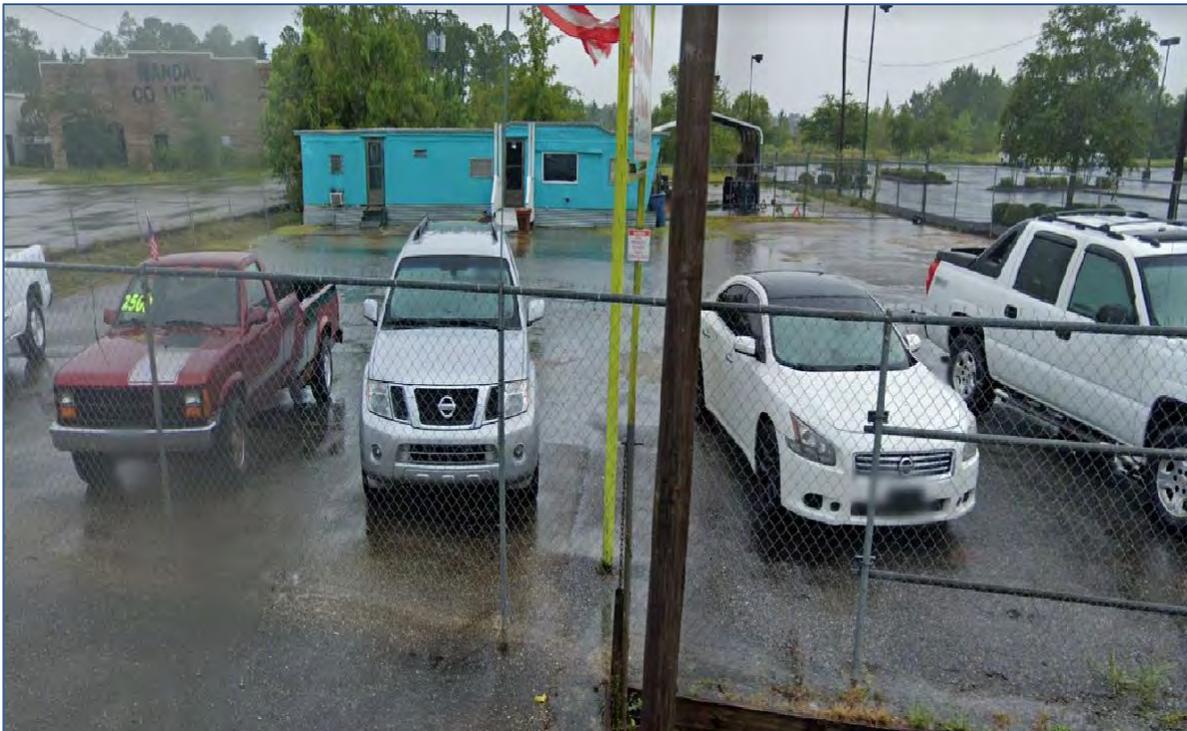
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127330.100

Address (if known): Groveland Road

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Recently cleared property jointly owned by the parcel abutting to the south - self storage. The storage activity encroaches onto this parcel.

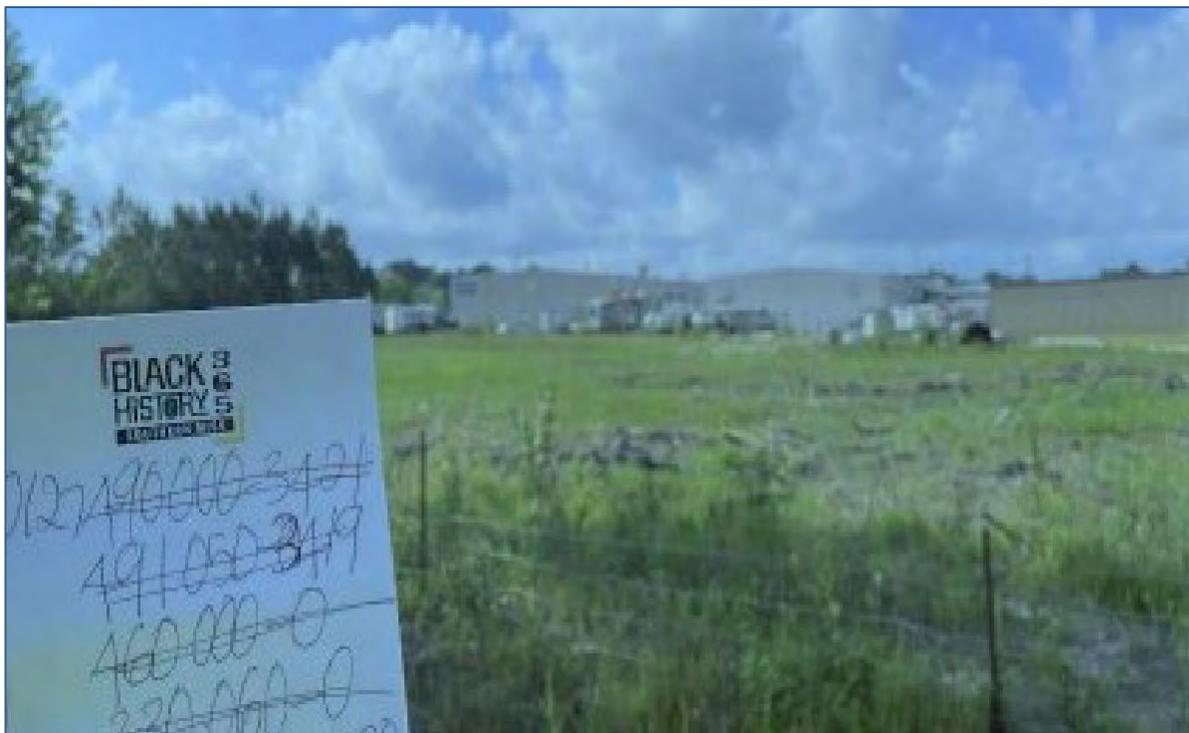
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment for medical and/or commercial uses consistent with area's character. Abutting Groveland necessitates that a lower impact use be implemented to accommodate traffic loads and adjacent residential.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127491.050

Address (if known): 3419 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant lot with dual frontage on the south (Bienville Blvd.) and north (Groveland Rd.)

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant with dual frontage. Final remnants of former trailer park are being removed.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes. Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment as a mixed-use could reflect the different characteristics of the highway to the south and the medical and residential properties to the north.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127450.125

Address (if known): 3431 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Truck rental facility

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story building with parking.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127450.100

Address (if known): 3433 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Pawn shop and truck rental

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story retail building.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment for medical and/or commercial uses consistent with area's character.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

**Parcel ID #:** 60127494.050 / 60127240.100

**Address (if known):** 10 / 14 Franklin Road

**Property Description:** *Provide visual description of current use.*

Equipment repairs / equipment storage lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story metal buildings - 4 structures and some accessory structures. Two parcels with three functional properties and two addresses. A lot of outdoor equipment storage.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127495.000

Address (if known): 3412 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This is a large empty commercial building.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It is currently vacant and up for rent.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelop for medical and/or commercial uses consistent with the area's character.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127498.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot with access to Bienville Blvd.

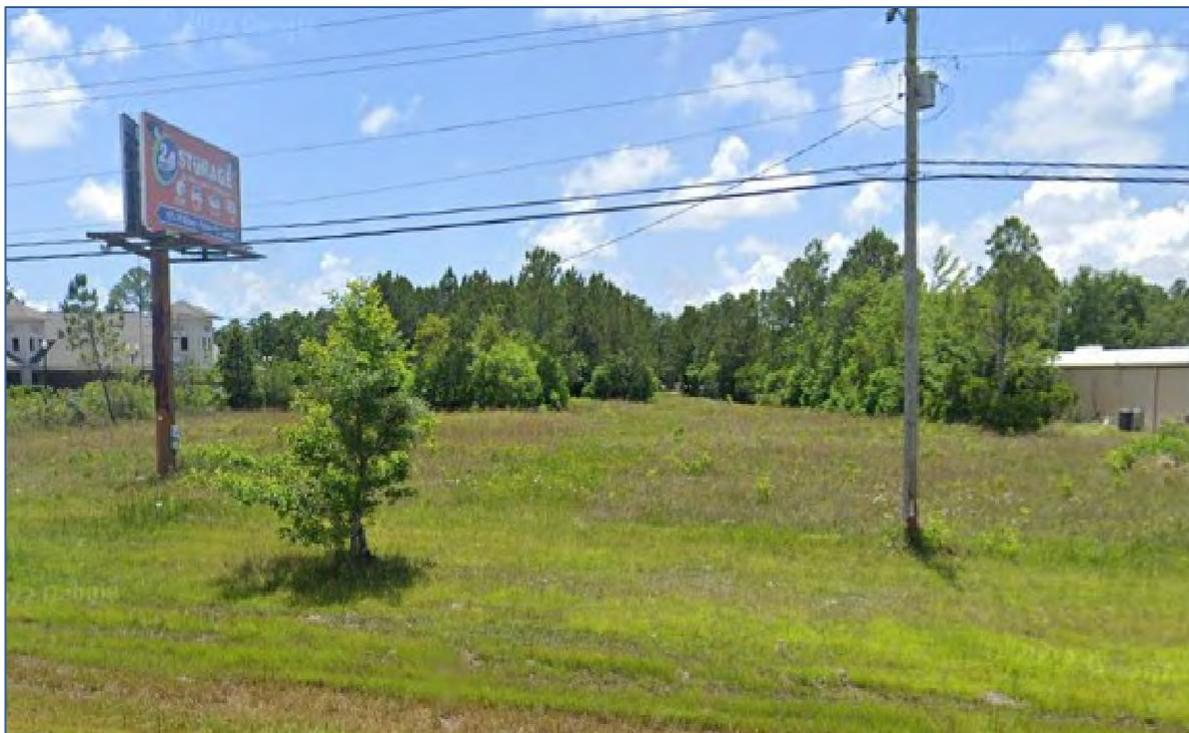
**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127500.000

Address (if known): 3514 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Landscaping business

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Large storage lot with metal buildings

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127520.000

Address (if known): 3540 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Bar / nightclub

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story brick building.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment for medical and/or commercial uses consistent with area's character.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127540.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot with access to Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment for medical and/or commercial uses consistent with area's character.

**Photograph:**



Area #: 2

Date: \_\_\_\_\_

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60127570.010

Address (if known): 3638 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Retail building

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Small retail building with access to Bienville Blvd.

**Planned Treatment:** *Potential actions/improvements.*

Monitor property for code compliance and property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**





**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60120390.000 / 60129570.200

Address (if known): 2302 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Vacant lot, former golf driving range. Surrounded by commercial uses to west and on Bienville Blvd. frontage.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

A cell tower is located on the south side of the parcel, adjacent to the railroad.

**Planned Treatment:** *Potential actions/improvements.*

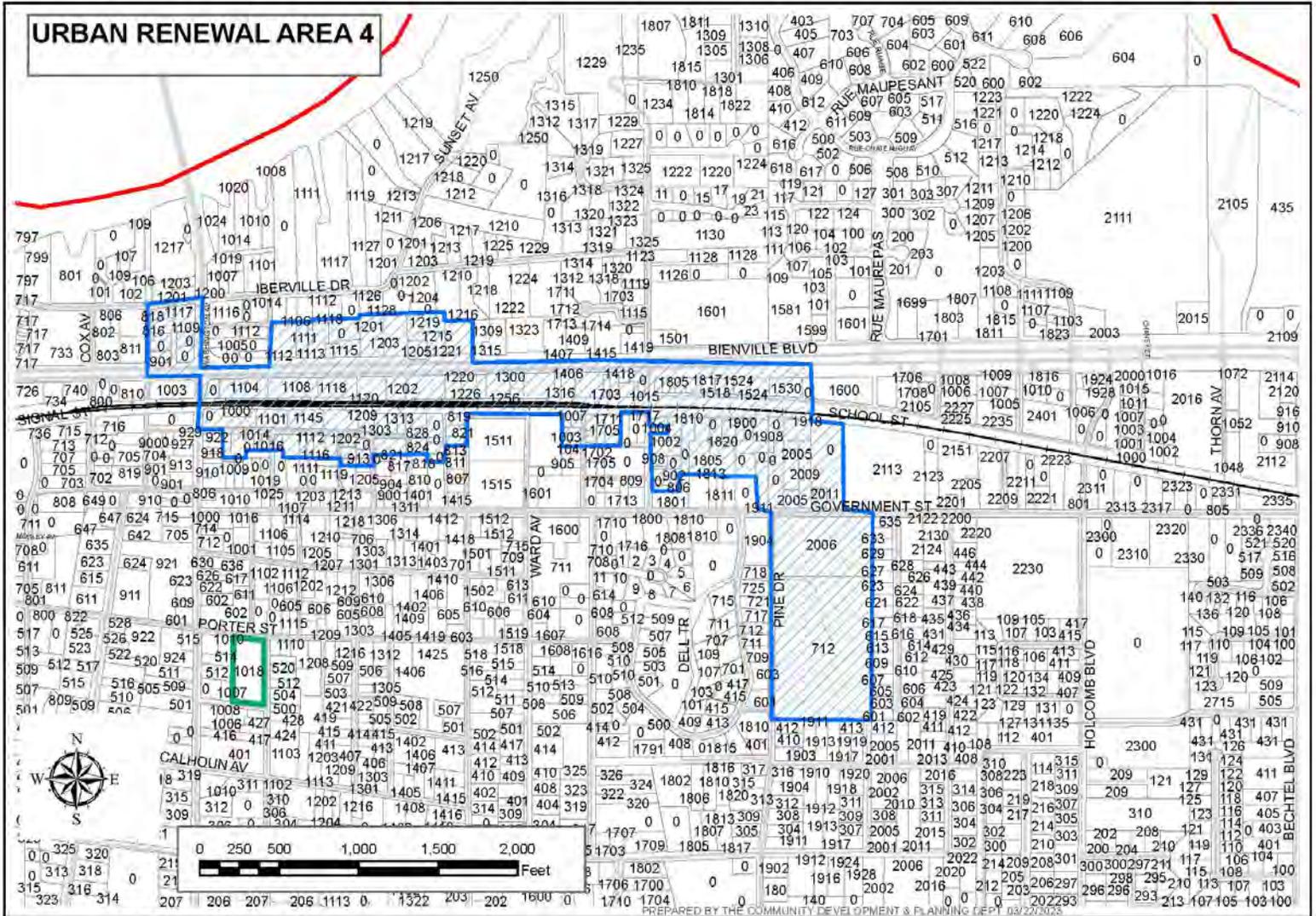
Monitor for code compliance and maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Limited street frontage, but has potential for infill development.

**Photograph:**





NOTE: Not all parcels depicted in the map for Area 4 are being selected at this time for special treatment under the Urban Renewal Plan.

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119545.035

Address (if known): Washington Ave. @ Bienville

**Property Description:** *Provide visual description of current use.*

This parcel is the City of Ocean Springs marquee sign.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The structure is maintained in good condition without debris.

**Planned Treatment:** *Potential actions/improvements.*

Additional landscaping will improve the appearance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Gateway to the downtown commercial area.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 6113004.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Empty lot that is located next door to the Oceans Springs Fire Department station three.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It can continue to be used for this neighborhood or the business in front of this area.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

It can be used by the fire department for additional building space or a training area.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119382.025 / 60119382.050

Address (if known): 1300 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

These two parcels function abut north to south and include a commercial building that is currently listed for sale - it was previously a seafood restaurant.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Building appears to be in decent shape, but the parking lot needs improvement.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Improving the appearance of the building will remove impediments to redevelopment of surrounding properties and the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61119364.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

paved lot used for auto sales

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

parking lot

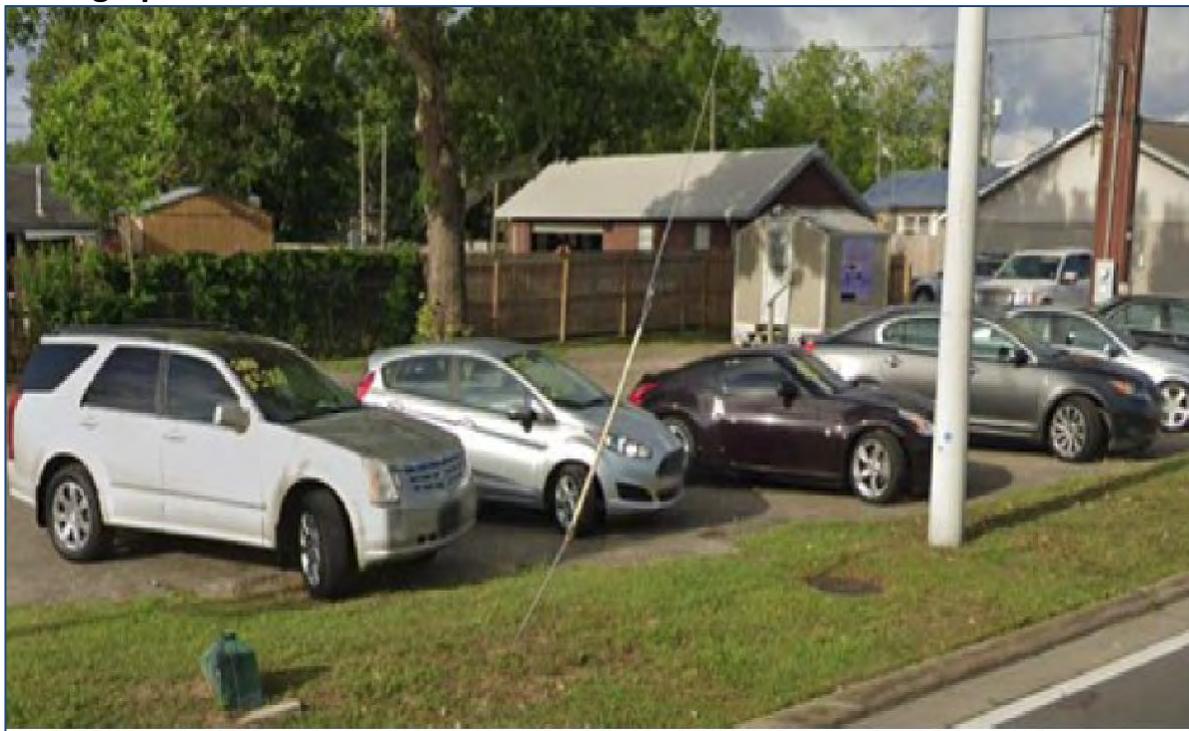
**Planned Treatment:** *Potential actions/improvements.*

Monitor for property maintenance. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

An entry point to downtown. Redevelopment in conjunction with other parcels for parking lot, commercial or residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61119360.000 / 60119362.010

Address (if known): 1015 M.L. King Ave.

**Property Description:** *Provide visual description of current use.*

single family dwelling with the rear yard to the west on a separate parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Well-maintained single family dwelling

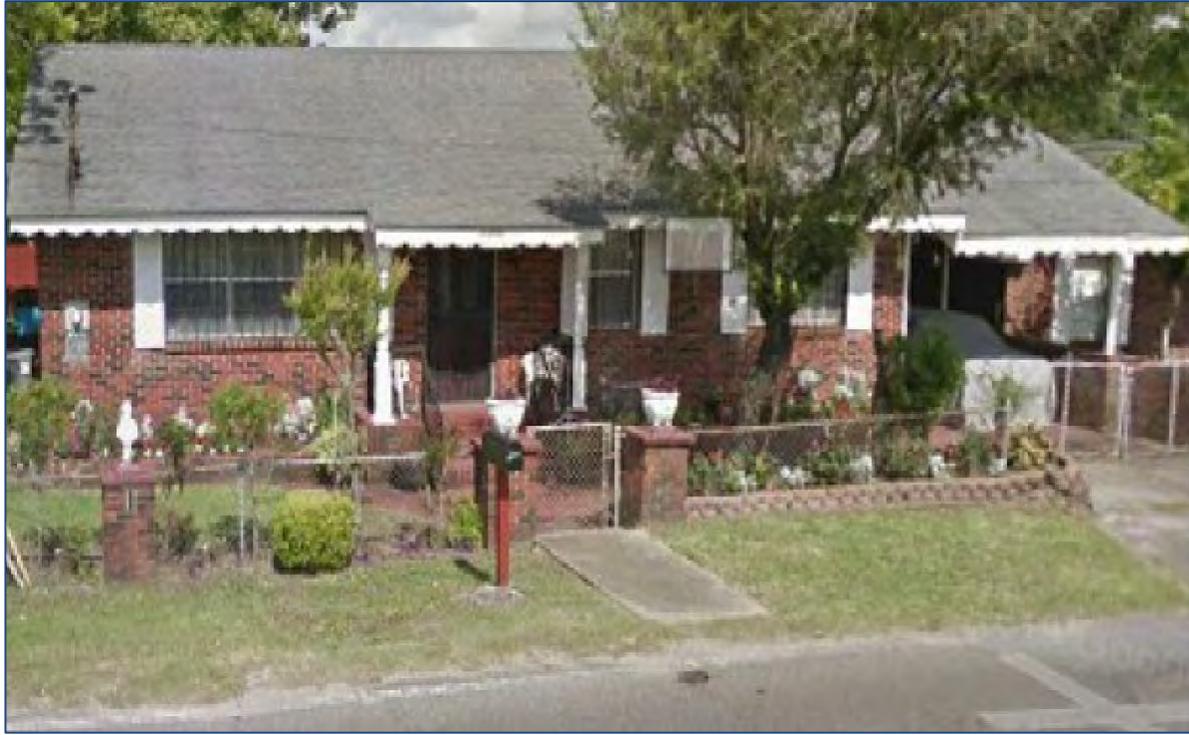
**Planned Treatment:** *Potential actions/improvements.*

Monitor for property maintenance. Possible acquisition by the City for future development at a later time.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for parking lot, commercial and residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590111.000

Address (if known): Denny Avenue

**Property Description:** *Provide visual description of current use.*

Empty lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

It is an empty area that appears to be taken care of and the grass mowed. The area appears to have some sitting water and is slow to dry up.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590005.000

Address (if known): 1711 Dr. Jesse Trotter Sr. St.

**Property Description:** *Provide visual description of current use.*

It is a single story house that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Small lot with a single story dwelling.

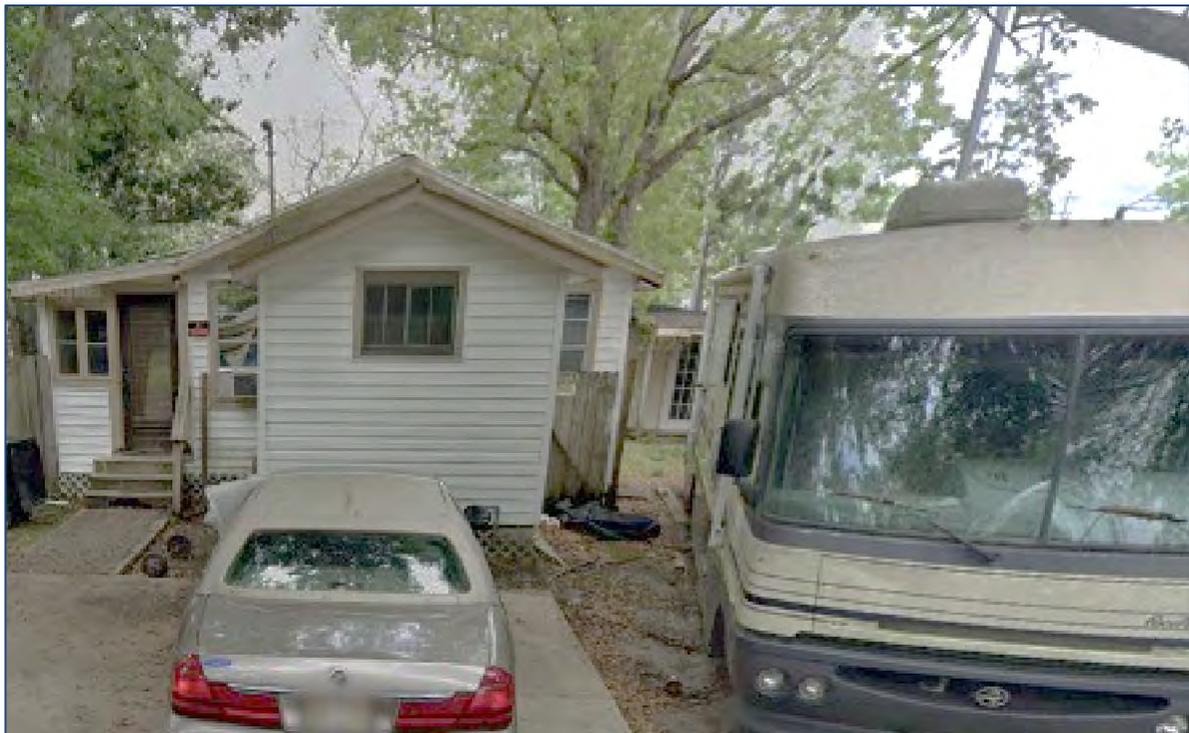
**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Provide affordable housing.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61265023.000

Address (if known): 1807 School St.

**Property Description:** *Provide visual description of current use.*

It is a house that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The house appears to be in good condition with a fence surrounding the property and gravel driveway.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

It can continue as housing.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119545.000 / 60119545.005

Address (if known): 1000 Washington

**Property Description:** *Provide visual description of current use.*

Historic L&N Depot Building behind the railroad tracks that houses the OS Chamber of Commerce and retail gift shop. The parcel containing the parking lot only is owned by the city and the parcel with the building is owned by the Chamber.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Well maintained and is constantly busy with guests.

**Planned Treatment:** *Potential actions/improvements.*

Maintain the appearance of the buildings in order to improve the probability of redevelopment of the neighborhood.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Multi-purpose City property.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590106.000

Address (if known): 1007 Denny

**Property Description:** *Provide visual description of current use.*  
Single story house that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
The house structure appears to be in good shape. There is a shed located to the side of the house.

**Planned Treatment:** *Potential actions/improvements.*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Maintain the appearance of the buildings in order to improve the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590105.000

Address (if known): Denny Avenue

**Property Description:** *Provide visual description of current use.*  
Empty area/lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Open lot.

**Planned Treatment:** *Potential actions/improvements.*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590110.000

Address (if known): 1003 A Denny

**Property Description:** *Provide visual description of current use.*

This is located behind the 1003 Denny. It appears to be vacant and is used as a possible storage.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

House structure needs maintenance.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590109.000

Address (if known): 1001 Denny

**Property Description:** *Provide visual description of current use.*

It is a single story home.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The structure appears to be in good shape.

**Planned Treatment:** *Potential actions/improvements.*

Improving the appearance of the building will remove impediments to redevelopment of surrounding properties and the neighborhood.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 6159008.000

Address (if known): 1008 Denny

**Property Description:** *Provide visual description of current use.*

It is a single story duplex.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The house is in good shape, with a possible new roof.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Maintain the appearance of the buildings in order to improve the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590006.000

Address (if known): 1705 Dr Jesse Trotter, Sr. St.

**Property Description:** *Provide visual description of current use.*

Multiple dwellings.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

This parcel is surrounded by many small homes plus vehicles and other debris.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590009.000

Address (if known): 1002 Denny

**Property Description:** *Provide visual description of current use.*

This is a single story dwelling that appears to be abandoned.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant dwelling in deteriorating condition.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119434.000

Address (if known): 1209 Robinson Street

**Property Description:** *Provide visual description of current use.*

House that appears to be occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Dwelling in need of maintenance and repair.

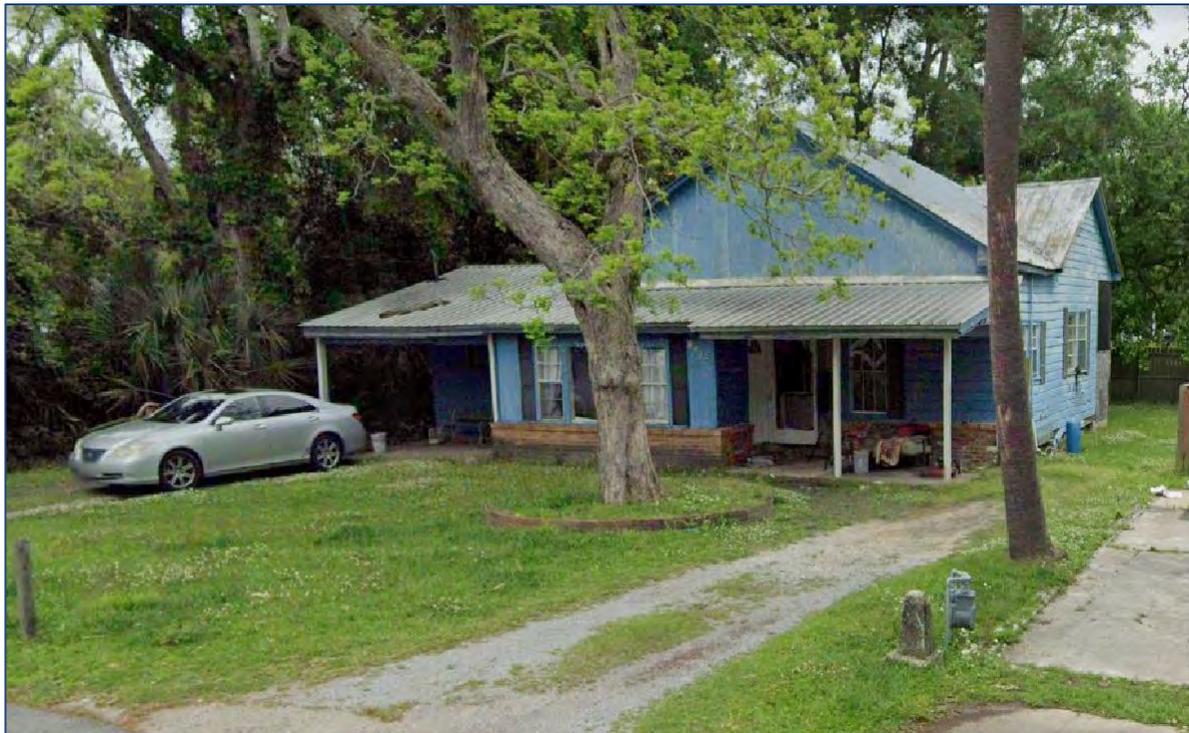
**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119432.000

Address (if known): 1303 Robinson Street

**Property Description:** *Provide visual description of current use.*

House that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

House is well maintained.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119430.000

Address (if known): 1307 Robinson Street

**Property Description:** *Provide visual description of current use.*

House that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

House and surroundings

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119428.000

Address (if known): 1313 Robinson Street

**Property Description:** *Provide visual description of current use.*

House that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

House needs maintenance and repairs.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119410.000

Address (if known): 830 Handy

**Property Description:** *Provide visual description of current use.*

Possible Storage area with metal building that appears to be used as a house.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Camper trailer and metal buildings that are surrounded by a metal fence.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119410.025

Address (if known): 828 Handy

**Property Description:** *Provide visual description of current use.*  
City water pumping facility.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Utility equipment

**Planned Treatment:** *Potential actions/improvements.*  
Improve the screening and landscaping.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119412.000

Address (if known): 824 Handy

**Property Description:** *Provide visual description of current use.*

House that appears to be currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

House needs maintenance and repair.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119414.010

Address (if known): Handy Avenue

**Property Description:** *Provide visual description of current use.*

Vacant

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Level lot.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119408.000

Address (if known): Handy Avenue

**Property Description:** *Provide visual description of current use.*

Large, vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Level lot.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**



Area #: 4

Date: 05/22/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119409.000

Address (if known): Robinson St.

**Property Description:** *Provide visual description of current use.*

Vacant land locked parcel north of City parking lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

City owned property

**Planned Treatment:** *Potential actions/improvements.*

Maintain the property.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for parking lot, commercial and residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61119406.000

Address (if known): Landlocked

**Property Description:** *Provide visual description of current use.*

vacant land locked parcel north of City parking lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

owned by Macedonia Church

**Planned Treatment:** *Potential actions/improvements.*

Maintain the property.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for parking lot, commercial and residential uses.

**Photograph:**



Area #: 4

Date: 05/22/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61119404.000

Address (if known): Landlocked

**Property Description:** *Provide visual description of current use.*

vacant land locked parcel north of City parking lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

owned by Macedonia Church

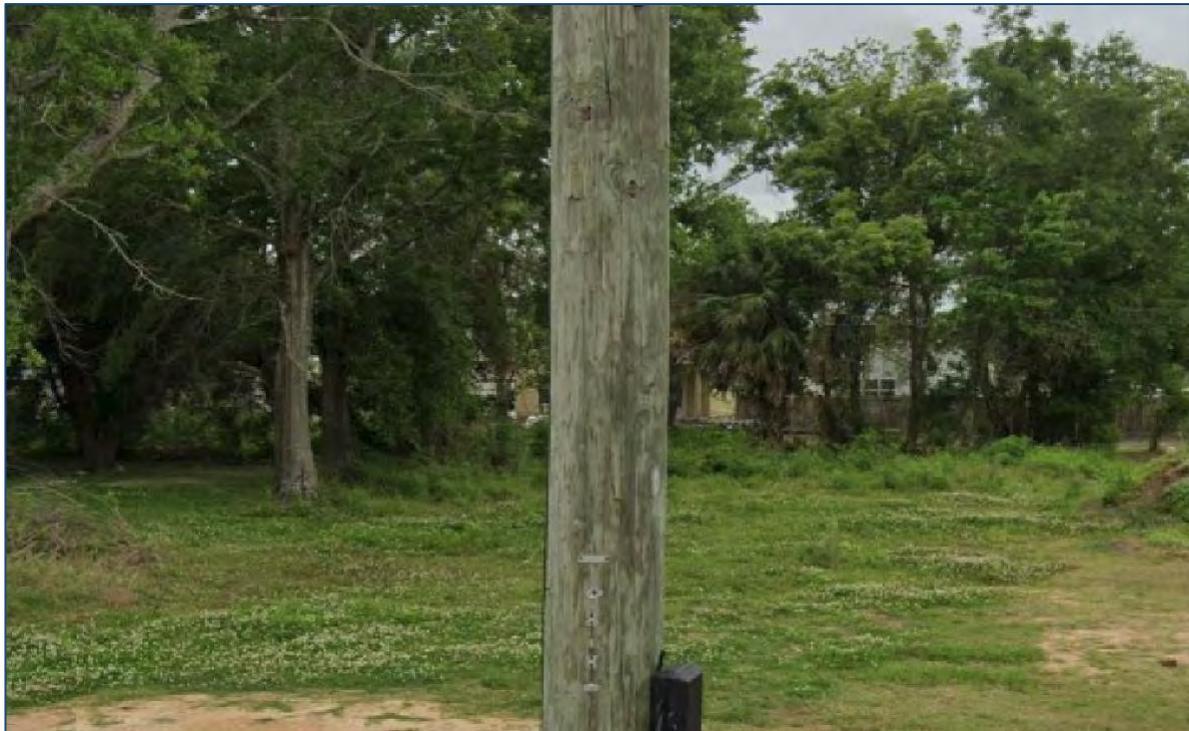
**Planned Treatment:** *Potential actions/improvements.*

Monitor for property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for parking lot, commercial and residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119385.000

Address (if known): 815 General Pershing

**Property Description:** *Provide visual description of current use.*  
Vacant lot. Currently being used as open space.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
No structures.

**Planned Treatment:** *Potential actions/improvements.*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119538.000

Address (if known): Robinson St.

**Property Description:** *Provide visual description of current use.*  
Empty lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Gravel covered, former area and a fence lines the property line.

**Planned Treatment:** *Potential actions/improvements.*  
Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119536.000

Address (if known): 1014 Robinson

**Property Description:** *Provide visual description of current use.*

Single-family dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Renovated dwelling.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119534.000

Address (if known): 1016 Robinson St.

**Property Description:** *Provide visual description of current use.*

House that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Adequately maintained.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119466.000

Address (if known): 924 Robinson St.

**Property Description:** *Provide visual description of current use.*

House that appears to be occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Dwelling in need of maintenance.

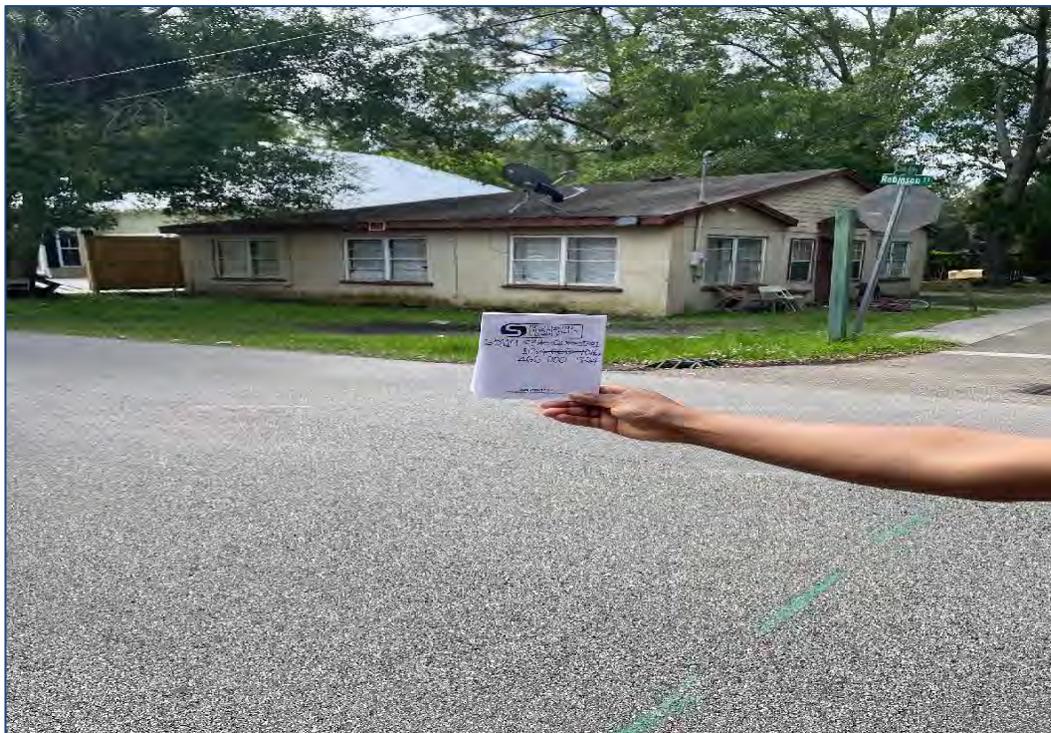
**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119460.000

Address (if known): Robinson St.

**Property Description:** *Provide visual description of current use.*  
Empty lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Heavily tree-covered lot.

**Planned Treatment:** *Potential actions/improvements.*  
Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119436.000

Address (if known): Robinson St.

**Property Description:** *Provide visual description of current use.*  
Empty lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Open lot.

**Planned Treatment:** *Potential actions/improvements.*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119582.000

Address (if known): 916 State St.

**Property Description:** *Provide visual description of current use.*

Historic Carter-Calloway House.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Maintained dwelling.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Maintain the historic character.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119438.000

Address (if known): State St.

**Property Description:** *Provide visual description of current use.*

Small vacant lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Level lot fronting on State St.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Combine with adjacent parcels for mixed use development consistent with the comprehensive plan.

**Photograph:**



Area #: 4

Date: 05/25/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119440.000

Address (if known): 913 State St.

**Property Description:** *Provide visual description of current use.*  
Small dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Small single story residential building

**Planned Treatment:** *Potential actions/improvements.*  
Monitor for maintenance and code compliance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Combine with adjacent parcels for mixed use development consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61590103.000

Address (if known): 1003 Denny Ave.

**Property Description:** *Provide visual description of current use.*  
small dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Small single story residential building

**Planned Treatment:** *Potential actions/improvements.*  
Monitor for maintenance and code compliance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Combine with adjacent parcels for mixed use development consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119320.000

Address (if known): Martin Luther King Dr.

**Property Description:** *Provide visual description of current use.*

Parking lot for the Macedonia Baptist church.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Parking lot.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119334.000

Address (if known): 806 Martin Luther King

**Property Description:** *Provide visual description of current use.*

Dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Building needs repair and improved maintenance.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119316.000

Address (if known): 1810 S. Railroad St.

**Property Description:** *Provide visual description of current use.*  
Single story house that appears to be currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Building and surroundings are in need of maintenance and repair.

**Planned Treatment:** *Potential actions/improvements.*  
The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60120130.000

Address (if known): S. Railroad St.

**Property Description:** *Provide visual description of current use.*

Empty lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Rubbish and overgrown that needs immediate attention.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Photograph:**



Area #: 4

Date: 05/25/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60119310.000

Address (if known): 1820 S. Railroad St.

**Property Description:** *Provide visual description of current use.*  
Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Small vacant lot.

**Planned Treatment:** *Potential actions/improvements.*  
Property maintenance and code compliance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future redevelopment or add to housing stock.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61265024.000

Address (if known): 1504 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Pool equipment supply co.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story retail building with parking.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance and property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for commercial mixed-uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61265022.000

Address (if known): 1807 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Single family residential building.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story residential building with access from School St.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance and property maintenance. Possible acquisition

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for commercial uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61265020.000

Address (if known): 1817 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*  
single family dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Single story building with access from School St.

**Planned Treatment:** *Potential actions/improvements.*  
Monitor for code compliance and property maintenance. Possible acquisition.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Redevelopment in conjunction with other parcels for commercial and residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 61265019.000

Address (if known): 1518 Bienville Blvd

**Property Description:** *Provide visual description of current use.*

Single story office building - financial consultants.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Single story office building with parking in front.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance and property maintenance. Possible acquisition

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelopment in conjunction with other parcels for commercial and residential uses.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119042.000

Address (if known): 1109 Washington Ave.

**Property Description:** *Provide visual description of current use.*

Burton CPA Firm - currently active.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Masonry building that is well maintained and used as a CPA firm.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119044.000

Address (if known): 818 Church Avenue

**Property Description:** *Provide visual description of current use.*

This is a single-family dwelling that is currently occupied.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Well maintained residential structure.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119048.000

Address (if known): Washington Ave.

**Property Description:** *Provide visual description of current use.*

Vacant lot .

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Cleared with no structures.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

This and nearby properties form a gateway to Ocean Springs. It should be redeveloped to enhance that function.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119050.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This is a vacant parcel on the northwest corner of Washington Avenue and Bienville Blvd..

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant lot used for boat storage by the adjacent marine repair business. It is on the corner of a major intersection and has issues with easy vehicle access.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

**Parcel ID #:** 60119054.000 / 60119056.000 / 60119058.000

**Address (if known):** 901 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

The property consists of three parcels abutting north/south with frontage on Bienville Blvd. The property contains a marine repair shop.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Boat storage and building in need of repairs.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Gateway property to Ocean Springs. Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119260.000

Address (if known): 1215 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This parcel is an abandoned building.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

This building and area need landscaping as well as renovation.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119260.025

Address (if known): 1213 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This parcel is three vacant buildings behind other properties with poor street visibility.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Building appear well maintained.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119264.000

Address (if known): 1221 Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

This is a vacant building with a second building that was recently demolished.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Building has a large parking lot surrounding it. Building needs repair and renovation.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60119286.000

Address (if known): 1908 Railroad St.

**Property Description:** *Provide visual description of current use.*

Single story house that appears to be vacant.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The yard is maintained, but the house needs repairs.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119288.000

Address (if known): Railroad St.

**Property Description:** *Provide visual description of current use.*

Open lot located beside a single-family dwelling.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Gravel and paved parking area.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119292.000

Address (if known): S. Railroad St.

**Property Description:** *Provide visual description of current use.*

Empty lot behind residential property on S. Railroad St. and adjacent to The Juke Joint restaurant to the south.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Level, gravel parking area.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119294.000

Address (if known): Government St.

**Property Description:** *Provide visual description of current use.*

A landlocked, empty lot behind the Juke Joint.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Wooded parcel.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119296.000 / 60120133.000

Address (if known): 1911 Government St.

**Property Description:** *Provide visual description of current use.*

The property includes two parcels fronting Government Street. The current business is the Juke Joint.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The building appears to be in good condition.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Maintain the appearance of the buildings in order to improve the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119298.000 / 60119300.000

Address (if known): Government St.

**Property Description:** *Provide visual description of current use.*

Two vacant parcels next to the Juke Joint.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Currently being used for overflow parking.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60120131.000

Address (if known): Government St.

**Property Description:** *Provide visual description of current use.*

It is an empty lot beside the Juke Joint.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Large Live Oak tree on the parcel.

**Planned Treatment:** *Potential actions/improvements.*

Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60120132.000

Address (if known): Government Street

**Property Description:** *Provide visual description of current use.*

A land-locked vacant parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant and land-locked.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes. Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60120110.000

Address (if known): Government St.

**Property Description:** *Provide visual description of current use.*  
Paved vehicle storage.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Paved lot with access to Government St.

**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes. Possible acquisition by the City or promote its redevelopment by private enterprises.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Abuts Cambridge Instruments (Leica) property on east. Potential for merging into a single mixed-use development.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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60119328.000 / 60119328.050 / 60119340.000 / 60119330.000 / 60119332.000

Parcel ID #: \_\_\_\_\_

Address (if known): 908 & 902 Martin Luther King

**Property Description:** *Provide visual description of current use.*

This property is comprised of five parcels, two of which have single family homes that are currently occupied. The other three parcels support the residential structures as yard space and are both behind and between the structures.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Multiple dwellings and vacant lots.

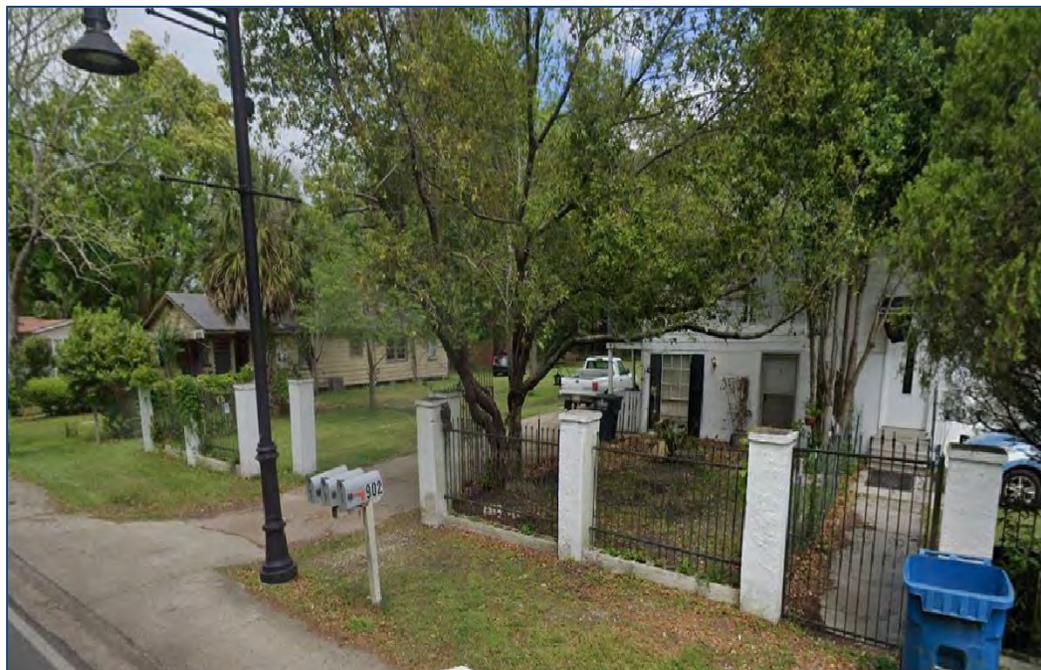
**Planned Treatment:** *Potential actions/improvements.*

The City will monitor the property for compliance with property maintenance and appearance codes and require the owner to minimize blighting influences. The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The elimination of blighting conditions on this property will increase the probability of redevelopment of the neighborhood.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60119312.000

Address (if known): Railroad St.

**Property Description:** *Provide visual description of current use.*  
Vacant lot.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
The property is well maintained.

**Planned Treatment:** *Potential actions/improvements.*  
Possible acquisition by the City for future development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Future development for medical, commercial and/or mixed uses consistent with the comprehensive plan.

**Photograph:**



**URBAN RENEWAL AREA 5**



PREPARED BY THE COMMUNITY DEVELOPMENT & PLANNING DEPT 03/22/2023

**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60225110.000

Address (if known): Porter Avenue

**Property Description:** *Provide visual description of current use.*

This property consists of a vacant lot surrounding the Beach Mart convenience store/gas station.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Heavily treed.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance for property maintenance and encourage re-development.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

The property has frontage on both US Highway 90 and Porter Avenue so has the potential to function as an entry point to Ocean Springs.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 61330025.000

Address (if known): Porter Ave.

**Property Description:** *Provide visual description of current use.*

Vacant

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Vacant commercial parcel. Same owner as larger parcel to south - Naomi Enterprises.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance for property maintenance regulations and encourage redevelopment by a private party.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Development in conjunction with adjacent parcels as an entry point to Ocean Springs.



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60225110.100

Address (if known): 110 Porter Avenue

**Property Description:** *Provide visual description of current use.*

This parcel is the Ocean Springs Beach Mart and gas station.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

The property is currently occupied and adequately maintained.

**Planned Treatment:** *Potential actions/improvements.*

Monitor for code compliance for property maintenance.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

Redevelop in conjunction with adjacent parcels.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60225300.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*  
Vacant commercial parcel.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
Frontage on Bienville Blvd. Frontage Road.

**Planned Treatment:** *Potential actions/improvements.*  
Monitor for maintenance and code compliance. Potential for public acquisition for redevelopment in conjunction with abutting properties.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Potential for private mixed-use development.

**Photograph:**



**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

---

Parcel ID #: 60225310.000

Address (if known): Bienville Blvd.

**Property Description:** *Provide visual description of current use.*

Public parking lot

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*

Parking for County Fishing Pier, owned by Jackson County.

**Planned Treatment:** *Potential actions/improvements.*

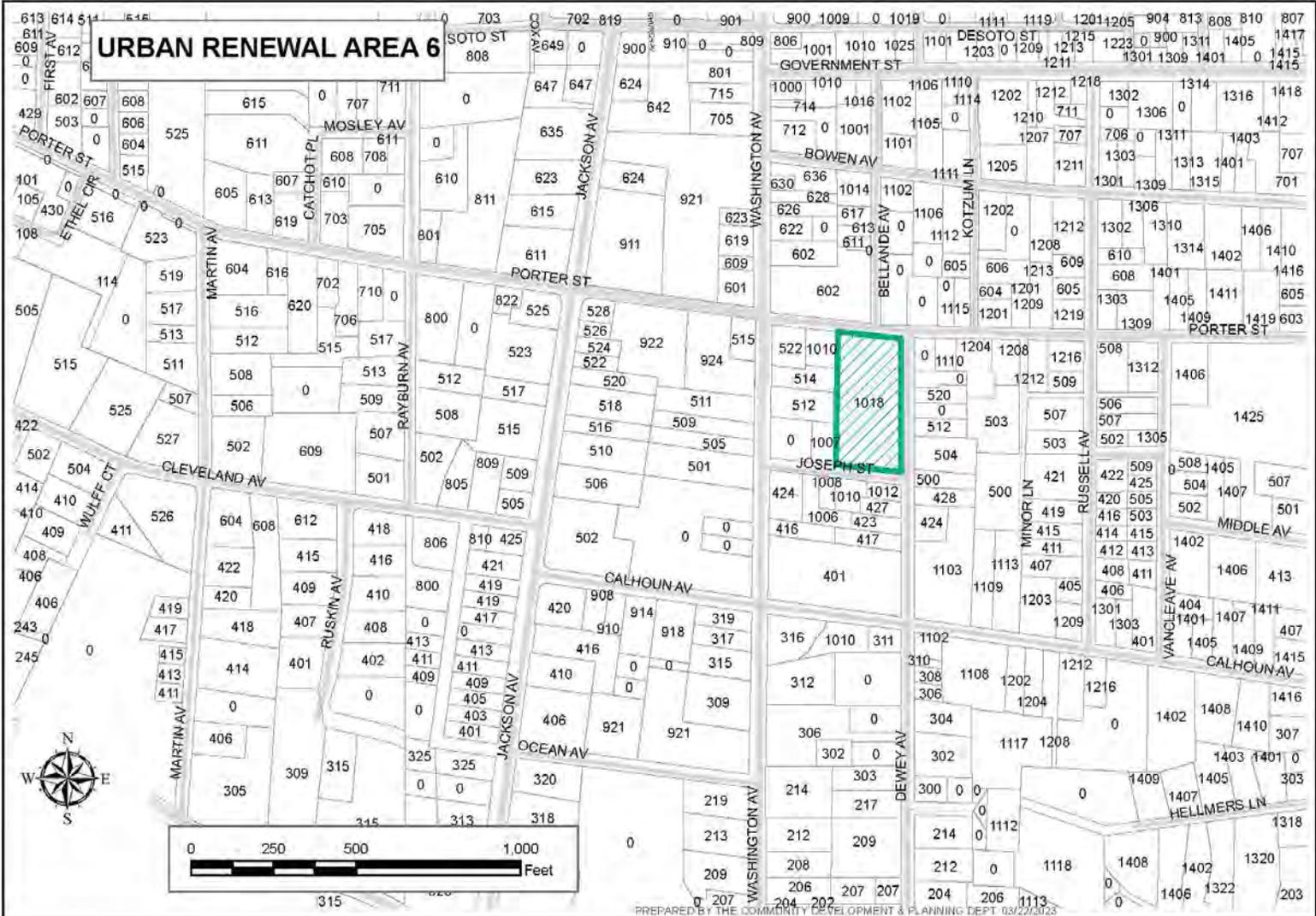
Potential for acquisition for redevelopment in conjunction with adjacent parcel.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*

An entry point to Ocean Springs. Potential for private mixed-use development.

**Photograph:**





**URBAN RENEWAL PLAN – PROPERTY INVENTORY**

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Parcel ID #: 60137531.000

Address (if known): 503 Porter Ave. (1018 Porter)

**Property Description:** *Provide visual description of current use.*  
Old OS police station. Still in use as a storage for the police department.

**Property Characteristics:** *Provide visual description of existing conditions, structures, etc.*  
One-story building with landscaping

**Planned Treatment:** *Potential actions/improvements.*  
Demolish or renovate and convert to more productive municipal functions.

**Public Purpose and/or Public Use:** *How will potential actions/improvements contribute?*  
Possible offices and/or parking for city hall.

**Photograph:**



## **EXHIBIT 5**

- **RESOLUTION ADOPTING RELOCATION PLAN**

- **RELOCATION PLAN**

**RESOLUTION ADOPTING THE RELOCATION PLAN FOR THE  
CITY OF OCEAN SPRINGS URBAN RENEWAL PROJECT**

**WHEREAS**, Section 43-35-13 of the Mississippi Code of 1972, as amended, stipulates that a municipality may approve an urban renewal project if it finds that a feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

**WHEREAS**, a Relocation Plan for the City of Ocean Springs Urban Renewal Project, marked Exhibit “A” and made a part of hereof by reference, has been prepared and such plan indicates that a feasible method exists for relocation of families that meets the requirements of Section 43-35-13 of the Mississippi Code of 1972, as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS THAT:**

**SECTION 1.** The Relocation Plan for the City of Ocean Springs Urban Renewal Project has determined that a feasible method exists for the relocation of families displaced in connection with the Urban Renewal Project, and that the method meets the requirements of Section 43-35-13 of the Mississippi Code of 1972, as amended.

**SECTION 2.** The Relocation Plan for the City of Ocean Springs Urban Renewal Project attached hereto and marked as Exhibit “A” be and is hereby approved and adopted.

The above Resolution was approved as follows:

Alderman Cox \_\_\_\_\_

Alderman Burgess \_\_\_\_\_

Alderman Authement \_\_\_\_\_

Alderman Wade \_\_\_\_\_

Alderman Papania \_\_\_\_\_

Alderman Blackman \_\_\_\_\_

Alderman Impey \_\_\_\_\_

**AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED** by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi on this the \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
**MAYOR**

**ATTEST:** \_\_\_\_\_  
**CITY CLERK**

**EXHIBIT “A”**

## **RELOCATION PLAN**

### **City of Ocean Springs Urban Renewal Project**

The City of Ocean Springs, or its designated representative, will administer the relocation function of the City of Ocean Springs Urban Renewal Project. The City will be in direct charge of the relocation and acquisition activities. The staff will maintain contact with each family, individual, business, and non-profit corporation until each has been permanently relocated.

#### **I. RESIDENTIAL RELOCATION STANDARDS**

##### **A. Decent, Safe and Sanitary Housing**

All displaced families and individuals will be relocated into decent, safe, and sanitary housing. The City of Ocean Springs considers a dwelling to be decent, safe, and sanitary if it meets applicable City housing and occupancy codes and meets the following standards:

- 1) Is structurally sound, weather tight, and in good repair;
- 2) Contains a safe electrical wiring system adequate for lighting and other devices;
- 3) Contains a safe heating system capable of sustaining a healthful temperature of approximately 70 degrees;
- 4) Is adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced family. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to an appropriate source of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
- 5) Provides unobstructed egress to safe, open space at ground level. If the replacement dwelling unit is on the second story or above, with access directly from or through a common corridor, the common corridor must have a least two means of egress;
- 6) For a person who is mobility impaired, be free of any barriers, which would preclude reasonable ingress, egress, or use of the dwelling by such a person. This requirement will be met if the dwelling unit meets pertinent standards prescribed by the American National Standards Institute, Inc. (ANSI A117.1) or the Uniform Federal Accessibility Standards (UFAS). This requirement will also be satisfied if the displaced person elects to relocate to the dwelling that he or she selects (a dwelling not offered by the City) and the displaced person determines that he or she has reasonable ingress, egress and use of the dwelling; and

- 7) Complies with the lead-based paint requirements of 24 CFR Part 35.

**B. Comparable Replacement Dwelling**

No displaced family or individual will be required to move from the project area until they have been offered a comparable dwelling. A comparable replacement dwelling means a dwelling that is:

- 1) Decent, safe, and sanitary as described in Section I.A.;
- 2) Functionally equivalent to the displacement dwelling. “Functionally equivalent” means that it performs the same function, provides the same utility, and is capable of contributing to a comparable style of living;
- 3) In an area not subject to unreasonable adverse environmental conditions from either natural or human sources, is not generally less desirable than the location of the displacement dwelling with respect to public utilities and commercial and public facilities and is reasonably accessible to the person’s place of employment;
- 4) Is located on a site typical in size for residential development with normal site improvements including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or green houses;
- 5) Is currently available to the displaced person;
- 6) Is within the financial means of the displaced person; and
- 7) A comparable replacement dwelling for a person receiving government housing assistance before displacement may reflect similar government housing assistance.

**II. ESTIMATE OF FAMILIES TO BE DISPLACED**

Up to five (5) families may be displaced.

**III. REPLACEMENT HOUSING RESOURCES**

Additional housing for people displaced by the project is not anticipated.

**IV. ESTIMATE OF BUSINESS AND NON-PROFITS TO BE DISPLACED**

Up to ten (10) businesses and/or non-profits may be displaced.

**V. ADVISORY SERVICES**

The City will provide advisory services to all displacees from the planning stage of the project until the displacee is relocated. Advisory services to be provided include the following:

- A. Meet with displacees to explain the project, relocation process, relocation payments, and other assistance for which the displacee may be eligible, the eligibility requirements and procedures for obtaining assistance.
- B. Provide information on the availability, purchase prices and rents of comparable replacement dwellings and other suitable replacement dwellings. This information will be provided on a continuing basis until all families and individuals have been relocated.
- C. Provide displacees with written notification of specific comparable replacement dwelling and the price of rent used as a basis for establishing the upper limit of the replacement housing payment so displacee is aware of the amount of the replacement housing payment to which he or she may be entitled.
- D. Whenever feasible, the City will inspect housing before providing a referral to assure that it meets the standards outlined in Stion IA & B. If an inspection is not made, the person will be notified that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent, safe, and sanitary.
- E. Whenever possible, minority persons are given reasonable opportunities to relocate in decent, safe, and sanitary replacement dwellings not located in an area of minority concentration that are within their financial means.
- F. Supply eligible persons with appropriate information about the availability of subsidized housing and assist eligible persons in applying for such assistance.
- G. Offer of transportation to inspect housing to which displaced persons are referred.
- H. Assistance to any displaced business and farm operation to obtain and become established in a suitable replacement location.
- I. Keep each displacee informed as to the earliest date by which the displacee may have to vacate the property.
- J. Assist displacees in completing any claim forms that must be filed to obtain relocation payments.
- K. Provide counseling, referrals to other sources of assistance that may be available and other help to minimize hardships to displacees adjusting to relocation.

The Relocation Staff will make available to every displacee all those services that are necessary to lessen the impact of a move on the displacee.

## **VI. LAST RESORT HOUSING**

Whenever necessary to provide a comparable replacement dwelling in a timely and cost effective manner, the City of Ocean Springs is authorized by Section 43-39-16 of the Mississippi Code of 1972, as amended, to spend city funds for this purpose.

### **A. Basic Determination to Provide Last Resort Housing**

A displaced person cannot be required to move from his or her dwelling unless at least one comparable replacement dwelling is made available to this person. When a replacement housing payment under State law is not sufficient to provide such housing, the City of Ocean Springs will provide the housing so the project will be able to proceed to completion in a timely manner. The City of Ocean Springs' obligation to ensure that a comparable replacement dwelling is available shall be met when such a dwelling or assistance necessary to provide such dwelling is offered under this section of the Relocation Plan.

### **B. Basic Rights of Persons to Be Displaced**

The provisions of this section do not deprive any displaced person of any rights the person may have under State law or Ocean Springs' Acquisition and Relocation Policy. The City of Ocean Springs shall not require any displaced person, without the person's written consent, to accept a dwelling provided by the City under this section in lieu of any acquisition payment or any relocation payment for which the person may otherwise be eligible.

### **C. Methods of Providing Replacement Housing**

The methods by which the City of Ocean Springs may provide last resort housing including, but are not limited to the following:

- 1) The rehabilitation of and/or addition to an existing replacement dwelling;
- 2) The construction of a new replacement dwelling;
- 3) The provision of a direct loan;
- 4) The provision of a replacement housing payment in excess of the limits outlined in the City's "Policy Governing Relocation Payments";
- 5) The relocation and, if necessary, rehabilitation of an existing dwelling;
- 6) The purchase of land and/or a replacement dwelling by the City of Ocean Springs and subsequent sale or lease to or exchange with a displaced person;
- 7) The removal of barriers to the handicapped; and,

- 8) Under special circumstances, consistent with the definition of a comparable replacement dwelling, modified methods of providing replacement housing of last resort permit consideration of replacement housing based on space and physical characteristics different from those in the displacement dwelling. Examples include the use of manufactured housing to replace a very substandard or non-decent, safe, and sanitary conventional dwelling, or the use of a small, decent, safe, and sanitary dwelling to replace a larger, old substandard dwelling, only a portion of which is being used as living quarters by the occupants. However, in all cases the replacement dwelling must be adequate to accommodate the displaced person and be functionally equivalent, as defined in these regulations, to the displacement dwelling.

#### **D. Additional Rules Governing Last Resort Housing**

- 1) Limitations on Down Payments

When a rent supplement payment offer exceeds \$5,250 and the displaced tenant purchases decent, safe, and sanitary replacement housing, the City of Ocean Springs will participate in the down payment up to the amount of the calculated rent supplement, or the actual amount of the down payment, whichever is less.

- 2) Provisions of Replacement Housing Payments Utilizing New Replacement Cost

In project areas where existing comparable replacement housing is not available or where such action is more prudent or cost effective, replacement housing payment offers may be computed utilizing new replacement cost. This method may be used whether or not the payment exceeds established payment limitations.

- 3) Person(s) to Whom Payment is Made

When determined by the City of Ocean Springs to be in the best interest of the displacee and/or the City, replacement housing payments made under last resort housing may be made directly to the displacee, to a third party, or jointly.

## **EXHIBIT 6**

- **RESOLUTION ADOPTING DISPOSITION PLAN**
  - **DISPOSITION PLAN**

**RESOLUTION ADOPTING DISPOSITION PLAN FOR  
THE SALE OF PROPERTY ACQUIRED BY THE CITY IN THE  
CITY OF OCEAN SPRINGS URBAN RENEWAL PROJECT**

**WHEREAS**, the City of Ocean Springs has approved and will undertake the City of Ocean Springs Urban Renewal Project as provided for in Section 43-35-1 of the Mississippi Code of 1972, as amended; and

**WHEREAS**, the City has prepared and approved an Urban Renewal Plan in accordance with section 43-35-13 of the Mississippi Code of 1972, as amended; and

**WHEREAS**, the Urban Renewal Plan provided for the sale and redevelopment of certain real property acquired for purposes outlined in the Plan; and

**WHEREAS**, the City has prepared a Disposition Plan, which provides for a uniform procedure for disposing of real property acquired by the City in the City of Ocean Springs Urban Renewal Project.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Ocean Springs as follows:

**SECTION 1.** The findings, conclusions and statements of fact contained in the preamble are adopted and ratified.

**SECTION 2.** The Disposition Plan attached hereto and marked as Exhibit “A” is adopted and ratified.

**SECTION 3.** The Disposition Plan will be in full force and effect from and after its adoption until the City of Ocean Springs Urban Renewal Project is completed and all litigation associated therewith has been finalized.

RESOLVED, this the    day of August, 2023.

**AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED** by the Mayor  
and Board of Aldermen of the City of Ocean Springs, Mississippi on this the \_\_\_\_\_ day of

\_\_\_\_\_.

\_\_\_\_\_  
**MAYOR**

**ATTEST:** \_\_\_\_\_  
**CITY CLERK**

**EXHIBIT “A”**

## **DISPOSITION PLAN**

### **City of Ocean Springs Urban Renewal Project**

Land acquired in accordance with the Urban Renewal Plan and designated for redevelopment may be disposed of to public entities, non-profit organizations and private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972, as amended.

Property designated for redevelopment will be sold at not less than its fair market value for uses in accordance with the Urban Renewal Plan. In determining the fair market value, the City will take into account and give consideration to the uses provided in the Urban Renewal Plan, the restrictive covenants, conditions and obligations assumed by the purchaser and the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas.

#### **A. Disposition**

All property acquired by the City of Ocean Springs will be disposed of in accordance with the Urban Renewal Plan subject to any covenant, condition or restriction the City deems necessary to carry out the Urban Renewal Plan. Such sale of property may be made only after the Board of Aldermen approves the Urban Renewal Plan. It is intended that the City of Ocean Springs be the beneficiary of the covenants or conditions. It is further intended that the City through the contract for sale will retain such rights and remedies it shall find necessary to protect its interests, including the rights and power to retake or recapture by reversion of title. Any property will be sold subject to the following:

- 1) The purchasers, their successors and assigns shall be obligated to devote the property only to the uses specified in the Urban Renewal Plan and may be obligated to comply with such other requirements as the City may determine to be the public interest.
- 2) The purchasers, their successors and assigns shall be obligated to begin and complete within a reasonable time, any improvements on the property required by the Urban Renewal Plan. If the purchaser fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by the reversion of title.
- 3) The purchaser may not sell, lease or otherwise transfer the property without the prior written consent and approval of the City of Ocean Springs until all construction of any improvements and the purchaser has obligated himself/herself to construct have been made and all other obligations of the terms of the sale are met.

The City of Ocean Springs will include the above three conditions in the contracts for sale and instruments of conveyance. In addition, all contracts and deeds or other instruments of conveyance will include such other terms and conditions as will be necessary to ensure redevelopment of the area in accordance with the Urban Renewal Plan.

## **B. Disposition Process**

The City of Ocean Springs will dispose of any urban renewal property sold to private enterprises by competitive bidding procedures. The bidding procedures will include the following:

- 1) The City will publish in a newspaper having general circulation a “request for proposals” for development of property to be sold. The request for proposals must be published at least thirty (30) days prior to the date proposals are to be opened. The notice will identify the property to be sold and state that proposals will be accepted within thirty (30) days after the date of the request for proposals is published. The request for proposals shall state the deadline for submission of proposals and the date proposals will be opened. It will also state the address and place where additional information may be obtained.
- 2) Proposals will be submitted on forms prescribed by the City and as a minimum, will include the following:
  - a. Detailed description of the development including cost estimates
  - b. Schematic drawing of improvements
  - c. Site plan
  - d. Documentation indicating financial and legal ability to undertake the development
  - e. Bid price- must be at a minimum fair market value
  - f. Any other relevant information which the bidder believes should be considered
  - g. Intended use

- 3) The City will open all eligible proposals on the date and time specified in the request for proposals. The City will consider all proposals submitted. Criteria for evaluating proposals include but are not limited to the following:
  - a. Financial and legal ability of the bidder to undertake the development in a timely manner
  - b. Price
  - c. Type of development
  - d. Small business with less than 100 employees
  - e. Other criteria established by the City

Proposals will be evaluated by a three-person committee of City employees appointed by the Board of Aldermen. The City may negotiate with any person submitting a proposal. After reviewing and evaluating all proposals and any subsequent negotiations, the committee will recommend to the Board of Aldermen the proposal it deems to be in the best public interest and in furtherance of the objectives of the Urban Renewal Plan.

- 4) Before the City executes documents officially accepting a proposal, the Board of Aldermen must state their intention to accept the proposal in an Official Meeting, the notice being spread upon their minutes, at least (30) days prior to executing the documents.
- 5) After expiration of the thirty (30) day period outlined in paragraph B(4) above, the city may execute the contract and deliver deeds and other instruments and take steps necessary to effectuate such contract.