



**Monday, January 6, 2025
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Agenda Adjustments - Add Policy Item 16

16. 2024-577 Take from the table; Adopt a Resolution granting and allowing ad valorem tax exemption, except state and school district ad valorem taxes to Kohler Co, for a period not to exceed ten (10) years, commencing December 31, 2023, and ending December 31, 2033, with a true value of \$99,925,745.00 or the amount approved by The Mississippi Department of Revenue.

Agenda Review

Work Session

1. 2025-1 Right Down Broadway Master Plan - presented by Administration.
2. 2025-2 Comprehensive Plan Update - presented by Administration.

Citizens' Forum

Meeting Recess



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Kermas Eaton, City Clerk
cc:
Date: Monday, January 6, 2025
Re: Take from the table; Adopt a Resolution granting and allowing ad valorem tax exemption, except state and school district ad valorem taxes to Kohler Co, for a period not to exceed ten (10) years, commencing December 31, 2023, and ending December 31, 2033, with a true value of \$99,925,745.00 or the amount approved by The Mississippi Department of Revenue.
File Number: 2024-577
Minute Book #MB 2023-173 / 173 / Tabled

Summary

Adopt a Resolution granting and allowing ad valorem tax exemption, except state and school district ad valorem taxes to Kohler Co, for a period not to exceed ten (10) years, commencing December 31, 2023, and ending December 31, 2033, with a true value of \$99,925,745.00 or the amount approved by The Mississippi Department of Revenue.

Recommendation Statement

I recommend approval of this item.

Please place this on the January 6, 2025 City Council meeting for consideration.

**RESOLUTION OF THE CITY COUNCIL OF
HATTIESBURG, MISSISSIPPI
GRANTING EXEMPTION FROM AD VALOREM TAXES**

The City Council next took up for consideration the matter of the application of Kohler Company for exemption from ad valorem taxes; and the following Resolution, having first been reduced to writing, was introduced:

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HATTIESBURG,
MISSISSIPPI, GRANTING EXEMPTION FROM AD VALOREM TAXES
TO WESTERN CONTAINER CORPORATION AS AUTHORIZED BY
SECTION 27-31-101 ET SEQ., MISSISSIPPI CODE OF 1972, AS AMENDED.**

WHEREAS, Western Container Corp, on April 25, 2024, filed in triplicate with this Council its Application for Tax Benefits; and

WHEREAS, Kohler Co, has produced written verification and documentation to this Council as to the authenticity and correctness of its application regarding the true value of the additions or expansions prayed to be exempted, the completion date of the additions and expansions, and that the additions and expansions described in its application do not constitute renovations or replacements of realty or personality in whole or in part; and

WHEREAS, this Council finds that the property described in the said Application constitutes additions and expansions of an industrial enterprise of public utility which were in service or completed on the respective dates as shown on Exhibit "A" to the Application filed with this Council (a copy of Exhibit "A" is attached to this Resolution and incorporated by reference); and that Kohler Co, is entitled to the exemption sought for a period of 10 years, all subject to approval and certification by the Mississippi Department of Revenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hattiesburg, Mississippi, as follows:

Section 1. That the application for Ad Valorem Tax Exemption by Western Container Corp, for a consecutive period of ten (10) years from December 31, 2023, through December 31, 2033, as allowed by Section 27-31-101, Mississippi Code of 1972 as amended, as shown, and described in Exhibit "A", be and the same is hereby approved, subject to approval and certification by the Mississippi Department of Revenue.

Section 2. That Kohler Co is hereby granted tax exemption on ad valorem taxes, except state and school district ad valorem taxation with respect to the personal property listed on Exhibit "A" for a period of ten (10) years, commencing on 31st day of December 2023, and ending on the 31st day of December 2033 with a total true value of \$99,925,745.00 or the amount approved by Mississippi Department of Revenue.

Section 3. That the Clerk of this Council be, and is hereby directed to spread a copy of this Resolution on the minutes of the City Council; and that the City Clerk shall forward the original and

one certified copy of the Application, and the original and one certified copy of the transcript of this Resolution approving said Application and granting the relief prayed for therein to the Mississippi Department of Revenue for its approval and certification; after receipt of certification from the Mississippi Department of Revenue a Final Order of the Council granting the exemption shall be spread upon the minutes and a certified copy of the Order and Application shall be filed with the Mississippi Department of Revenue and with the State Auditor's Office; and the Clerk of this Council shall also forward one certified copy of the said Application and of the Final Order granting the exemption to the Tax Assessor of Forrest County and receive the Certificate of said Tax Assessor stating that both the real and personal property as set forth in Exhibit "A" has been placed on the appropriate tax roll as "Non-taxable", except for state and school district ad valorem taxes for the duration of the exemption periods only.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Council member _____, seconded by Council member _____, and was adopted by the following vote, to-wit:

YEAS:

NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the 5th. day of November 2024.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the mayor, this the 5th day of November, 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

POSITION STATEMENT OF TAX ASSESSOR

Trade Name of Applicant: Kohler Co.

Location: 182 JM Tatum Industrial Dr **Parcel:** PPIN 8856

Type of Business: Manufacturing

Finished Products: Small Engines

State the Enumeration this Application Identifies with: 27-31-105

Has this Enterprise Enjoyed an Application Previously? Yes

Under any other Trade Name? No

Any Other Location? No

Under Any Other Ownership? No

Number of Jobs: _____ **Estimated Annual Payroll:** _____

EXEMPTION TO BE ON:

LAND: _____ **VALUE:** _____

IMPROVEMENTS: _____ **VALUE:** _____

PERSONAL PROPERTY:

FURN & FIX.	VALUE:	<u>\$200,171.00</u>
MACH & EQUIP.	VALUE:	<u>\$34,532,565.00</u>
INVENTORY	VALUE:	_____
RAW MATERIALS	VALUE:	<u>\$53,338,220.00</u>
WORK IN PROGRESS	VALUE:	<u>\$11,854,789.00</u>

Personal Property Total: \$99,925,745.00

Exemption Total Value: \$99,925,745.00

LAND AND IMPROVEMENTS:

Owner of Land: Forrest County Industrial Park Comm

Owner of Improvements: Kohler Co.

Date of Improvements: _____ **Completed:** _____ **Expanded:** 12/31/2023

Any Prior Exemption: No

Years of Exemption Applied for: 1/1/2024 **Through:** 12/31/2033

Applicant's Representative: Rick Marcus **Phone:** 920-698-2840

Address: 182 JM Tatum Industrial Dr

**APPLICATION OF KOHLER CO.
FOR EXEMPTION FROM AD VALOREM TAXES FOR
A PERIOD OF TEN YEARS AS AUTHORIZED
BY SECTION 27-31-101, et seq., OF THE
MISSISSIPPI CODE OF 1972, AS AMENDED**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF HATTIESBURG, FORREST COUNTY, MISSISSIPPI:

1. Kohler Co. (“**Kohler**”) files this its application in triplicate for exemption from ad valorem taxation, and respectfully represents unto this Honorable Council as follows:

2. Applicant, Kohler, is a Wisconsin corporation, domiciled in Kohler, Wisconsin, qualified to do business in Mississippi, with manufacturing operations in the City of Hattiesburg, Forrest County, Mississippi.

3. Kohler is now operating as a small horsepower engine manufacturing industry within the City of Hattiesburg, Forrest County, Mississippi. Applicant is a bona fide manufacturing enterprise of public utility within the meaning of Section 27-31-101, et seq., and related sections of the Mississippi Code of 1972, as amended, and is eligible for the exemption granted by the above-mentioned section by specific enumeration, namely as a manufacturing enterprise which has made additions to or expansions of its facilities or properties or has replaced equipment used in connection with or necessary to the operation of its enterprise within the meaning of Section 27-31-105 of the Mississippi Code of 1972, as amended.

4. That the additions, expansions and/or replacement of equipment of the enterprise were completed during the calendar year ending December 31, 2023, within the meaning of the applicable statutes of the State of Mississippi, and, therefore, the exemption hereby claimed should commence on December 31, 2023.

5. That said exemption of the property described in “Exhibit A” should be granted for a period of ten (10) years from said date of completion.

6. That the true value of all property to be exempted is \$99,925,745.00 as shown in an itemized list attached hereto as “Exhibit A” and made a part hereof.

PRAYER

WHEREFORE, Applicant prays that this Council enter a finding that Kohler is in fact a manufacturing enterprise of public utility which has made additions to or expansions of its facilities or properties or has replaced equipment used in connection with or necessary to the operation of its enterprise, and that the additions, expansions and/or replacement of equipment were completed during the calendar year ending December 31, 2023, within the meaning of the applicable laws of Mississippi; and

That Applicant be granted an exemption from ad valorem taxation, except State and School District ad valorem taxation, as provided by law, for a period of ten (10) years beginning on the 31st day of December, 2023, and ending on the 31st day of December, 2033, upon all of the property described in “Exhibit A” attached hereto and made a part hereof, used in, or necessary to the manufacturing operations of Kohler in the City of Hattiesburg, Forrest County, Mississippi; and

That this Council approve this Application by an order or resolution spread upon its minutes, declaring that such property is exempt from all ad valorem taxation, except State and School District ad valorem taxation, for a period of ten (10) years and forward the original and three certified copies of this Application and a certified transcript of such approval to the Mississippi Department of Revenue, and, upon approval of such Application by the said Mississippi Department of Revenue and certification of its approval, enter a final order on its minutes granting the exemption herein prayed.

Respectfully submitted, this the 25th day of April, 2024.

KOHLER CO.
Applicant

By: Edward J. Devine
Name: Edward J. Devine
Title: Vice President-Taxation, Kohler Co.

STATE OF WISCONSIN

COUNTY OF SHEBOYGAN

Personally appeared before me, the undersigned authority, Edward J. Devine, known to me to be the Vice President-Taxation, Kohler Co., who being first duly sworn upon his oath says the facts stated in the foregoing Application for Exemption from Ad Valorem Taxes are true and correct.

GIVEN under my hand and seal of office, this the 25th day of April, 2024.

Kalen Eirich
NOTARY PUBLIC

My Commission Expires:

02/10/2027

Document prepared by:
Stephen M. Wilson
BRADLEY ARANT BOULT CUMMINGS LLP
188 E. Capitol Street, Suite 1000
Jackson, MS 39201
MS Bar No. 9058



EXHIBIT A
Itemized List of Property to be Abated

See attached.

[illegible]

[illegible]

DATE ACQUIRED	DESCRIPTION	COST
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,075
2023	Latitude 5430	1,086
2023	Latitude 5430	1,086
2023	Latitude 5430	1,086
2023	Latitude 5430	1,086
2023	Latitude 5430 - 7PL9JR3	1,086
2023	LATITUDE 5490	917
2023	LATITUDE 7390 2-IN-1	1,125
2023	LATITUDE 7420 2-IN-1	1,324
2023	LATITUDE 7420 2-IN-1	1,324
2023	LATITUDE 7420 2-IN-1	1,324
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	LATITUDE 7420 2-IN-1	1,408
2023	Latitude 7430 - 2-in-1	1,366
2023	Latitude 7430 - 2-in-1	1,366
2023	Latitude 7430 - 2-in-1	1,366
2023	Latitude 7430 - 2-in-1	1,366
2023	Network IDF 16 - Sui	18,477
2023	Network IDF 18 - HB	19,742
2023	Network IDF 19 - Hig	4,060
2023	Network IDF 19 - Hig	9,987
2023	Network IDF 20 - Hig	8,120
2023	Network IDF 20 - Hig	19,974
2023	Network IDF 21 - Hig	8,120
2023	Network IDF 21 - Hig	19,974
2023	Network IDF 22 - Hig	4,060
2023	Network IDF 22 - Hig	9,987
2023	Network IDF 23 - Hig	8,120
2023	Network IDF 23 - Hig	19,974
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 Micro	948
2023	OptiPlex 5000 SFF	717
2023	OPTIPLEX 5000 SFF - VALS CONFIGURATION	780
2023	OPTIPLEX 5000 SFF - VALS CONFIGURATION	780
2023	OPTIPLEX 5060	648
2023	OPTIPLEX 5070 SFF	741
2023	OptiPlex 5090 Micro	1,002
2023	OptiPlex 5090 Micro	1,002
2023	OptiPlex 5090 Micro #1	1,338
2023	OptiPlex 5090 Micro #2	1,338
2023	Optiplex 5090 SFF	722
2023	Optiplex 5090 SFF	722
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OPTIPLEX 5090 SFF	767
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712

DATE ACQUIRED	DESCRIPTION	COST
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	OptiPlex SFF	712
2023	Server	18,985
2023	SURFACE PRO (5TH GEN)	903
2023	VxRail Server	167,796
2023	ZEBRA PRINTER ZT620-502509	11,558
TOTAL COMPUTER EQUIPMENT		1,146,802
MACHINERY & EQUIPMENT		
2023	125- SMALL CONTAINERS	49,811
2023	250- LARGE CONTAINERS	128,213
2023	MAKINO A40 HMC-CLOSURE PLATES+CONT	16,275
2023	42- METAL LOUVER TOTES	2,734
2023	INSPECTION EQUIPMENT SYSTEM-EK	97,700
2023	CARGILL AUTOMATION CELL SYSTEM	46,911
2023	2017 GTB 2060 GATOR TAIL BOAT	23,505
2023	(2)PROBE SYSTEM F/3728 & 3729 MAKINO HMC #1	17,079
2023	(2)PROBE SYSTEM F/3728 & 3729 MAKINO HMC #2	17,079
2023	999 CYLINDER HEAD LASER MARKER	125,807
2023	999 HORZ OIL PICK UP TUBE	9,335
2023	CARGILL AUTOMATION CELL SYSTEM	5,880
2023	(12) SPC-P2925Q-KIT BATTERY CLUTCH TOOL	11,844
2023	(13) TAS-101719 Stack Light	7,999
2023	(14) BP-T50D Battery Pulse Tool	23,990
2023	(14) READER, BADGE, PCPROX PLUS ENROLL BLACK	6,893
2023	(2) ATE400 Table w/o shelves	6,472
2023	(2) BP-T60D Battery Pulse Tool	3,427
2023	(28) EYOL82B Pulse Tool Battery Charger	2,476
2023	(39) EYFB41B SPARE BATTERY FOR T60 AND T70	4,917
2023	(5) BP-T40D Battery Pulse Tool	8,568
2023	(5) UBX-T70 BATTERY PULSE TOOL	10,135
2023	31299 FRL Assembly	3,345
2023	500 LB Capacity Jib Crane	20,810
2023	AEN4C12022B System (Battery Cables)	11,362
2023	AEN4C12022B System (vibramounts)	22,724
2023	AEN4C22024B System (Overbolts)	12,516
2023	AEP4A12018BV System (Wiring Leads)	11,910
2023	AEP4A22035BV System (Muffler)	12,139
2023	Asco 40kW Load Bank - SN2257815	26,009
2023	Asco 40kW Load Bank - SN2257816	26,009
2023	Asco 40kW Load Bank - SN2257817	26,009
2023	Asco 40kW Load Bank - SN2257818	26,009
2023	Asco 40kW Load Bank - SN2257819	26,009
2023	Asco 40kW Load Bank - SN2257820	26,009
2023	Asco 40kW Load Bank - SN2257821	26,009
2023	Asco 40kW Load Bank - SN2257822	26,009
2023	Asco 40kW Load Bank - SN2257823	26,009
2023	Asco 40kW Load Bank - SN2257824	26,009
2023	Asco 40kW Load Bank - SN2345377	22,199
2023	Asco 40kW Load Bank - SN2345378	22,199
2023	Asco 40kW Load Bank - SN2345379	22,199
2023	Asco 40kW Load Bank - SN2345380	22,199
2023	Huff Tech Main Electrical Panel - AC	25,254
2023	Huff Tech Main Electrical Panel - DC	25,254
2023	IAC4EGV-T Controller	4,844
2023	Test Stands	297,413
2023	UA-1300AMC System (Through Bolt)	16,044
2023	UA-400AMC System (Ground strap to bulk)	14,997
2023	UA-400AMC System (Strawberries)	14,997
2023	UA-40SMC Pneumatic Pulse Tool	5,977
2023	UA-40SMC System (Strawberries)	14,997
2023	UA-600AMC System (Battery Cables to Eng)	13,992
2023	UA-900AMC System (Adapter Plate)	15,745
2023	UA-900AMC System (GROUND STRAP)	15,745
2023	UAT-70S INLINE AIR TOOL	2,274
2023	62 081 42-OIL PUMP MACHINE FIXTURE	71,792
2023	(2) CRANKCASES MACHINING FIXTURES	47,650
2023	(2) CRANKCASES MACHINING FIXTURES	47,650
2023	125 -SMALL CONTAINERS	75,808
2023	510 -LARGE CONTAINERS	296,509
2023	77 -TOTES	6,049
2023	CAM LASER MARKER	19,979
2023	DUNNAGE-MACH#3	(1,320)
2023	RESI AIR COOLED FUEL REGULATOR	35,604
2023	(3)FIXTURE F/A61 CRANKCASE MACHINING	55,694
2023	(3)FIXTURE F/A61 CRANKCASE MACHINING	55,694
2023	(3)FIXTURE F/A61 CRANKCASE MACHINING	55,694
2023	(120) Stacked Breakroom Chairs	6,000

DATE ACQUIRED	DESCRIPTION	COST
2023	(60) Breakroom Tables	9,901
2023	1,000 LB Close-Lift Hydraulic Crane	3,511
2023	Blue Steel Lockers	10,763
2023	MAKINO A40 HMC-CLOSURE PLATES+CONT	365,892
2023	WASHER F/CLOSURE PLATE MACHINING	278,900
2023	MAKINO A40-#3-CMT CP MACHINING	370,633
2023	GEAR PRESS-NEW FLEX CRANKLINE	220,475
2023	WASHER-NEW FLEX CRANKLINE	332,303
2023	(2)JIB CRANES F/KPS BIG BLOCK	11,097
2023	(2)JIB CRANES F/KPS BIG BLOCK	11,097
2023	(5)SETS OF A FIXTURES-CMT CC MACHINING	32,829
2023	(5)SETS OF A FIXTURES-CMT CC MACHINING	32,829
2023	(5)SETS OF A FIXTURES-CMT CC MACHINING	32,829
2023	(5)SETS OF A FIXTURES-CMT CC MACHINING	32,829
2023	(5)SETS OF A FIXTURES-CMT CC MACHINING	32,829
2023	(5)SETS OF A&B FIXTURES-999CC CKC MACH	50,364
2023	(5)SETS OF A&B FIXTURES-999CC CKC MACH	50,364
2023	(5)SETS OF A&B FIXTURES-999CC CKC MACH	50,364
2023	(5)SETS OF A&B FIXTURES-999CC CKC MACH	50,364
2023	(6)PHYSICAL COMP F/TEST STAND-CH740/1000	794,364
2023	A&B FIXTURES-CMT CP MACH/CONTINGENCY	119,982
2023	AUTO FILL STATION F/KPS FLEX LINE	12,732
2023	AUTOMATIC EXTERNAL DEFIBRILLATOR	15,950
2023	BASIC AED CABINET WITH ALARM	2,200
2023	BLOWER HOUSING PRESS & FEEDER LINE	(109)
2023	CASE HEAD STUD SYSTEM REBUILD	176,082
2023	CH747 BLOWER HOUSING PRESS	57,278
2023	CLOSURE PLATE PRESS-FLEX LINE	3,766
2023	CLOSURE PLATE SPUR LINE-FLEX LINE	80,015
2023	CONCREAT FLOOR WORK	7,058
2023	CONROD DISASSEMBLY MACHINE F/CMT ASSY	101,026
2023	CONVEYOR SYSTEM-FLEX LINE	38,626
2023	CONVEYOR SYSTEM-FLEX LINE	1,827,783
2023	CRANCASE SPUR LINE-FLEX LINE	54,214
2023	CRANK DROP STATION-CH1000-KPS FLEX LINE	28,205
2023	CRANKCASE LEAK TESTER	134,583
2023	CRANKCASE RTV ROBOT-FLEX LINE	186,922
2023	DC ELECTRIC FASTENING SYSTEM + CONT.	51,304
2023	DC TOOL-PLUG IN THE SIDE CASE F/CMT ASSY	15,338
2023	ENG.PRODUCTION TESTING PROGRAM-CH1000	174,037
2023	ENGINE FLIPPER	208,634
2023	ENGINE STAND-UP MACHINE	194,908
2023	FLOW TESTER FOR EXISTING CRANKLINE	71,828
2023	FLYWHEEL TORQUE MACHINE	181,056
2023	FUEL PUMP MODULE DC TOOL F/CMT ASSY	15,077
2023	GEAR PRESS-NEW FLEX CRANKLINE	1,198
2023	GRINDING WHEELS-7000 CRANK CONVERSION	1,325
2023	HEAD SPUR SUB-ASSY STATION	11,377
2023	HORN, ROUND GAUGE	2,063
2023	KEEPER PRESS F/CMT ASSY	20,439
2023	LAPPER-NEW FLEX CRANKLINE	932,009
2023	LINE SIDE MATERIAL STORAGE SHELFs	199,242
2023	Load Bank Controls	1,972
2023	MAKINO A40-#4-999CC CP MACHINING	330,270
2023	OIL & GAS RUNS F/KPS FLEX LINE	56,545
2023	OIL PAN LEAK TESTER DC TOOL F/CMT ASSY	5,327
2023	OIL SEA/GOV SHAFT MACHINE F/CMT ASSY	34,401
2023	PALLET WASHER F/CMT ASSY	1,781
2023	PALLETS PLUS CONTINGENCY-FLEX LINE	569,776
2023	POWER DISTRIBUTION UNIT F/KPS BIG BLOCK	303,716
2023	RBE NEW SAMSCO EVAPORTOR + C	102,664
2023	SHROUD CACKING GAUGE	7,937
2023	Torque Testing Station	(109,928)
2023	TORQUE TURN	160,390
2023	VMC DRILL OIL HOLE 1-FLEX CRANKLINE	370,130
2023	WASHER-NEW FLEX CRANKLINE	10,519
2023	AUTO LUBE STATION 2 F/CMT ASSY	99,384
2023	BATTERY TOOLS F/CMT ASSY	11,724
2023	CONTROLS SYSTEM F/CMT ASSY	111,309
2023	MATERIAL RACKING F/CMT ASSY	101,421
2023	CH1000 CYLINDER HEAD TORQUE MACHINE	44,147
2023	NAME PALLET SCANNER-KPS FLEX LINE	3,377
2023	PALLET WASHER SYSTEM-KPS FLEX LINE	287,833
2023	REPAIR LOOPS-KPS FLEX LINE	82,627
2023	SAFETY ERGO MATS-KPS FLEX LINE	25,922
2023	TECHNICIAN REPAIR STATION-KPS FLEX LINE	43,424
2023	TIMMING CAMERA-KPS FLEX LINE	14,739
2023	TWIN LINE ASSY LIFT GATE	9,752
2023	VALVE COVER MACHINE F/CONSUMER TWIN LINE	290,798
2023	Activator Spraying System	5,350
2023	Control Panel Hardware	12,840
2023	Large film roller	18,190
2023	(2)VMC'S-OIL HOLE DRILLING-E/CRANKLINE	299,499
2023	(2)VMC'S-OIL HOLE DRILLING-E/CRANKLINE	299,499
2023	(323)STEEL ENGINEERING SHIPPING PALLETS	375,689
2023	CLOSURE PLATE MAKINO CENTER+C	142,579
2023	OIL FILTER SUB	54,294
2023	SET OF FIXTURES- CMT CRANKCASE	148,032
2023	VMC-KEYWAY/DRILL/TAP-FLEX CRANKLINE	366,739
2023	(8)SETS OF B FIXTURES-CMT CC MACHINING	38,804

DATE ACQUIRED	DESCRIPTION	COST
2023	FILLET ROLLER-NEW FLEX CRANKLINE	680,532
2023	PRESSURE DECAY LEAK TEST MACH-999CC CKC	295,488
2023	VMC-FACE CENTER-FLEX CRANKLINE	1,116,354
2023	CLOSURE PLATE SUB-ASSY STATION-BIG BLOCK	428,237
2023	CRACKCASE SUB-ASSY STATION-KPS BIG BLOCK	480,527
2023	CRANKCASE PRESS F/CMT ASSY	242,030
2023	CRANKCASE PRESS-FLEX LINE	204,223
2023	OIL FILTER SUB DUNNAGE	59,820
2023	WAREHOUSE RACKING	518,744
2023	WASHER F/CRANKCASE MACHINING	153,475
2023	(40)SHIPPING PALLETS F/CMT ASSY	113,584
2023	AVL 1 F/KT-ZT ASSY	67,847
2023	AVL 2 F/KT-ZT ASSY	66,970
2023	BREATHING RTV F KT-ZT ASSY	15,569
2023	GOV SHAFT IN CASE SUB	27,108
2023	Nordson Colormax Powder Booth Paint Syst	90,693
2023	(2)B.A. FAN F/KPS BIG BLOCK & CONTINGENCY	20,985
2023	(33)DC ELECTRIC FASTEN SYSTEM-KPS BB	91,902
2023	AUTO LUBE MACH-KPS BIG BLOCK	69,327
2023	AUTO OIL FILL	15,517
2023	CAM LUBE MACH-KPS BIG BLOCK	107,825
2023	CARB. SUB-ASSY STATION-KPS BIG BLOCK	404,745
2023	CLOSURE PLATE DUNNAGE CH1000 F/BIG BLOCK	56,136
2023	CLOSURE PLATE TORQUE-KPS BIG BLOCK	404,959
2023	CONROD DISASSY MACH-KPS BIG BLOCK	95,780
2023	CONVEYOR ADDITIONS/LL & LZSU	63,000
2023	CONVEYOR SYSTEM-BIG BLOCK	54,723
2023	CONVEYOR SYSTEM-BIG BLOCK	1,834,986
2023	CRANKCASE LEAK TESTER-KPS BIG BLOCK	102,113
2023	CRANKSHAFT LOAD ROBOT	88,955
2023	CYLINDER HEAD TORQUE-KPS BIG BLOCK	292,841
2023	ENGINE FLIPPER F/KPS BIG BLOCK	163,772
2023	ENGINE STAND-UP MACHINE F/KPS BIG BLOCK	191,050
2023	FIXED GUARD DC TOOL F/CMT ASSY	14,614
2023	FLOOR WORK F/KPS BIG BLOCK	76,638
2023	FLYWHEEL TORQUE-KPS BIG BLOCK	4,316
2023	IT INFRASTRUCTURE F/KPS BIG BLOCK	48,112
2023	LINE SIDE MATERIAL STORAGE-KPS BIG BLOCK	39,234
2023	OIL & GAS RUNS F/KPS BIG BLOCK	38,619
2023	OIL COOLER INSTAL. DC TOOL F/CMT ASSY	16,017
2023	OIL FILL STATION-BIG BLOCK	178,684
2023	OIL RES. TORQUE-KPS BIG BLOCK	290,981
2023	OSU DC TOOL F/CMT ASSY	52,822
2023	PALLET WASHER SYSTEM-KPS BIG BLOCK	274,492
2023	PALLETS - BIG BLOCK	520,371
2023	PART ALIGNMENT/FASTENING AID	98,326
2023	PHYSICAL CONVEYOR F/10 TEST STAND-CH1000	5,144
2023	PHYSICAL CONVEYOR F/10 TEST STAND-CH1000	1,114,166
2023	PISTON MACHINE-KPS BIG BLOCK	74,171
2023	PLASTIC VALVE COVER 2 DC TOOL F/CMT ASSY	21,704
2023	ROCKER PADDLE HEAD1 FIXTURE F/CMT ASSY	6,857
2023	STANDARD TORQUE TO TURN-KPS BB	4,316
2023	TEST STAND 1-5 F/CMT ASSY	27,261
2023	TORQUE TO TURN MACHINE F/CMT ASSY	17,255
2023	HEAD VERIFICATION CAMERA(2)-502565 #1	43,459
2023	HEAD VERIFICATION CAMERA(2)-502565 #2	43,459
2023	PISTON VERIFICATION CAMERAS(2)-502565 #1	38,027
2023	PISTON VERIFICATION CAMERAS(2)-502565 #2	38,027
2023	Load Bank Controls	166,239
2023	Alternator Install Easy Am	21,073
2023	ENERGY STORAGE BATTERY FOR TEST CELL	28,588
2023	Feet Assembler 9000 - 26kW NPD	6,758
2023	OIL AUTO FILL	7,390
2023	LEAK TESTER-7000 CRANK CONVERSION	108,984
2023	VALVE COVER PRESS-KPS FLEX LINE	48,747
2023	E-coating racks	6,300
2023	REPURPOSE EK OIL PAN LEAK TESTER-CP MACH	33,955
2023	FLEX LINE ASSY LIFT GATE	22,933
2023	TEST CELL EQUIPMENT/CONTROLS Bank Loads	400,493
2023	Robot Reinstatement with a new 3D Camera	93,698
2023	MAKINO A40-#5-999CC CP MACHINING	155,131
2023	MAKINO A40-#5-999CC CP MACHINING	155,131
2023	MHMAX PACKAGE F/EXISTING MAKINO CENTER	88,800
2023	MHMAX PACKAGE F/EXISTING MAKINO CENTER	88,800
2023	AIR CLEANER BASE/COVER MAT-MGNT-502565	2,927
2023	CONTROLS/PROGRAMMING- MAIN LINE line	92,131
2023	Crankcase sub press upgrades	80,802
2023	Crankcase sub press upgrades	80,802
2023	Oil Level Sensor DC Tools	101,149
2023	UTILITIES DISTRIBUTION	18,072
2023	MIXER SUB CELL UPDATES	22,702
2023	MIXER SUB CELL UPDATES	22,702
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2023	MIXER SUB CELL UPDATES	22,702
2023	Stepper Motor Dunnage	145,541
2023	Leak Test Retro for EL-1	103,241
TOTAL MACHINERY & EQUIPMENT		28,696,381
FURNITURE & FIXTURES		

DATE ACQUIRED	DESCRIPTION	COST
2023	(1) Zebra 220Xi4 Printers	4,573
2023	(2) Zebra ZT411 Printer	2,166
2023	(9) Zebra MC3300-G Wireless Scanner	18,059
2023	Cisco Catalyst 3850 Series Switches -network modul	(6,786)
2023	IT INFRASTRUCTURE SYSTEM	515
2023	Samsung S22R350FHN - SR350 Series - LED	3,131
2023	ZEBRA PRINTER	(1,898)
2023	(2)ZEBRA PRINTER-KPS FLEX LINE	9,450
2023	(2)ZEBRA PRINTER-KPS FLEX LINE	9,450
2023	(3)ZEBRA PRINTER-KPS BIG BLOCK	5,009
2023	(3)ZEBRA PRINTER-KPS BIG BLOCK	5,009
2023	(3)ZEBRA PRINTER-KPS BIG BLOCK	5,009
2023	Mobile Cart & Surface Hub 2S	24,623
2023	MISCELLANEOUS MATERIALS (RACKS/BENCHES), Tables	107,825
2023	Regulator Fixture - 26kW NPD	14,036
TOTAL FURNITURE & FIXTURES		200,171
MACHINE TOOLING		
2023	Plumbing - Tooling	2,354
2023	Software Coding toolings	3,210
2023	62 011 06-CAMSHAFT TOOL	6,200
2023	ALTERNATOR FAN SPACER MACHINED CASTING	6,225
2023	62 068 XX-MUFFLER W/HEAT SHIELD TOOLING	9,800
2023	62 313 08-GROMMET/62 326 06-HOSE-TOOLING	11,350
2023	GM110075 BRACKET TOOLING	13,400
2023	POWER DISTRIBUTION STATION	14,286
2023	(2)VMC'S-AUTOMATION-TOPSIDE-CMT FLYWHEEL	14,686
2023	62 013 07 CRANSHAFT TOOLING	15,431
2023	GM118096 - Alternator Scroll Cover	17,408
2023	62 011 06-CAMSHAFT TOOLING	18,898
2023	(185) PALLETS F/CMT ASSY	22,196
2023	Tooling for GM108095 - Alternator Scroll	40,090
2023	62-series AC Base weld tool	55,500
2023	POWER DROPS F/NEW EQUIPM. F/CMT ASSY	60,441
2023	ALTERNATOR AIR INTAKE DUCT	74,378
2023	MODIFYING CURRENT TOOLS FOR NEW ALT AIR	81,064
2023	STEEL CONTROLLER MOUNT	92,589
2023	EES TOOLING	101,321
2023	12X12 FIRE BREAK FOR LEFT PANEL	165,738
2023	ALTERNATOR ADAPTATION AND FIXTURING	171,059
2023	NEW SHARK FIN HEAT SHIELD	241,786
2023	UPDATE FOR INNER FRAME	254,015
2023	STEEL TROUGH	330,130
2023	(2) CAMSHAFT MACHINING MILL 1/2 + C	49,594
2023	62 560 14/15-CRAKCASE/HOLDER BLOCK-TOOL	395,700
2023	STEEL BREAKER COVER	479,158
2023	INNER EXHAUST & ALT DISCHARGE AIR MIX	542,005
2023	EXHAUST & ALT DISCHARGE AIR PLENUM	605,817
2023	(2)VMC'S-KEYWAY/DRILL/TAP-BIG BLOCK CS.	112,986
2023	NEW LEFT SIDE PANEL	680,570
Total Machine Tooling		4,689,382
TOTAL PERSONAL PROPERTY		34,732,736
INVENTORY		
	Raw Materials	53,338,220
	Work-in-Process	11,854,789
TOTAL INVENTORY		65,193,009



HATTIESBURG CITY COUNCIL

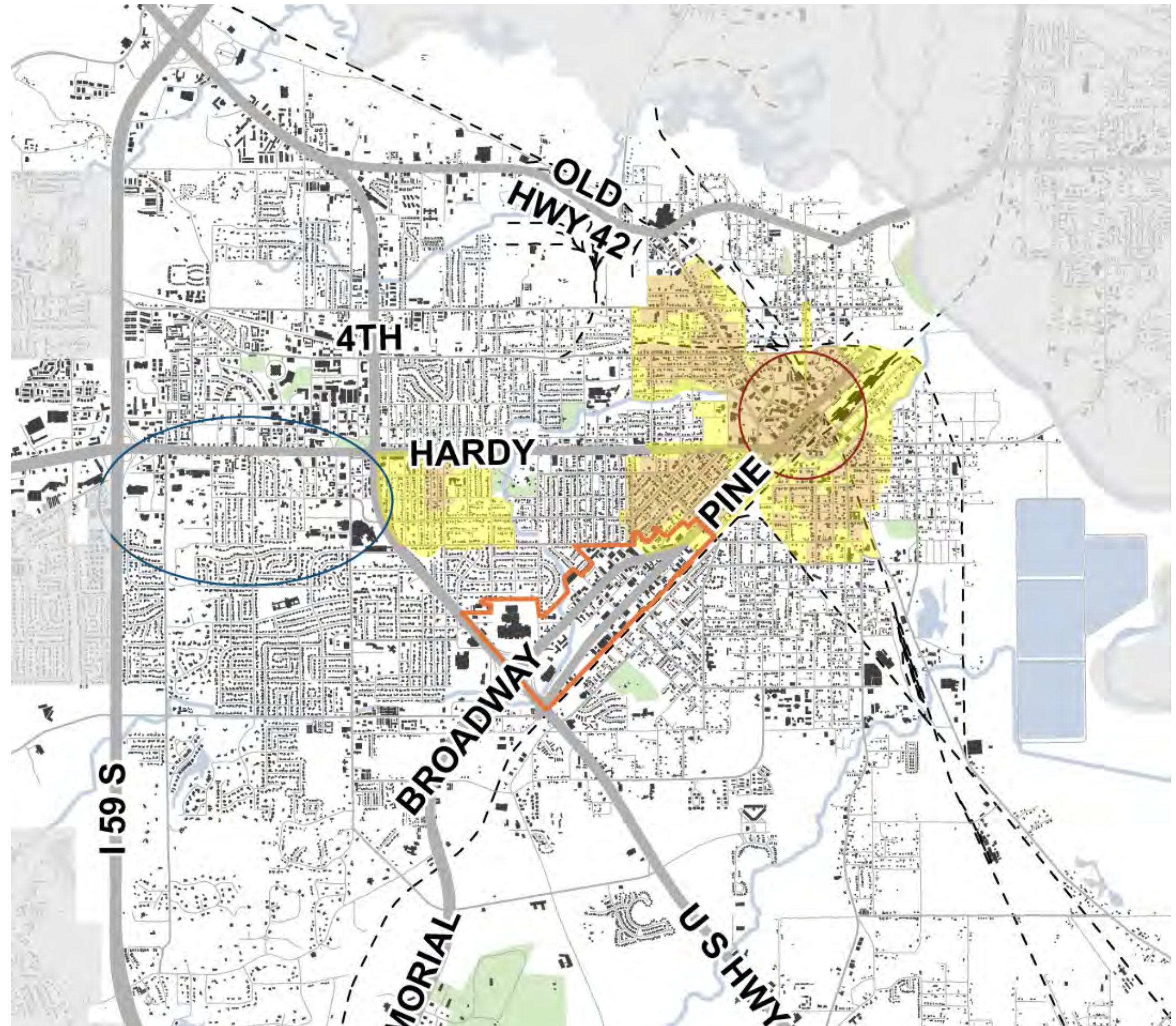
JANUARY 6, 2025

BACKGROUND

Critical redevelopment corridor near Downtown, Midtown, Hardy Street, Forrest General Hospital

Predominantly 16th Section Land

Increased vacancies as historic auto-oriented uses have departed for other areas





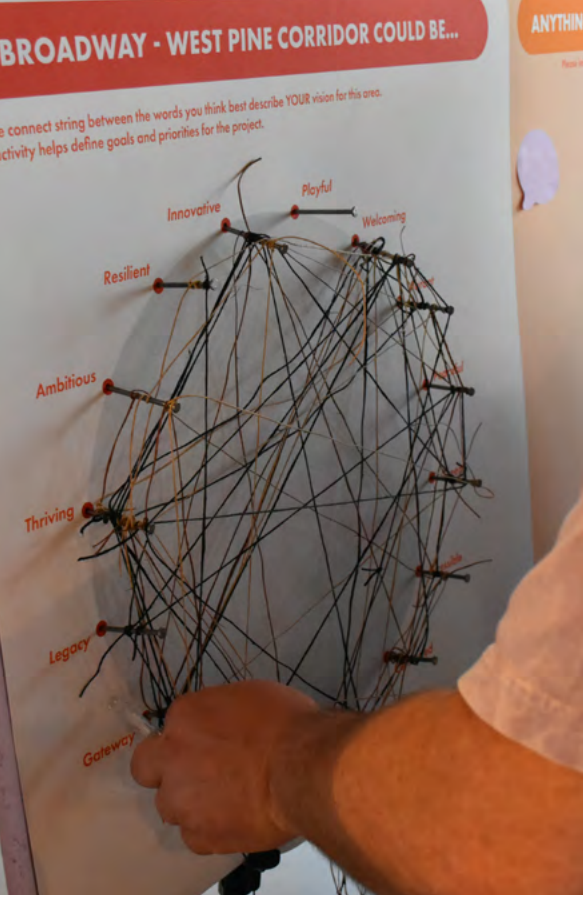
WHAT WE HEARD

MAY 2024 | MINI-CHARRETTE

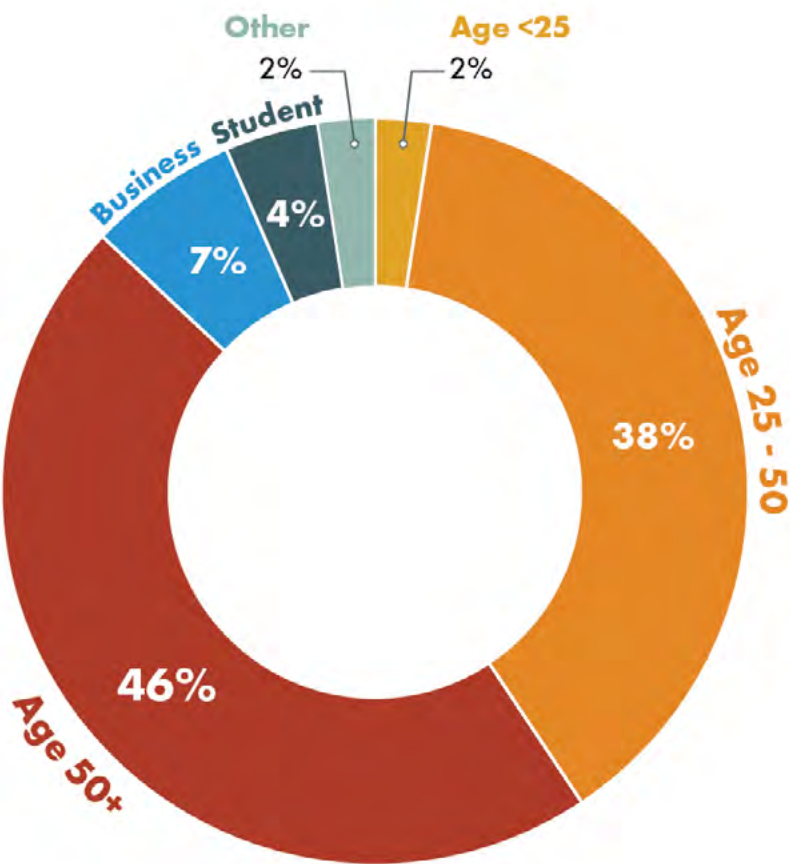
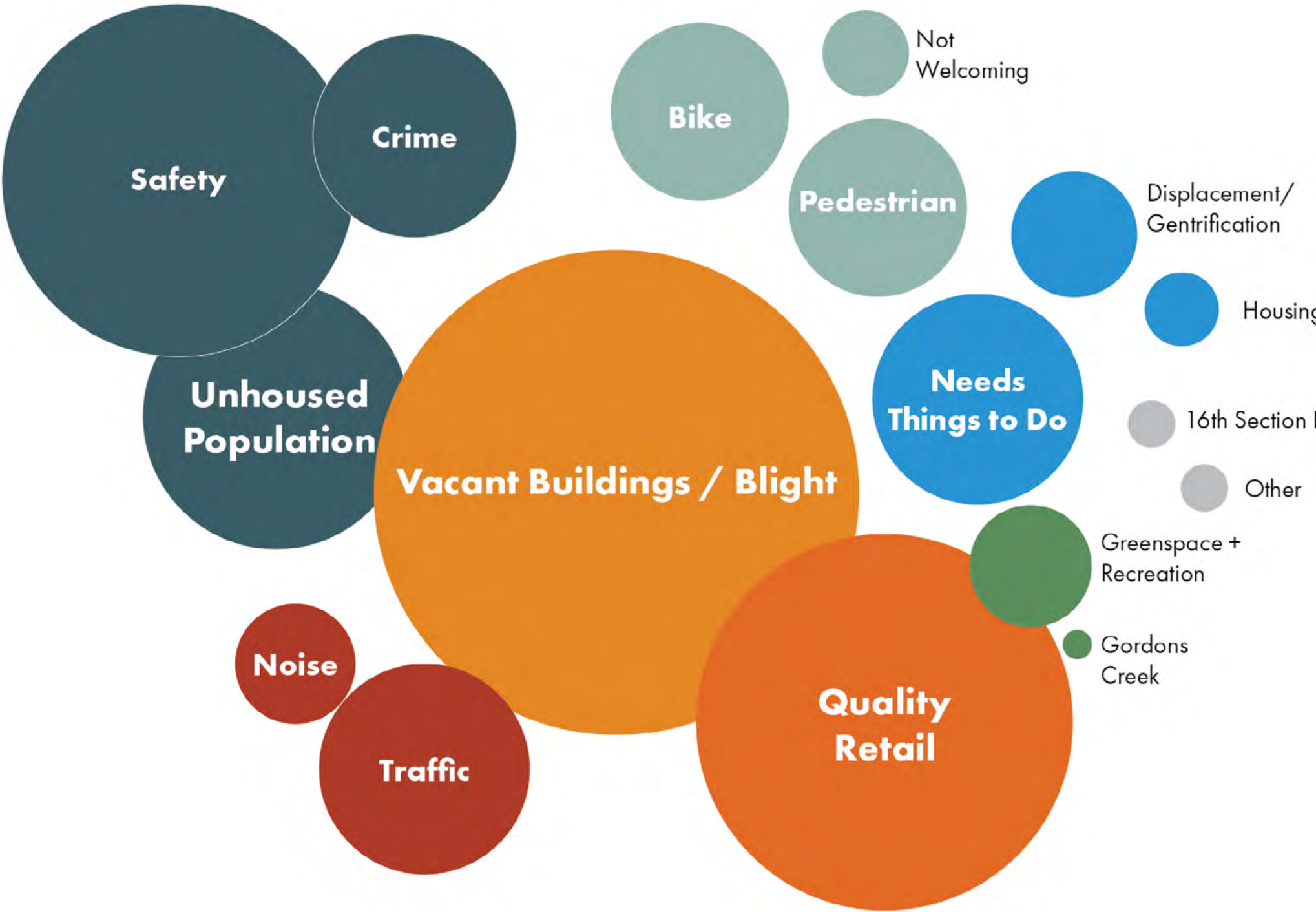
Community event held at Grin Coffee

Focus on identifying community priorities, opportunities

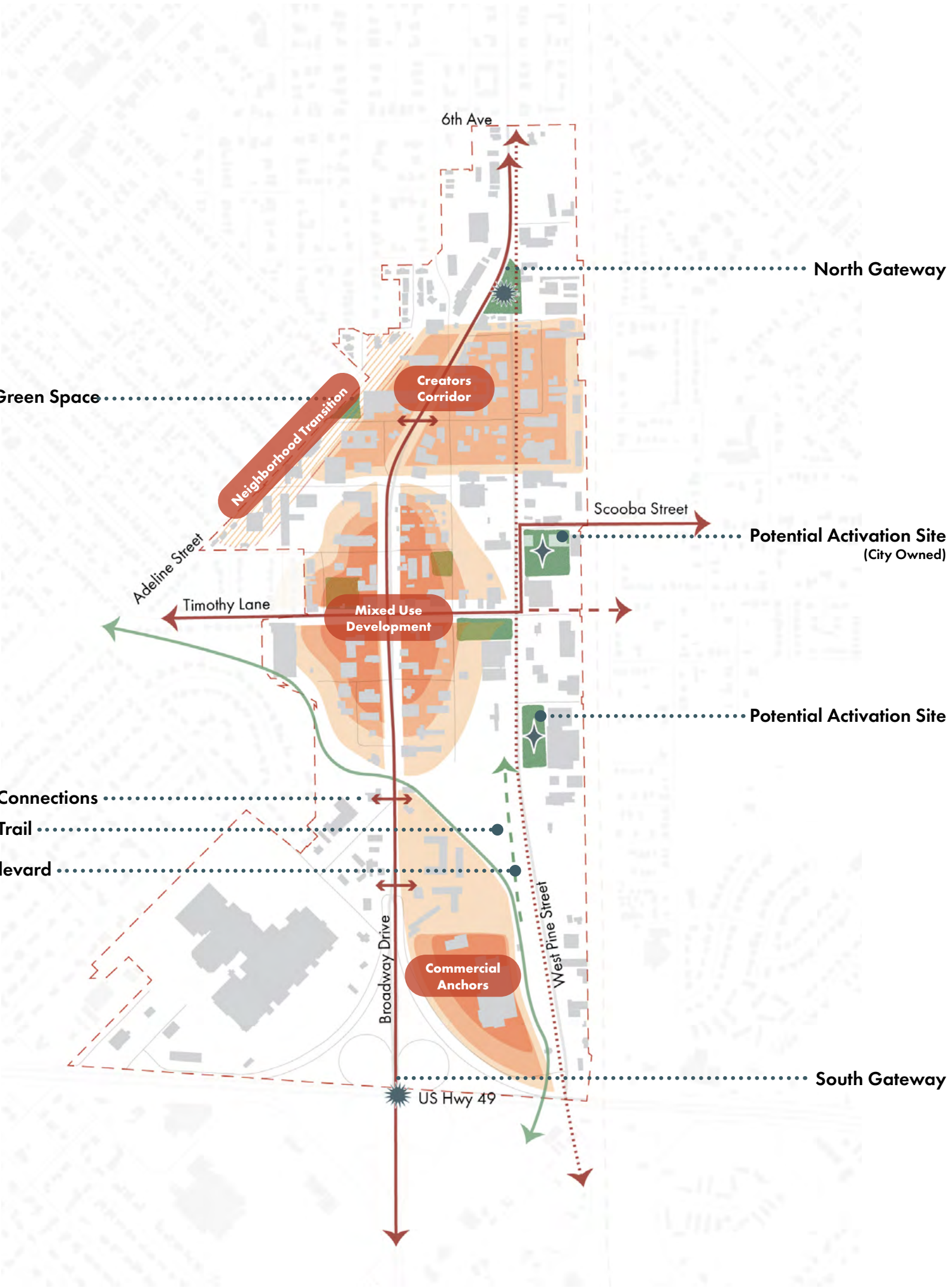
Focus Group held with business owners, property owners/tenants, development community members



MAY 2024 | MINI-CHARRETTE



MAY 2024 | MINI-CHARRETTE



AUGUST 2024 | “NIGHT OFF BROADWAY”

“Pop-up” demonstration
at the former Courtesy
Ford building

Demonstration projects
including public plaza
/ programming, bike
lanes, crosswalks

Reviewed draft
recommendations and
provided feedback





RECOMMENDATIONS

VISION THEMES

Four themes supported
by related goals and
aligned action items.



Land Use

An attractive livable mixed-use district.



Economic Development

A thriving regional space for business and innovation.



Mobility

A connected corridor for all users and abilities.



Public Realm

A clean and welcoming gateway.

LAND USE





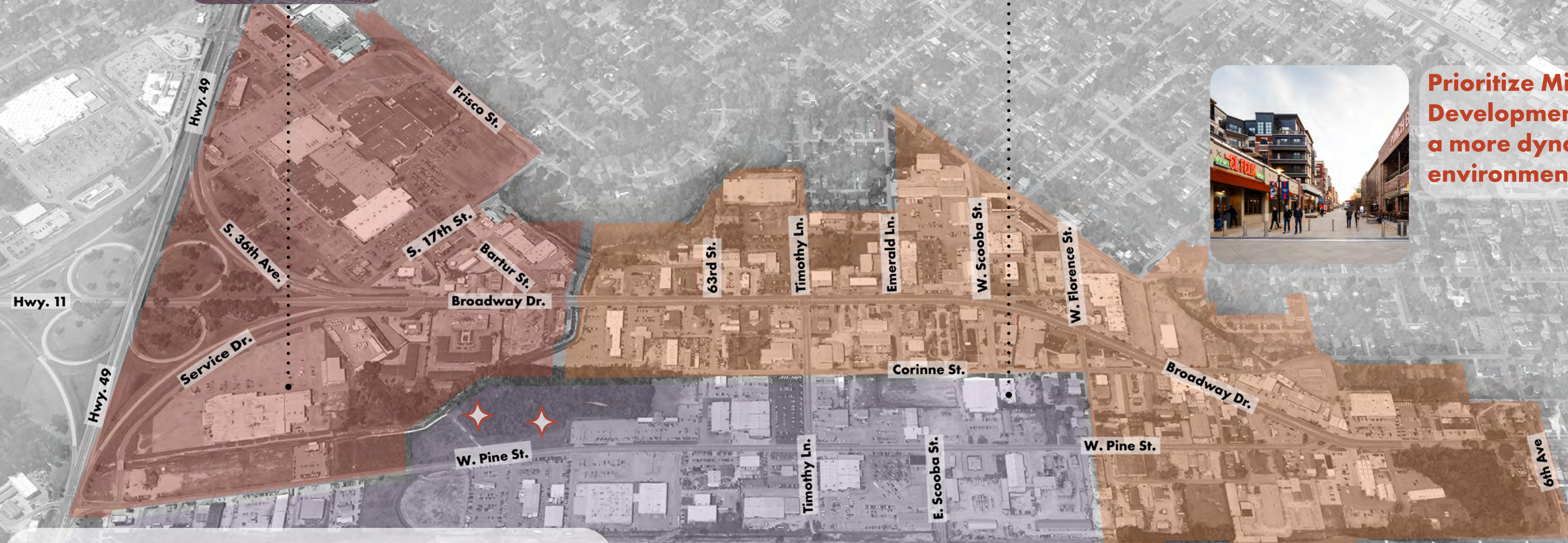
Create a Cloverleaf Commercial Character District that takes advantage of the corridor's regional access.



Establish a Creative Mixed Use Character District that supports a work-shop-live approach to development.



Prioritize Mixed Use Development to make for a more dynamic urban environment.



-  **Cloverleaf Commercial Character District**
-  **Creative Mixed Use Character District**
-  **Regional Business Character District**
-  **Potential Permanent Supportive Housing Sites**



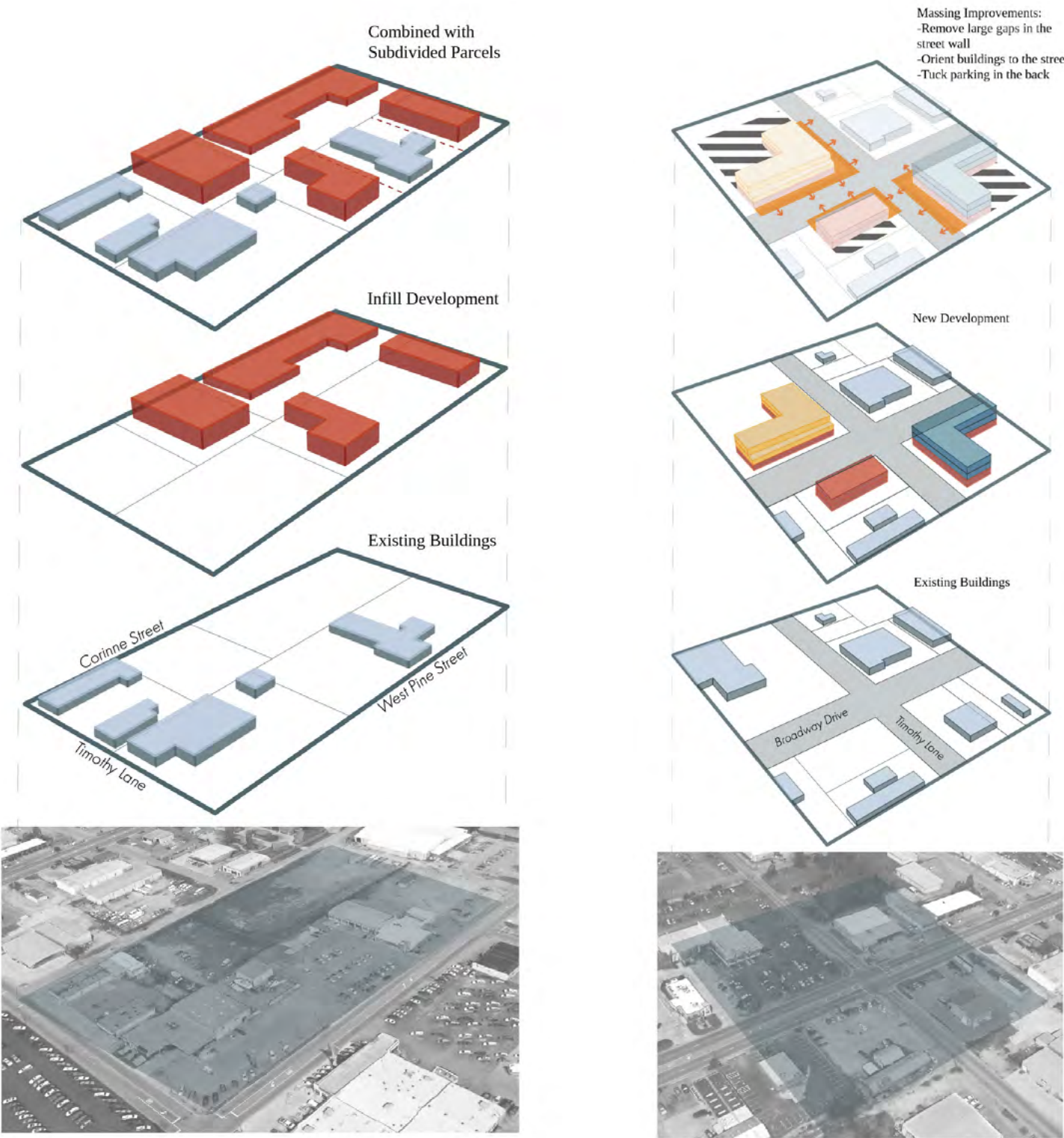
Maintain a Regional Business Character District that supports commercial and light industrial use.



Provide housing options within the study area, including permanent supportive housing solutions.

LAND USE THEMES

Catalyze incremental, mixed-use infill and redevelopment over the long term.



Provide a range of high-quality housing options for all who need it.



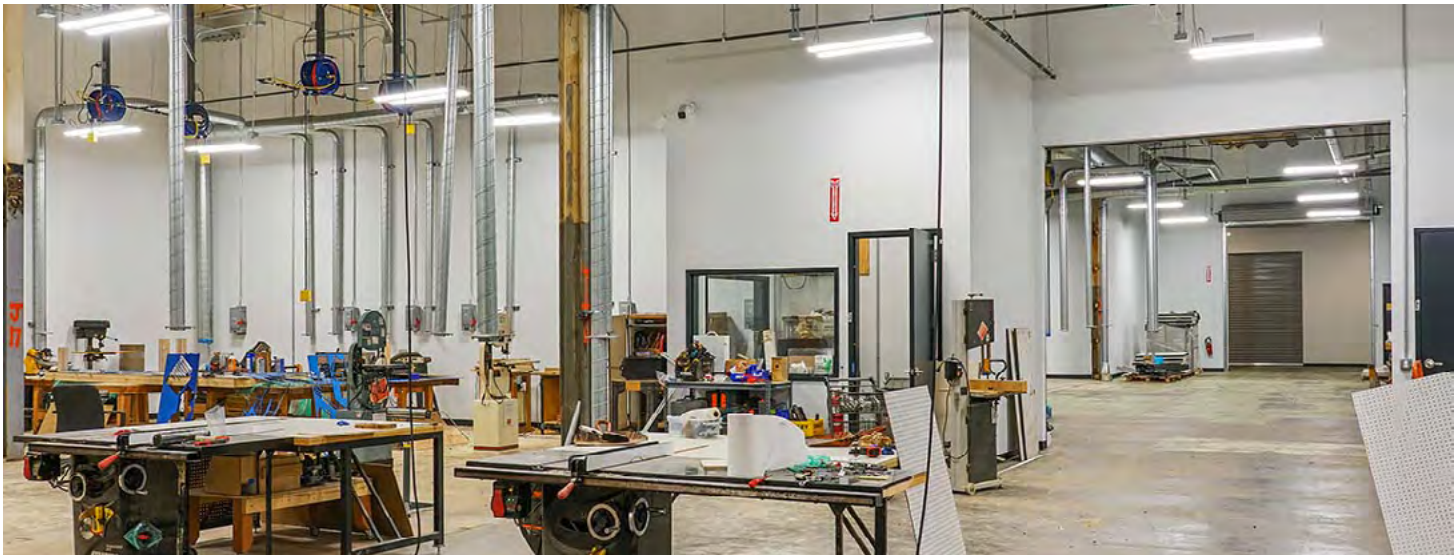
ECONOMIC DEVELOPMENT



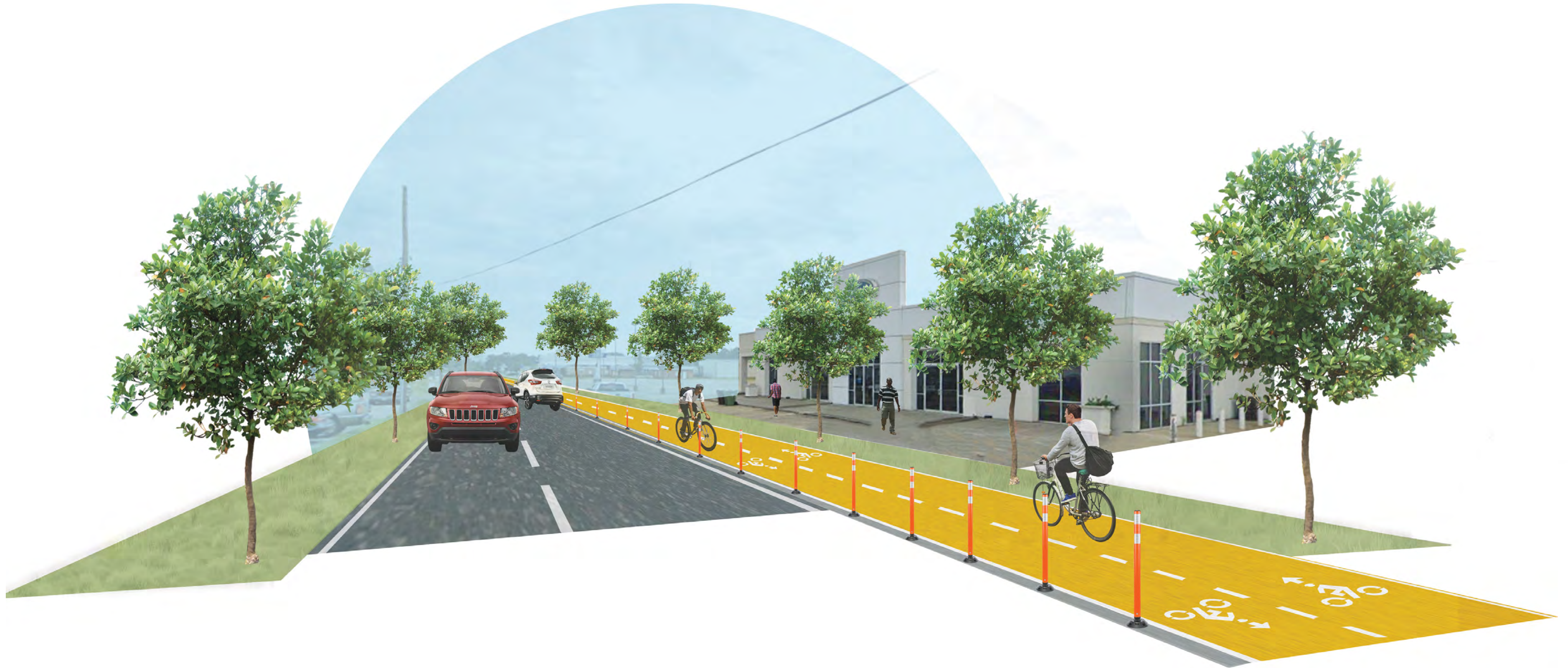
ADAPTIVE REUSE OF AUTO DEALERSHIPS



THE MAKER ECONOMY



MOBILITY

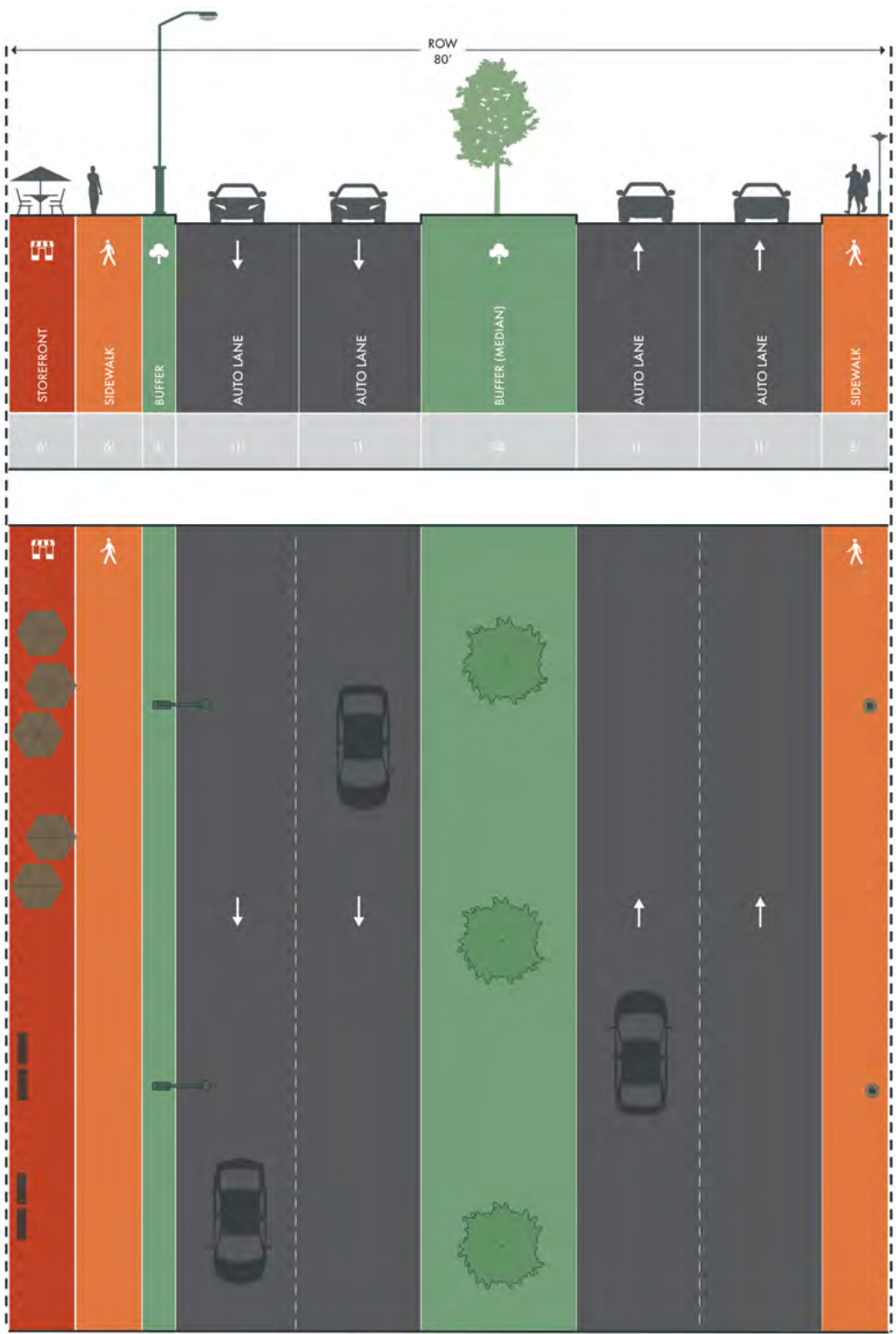


MOBILITY THEMES

Create safe neighborhood connections for all to walk, bike, and roll.



Maintain regional access as a key gateway to the city.



PUBLIC REALM



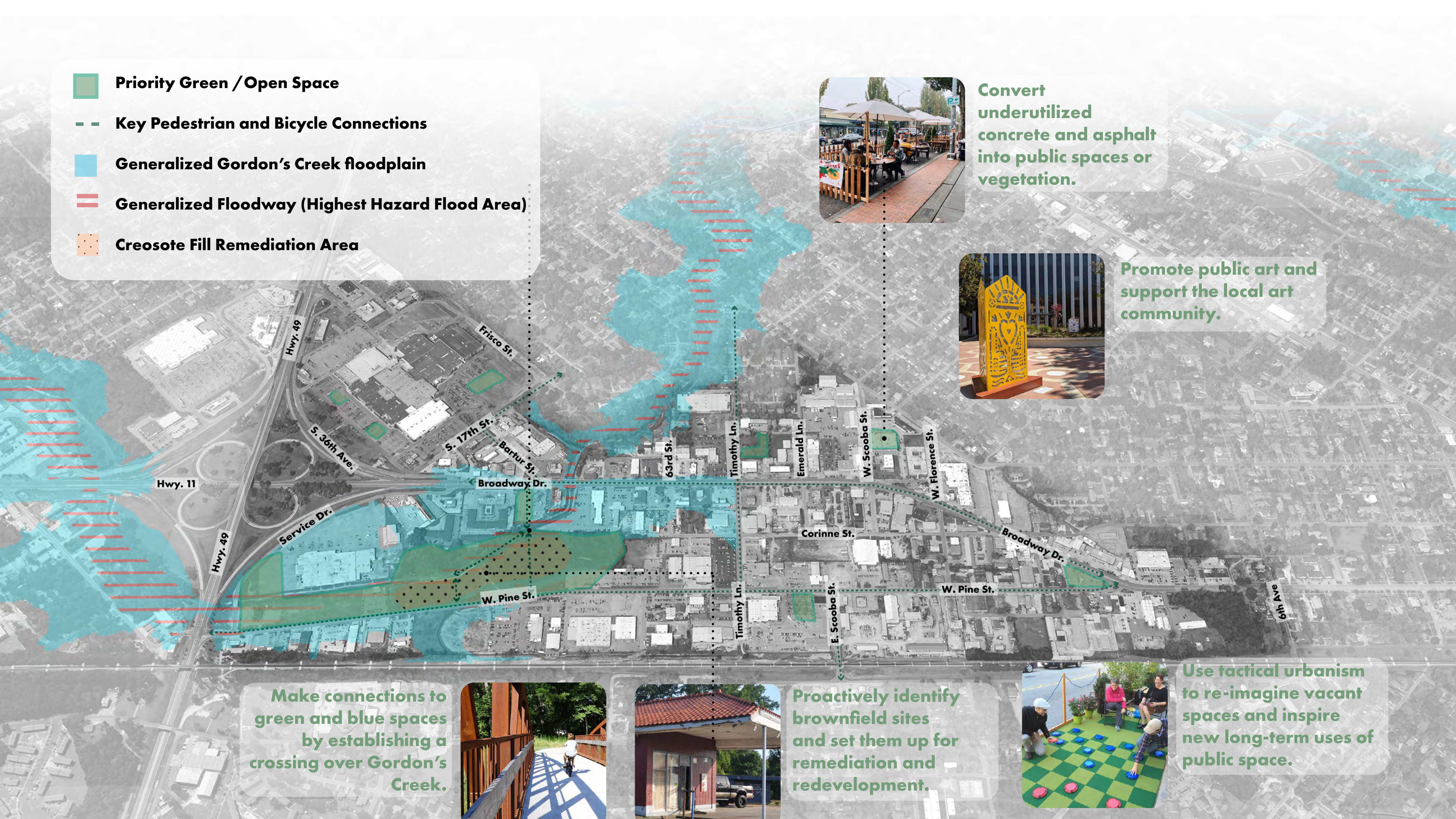
-  **Priority Green / Open Space**
-  **Key Pedestrian and Bicycle Connections**
-  **Generalized Gordon's Creek floodplain**
-  **Generalized Floodway (Highest Hazard Flood Area)**
-  **Creosote Fill Remediation Area**



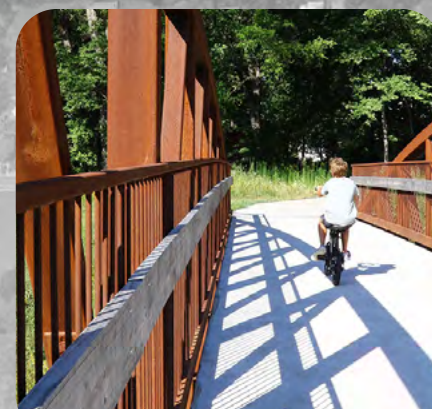
Convert underutilized concrete and asphalt into public spaces or vegetation.



Promote public art and support the local art community.



Make connections to green and blue spaces by establishing a crossing over Gordon's Creek.



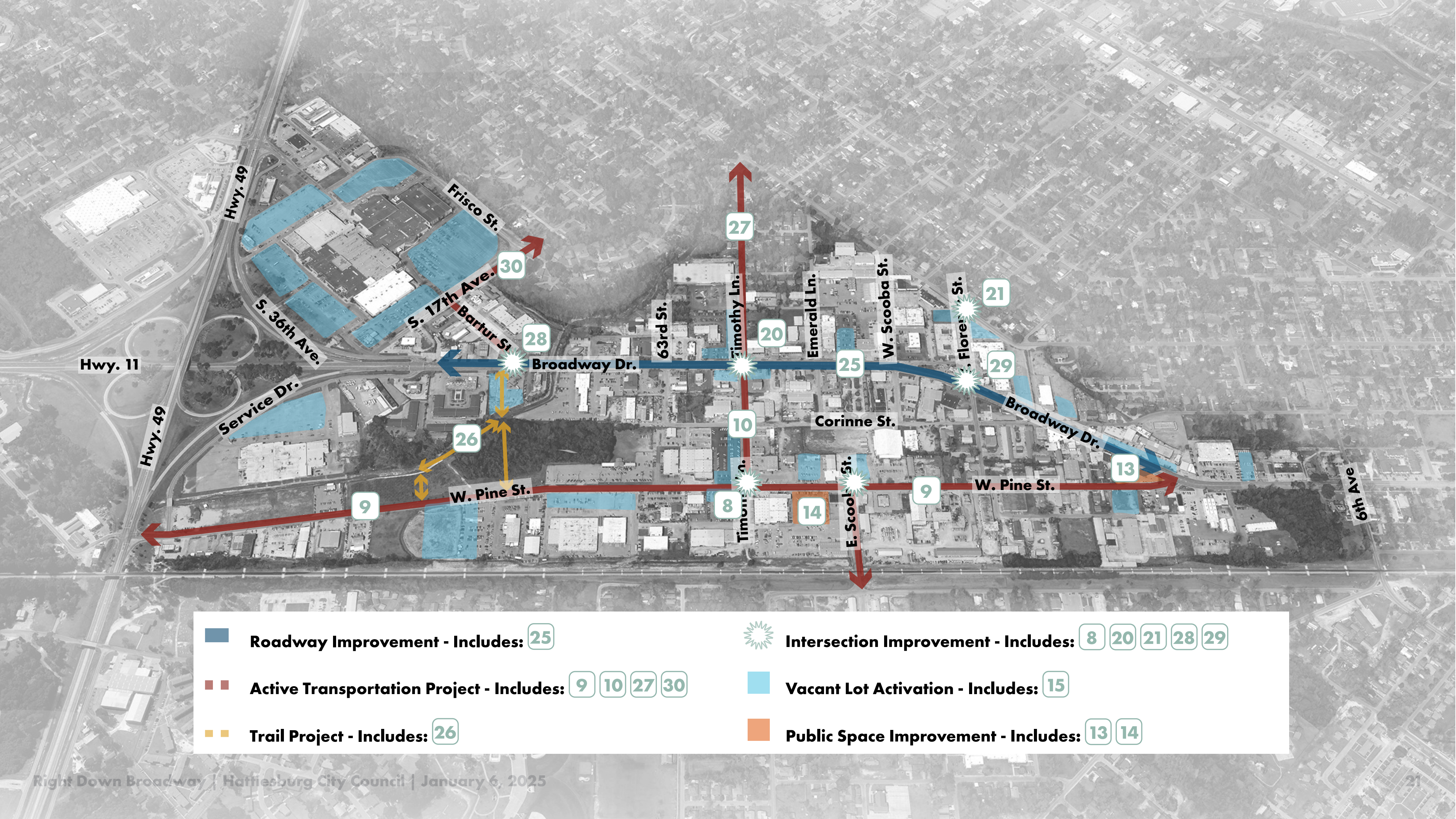
Proactively identify brownfield sites and set them up for remediation and redevelopment.



Use tactical urbanism to re-imagine vacant spaces and inspire new long-term uses of public space.



IMPLEMENTATION STRATEGY



 Roadway Improvement - Includes: 25	 Intersection Improvement - Includes: 8 20 21 28 29
 Active Transportation Project - Includes: 9 10 27 30	 Vacant Lot Activation - Includes: 15
 Trail Project - Includes: 26	 Public Space Improvement - Includes: 13 14

CATALYST PROJECTS

Zoning Text Amendments

Artisan Production uses

Creative Mixed Use zoning district

Broadway Corridor overlay district

Policy and Programming

Central Business District designation

16th Section Land communications campaign

Abandoned signage enforcement

Public Programming and Pop-Up Events



POTENTIAL ZONING AMENDMENTS

Artisan Production

Create new use definition and performance standards for small-scale makers and artisans.

Creative Mixed Use Zoning District

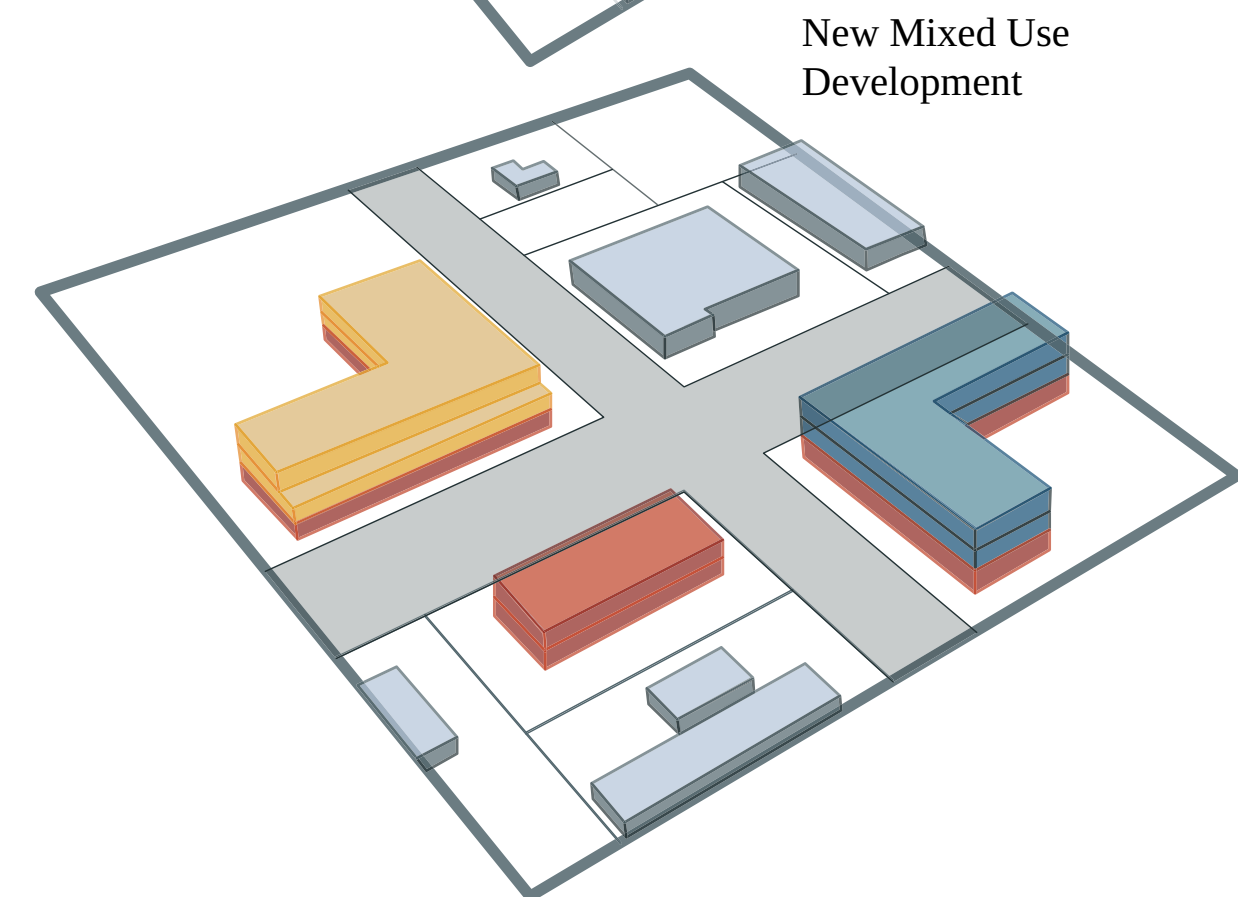
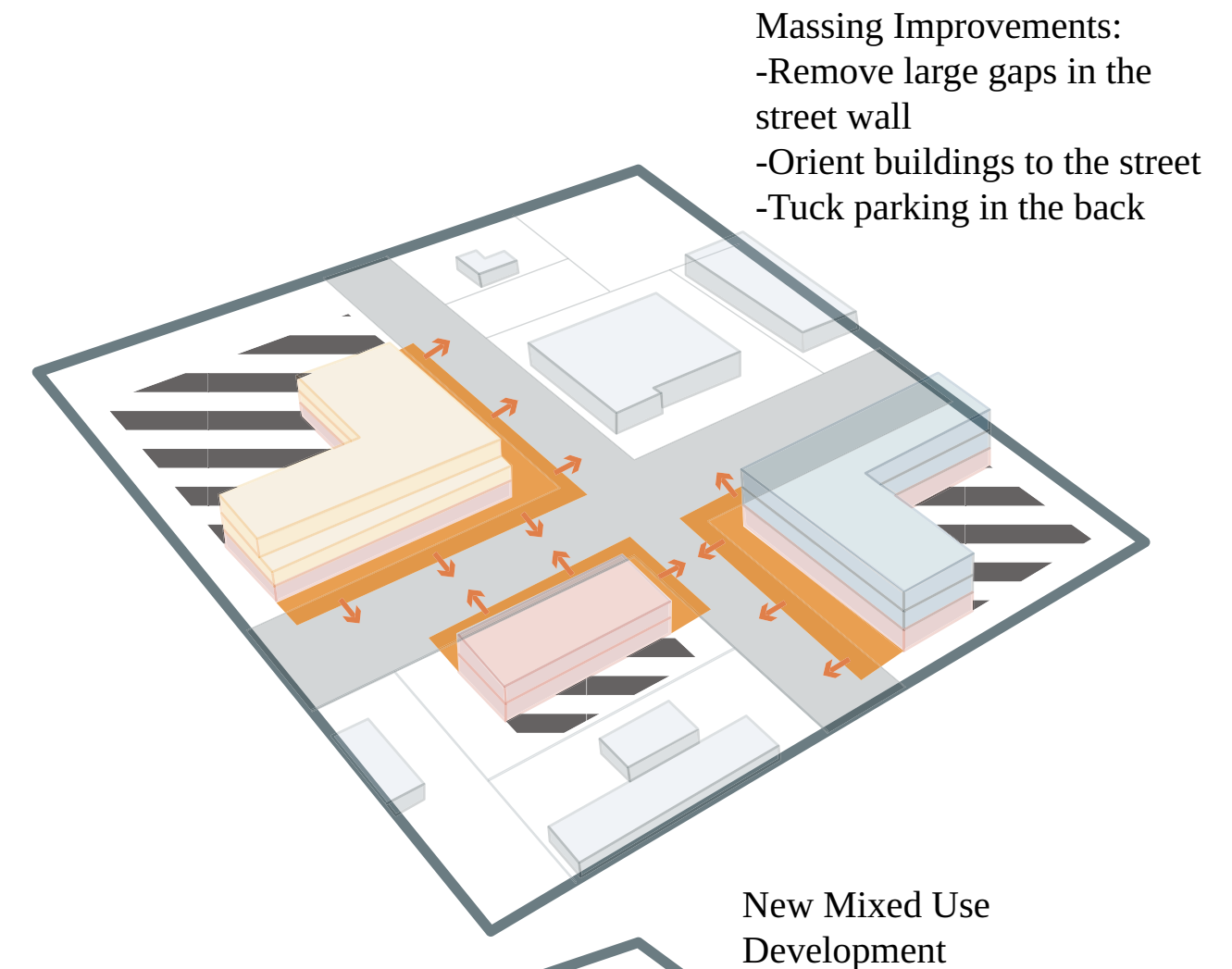
Rezone portions of the B-5 zoning to a new district with a more urban, pedestrian-oriented development form.

Broadway Corridor Overlay District

Permit additional housing and artisan production, provide flexibility to reduce front yard setbacks in existing base zoning districts.

Parking Modifications

Identifies considerations for waiving or reducing parking minimums to reduce barriers to infill.



NEAR-TERM PROJECTS (1-3 YEARS)

Mobility

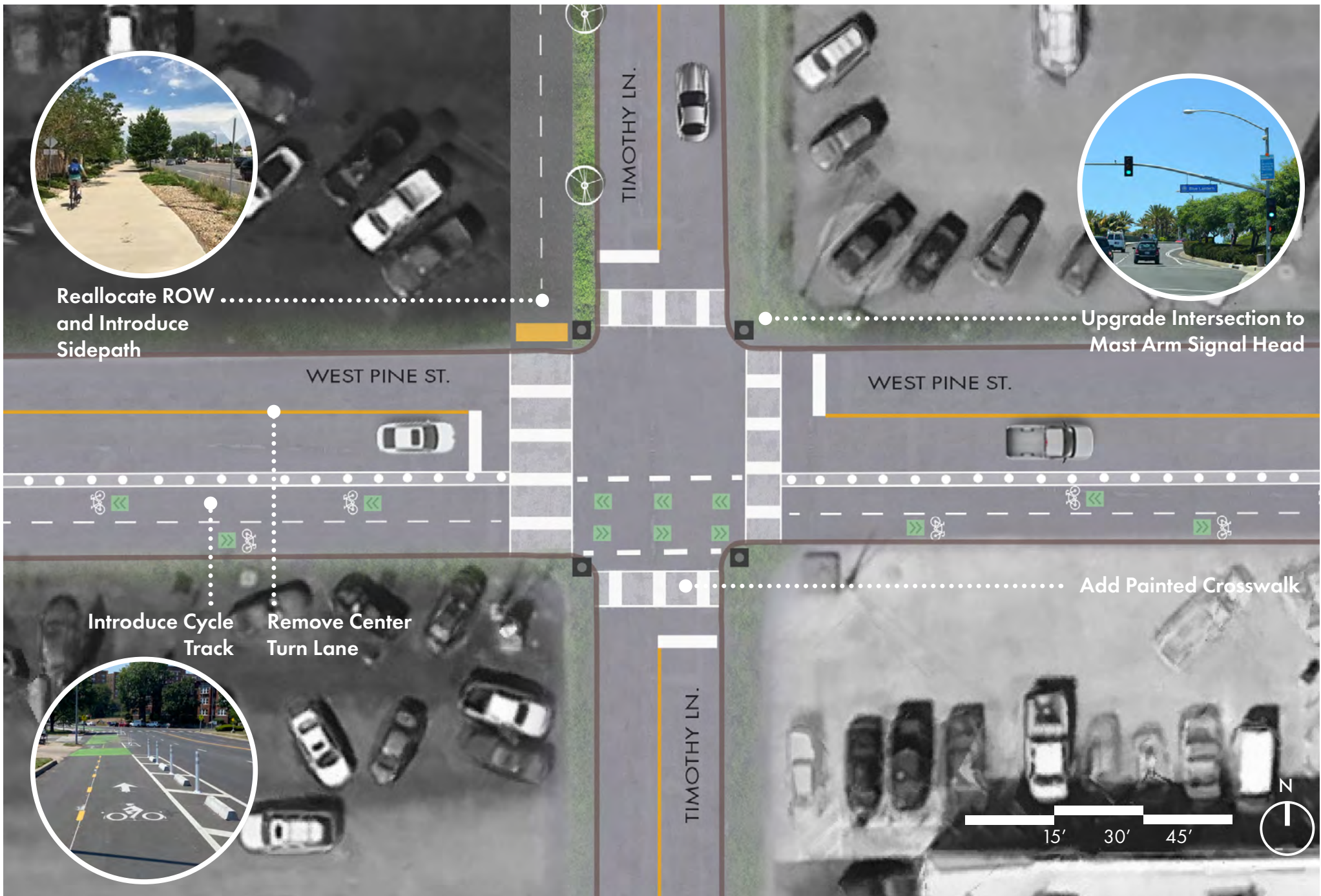
- West Pine Street/Timothy Lane Intersection
- Cycle Tracks on West Pine St. and Timothy Ln.
- Hub City Transit Stop Improvements

Public Realm

- Branding and Signage
- Public Plazas
- Public Art and Parcel Activation Programs

Policy and Programming

- Vacancy marketing
- Tax Increment Financing feasibility study
- 16th Section Land regulatory reform advocacy



MID-TERM PROJECTS (4-8 YEARS)

Mobility

West Pine Street/ Broadway Drive Crossing
Florence Street / Adeline Street Intersection
Hub City Transit Stop Improvements

Economic Development

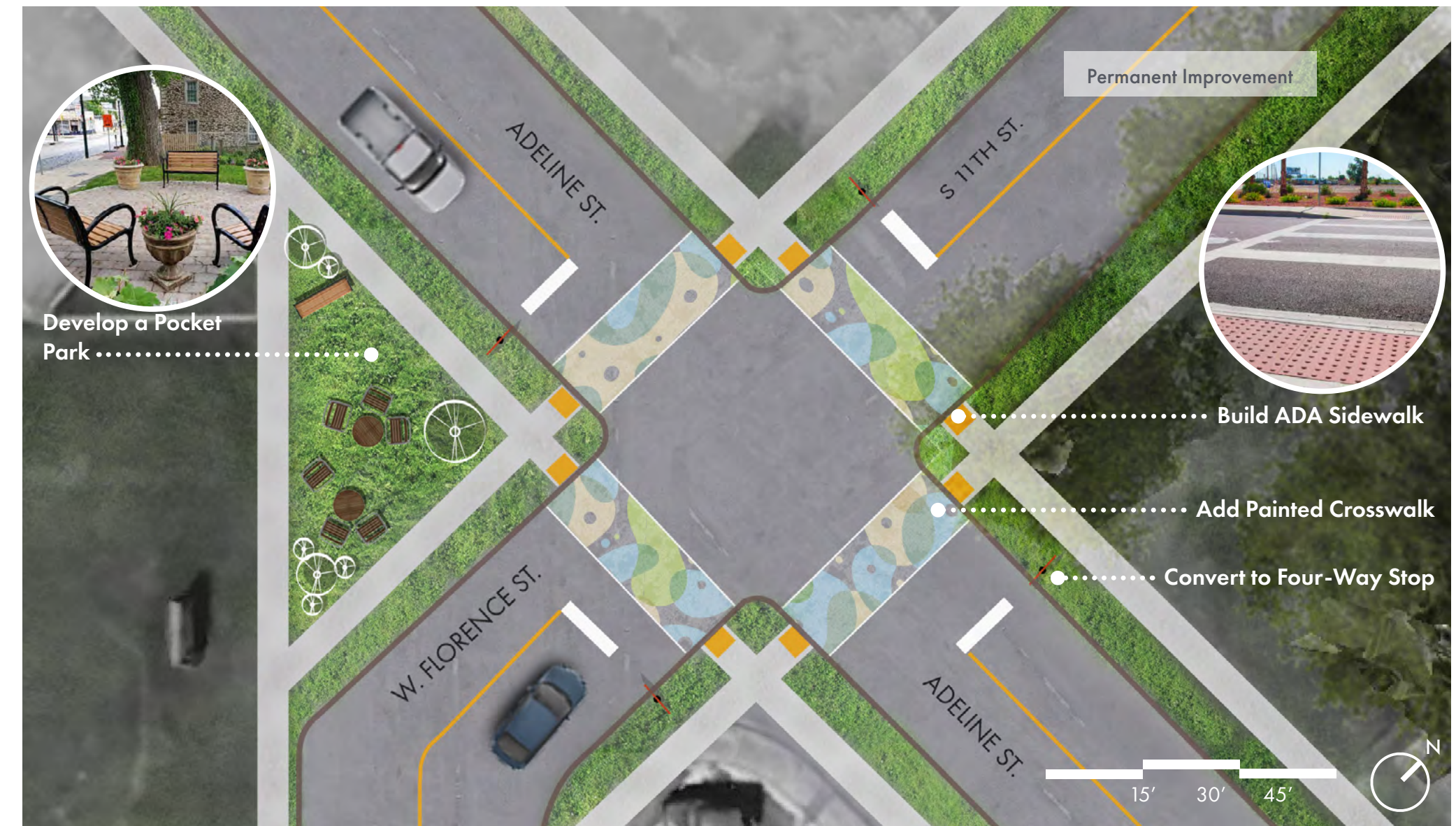
Business Incubator

Public Realm

Pursue Brownfields cleanup funding

Services and Anchor Institutions

Move some City services to former
Courtesy Ford building
Improve transit service



**CONCEPTUAL - SUBJECT TO
FURTHER STUDY AND REFINEMENT**

LONG-TERM PROJECTS (8+ YEARS)

Mobility

Broadway Drive Access Management

Timothy Lane Sidepath

Broadway Drive and Bartur, W.

Florence pedestrian crossings

South 17th Avenue bike improvements

Economic Development

Corridor management entity

Public Realm

Gordon's Creek Greenway





QUESTIONS?