City of Hattiesburg, MS

200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401

Meeting Agenda - Final

Monday, April 15, 2013

4:00 PM

Amended Tax Increment Financing Plan, Southern Pointe Project

Council Chambers

<u>City Council - Public Hearing</u>

1. 2013-0220 Hold Public Hearing to receive comments on proposed Amended Tax Increment Financing Plan, Southern Pointe Project, December 2000, as amended April, 2013; and for related purposes.

Attachments: Hattiesburg Amended TIF Plan Southern Pointe Project

City of Hattiesburg, MS

200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401

Master

File Number: 2013-0220

File ID:	2013-0220	**Type:**	Regular Agenda Item	**Status:**	Agenda Ready
Version:	1	**Reference:**		**In Control:**	City Council
				File Created:	04/10/2013
Brief Title:	Public Hearing, Amended Tax Increment Financing Plan, Southern Pointe Project			**Final Action:**	
				Minute Book Number:	MB2013-115

Title:

Hold Public Hearing to receive comments on proposed Amended Tax Increment Financing Plan, Southern Pointe Project, December 2000, as amended April, 2013; and for related purposes.

Notes:

Sponsors:		**Enactment Date:**	
Attachments:	Hattiesburg Amended TIF Plan Southern Pointe Project	**Enactment Number:**	
Contact:		**Meeting Date:**	04/15/2013
Drafter:		**Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council - Public Hearing	04/15/2013					

Text of Legislative File 2013-0220

Title
Hold Public Hearing to receive comments on proposed Amended Tax Increment Financing Plan, Southern Pointe Project, December 2000, as amended April, 2013; and for related purposes.

Summary
Public Hearing, Amended Tax Increment Financing Plan, Southern Pointe Project

Budget Information
Expenditure Type

Purchasing Item

Publication Information

GOURAS & ASSOCIATES

TAX INCREMENT FINANCING PLAN
SOUTHERN POINTE PROJECT
CITY OF HATTIESBURG, MISSISSIPPI
DECEMBER 2000,
AS AMENDED
APRIL 2013

GOURAS & ASSOCIATES

•1022 Highland Colony Parkway, Suite 304•Ridgeland, MS 39157
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•Ridgeland, MS 39158•601-605-8128 P •601-605-8129 F
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TAX INCREMENT FINANCING PLAN
SOUTHERN POINTE PROJECT
CITY OF HATTIESBURG, MISSISSIPPI
DECEMBER 2000, AS AMENDED,
APRIL 2013

ARTICLE I

A. Preamble

The administration and implementation of this Tax Increment Financing Plan, *Southern Pointe Project, Hattiesburg, Mississippi, December 2000, as Amended, April 2013*, hereinafter referred to as the "Amended TIF Plan", is authorized pursuant to Section 21-45-1 *et seq.* of the Mississippi Code of 1972 as amended (the "TIF Act") and will be administered as a joint undertaking of the City of Hattiesburg, Mississippi (the "City"), and Forrest County, Mississippi (the "County").

The City and County will enter into an Interlocal Cooperation Agreement which will designate the City as the primary party in interest carrying the project forward. The issuance of TIF Bonds which will provide funds to finance the cost of certain infrastructure improvements identified in this Amended TIF Plan shall be a joint undertaking of the City and County whereby the City will issue TIF Bonds as authorized herein. The TIF Bonds will be used to defray the costs of infrastructure improvements to serve the Southern Pointe Project and the community as a whole.

The purpose of this amendment is to increase the City's authority to issue Tax Increment Financing Bonds ("TIF Bonds") and to increase the duration of this Amended TIF Plan.

B. Statement of Intent

Southern Development Resources, Inc. (the "Developer") previously requested City and County participation in the development of the Southern Pointe Project by issuing TIF Bonds in the principal amount not to exceed $2,000,000. The development currently consists of the Southern Bone & Joint Clinic, Nicholson CPA, a new facility for Forrest General Hospital, with additional land for future development.

The first series of bonds were issued in 2001 in the amount of $670,000. These bonds were retired in November 2012. The remaining authorized bonding capacity is not to exceed One Million Three Hundred Thirty Thousand Dollars ($1,330,000). The purpose of this amendment is to increase the City's authority to issue subsequent series of TIF Bonds and to extend the duration of this Amended TIF Plan so that subsequent series of bonds may be issued.

The proposed amendment increases the City's bonding authority from Two Million Dollars ($2,000,000) to Three Million Six Hundred Eighty Thousand Dollars ($3,680,000). Considering the first series of bonds was issued for $670,000, the remaining authority to issue TIF Bonds pursuant to this Amended TIF Plan is Three Million Ten Thousand Dollars ($3,010,000).

The TIF Bonds proceeds may be used to pay the cost of construction infrastructure improvements which may include, but are not necessarily limited to, installation and/or relocation of utilities such as water, sanitary sewer, burying and relocation of electrical lines, construction of drainage improvements, construction of roadways with curb and gutter, concrete walks, sidewalks, lighting, site demolition and grading, parking and associated site development, installation of signage, landscaping of rights-of-way, irrigation, related engineering fees, attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs in connection with construction and development of the Project located within the Tax Increment Financing District ("TIF District") as identified in the Amended TIF Plan.

The City's participation is limited to 41.65 mills, and the County will match the City's commitment from taxes generated from within the TIF District to service the debt on the TIF Bonds.

The construction of the roadways and other infrastructure improvements will be undertaken to provide for the public convenience, health, and welfare of the citizens of the City and the County.

The City and County hereby find and determine that the Project is in the best interest of the City and County and that the provision of Section 21-45-9 of the Act requiring dedication of the "redevelopment project" not apply to those I mprovements, if any, which are constructed on the privately owned portion of the Project.

Public Convenience and Necessity

The public convenience and necessity requires participation of the City and County in the construction of the infrastructure and related improvements. The public interests will be served by City and County participation in constructing the Project described in this TIF Plan. The Project will accomplish the following which will provide for the public convenience and necessity and serve the best interests of the citizens of the City and County.

1. The Project will create new full-time jobs and part-time jobs.

2. The construction of the Project will create hundreds of construction jobs throughout the development of the Project.

3. The Project will result in real property tax increases of approximately $276,951 for the City.

4. The Project will result in real property tax increases of approximately $321,747 for the County.

5. The Project will result in real property tax increases of approximately $386,809 for the School District.

6. The Project will be a catalyst for further development of South Hattiesburg.

7. The Project will be the center for a new county hospital facility which will enhance medical care for the community.

ARTICLE II

A. Proposed Project

The Project is located on Highway 11 in Hattiesburg, Forrest County, Mississippi. The development includes the Southern Bone & Joint Clinic, Nicholson CPA, a new facility for Forrest General Hospital, and additional land for future development.

The development will represent an investment estimated to be $50,000,000 for land, furniture, fixtures, inventory, site improvements, engineering and architecture, legal, testing and permitting, interest, and other related costs.

Project Location

a. **Property Description and Map**
Attached hereto as Exhibit I is a map of the property that comprises the TIF District.

b. **Environmental Characteristics and Zoning**
The topography is flat and well suited for development. Utilities such as water, sewer and electricity are available to the area. Roadway improvements and utility extensions are needed to adequately serve the project.

Current zoning of the project is B-5 Regional Business District, and the Southern Pointe Development is a permitted use under this classification.

B. Developer Information

1. **Name of Developer**
Southern Development Resources, Inc.

2. **Address of Developer**
3688 Veterans Memorial Drive
Hattiesburg, MS 39402

3. **Developer Tax I.D. Number**
64-0900779

4. **Local Contractors or Agents**
None

ARTICLE III
ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

A. **Job Creation**

Construction Jobs: Development of the Project has and will create hundreds of construction jobs with a construction payroll in excess of $20,000,000.

Permanent Full-Time and Part-Time Jobs: The Project currently supports several hundred full-time jobs. It is anticipated that additional permanent full-time jobs and part-time jobs will be created as a result of further development of the Project.

B. **Financial Benefit to the Community-Ad Valorem Tax Increases**

Development of the Project will generate significant ad valorem tax revenues for the City, County, and the School District. The following are projections of the new ad valorem tax revenues expected to be generated the development. Real property is based upon a true value of $38,949,110; assessed value $5,842,367.

Annual Ad Valorem Tax Increases (assumes constant values and millage rates)

Entity	Millage Rates	Current Taxes	After Project	Increment
City	47.42*			
-Real Property		$94	$277,045	$276,951
County	55.09**			
-Real Property		$109	$321,856	$321,747
School District	66.23			
-Real Property		$131	$386,940	$386,809
Totals	**168.74**	**$334**	**$985,841**	**$985,507**

***The City's pledge is limited to 41.65 mills.**

****The County will match the City's pledge.**

C. **Satellite Development**

Satellite development will create community benefits not included in the data provided hereinabove. Development of the Project will spur adjacent development resulting in construction of new buildings and opening of new businesses.

ARTICLE IV
THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

The primary objective of the Amended TIF Plan is to serve the public convenience and necessity by participating in the construction of the infrastructure improvements in connection with the Project.

The infrastructure improvements will be constructed in accordance with standards, codes and ordinances of the City.

The improvements will provide for the health and welfare of the public by providing for safe and adequate access and by providing adequate infrastructure including water and sewer system and drainage improvements, parking, among others referenced herein, to serve the development.

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

The use of Tax Increment Financing is needed as an inducement that will result in the development of the Project located at Highway 11 in Hattiesburg, Forrest County, Mississippi. The development includes the Southern Bone & Joint Clinic, Nicholson CPA, a new facility for Forrest General Hospital, and additional land for future development.

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of infrastructure improvements necessary to serve the public that will utilize the induced development.

This TIF Plan will be implemented in accordance with the Redevelopment Plans of the City and County, namely the *Tax Increment Financing Redevelopment Plan, City of Hattiesburg, Mississippi, 1996*, and the *Tax Increment Financing Redevelopment Plan, Forrest County, Mississippi, 1996.*

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

A. Cost Estimate of Redevelopment Project

The estimated total cost of the Project, including infrastructure, is approximately $50,000,000. The TIF Bonds proceeds may be used to pay the cost of construction infrastructure improvements which may include, which may include, but are not necessarily limited to, installation and/or relocation of utilities such as water, sanitary sewer, burying and relocation of electrical lines, construction of drainage improvements, construction of roadways with curb and gutter, concrete walks, sidewalks, lighting, site demolition and grading, parking and associated site development, installation of signage, landscaping of rights-of way, irrigation, related engineering fees, attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs in connection with construction and development within the TIF District as identified in the Amended TIF Plan. The project will be located on Highway 11 in Hattiesburg, Forrest County, Mississippi.

B. Projected Sources of Revenue to Meet Costs

The Developer will secure private financing for the construction and development of the Project. The City will pledge up to 41.65 mills of the ad valorem taxes increases generated from within the TIF District. The County will match the City's pledge.

C. Total Amount of Indebtedness To Be Incurred

In 2000, the City and County authorized TIF Bonds for the Southern Pointe Project in the principal amount not to exceed $2,000,000. The first series of bonds was issued in 2001 in the amount of $670,000. The first series of bonds were retired in November 2012. The remaining authority to issue TIF Bonds according to this Amended TIF Plan is One Million Three Hundred Thirty Thousand Dollars ($1,330,000). The Project currently consists of the Southern Bone & Joint Clinic, Nicholson CPA, a new facility for Forrest General Hospital, with additional land for future development.

The first series of bonds were issued in 2001 in the amount of $670,000. These bonds were retired in November 2012. The remaining authorized bonding capacity is not to exceed One Million Three Hundred Thirty Thousand Dollars ($1,330,000). The purpose of this amendment is to increase the City's authority to issue subsequent series of TIF Bonds and to extend the duration of this Amended TIF Plan so that subsequent series of bonds may be issued.

This amendment increases the City's bonding authority from Two Million Dollars ($2,000,000) to Three Million Six Hundred Eighty Thousand Dollars ($3,680,000). Considering the first series of bonds was issued for $670,000, the remaining authority to issue TIF Bonds pursuant to this Amended TIF Plan is Three Million Ten Thousand Dollars ($3,010,000).

With this Amendment the City, acting for and on behalf of itself and the County, may issue up to $3,680,000 in TIF Bonds, Notes, and other debt obligation which will be secured by the City and the County with the pledge of incremental increases in ad valorem taxes generated by the project.

The *Tax Increment Financing Redevelopment Plan, City of Hattiesburg, Mississippi, 1996*, the *Tax Increment Financing Redevelopment Plan, Forrest County, Mississippi, 1996;* the *Tax Increment Financing Plan Southern Pointe Project, City of Hattiesburg, Mississippi, December, 2000, As Amended, April 2013;* and the *Tax Increment Financing Plan, Southern Pointe Project,* *Forrest County, Mississippi, December, 2000, As Amended, April 2013* shall be administered as a joint undertaking of the City and County including, but not necessarily limited to, the issuance of Bonds or Notes or other debt obligations to provide funds to defray the cost of infrastructure improvements.

It is expected that Tax Increment Financing Bonds or Notes or other debt obligations can be obtained at an annual interest rate of not more than 5.25% for up to 15 year tax increment debt obligations. Annual principal and interest payments are estimated to be approximately $294,911 assuming the 5.25% rate and tax increment obligations over a period of up to 15 years.

The estimated increased ad valorem tax revenues generated by the City, combined with the County's match of ad valorem tax revenues resulting from the development, excluding school district taxes which do not apply in this case, will be approximately $486,504. As much as is necessary of this ad valorem tax payment will be pledged to the payment of the tax increment debt obligations. The only obligations of the City with respect to the payment of the tax increment financing debt obligations will be the pledge of the incremental tax increases from ad valorem taxes generated from within the TIF District. The only obligation of the County with respect to the payment of the tax increment financing debt obligations will be the match of the City's commitment using the incremental increases in ad valorem taxes generated within the TIF District.

In accordance with an Interlocal Cooperation Agreement, the City and County will designate the City as having the responsibility for administration of this undertaking and will designate the City as the primary party in interest in carrying forward this project.

Of the total estimated principal and interest payments of $294,911, the City will pledge 41.65 mills of ad valorem tax increases, or $147,455 and the County will match the City's commitment of $147,455 using ad valorem tax increases generated by the Project within the TIF District.

This added increment to the City of ad valorem taxation is estimated to be about $276,951 and the annual surplus of the City is estimated to be $129,496, to be deposited annually in the general funds of the City for any lawful purpose.

This added increment to the County of ad valorem taxation is estimated to be about $321,747 and the annual surplus of the County is estimated to be $174,292, to be deposited annually in the general funds of the County for any lawful purpose.

The amount, the maturity, and the timing of the issuance of TIF Bonds will be determined pursuant to further proceedings of the City.

ARTICLE VII
REAL PROPETY TO BE INCLUDED IN THE
TAX INCREMENT FINANCING DISTRICT

The real property to be included in the TIF District from which the ad valorem property tax revenues will be generated to finance the TIF is described in Exhibit I attached to this TIF Plan.

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

The duration of the *Tax Increment Financing Plan, Southern Pointe Project, City of Hattiesburg, December 2000, as Amended, April 2013* will not exceed twenty (20) years from the date hereof.

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

Ad Valorem Tax Increases

Development of the Project will generate significant ad valorem tax revenues for the City, County Development of the Project will generate significant ad valorem tax revenues for the City, County, and the School District. The following are projections of the new ad valorem tax revenues expected to be generated the development. Real property is based upon a true value of $38,949,110; assessed value $5,842,367.

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Satellite Development

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

A separate fund entitled the "Tax Increment Financing Fund, Southern Pointe Project" shall be established by the City and County to receive ad valorem real and personal property taxes and the proceeds of any other financial assistance received in connection with this Amended TIF Plan.

ARTICLE XI

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

Through the adoption of the Amended TIF Plan, the Mayor and City Council acknowledge the above and shall adopt the necessary resolution(s) when deemed necessary and appropriate.

EXHIBIT I

DESCR

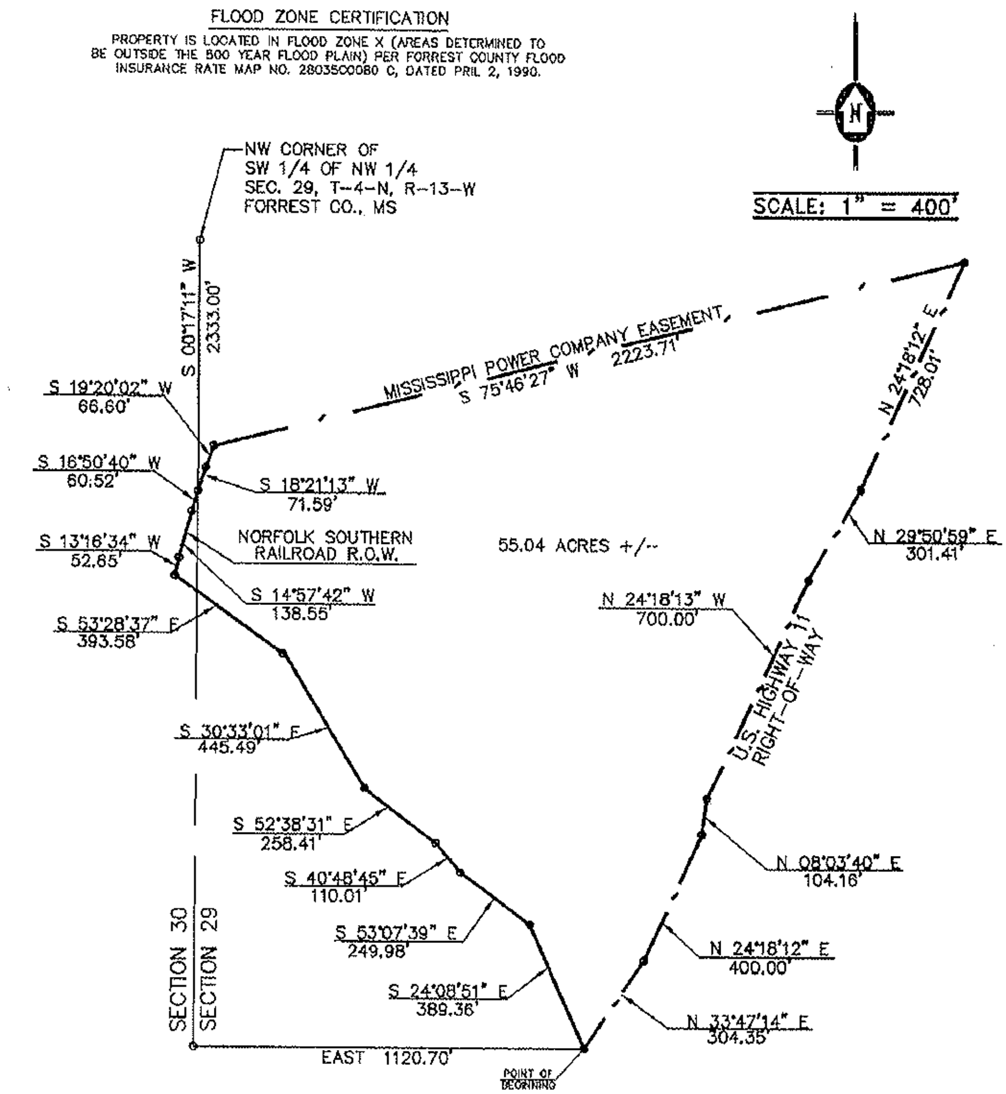
PLAT OF SURVEY & LOCATION OF IMPROVEMENTS ON:

COMMERCIAL/MEDICAL OFFICE PARK

PART OF THE S 1/2 OF THE NW 1/4 & OF THE N 1/2 OF THE SW 1/4 OF SECTION 29, & OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, T-4-N, R-13-W, FORREST COUNTY, MS

FLOOD ZONE CERTIFICATION

PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FORREST COUNTY FLOOD INSURANCE RATE MAP NO. 2803500080 C, DATED PRIL 2, 1990.



BEARINGS ARE BASED ON EXISTING MONUMENTATION FOUND AND THE ASSOCIATED BEARING(S) FROM RECORD PLATS

TIMOTHY R. BURGE, P.A.

CONSULTING ENGINEERS /// SURVEYORS

1301 WEST PINE STREET, HATTIESBURG, MISSISSIPPI 39401 601-544-0078

CLIENT

M.D. ARCHITECTS, LLC

FISHERS, INDIANA

CERTIFICATE OF SURVEY

I, TIMOTHY R. BURGE, MISSISSIPPI REGISTERED LAND SURVEYOR NO. LS-02472, CERTIFY THAT I AM RESPONSIBLE FOR THE FIELD SURVEY OF THE PROPERTY PLATTED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT RECORD OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SOURCES OF INFORMATION

CREW: – N/A; – N/A; – N/A; –

SURVEY CLASS:	N/A
PROJECT NO:	98J3/MDA
DRAWN BY:	TG
CHECKED BY:	TRB
DATE:	MARCH 12, 1999
FILE NAME:	OPTION.DWG
DRAWING NO:	98J3.L28XX

LEGAL DESCRIPTION

PROJID: 98J3 / MDA **CLIENT:** M.D. ARCHITECTS, LLC

DATE: MARCH 12, 1999 **DRAWING NO:** 98J3DESCRIP1.DWG

REMARKS: 55.04 ACRE SITE FOR A COMMERCIAL AND MEDICAL DEVELOPMENT ADJACENT TO THE WEST SIDE OF U.S. HIGHWAY 11 AND THE EAST SIDE OF THE NORFOLK SOUTHERN RAILROAD, AND THE SOUTH SIDE OF MISSISSIPPI POWER COMPANY EASEMENT.

DESCRIPTION: A PART OF THE SOUTH ½ OF THE NORTHWEST 1/4 AND NORTH ½ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP FOUR NORTH, RANGE THIRTEEN WEST AND A PART OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP FOUR NORTH, RANGE THIRTEEN WEST, HATTIESBURG, MISSISSIPPI.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

1) COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 13 WEST, HATTIESBURG, MISSISSIPPI;

2) THENCE RUN SOUTH ZERO (00) DEGREES, SEVENTEEN (17) MINUTES, ELEVEN (11) SECONDS WEST ALONG THE WEST LINE OF SAID SECTION TWENTY-NINE (29) FOR 2333.00 FEET;

3) THENCE RUN EAST FOR 1120.70 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 11 AND THE POINT OF BEGINNING;

4) THENCE RUN NORTH THIRTY-THREE (33) DEGREES, FORTY-SEVEN (47) MINUTES, FOURTEEN (14) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 304.35 FEET;

5) THENCE RUN NORTH TWENTY FOUR (24) DEGREES, EIGHTEEN (18) MINUTES, TWELVE (12) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 400.00 FEET;

6) THENCE RUN NORTH EIGHT (08) DEGREES, THREE (03) MINUTES, FORTY (40) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 104.16 FEET;

7) THENCE RUN NORTH TWENTY-FOUR (24) DEGREES, EIGHTEEN (18) MINUTES, TWELVE (12) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 700.00 FEET;

8) THENCE RUN NORTH TWENTY-NINE (29) DEGREES, FIFTY-ONE (51) MINUTES, ZER0 (00) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 301.41 FEET;

9) THENCE RUN NORTH TWENTY-FOUR (24) DEGREES, EIGHTEEN (18) MINUTES, TWELVE (12) SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY FOR 728.01 FEET TO THE SOUTH LINE OF THE MISSISSIPPI POWER COMPANY EASEMENT;

10) THENCE RUN SOUTH SEVENTY-FIVE (75) DEGREES, FORTY-SIX (46) MINUTES, TWENTY-SEVEN (27) SECONDS WEST ALONG THE SAID SOUTH EASEMENT LINE, 2223.71 FEET TO THE EAST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD;

11) THENCE RUN SOUTH NINETEEN (19) DEGREES, TWENTY (20) MINUTES, TWO (02) SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY FOR 66.60 FEET;

12) THENCE RUN SOUTH EIGHTEEN (18) DEGREES, TWENTY-ONE (21) MINUTES, THIRTEEN (13) SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY FOR 71.59 FEET;

13) THENCE RUN SOUTH SIXTEEN (16) DEGREES, FIFTY (50) MINUTES, FORTY (40) SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY FOR 60.52 FEET;

14) THENCE RUN SOUTH FOURTEEN (14) DEGREES, FIFTY-SEVEN (57) MINUTES, FOURTY-TWO (42) SECONDS WEST D ALONG SAID EAST RIGHT-OF-WAY FOR 138.55 FEET;

15) THENCE RUN SOUTH THIRTEEN (13) DEGREES, SIXTEEN (16) MINUTES, THIRTY-FOUR (34) SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY FOR 52.65 FEET;

16) THENCE RUN SOUTH FIFTY-THREE (53) DEGREES, TWENTY-EIGHT (28) MINUTES, THIRTY-SEVEN (37) SECONDS EAST FOR 393.58 FEET;

17) THENCE RUN SOUTH THIRTY (30) DEGREES, THIRTY-THREE (33) MINUTES, ONE (01) SECONDS EAST FOR 445.49 FEET;

18) THENCE RUN SOUTH FIFTY-TWO (52) DEGREES, THIRTY-EIGHT (38) MINUTES, THIRTY-ONE (31) SECOND EAST FOR 258.41 FEET;

19) THENCE RUN SOUTH FORTY (40) DEGREES, FORTY-EIGHT (48) MINUTES, FOURTY-FIVE (45) SECONDS EAST FOR 110.01 FEET;

20) THENCE RUN SOUTH FIFTY-THREE (53) DEGREES, SEVEN (07) MINUTES, THIRTY-NINE (39) SECONDS EAST FOR 249.98 FEET;

21) THENCE RUN SOUTH TWENTY-FOUR (24) DEGREES, EIGHT (08) MINUTES, FIFTY-ONE (51) SECONDS EAST FOR 389.36 FEET, TO THE POINT OF BEGINNING;

22) THE ABOVE DESCRIBED PARCEL LIES ENTIRELY WITHIN AND IS A PART OF THE SOUTH ½ OF THE NORTHWEST 1/4 AND THE NORTH ½ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP FOUR NORTH, RANGE THIRTEEN WEST AND THE EAST ½ OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP FOUR NORTH, RANGE THIRTEEN WEST, HATTIESBURG, MISSISSIPPI, AND CONTAINS 55.04 ACRES, MORE OR LESS.

City of Hattiesburg, MS

200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401

Meeting Agenda - Final

Monday, April 15, 2013

4:00 PM

Council Chambers

<u>City Council - Agenda Review</u>

1. Agenda Review

2. Citizens Forum