

City of Hattiesburg, MS

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



Meeting Agenda

Monday, May 5, 2014

4:00 PM

Council Chambers

City Council - Public Hearing

1. 2014-1093

Hold a public hearing to receive public comment on the proposed tax increment financing plan for the Midtown Hattiesburg Project, City of Hattiesburg, 2014.

Attachments: Midtown Hattiesburg TIF Plan 2014



City of Hattiesburg, MS

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

Master

File Number: 2014-1093

File ID: 2014-1093

Type: Regular Agenda Item

Status: Agenda Ready

Version: 1

Reference:

In Control: City Council

File Created: 05/05/2014

Brief Title: Public Hearing, Midtown Hattiesburg Project TIF

Final Action:

Minute Book Number: MB2014-121

Title:

Hold a public hearing to receive public comment on the proposed tax increment financing plan for the Midtown Hattiesburg Project, City of Hattiesburg, 2014.

Notes:

Sponsors:

Enactment Date:

Attachments: Midtown Hattiesburg TIF Plan 2014

Enactment Number:

Contact:

Meeting Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council - Public Hearing	05/05/2014					

Text of Legislative File 2014-1093

Title

Hold a public hearing to receive public comment on the proposed tax increment financing plan for the Midtown Hattiesburg Project, City of Hattiesburg, 2014.

Summary

Public hearing, Midtown Hattiesburg Project TIF

Budget Information

Expenditure Type

Purchasing Item

Publication Information

TAX INCREMENT FINANCING PLAN

MIDTOWN HATTIESBURG PROJECT

HATTIESBURG, MISSISSIPPI

2014

**TAX INCREMENT FINANCING PLAN
MIDTOWN HATTIESBURG PROJECT
CITY OF HATTIESBURG, MISSISSIPPI
2014**

ARTICLE 1

A. PREAMBLE

Administration and Implementation

The administration and implementation of this Tax Increment Financing Plan, *Midtown Hattiesburg Project, City of Hattiesburg, Mississippi, 2014* (the "TIF Plan"), will be a joint undertaking of the City of Hattiesburg (the "City") and Forrest County (the "County").

The City and County will enter into an inter-local agreement or a regional economic development alliance agreement under the Regional Economic Development Act (the "REDA" Act as defined below) which will designate the City as the primary party in interest in carrying the **Midtown Hattiesburg Project** (the "Project") forward. The issuance of Bonds or Notes, or other debt obligations to provide funds to finance the costs of public infrastructure and related site improvements identified in the TIF Plan shall be a joint undertaking of the City and County whereby the City will issue one or more series of Tax Increment Financing Revenue Bonds as authorized herein to finance the Project as more fully described herein.

The Tax Increment Financing and other funds as identified herein will be used to defray the cost of public infrastructure and related site improvements and other activities to serve the Project and the community as a whole.

The total cost of the infrastructure, site improvements, and other activities making up the Project as defined below, is estimated to be in excess of Twenty Million Dollars (\$20,000,000) a part of which will be funded through (i) Tax Increment Financing Revenue Bonds issued in an amount not to exceed Fifteen Million Dollars (\$15,000,000) by the City pursuant to the TIF Plan, and Section 21-45-1, *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), and Regional Economic Development Act funding as authorized by Section 57-64-1, *et seq.*, Mississippi Code of 1972, as amended (the "REDA Act").

Midtown Hattiesburg District Master Plan

The Midtown Hattiesburg Master Plan significantly impacts the surrounding region as a mixed use district and an innovative demonstration project for sustaining redevelopment within the City of Hattiesburg and Forrest County.

The goal of the Midtown Hattiesburg Master Plan is to create a walkable, workable, livable mixed use community that connects people to living, shopping, dining, entertaining, educational, medical, cultural and recreational venues. Midtown is located just south of The University of Southern Mississippi campus and west of US 49. The Master Plan uses to its advantage Midtown's strategic location among the region's major economic drivers - Forrest General Hospital, Hattiesburg Clinic, and the University of Southern Mississippi to become a highly successful and sustainable mixed use community.

The Midtown Master Plan is funded through a \$150,000 Sustainable Community Challenge Grant from the U. S. Department of Housing and Urban Development matched by \$150,000 from generous contributions that include Forrest General Hospital, Hattiesburg Clinic, the University of Southern Mississippi, the City of Hattiesburg, Forrest County, HUB Development, Mississippi Power Company, Bancorp South, the Area Development Partnership, and several private citizens.

The Midtown Hattiesburg Master Plan is guided by the goal to create a walkable, workable, livable, mixed-use community in concert with the adjacent neighborhoods. This embodies higher development densities, wider housing choices, expanded mobility, increased design standards, and greater connections to educational, medical, cultural, recreation, entertainment, shopping and dining venues. The underlying themes of the Midtown Master Plan are:

DIVERSIFIED: Diversifying the economy going beyond the medical oriented professional offices and services and expanding into the retail-oriented and residential needs of the estimated 25,000 person customer/employee base;

SUSTAINABLE: Creating a sustainable district that incorporates development standards that are truly green by nature and form - livable densities; live-work-play land uses; multi-modal transportation options; vertical parking

replacing horizontal parking lots, capture of rain water for irrigation; use of pervious paving material; and recycling as a primary not secondary waste disposal activity;

LIVABLE: Providing housing for a range of incomes and occupancy types, particularly workforce housing that accommodates affordable units;

MULTI-MODAL: Incorporating all modes of transportation to enhance mobility, including transit, walking, jogging, biking, and single occupancy vehicles; and repurposing Hardy Street and U. S. Highway 49 from single-purpose arterials to multi-modal and aesthetic community assets;

CONNECTED: Embedding people-friendly linkages to The University of Southern Mississippi, adjacent residential neighborhoods of University Heights and Arcadia-Sunset, and to Longleaf Trace and Downtown.

PREDICTABLE: Providing a predictable investment environment for economic growth within Midtown that is based on a long range development plan;

NEIGHBORHOOD FRIENDLY: Protecting adjacent residential neighborhoods of University Heights and Acadia-Sunset from incompatible intrusions while ensuring they are partners in creating the Plan; and,

ENVIRONMENTALLY SENSITIVE: Preserving and recapturing the natural environment as part of the built environment is such a way that existing drainageways become an amenity rather than only a means to transport stormwater;

SOURCE: Midtown in Motion, Midtown Hattiesburg Master Plan

Project Description

The project will consist of the development and redevelopment of the Midtown Hattiesburg District. The area is adjacent to The University of Southern Mississippi, and includes Forrest General Hospital and related medical facilities, the Hattiesburg Clinic and numerous retail businesses, professional office buildings and other facilities. The project is expected to include the construction of major

new facilities at The University of Southern Mississippi including buildings to house the School of Nursing, a new School of Business, new Student Housing and a new Administrative Services Building for Hattiesburg Clinic. Development and redevelopment are also expected to include a new full service hotel, restaurants, professional office buildings and other public and private investments. The Project will likely represent public and private investments in excess of \$200,000,000.

Note: The description of the Project and tax revenue projections were provided to the City and County by the Midtown Hattiesburg Steering Committee and the Forrest County Tax Assessor.

B. STATEMENT OF INTENT

As provided in the Preamble of this TIF Plan, the City, acting on behalf of itself and the County, proposes to issue Tax Increment Financing Revenue Bonds, pursuant to the authority outlined hereinabove, in one or more series, in the amount not to exceed Fifteen Million Dollars (\$15,000,000), which will be secured solely by the City's and County's pledges of up to one hundred percent (100%) of the increased real and personal property ad valorem taxes, generated by the construction and the development of the Project within the Midtown Tax Increment Financing District ("TIF" District) proposed herein. Funds will be used to pay the cost of constructing various public infrastructure improvements of the Project including, but not limited to, installation of utilities such as water and sanitary sewer; and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, construction of public and private parking facilities, sidewalks; installation of traffic signalization and signage; grading; lighting and landscaping of rights-of-way; purchase of rights-of-way and other property necessary for the installation of the infrastructure improvements described hereinabove; capitalized interest, engineering; TIF Plan preparation fees; other incidental cost; and related professional fees for the Project. The construction of the aforementioned improvements will be undertaken to provide for the public convenience, health, and welfare. A more detailed scope of work including budgets will be identified in development agreements and/or security and reimbursement agreements as necessary and appropriate.

By virtue of the TIF Plan, it is the intent of the City and County to use Tax Increment Financing to foster, encourage and expedite the development and redevelopment of the Midtown Hattiesburg District.

It is the intent of this TIF Plan to:

1. Authorize bonds to be issued in one or more series as development occurs and when added increments of ad valorem taxation generated by new development or redevelopment activities is sufficient to support the issuance of TIF debt obligations in an amount not less than One Million Dollars (\$1,000,000). The total TIF debt authorized by this TIF Plan shall not exceed Fifteen Million Dollars (\$15,000,000).
2. Authorize pledges by the City and County up to one hundred percent (100%) of the real and personal property ad valorem tax increases generated by development and redevelopment within the TIF District from and after the date of adoption and approval of the Tax Increment Financing Plan, Midtown Hattiesburg Project, Hattiesburg, Mississippi, 2014.
3. Limit the use of TIF Bond proceeds issued pursuant to this TIF Plan for constructing infrastructure improvements inside the Midtown TIF District boundaries as provided in this TIF Plan (see Exhibit I).
4. Acknowledge that this TIF Plan will likely be amended when development and redevelopment opportunities arise.
5. Establish the ad valorem real and personal property tax base which exists at the time of adoption and approval of this TIF Plan, thus authorizing any County and City real and personal ad valorem property tax increase generated in the TIF District after the adoption and approval of this TIF Plan to be pledged to the service of TIF Debt issued pursuant to this TIF Plan.
6. To acknowledge that the City and County have approved and adopted the Hattiesburg Clinic Midtown District Tax Increment Financing Plans and to exclude the Hattiesburg Clinic Midtown District Tax Increment Financing District from the boundaries of the Midtown Hattiesburg Tax Increment Financing District as established by the Tax

Increment Financing Plan Midtown Hattiesburg Project for the City and County (see Exhibit I A).

7. To acknowledge that the Hattiesburg Clinic Midtown District Tax Increment Financing Plans of the City and County, pledge up to One Hundred percent (100%) of the increased real and personal property ad valorem taxes generated by the Hattiesburg Clinic Project within the Hattiesburg Clinic Midtown District Tax Increment Financing District, to the service of TIF debt obligations authorized by the Hattiesburg Clinic Midtown District Tax Increment Financing Plans of the City and County; and to acknowledge that the real and personal ad valorem tax increases generated by the Hattiesburg Clinic Project are not pledged to the service of TIF debt obligations which may be issued pursuant to the Tax Increment Financing Plans Midtown Hattiesburg Project of the City and County.

NOTE: State law prohibits the use of school taxes to service Tax Increment Financing debt obligations.

C. PUBLIC CONVENIENCE AND NECESSITY

The public convenience and necessity requires participation by the City and County in this Project. The public interest will be served by the City and County's participation in the public infrastructure costs of the Project. The Project will accomplish the following, which will provide for the public convenience and necessity and serve the best interest of the citizens of the City and County.

1. According to "Midtown in Motion", Midtown Hattiesburg Master Plan, construction of the Project will represent a private investment in excess of Two Hundred Million Dollars (\$200,000,000).
2. The Midtown Hattiesburg Master Plan, projects increases in City, County and School District real and personal property ad valorem taxes to be \$5.4 million at build out in 20 years. Current ad valorem taxes based on the 2013 Property tax rolls total \$1,434,858.

The table set forth below provides a breakdown of current real and personal property ad valorem taxes to each jurisdiction:

Current Property Taxes (2013)

<u>City</u>	<u>County</u>	<u>Schools</u>	<u>TOTAL</u>
\$392,190	\$505,992	\$536,676	1,434,858

3. The Project will make significant contributions to the development and redevelopment of the Midtown District and the entirety of Hattiesburg and Forrest County.
4. The development will help to reduce leakage of tens of millions of retail sales dollars to nearby Mobile, Alabama and the suburbs of New Orleans.
5. The Project will enhance Hattiesburg's and Forrest County's stature as a leading regional hub of higher education, medical care and retail shopping.
6. The Project will enhance the Midtown District of Hattiesburg, strengthen the economic viability of the area and increase its attractiveness as an investment opportunity.
7. The Project will involve the construction of a new School of Nursing which will serve to enhance the ability of The University of Southern Mississippi to attract the best students in the State as well as strengthen the stature of Hattiesburg and Forrest County as a regional medical and business center.
8. The Project will involve the construction of a new School of Business which will help the University of Southern Mississippi to increase enrollment of students pursuing careers in entrepreneurship.
9. Through the University of Southern Mississippi, an injection of over \$100,000,000 adjacent to Midtown Hattiesburg and the local economy will have a major positive economic impact on Hattiesburg and Forrest County. With construction payrolls in the tens of millions, hundreds of construction workers will spend millions locally.

10. The development will attract shoppers, students and those seeking medical services from all parts of the Pine Belt Region.
11. According to the Midtown Hattiesburg Master Plan, private investments of about \$200 million will increase property taxes in the City, County and Schools by about \$4.0 annually.
12. The development will generate significant increases in new retail sales tax rebates to Hattiesburg.
13. According to the Master Plan, hundreds of construction jobs will generate construction payrolls in the millions.
14. The Project will result in significant increases in income taxes to the State of Mississippi.
15. According to the Midtown Master Plan, development and redevelopment in the District could have an economic input of over \$500 million over the course of the planning period.
16. The Master Plan states the Project will create an estimated 3,938 full time job equivalents at build out, with new jobs in education, medical services, professional services, related and other commercial businesses.
17. The Project includes a 50,000 square foot building constructed by the Hattiesburg Clinic, a \$10 million investment as Midtown's first signature project built in accordance with the form based code.

ARTICLE II

A. REDEVELOPMENT PROJECT DESCRIPTION

The project will consist of the development and redevelopment of the Midtown Hattiesburg District generally located along U.S. Highway 49 and Hardy Street in Hattiesburg. The area includes Forrest General Hospital and related medical facilities, the Hattiesburg Clinic and numerous retail businesses, professional office buildings and other facilities. The University of Southern Mississippi is contiguous with the Midtown District and is vital to the success of the implementation of the Master Plan.

The Project is expected to include the construction of major new facilities at The University of Southern Mississippi including buildings to house the School of Nursing, a new School of Business and new Student Housing and a new Administrative Services Building for Hattiesburg Clinic. Development and redevelopment are expected to include a new full service hotel, restaurants, professional office buildings and other public and private investment. The Project will likely represent public and private investment in excess of \$200,000,000.

The Midtown Hattiesburg Master Plan significantly impacts the surrounding region as a mixed-use district and an innovative demonstration project for sustaining redevelopment within the City of Hattiesburg and Forrest County.

The goal of the Midtown Hattiesburg Master Plan is to create a walkable, workable, livable mixed use community that connects people to living, shopping, dining, entertaining, educational, medical, cultural and recreational venues. Midtown is located just south of The University of Mississippi campus and west of US 49. The Master Plan uses to its advantage Midtown's strategic location among the region's major economic drivers - Forrest General Hospital, Hattiesburg Clinic, and The University of Southern Mississippi to become a highly successful and sustainable mixed use community.

The Midtown Master Plan is funded through a \$150,000 Sustainable Community Challenge Grant from the U.S. Department of Housing and Urban Development matched by \$150,000 from generous contributions that include Forrest General Hospital, Hattiesburg Clinic, The University of Mississippi, the City of Hattiesburg, Forrest County, HUB Development,

Mississippi Power Company, Bancorp South, the Area Development Partnership, and several private citizens.

The Midtown Hattiesburg Master Plan is guided by the goal to create a walkable, workable, livable, mixed-use community in concert with the adjacent neighborhoods. This embodies higher development densities, wider housing choices, expanded mobility, increased design standards, and greater connections to educational, medical, cultural, recreation, entertainment, shopping and dining venues. The underlying themes of the Midtown Master Plan are:

DIVERSIFIED: Diversifying the economy going beyond the medical oriented professional offices and services and expanding into the retail-oriented and residential needs of the estimated 25,000 person customer/employee base;

SUSTAINABLE: Creating a sustainable district that incorporates development standards that are truly green by nature and form - livable densities; live-work-play land uses; multi-modal transportation options; vertical parking replacing horizontal parking lots, capture of rain water for irrigation; use of pervious paving material; and recycling as a primary not secondary waste disposal activity;

LIVABLE: Providing housing for a range of incomes and occupancy types, particularly workforce housing that accommodates affordable units.

MULTI-MODAL: Incorporating all modes of transportation to enhance mobility, including transit, walking, jogging, biking, and single occupancy vehicles; and repurposing Hardy Street and U.S. Highway 49 from single-purpose arterials to multi-modal and aesthetic community assets;

CONNECTED: Embedding people-friendly linkages to The University of Southern Mississippi, adjacent residential neighborhoods of University Heights and Arcadia-Sunset, and to Longleaf Trace and Downtown;

PREDICTABLE: Providing a predictable investment environment for economic growth within Midtown that is based on a long range development plan;

NEIGHBORHOOD FRIENDLY: Protecting adjacent residential neighborhoods of University Heights and Acadia-Sunset from incompatible intrusions while ensuring they are partners in creating the Plan; and,

ENVIRONMENTALLY SENSITIVE: Preserving and recapturing the natural environment as part of the built environment in such a way that existing drainageways become an amenity rather than only a means to transport stormwater.

*Note: The description of the Project and tax revenue projections were provided to the City and County by the Midtown Hattiesburg Steering Committee with assistance from the Forest County Tax Assessor.

Project Location

a. **Legal Description and Map**

Attached hereto as Exhibit I is a map with a description of the land upon which the Project will be located. This map identifies the TIF District from which the tax revenues will be generated to service the TIF bond debt.

b. **Environmental Characteristics and Zoning**

The Project site is comprised of a 20 + block developed mixed use area which is zoned as set forth on the map attached hereto as Exhibit I.

B. COMPANY INFORMATION

1. **Name of Company:**

None Known at this time

2. **Address of Company:**

None at this time

3. **Tax I.D. Number:**

None at this time

4. **Local Contractors of Agents**

None known

ARTICLE III

ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

A. JOB CREATION

Construction Jobs

The development of the Project will create hundreds of construction jobs and will result in construction payrolls in the tens of millions.

Permanent Jobs and Part-Time Jobs

At completion of the development, it is expected that the Project will create approximately 3,898 full-time job equivalents with an annual payroll reaching into the tens of millions.

B. FINANCIAL BENEFIT TO THE COMMUNITY

Ad Valorem Tax Increases

The construction and development of the Project will generate significant increases in ad valorem tax revenues for the City, the County, and the School District, and according to the Midtown Hattiesburg Master Plan could reach \$5.4 million. The following sets forth the current ad valorem tax revenues generated from Midtown today, and increase of some \$4.0 million.

Current Property Taxes (2013)

<u>City</u>	<u>County</u>	<u>Schools</u>	<u>TOTAL</u>
\$392,190	\$505,992	\$536,676	1,434,858

The current real and personal property ad valorem tax revenue projections were provided to the City with assistance of the Midtown Hattiesburg Steering Committee and the Forrest County Tax Assessor.

Retail Sales

It is expected that the total retail sales from the Midtown Hattiesburg development and redevelopment could reach into the millions annually.

Economic Impact

According to the Master Plan, development and redevelopment in the Midtown District could have an economic impact over the course of the planning period reaching over \$500 million.

ARTICLE IV

THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

The primary objective of the TIF Plan is to serve the public convenience and necessity by participating in the Midtown Hattiesburg Project. The TIF Plan will provide financing to construct public infrastructure and other improvements to serve the Midtown District as described in detail in the Preamble to this TIF Plan as set forth on a map depicting the boundaries of the Midtown District (Exhibit I). The public 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 utilities, which may include electrical, water, gas, sanitary sewer systems, and drainage systems. The area will be landscaped.

ARTICLE V

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

The proposed use of the Tax Increment Financing Plan is to provide a financing mechanism for the construction of public infrastructure and other improvements necessary to serve the public that will utilize the induced development throughout the Midtown District and other areas as deemed appropriate, and pursuant to further action of the City and County.

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 development of the Project will represent a private investment in excess of Two Hundred Million Dollars (\$200,000,000). As set forth in the Preamble of this TIF Plan, this TIF Plan will be a joint undertaking of the City of Hattiesburg and Forrest County, whereby the City and County will enter into an inter-local agreement or a Regional Economic Development Alliance Agreement, which will designate the City as the primary party in interest in carrying the Project forward. The City and County propose that the City is to issue bonds or notes as authorized in the Preamble of this TIF Plan, in one or more series, in an amount not to exceed Fifteen Million Dollars (\$15,000,000). The funds will be used to pay the cost of constructing various public infrastructure improvements of the Project including, but not limited to, installation of utilities such as water and sanitary sewer; and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, construction of public and private parking facilities, sidewalks; installation of traffic signalization and signage; grading; lighting and landscaping of rights-of-way; purchase of rights-of-way and other property necessary for the installation of the infrastructure improvements described hereinabove; capitalized interest, engineering; TIF Plan preparation fees; other incidental cost; and related professional fees for the Project. The construction of the aforementioned improvements will be undertaken to provide for the public convenience, health, and welfare. A more detailed scope of work including budgets will be identified in a development agreements and/or security and reimbursement agreements as necessary and appropriate.

Proceeds of the Bonds or Notes may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under Section 21-45-1, *et seq.*, Mississippi Code of 1972, as amended.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

The University of Southern Mississippi, Forrest General Hospital, the Hattiesburg Clinic and others will secure financing for the public and private investment needed to develop and redevelop the Midtown Hattiesburg District. The City and County will pledge up to one hundred percent (100%) of the ad valorem tax increases from the real and personal property generated in the TIF District to finance the Tax Increment Financing Bonds. If deemed necessary and appropriate, the City and County may require additional security from the developers of the Project.

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

As provided in the Preamble of this TIF Plan, the City will issue up to Fifteen Million Dollars (\$15,000,000) in TIF Bonds or Notes, in one or more series, which will be secured by the City and County with the pledge of up to one hundred percent (100%) of the incremental increases in ad valorem real and personal property taxes. If deemed necessary and appropriate, the City and County may require additional security from the developers of the Project. *The Tax Increment Financing Redevelopment Plan, City of Hattiesburg, Mississippi and the Tax Increment Financing Plan, Midtown Hattiesburg Project, Hattiesburg, Mississippi, 2014*, shall be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of Bonds or Notes to provide funds to defray the cost of the improvements.

It is expected that Bonds or Notes will be issued in one or more series and when development and redevelopment projects occur. The amount of bonds to be issued; the term of the debt obligations and the annual principle and interest payments will be determined when each development or redevelopment project arises and pursuant to further action of the City and County.

According to the Midtown Hattiesburg Master Plan, at build out, the increase in ad valorem real and personal property tax revenues to be generated for the City and County from the Midtown TIF Project are estimated to be \$4.0 million. It is requested that as much as is necessary of these increased ad valorem real and personal property taxes be pledged to the payment of the tax increment debt obligations. The only obligations of the City and County with respect to the payment of the debt obligations will be the pledge of up to one hundred percent (100%) of the increased ad valorem real and personal property tax revenues of the City within the TIF District identified in Exhibit I attached hereto. The County's pledge of ad valorem tax increases shall be up to one hundred (100%) of the increased ad valorem taxes created within the TIF District. If deemed necessary and appropriate, the City

and County may require additional security from the developers of the project.

Of the total estimated principal and interest payments to be determined when development occurs, the City and County will pledge up to one hundred percent (100%) of the added increments of ad valorem taxation on the real and personal property generated by the construction and development in the TIF District to service the debt. The County's pledge of real and personal property ad valorem tax increases shall be up to one hundred percent (100%) of such increase within the TIF District. Any surplus of ad valorem taxation generated for the City and County is to be deposited in the general funds of the City or County to be used for any lawful purpose.

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

NOTE:

It should be noted that estimates of private investment and ad valorem taxation were developed by the Midtown Hattiesburg Steering Committee with assistance from the Forrest County Tax Assessor. The private investment projections were developed for planning purposes only. Bonds or notes will be issued proportionate with the level of ad valorem tax increases generated within the TIF District in amounts and percentages to be defined in the development agreements (if necessary) and/or the security and reimbursement agreements between the City and development groups as projects arise and as they are identified. If deemed necessary and appropriate, the City and County may require additional security from the developers of the project.

ARTICLE VII

REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING PLAN

The real property to be included in this TIF Plan from which the ad valorem real and personal property tax revenues will be generated to finance one or more series of TIF bonds will be the Midtown Hattiesburg District as described and set forth in the Midtown Hattiesburg Master Plan and attached as Exhibit I. However, that area described as the Hattiesburg Clinic Midtown District Project Tax Increment Financing District (Hattiesburg TIF District) is excluded from the Midtown Hattiesburg Project Tax Increment Financing District. The Hattiesburg Clinic TIF District (see attached description) was established by the Tax Increment Financing Plan, Hattiesburg Clinic Midtown District Project, Hattiesburg, Mississippi, 2013. Ad valorem tax increases generated from development within Hattiesburg Clinic TIF District are pledged to the service of TIF debt obligations issued pursuant to the Hattiesburg Clinic TIF Plan.

ARTICLE VIII

DURATION OF THE TAX INCREMENT FINANCING PLANS EXISTENCE

The duration of the *Tax Increment Financing Plan, Hattiesburg Midtown Project, Hattiesburg, Mississippi, 2014*, will not exceed thirty (30) years.

ARTICLE IX

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

Ad Valorem Tax Increases

The construction and development of the Project will generate significant increases in ad valorem tax revenues for the City, the County, and the School District. The Midtown Hattiesburg Master Plan projects that real and personal property ad valorem taxes will increase by as much as \$4.0 million at build out. The following is a listing of current ad valorem tax revenues expected to be generated from the Midtown District.

Current Property Taxes (2013)

<u>City</u>	<u>County</u>	<u>Schools</u>	<u>TOTAL</u>
\$392,190	\$505,992	\$536,676	1,434,858

The ad valorem real and personal property revenue data was provided to the City with assistance of the Midtown Hattiesburg Steering Committee and the Forrest County Tax Assessor's Office.

Retail Sales

It is expected that the total retail sales from the Midtown Hattiesburg development and redevelopment could reach into the millions annually.

Economic Impact

According to the Master Plan, the economic impact of development and redevelopment in the Midtown District over the course of the planning period could reach over \$500 million.

ARTICLE X

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 A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of the *Tax Increment Financing Plan, Midtown Hattiesburg Project, Hattiesburg, Mississippi, 2014*, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

ARTICLE XI

PLAN OF FINANCING

The TIF Plan provides for the City acting on behalf of itself and the County to issue the TIF Bonds, and Notes in one or more series, which will be secured by the City and County with the pledge of incremental increases in ad valorem taxes, generated by the Project. The City and County pledge of ad valorem tax increases shall be up to one hundred percent (100%) of the increased real and personal property ad valorem taxes created as a result of the Project. If deemed necessary and appropriate, the City and County may require additional security from the developers of the project.

Such decision on the most advantageous method for the City and County to incur the debt will be made pursuant to further proceedings of the City and the County and as projects arise.

The Project may be funded in whole or in part through Tax Increment Financing bonds issued in an amount not to exceed Fifteen Million Dollars (\$15,000,000) by the City issued pursuant to the TIF Plan, Section 21-45-1, *et seq.* Mississippi Code of 1972, as amended (the "TIF Act"), and the Regional Economic Development Act funding as authorized by Section 57-64-1, *et seq.* Mississippi Code of 1972, as amended (the "REDA Act").

The amount of bonds, the timing of the issuance, and the percentage of debt service to be repaid by the City and County shall be determined pursuant to further proceedings of the City and the County and when development and redevelopment projects arise.

ARTICLE XII

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

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

EXHIBIT I

EXHIBIT I A

- **MIDTOWN HATTIESBURG DISTRICT
BOUNDARY DESCRIPTION MAP**
- **ZONING DISTRICT BOUNDARIES**

EXHIBIT I B

- **HATTIESBURG CLINIC MIDTOWN DISTRICT
PROJECT TAX INCREMENT
FINANCING DISTRICT BOUNDARY
DESCRIPTION AND MAP**

**MIDTOWN HATTIESBURG PROJECT
TAX INCREMENT FINANCING DISTRICT**

STATE OF MISSISSIPPI

COUNTY OF FORREST

CITY OF HATTIESBURG

A part of the SE $\frac{1}{4}$ of Section 7, a part of the SW $\frac{1}{4}$ Section 8 and a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, T-4-N, R-13-W, Forrest County, Mississippi and being more particularly described as follows:

Beginning at the intersection of South Right-of-Way (ROW) line of Hardy Street and the West ROW line of U.S. Highway No. 49; thence run Southeasterly and along said West ROW line for 2,930 feet, more or less, to the SE corner of a lot owned by Forrest General Hospital and having a Forrest County Parcel Number 2-039B-17-065.00; thence run West along the South line of said Parcel for 290 feet, more or less, to the West ROW line of Velma Avenue; thence run North along said West ROW line of Velma for 190 feet, more or less, to the South line of the Morningside Heights Subdivision; thence run West along said South subdivision line for 1,300 feet, more or less, to the West ROW line of South 28th Avenue; thence run North along said West ROW line for 350 feet to the NE corner of the Hillendale Subdivision; thence run West along said North subdivision line for 140 feet to the NW corner of Lot 1 Block D of said Hillendale Subdivision; thence run North for 35 feet, more or less, to the Northern boundary line of the said Hillendale Subdivision; thence run Northwesterly along the said Northern boundary for 1,160 feet, more or less, to the Western ROW line of South 31st Avenue; thence run North along said Western ROW line for 965 feet, more or less, to the SE corner of Cherokee Court Subdivision; thence run West along the South line of said Cherokee Court for 154.25 feet to the SW corner of said Cherokee Court; thence run North along the West line of said Cherokee Court for 123 feet to the South ROW line of Arlington Loop; thence continue North for 50' to the North ROW line of Arlington Loop; thence run West along said ROW line of Arlington Loop for 145 feet, more or less, to the SE corner of the Carrollton Subdivision; thence run North along the East line of said subdivision for 1,265 feet, more or less, to the South ROW line of Hardy Street; thence run East along said South line of Hardy street for 2,240 feet, more or less to the West ROW line of U.S. Highway No. 49 and the **Point of Beginning**, comprising 145 acres, more or less.

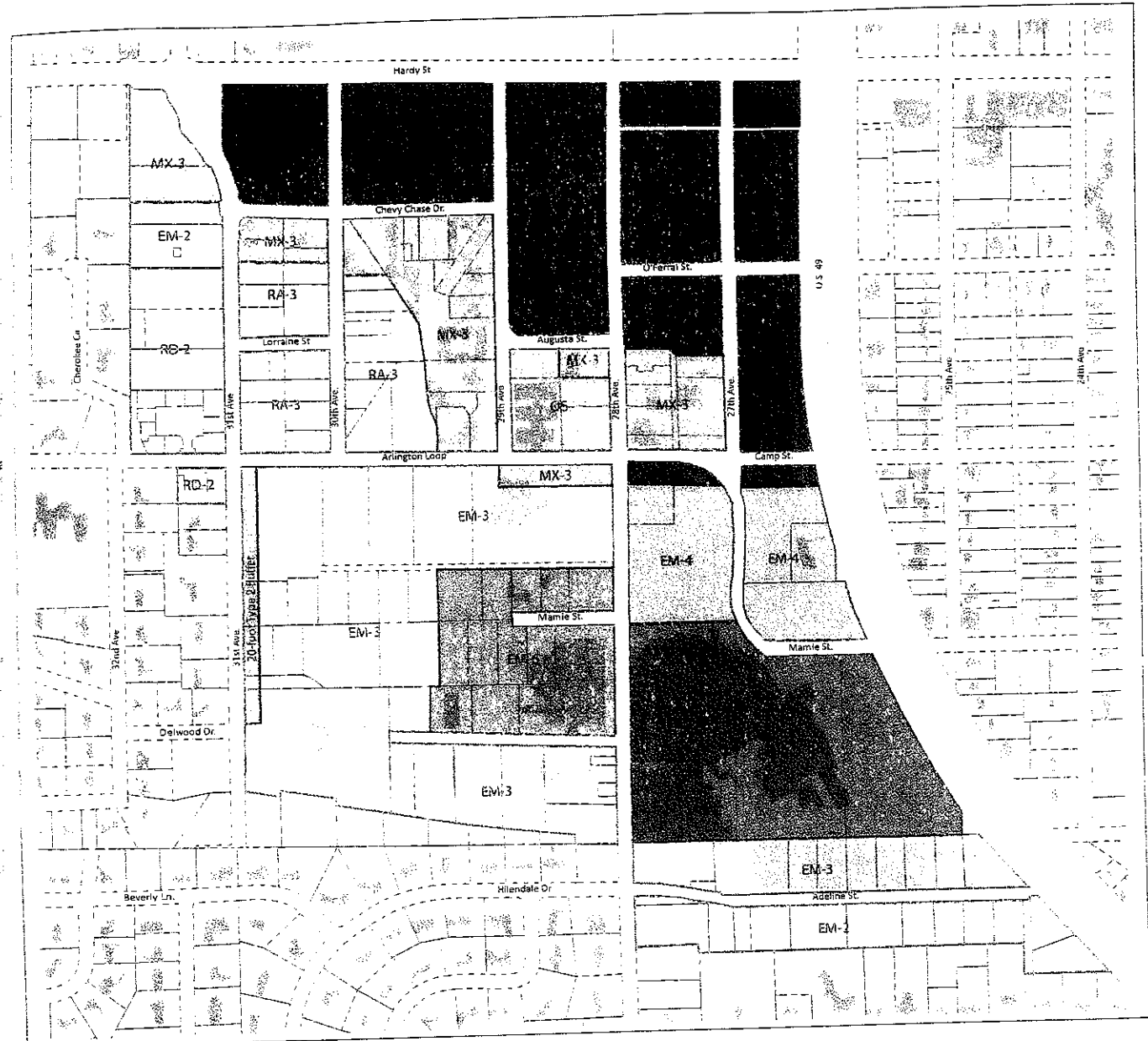
EXHIBIT I A

MIDTOWN HATTIESBURG TAX INCREMENT FINANCING DISTRICT BOUNDARIES & ZONING MAP

Sec. 2.2. Midtown Form-Based Code Zoning Map | DISTRICTS

Sec. 2.2. Midtown Form-Based Code Zoning Map

The following map is established and made a part of the City of Hattiesburg Official Zoning Map.



Mixed Use

MX-3: Mixed Use 3-Story

MX-4: Mixed Use 4-Story

MX-5: Mixed Use 5-Story

Employment

EM-2: Employment 2-Story

EM-3: Employment 3-Story

EM-4: Employment 4-Story

EM-6: Employment 6-Story

EM-9: Employment 9-Story

Residential

RD-2: Detached 2-Story

RA-3: Attached 3-Story

Open Space

OS: Open Space

Overlay

-HS: Hardy Street Overlay

EXHIBIT I B

HATTIESBURG CLINIC MIDTOWN DISTRICT PROJECT TAX INCREMENT FINANCING DISTRICT

[FHG]:

The East ½ of Lot 2 is Block 1 of the Hillsdale Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat of such addition on file and of record in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 7 at Page 70/Plat Cabinet A at Slide 120;

ALSO: [Tatum]

All of Lot 3 of Block 1 of the Hillsdale Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat of such addition on file and of record in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 7 at Page 70/Plat Cabinet 1 at Slide 120.

AND:

The North 10 feet of the former alley lying south of and abutting the South line of said Lot 3, which alley was closed and vacated, in part, by Ordinance No. 2509 of the City of Hattiesburg, adopted November 22, 1994, and recorded in Land Deed Book 722 at Page 698.

ALSO: [Mathis/Mills]

All of Lot 7 and the East 22.2 feet of Lot 8, Block 1 of the Hillsdale Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 7 at Page 70 (now Plat Cabinet A, Slide 120), together with all improvements thereon and all appurtenances thereunto belonging.

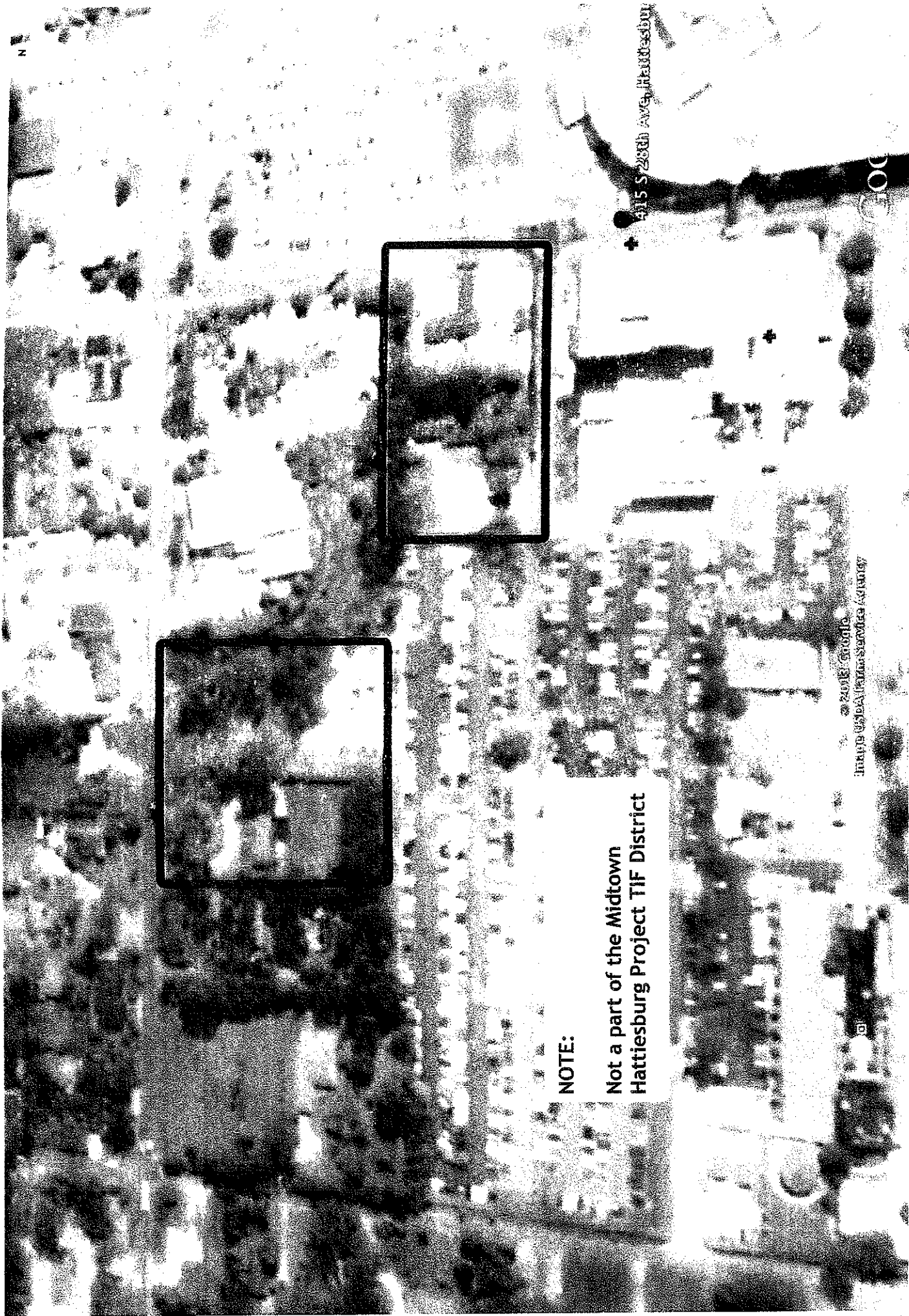
ALSO: [Sullivan]

All of Lots 5 and 6 of Block 1 the Hillsdale Addition to the City of Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi, in Plat Book 7 at Page 70 (now Plat Cabinet A, Slide 120), together with all improvements thereon and all appurtenances thereunto belonging.

***NOTE:**

The area described hereinabove is excluded from the Midtown Hattiesburg Project Tax Increment Financing and is not a part of the said TIF District boundaries.

EXHIBIT I B
HATTIESBURG CLINIC MIDTOWN DISTRICT TAX INCREMENT FINANCING DISTRICT



NOTE:

Not a part of the Midtown
Hattiesburg Project TIF District

EXHIBIT II

2013 PROPERTY VALUES AND TAXES

WITHIN

MIDTOWN HATTIESBURG DISTRICT

AS OF JANUARY 2014

PPIN	PARCEL	2013 TOTAL LAND IMPROVEMENT VALUE	2013 TOTAL LAND & IMPROVEMENT VALUE	2013 ANNUAL SCHOOL TAXES	2013 TOTAL ANNUAL TAXES	EXISTING LAND USE (Midtown Study)	Street Number	PROPERTY STREET NAME	OWNER NAME	OWNER MAILING ADDRESS	CITY	STATE	ZIP
20865	2-0398-17-067.00	\$1,400	\$74,020	\$3,603	\$3,603	Utilities - FGH Water Tower	2501	ADLINE STREET	SOUTH MISSISSIPPI HEALTH SERVICES	P O BOX 16389	HATTIESBURG	MS	39404
20866	2-0398-17-076.00	\$1,400	\$62,780	\$9,417	\$9,417	Plg - FGH Pkg Deck	2701	ADLINE STREET	FORREST COUNTY	641 N MAIN ST	HATTIESBURG	MS	39401
20867	2-0398-17-075.00	\$1,400	\$15,250	\$2,280	\$2,280	Plg - FGH Pkg Deck	2700	ADLINE STREET	FORREST COUNTY	641 N MAIN ST	HATTIESBURG	MS	39401
20868	2-0398-17-077.00	\$1,400	\$50,210	\$7,352	\$7,352	Plg - FGH Pkg Lot	504	28TH AVENUE	FORREST COUNTY GENERAL HOSPITAL	6051 US HWY 49 SOUTH	HATTIESBURG	MS	39401
20869	2-0398-17-078.00	\$1,400	\$28,730	\$4,310	\$4,310	Plg - FGH Pkg Lot	2608	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	P O BOX 16389	HATTIESBURG	MS	39404
20870	2-0398-17-079.00	\$1,400	\$38,760	\$5,814	\$5,814	Plg - FGH Pkg Lot	2514	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	P O BOX 16389	HATTIESBURG	MS	39404
20871	2-0398-17-080.00	\$1,400	\$34,200	\$5,130	\$5,130	Plg - FGH Pkg Lot	2520	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	P O BOX 16389	HATTIESBURG	MS	39404
20872	2-0398-17-081.00	\$1,400	\$32,490	\$4,874	\$4,874	Plg - FGH Pkg Lot	2506	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	6051 US HWY 49	HATTIESBURG	MS	39401
20873	2-0398-17-082.00	\$1,400	\$16,760	\$2,514	\$2,514	Res - Owner House	2504	ADLINE STREET	HEMING HALLIE H	2504 ADLINE STREET	HATTIESBURG	MS	39401
20874	2-0398-17-083.00	\$1,400	\$158,390	\$15,939	\$15,939	Res - Office Bldg	2500	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	6051 US HWY 49	HATTIESBURG	MS	39401
20875	2-0398-17-084.00	\$1,400	\$87,980	\$13,197	\$13,197	Inst - USM Pkg Lot	3102	HARDY STREET	UNIVERSITY OF SOUTHERN MISSISSIPPI	3102 HARDY STREET	HATTIESBURG	MS	39402
20876	2-0398-07-079.00	\$1,400	\$0	\$0	\$0	Inst - USM Pkg Lot	108	31ST AVENUE	UNIVERSITY OF SOUTHERN MISSISSIPPI	31ST AVE	HATTIESBURG	MS	39401
20877	2-0398-07-080.00	\$1,400	\$0	\$0	\$0	Inst - USM Pkg Lot	110	31ST AVENUE	UNIVERSITY OF SOUTHERN MISSISSIPPI	31ST AVE	HATTIESBURG	MS	39401
20878	2-0398-07-081.00	\$1,400	\$0	\$0	\$0	Inst - USM Pkg Lot	201	31ST AVENUE	UNIVERSITY OF SOUTHERN MISSISSIPPI	201 31ST AVE	HATTIESBURG	MS	39401
20879	2-0398-07-082.00	\$1,400	\$0	\$0	\$0	Inst - USM Pkg Lot	201 B	31ST AVENUE	UNIVERSITY OF SOUTHERN MISSISSIPPI	31ST AVE	HATTIESBURG	MS	39401
20880	2-0398-07-083.00	\$1,400	\$67,510	\$10,127	\$10,127	Res - Rental House	203	31ST AVENUE	CHINA BERRY PROPERTIES LLC, OF R H CLARK JR FA 3	CHEROKEE CIR	HATTIESBURG	MS	39401
20881	2-0398-07-084.00	\$1,400	\$28,800	\$4,329	\$4,329	Vacant Lot	205	31ST AVENUE	FOUNTER THAD, LI ETAL	P O BOX 16088	HATTIESBURG	MS	39404
20882	2-0398-07-085.00	\$1,400	\$76,600	\$11,491	\$11,491	Vacant Res Open Space	207	31ST AVENUE	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20883	2-0398-07-086.00	\$1,400	\$21,010	\$3,152	\$3,152	Inst - FGH Support Services	202	29TH AVENUE	TWENTY EIGHTH PLACE LLC	112 SHEFFIELD LOOP	HATTIESBURG	MS	39402
20884	2-0398-07-087.00	\$1,400	\$72,890	\$10,934	\$10,934	Inst - FGH Support Services	200	29TH AVENUE	TWENTY EIGHTH PLACE LLC, ATTN: LIBBY	112 SHEFFIELD LOOP	HATTIESBURG	MS	39402
20885	2-0398-07-088.00	\$1,400	\$72,890	\$10,934	\$10,934	Retail - Clothing	2812	HARDY STREET	BAKER MARTIN H SR	202 HILLENDALE DRIVE	HATTIESBURG	MS	39402
20886	2-0398-07-089.00	\$1,400	\$53,791	\$8,135	\$8,135	Retail - Clothing	2806	HARDY STREET	HATTIESBURG HOLDINGS LLC	4300 W CYPRESS ST SUITE 600	TAMPA	FL	33607
20887	2-0398-07-090.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Lot - Gas Station	2800	HARDY STREET	FORREST COUNTY GENERAL HOSPITAL	P O BOX 16389	HATTIESBURG	MS	39402
20888	2-0398-07-091.00	\$1,400	\$53,791	\$8,135	\$8,135	Inst - FGH Woodall Outpatient Surgery	105	28TH AVENUE	FORREST COUNTY	28TH AVE	HATTIESBURG	MS	39402
20889	2-0398-07-092.00	\$1,400	\$53,791	\$8,135	\$8,135	Inst - FGH Support Services	121	28TH AVENUE	TWENTY EIGHTH PLACE LLC, ATTN: LIBBY	112 SHEFFIELD LOOP	HATTIESBURG	MS	39402
20890	2-0398-07-093.00	\$1,400	\$53,791	\$8,135	\$8,135	Inst - FGH Support Services	125	28TH AVENUE	TWENTY EIGHTH PLACE LLC, ATTN: LIBBY	112 SHEFFIELD LOOP	HATTIESBURG	MS	39402
20891	2-0398-07-094.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Open Space	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20892	2-0398-07-095.00	\$1,400	\$53,791	\$8,135	\$8,135	Res - House	511	26TH AVENUE	FORREST COUNTY GENERAL HOSPITAL	6051 US HWY 49	HATTIESBURG	MS	39402
20893	2-0398-07-096.00	\$1,400	\$53,791	\$8,135	\$8,135	Retail - Day Care??	505	26TH AVENUE	GARGIS TAMMY	981 GODFREY RD	LAUREL	MS	39402
20894	2-0398-07-097.00	\$1,400	\$53,791	\$8,135	\$8,135	Plg - FGH Pkg Lot	2908 B	HARDY STREET	LE DAVID	3 TIMBERLAKE DR	HATTIESBURG	MS	39404
20895	2-0398-07-098.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Lot - Behind Hse	205 B	31ST AVENUE	CLARK RICHARD H JR & JERE JOHNSON	3 CHEROKEE CIRCLE	HATTIESBURG	MS	39404
20896	2-0398-07-099.00	\$1,400	\$53,791	\$8,135	\$8,135	Plg - FGH Pkg Lot	2610	ADLINE STREET	FORREST COUNTY GENERAL HOSPITAL	P O BOX 16389	HATTIESBURG	MS	39404
20897	2-0398-07-100.00	\$1,400	\$53,791	\$8,135	\$8,135	Inst - Bedford Care Center	3010 B	ADLINE STREET	HATTIESBURG MEDICAL PARK INC	100 WEST PINE STREET	HATTIESBURG	MS	39401
20898	2-0398-07-101.00	\$1,400	\$53,791	\$8,135	\$8,135	Inst - Bedford Care Center	3000 B	MAMIE STREET	HATTIESBURG MEDICAL PARK INC	100 WEST PINE STREET	HATTIESBURG	MS	39401
20899	2-0398-07-102.00	\$1,400	\$53,791	\$8,135	\$8,135	Retail - Shopping Ctr Pkg	109 B	29TH AVENUE	GAR REALTY LLC	27 CANTERBURY BLVD	HATTIESBURG	MS	39402
20900	2-0398-07-103.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20901	2-0398-07-104.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20902	2-0398-07-105.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	107 CHEROKEE COURT	HATTIESBURG	MS	39401
20903	2-0398-07-106.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	WILKINSON JENNIFER	107 CHEROKEE COURT	HATTIESBURG	MS	39401
20904	2-0398-07-107.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	107	CHEROKEE COURT	WILKINSON JENNIFER INGRAM	107 CHEROKEE COURT	HATTIESBURG	MS	39401
20905	2-0398-07-108.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	WILKINSON JENNIFER	107 CHEROKEE COURT	HATTIESBURG	MS	39401
20906	2-0398-07-109.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20907	2-0398-07-110.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20908	2-0398-07-111.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20909	2-0398-07-112.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20910	2-0398-07-113.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20911	2-0398-07-114.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20912	2-0398-07-115.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20913	2-0398-07-116.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20914	2-0398-07-117.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20915	2-0398-07-118.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20916	2-0398-07-119.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20917	2-0398-07-120.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20918	2-0398-07-121.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20919	2-0398-07-122.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20920	2-0398-07-123.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20921	2-0398-07-124.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20922	2-0398-07-125.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20923	2-0398-07-126.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20924	2-0398-07-127.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20925	2-0398-07-128.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20926	2-0398-07-129.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20927	2-0398-07-130.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20928	2-0398-07-131.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20929	2-0398-07-132.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20930	2-0398-07-133.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20931	2-0398-07-134.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20932	2-0398-07-135.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20933	2-0398-07-136.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20934	2-0398-07-137.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20935	2-0398-07-138.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20936	2-0398-07-139.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20937	2-0398-07-140.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20938	2-0398-07-141.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20939	2-0398-07-142.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20940	2-0398-07-143.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20941	2-0398-07-144.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20942	2-0398-07-145.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20943	2-0398-07-146.00	\$1,400	\$53,791	\$8,135	\$8,135	Vacant Res Lot	01	CHEROKEE COURT	HUB DEVELOPMENT LLC	P O BOX 15039	HATTIESBURG	MS	39404
20944	2-0398-07-147.00	\$1,400	\$53,										

City of Hattiesburg, MS

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



Meeting Agenda

Monday, May 5, 2014

4:00 PM

Council Chambers

City Council - Agenda Review

1. Agenda Review

City of Hattiesburg, MS

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



Meeting Agenda

Monday, May 5, 2014

4:00 PM

Council Chambers

City Council - Work Session

1. **Wastewater System Update - Delgado**
2. **Steve Pruitt - Delgado**
3. **Citizens Forum - Delgado**