RESOLUTION TO REQUEST PROPOSALS FOR THE DISPOSITION AND DEVELOPMENT OF PROPERTY IN ACCORDANCE WITH THE URBAN RENEWAL PLAN FOR THE KUHN MEMORIAL HOSPITAL AREA ADOPTED ON APRIL 18, 2016

The City of Vicksburg, Mississippi will accept sealed proposals for the purchase and redevelopment of the property located at 1422 Martin Luther King Blvd, Vicksburg, MS, PPIN 019195 as indicated on the attached Exhibit “A” consisting of approximately 12 acres, which was acquired by the City of Vicksburg pursuant to the VICKSBURG KUHN MEMORIAL HOSPITAL URBAN RENEWAL PROJECT AND URBAN RENEWAL PLAN approved by the Board on Mayor and Aldermen of the City of Vicksburg on April 18, 2016.

The proposals will be received in the office of the City Clerk of the City of Vicksburg, P.O. Box 150, Vicksburg, MS 39180 or 1401 Walnut Street, Vicksburg, MS until 9:00 AM on the 19th day of August, 2019, and they will be opened and received by the Mayor and Aldermen of the City of Vicksburg at their regular Board meeting on August 19, 2019, at 10:00 AM in the Board Room in the Robert M. Walker Building located at 1415 Walnut Street, Vicksburg, MS.

Interested parties are encouraged to review the Kuhn Memorial Hospital Area Urban Renewal Plan prior to submitting a proposal. Copies will be made available in the Office of the City Clerk.

Proposals should provide the following information:

1. Name and Address of Developer

2. Proposed uses of the property

3. Detailed description of the development including cost estimates and a time line for completion

4. Schematic drawing of building improvements

5. Site plan or master plan of development

6. Documentation indicating financial and legal ability to undertake project

7. Bid Price - must be fair market value. In determining Fair Market Value, the city will take into account and give consideration to the proposed uses, the restrictive covenants, conditions and obligations assumed by purchaser, and the objectives of the Plan for the prevention of reoccurrence of slum and blighted areas

8. Proposed benefit to the community such as jobs created, housing, recreation or any other benefit to the community which will be realized by the development

9. Any other relevant information which the proposer believes should be included

The proposer’s attention is called to the fact that the Board of Mayor and Aldermen of the City of Vicksburg deem it in the best interest of the citizens of the City of Vicksburg that the subject property be utilized for a use or uses that will have a positive impact in the Martin Luther King neighborhood and therefore, will take into consideration as part of the process all of the factors set forth in determining the best proposal and the fair value of the property.

The proposals will be reviewed and evaluated to determine which is the best proposal for redevelopment of the site. It is anticipated that the city will negotiate a contract, based on the proposal, with the chosen purchaser. The terms of the contract and deed will also contain a right of reverter and violation of such terms will result in a reverter of title to the property back to the City of Vicksburg.

The property will be conveyed by Special Warranty Deed. The City will reserve all mineral rights that it might own, together with the right of ingress and egress to remove same. Additionally, the City will reserve an easement for ingress and egress to maintain its water tank at the back of the site along with the parcel of property where the tank is located. This will have to be surveyed out of the legal description if there is no separate legal description. Taxes for the year, if any, will be prorated. The conveyance will be subject to the Kuhn Memorial Hospital Area Urban Renewal Plan adopted by the Board of Mayor and Aldermen on April 18, 2016. Specifically, provisions included in the Special Warranty Deed will address the following:

1. The purchaser, successors and assigns, shall be obligated to devote the use of the property to the uses set forth in the Urban Renewal Plan or determined at the time of award in accordance with the proposal.

2. The purchaser, successors and assigns, shall be obligated to begin and complete within a specific time period, any improvements on the property required by the Urban Renewal Plan and agreed upon with the City Board. If the purchaser fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by reversion of title. Any financing shall be subordinate to the City’s right of reversion.

3. The purchaser may not sell, lease or otherwise transfer the property without the prior written consent and approval of the City of Vicksburg until all construction of any improvements the purchaser has obligated himself to construct have been made and all other obligations of the terms of the sale are met.

4. The property is subject to a Brownfield Agreement Order between the City of Vicksburg and the Mississippi Commission on Environmental Quality. The City of Vicksburg has completed all corrective action measures and anticipates receiving a “No Further Action” letter from MDEQ in July, or as soon thereafter as the Commission meets.

For additional information about the property, please contact the City of Vicksburg Legal Department, P.O. Box 150 Vicksburg, MS 39191 or by email nancyt@vicksburg.org.

The Mayor and Aldermen of the City of Vicksburg, MS reserve the right to reject any or all proposals, for any reason, to waive informalities and to seek additional information from any or all proposers.

The Mayor and Aldermen of the

City of Vicksburg, MS

\_/s/George Flaggs, Jr.\_\_\_\_\_\_\_\_\_\_\_\_

George Flaggs, Jr., Mayor

/s/ Michael A. Mayfield\_\_\_\_\_\_\_\_\_\_

Michael A. Mayfield, Sr., Alderman

\_/s/Alex J. Monsour, Jr.\_\_\_\_\_\_\_\_\_\_\_

Alex J. Monsour, Jr., Alderman

Advertise June 13 ; June 20