

**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, AND AMENDED ON SEPTEMBER 13, 2019**

The City of Vicksburg, Mississippi, will accept sealed proposals for the 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, and amended on September 13, 2019.

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 day of 25<sup>th</sup> October 2019, and they will be opened and received by the Mayor and Aldermen of the City of Vicksburg at their regular Board meeting on October 25, 2019, at 10:00 AM in the Board Room in the Robert M. Walker Building located at 1415 Walnut Street, Vicksburg, MS. Bidders are cautioned that the City Clerk does not receive the daily U.S. Mail on or before 9:00 a.m. Proposals will be time-stamped upon receipt according to the City Clerk's time clock.

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. Proposed uses, the restrictive covenants, conditions and obligations assumed by Developer, and the objectives of the Plan for the prevention of reoccurrence of slum and

blighted areas will all be considered in determining fair value of the project.

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 for 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, and amended on September 13, 2019. Specifically, provisions included in the Special Warranty Deed will address the following:

1. The Developer, 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 Developer, 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 Developer 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 Developer 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 Developer has obligated himself to construct have been made and all other obligations of the terms of the conveyance 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 has received a "No Further Action" letter from MDEQ.

For additional information about the property, please contact the City of Vicksburg Legal Department, P.O. Box 150, Vicksburg, MS 39181 or by email to [nancyt@vicksburg.org](mailto: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, to seek additional information from any or all proposers, or to retain the property for public use.

The Mayor and Aldermen of the  
City of Vicksburg, MS

/s/George Flaggs, Jr.  
George Flaggs, Jr., Mayor

/s/Michael A. Mayfield, Sr.  
Michael A. Mayfield, Sr., Alderman

/s/Alex J. Monsour, Jr.  
Alex J. Monsour, Jr., Alderman

Advertise: Sept 18, 25

**SECTION 5: AMENDED DISPOSITION PLAN VICKSBURG KUHN MEMORIAL  
HOSPITAL URBAN RENEWAL PROJECT**

Land acquired by the City in accordance with the Urban Renewal Plan and designated for redevelopment may be disposed of to public entities, non-profit organizations and private parties for new development or redevelopment pursuant to Section 43-35-19 of Mississippi Code of 1972, as amended.

Property designated for redevelopment will be conveyed for uses in accordance with the Urban Renewal Plan. In determining the fair value of the property, the City will take into account, and give consideration to, the uses provided in the Urban Renewal Plan, the restrictive covenants, conditions and obligations assumed by the purchaser and the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas.

In the event the City does not receive acceptable proposals, in the Board's discretion, the City may retain the property for public use.

A. Disposition

All property acquired by the City of Vicksburg will be disposed of in accordance with the Urban Renewal Plan subject to any covenant, condition, or restriction the City deems necessary to carry out the Urban Renewal Plan. Conveyance of the property may be made only after the Mayor and Aldermen approve the Urban Renewal Plan. It is intended that the City of Vicksburg be the beneficiary of the covenants or conditions. It is further intended that the contract for transfer will retain such rights and remedies it shall find necessary to protect its interests, including the rights and power to retake or capture by reversion of title. Any property will be conveyed subject to the following:

- (1) The Developer, its successors and assigns, shall be obligated to devote the property only to the uses specified in the Urban Renewal Plan and may be obligated to comply with such other requirements as the City may determine to be in the public interest.
- (2) The Developer, its successors and assigns, shall be obligated to begin and complete within a reasonable time any improvements on the property required by the Urban Renewal Plan. If the Developer fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by the reversion of title.
- (3) The Developer 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 Developer has obligated himself/herself to construct have been made and all other obligations of the terms the contract are met.

The City of Vicksburg will include the above three conditions in the contracts for transfer and instruments of conveyance. In addition, all contracts and deeds or other instruments of conveyance will include such other terms and conditions as will be necessary to ensure redevelopment of the area in accordance with the Urban Renewal Plan.

B. Disposition Process

The City of Vicksburg will dispose of any urban renewal property to private enterprises by competitive procedures. The procedures will include the following:

- (1) The City of Vicksburg will publish in a newspaper having general circulation a "request for proposals" for development of property to be conveyed. The request for proposals must be published at least thirty (30) days prior to the date proposals are to be opened. The notice will identify the property to be conveyed and state that proposals will be accepted within thirty days after the

date of the request for proposals is published. The request for proposals shall state the deadline for submission of proposals and the date proposals will be opened. It will also state the address and place where additional information may be obtained.

(2) Proposals will include the following:

- a. Detailed description of the development including cost estimates
- b. Schematic drawing of improvements
- c. Site Plan
- d. Documentation indicating financial and legal ability to undertake the development
- e. The restrictive covenants, conditions and obligations assumed by the Developer, and how the proposed development fulfills the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas, will be considered in determining the fair value for consideration of the conveyance.
- f. Any other relevant information which the Developer believes should be considered
- g. Intended use

(3) The City will open all eligible proposals on the date and time specified in the request for proposals. The City will consider all proposals submitted. Criteria for evaluating proposals include, but are not limited to, the following:

- a. Financial and legal ability of the Developer to undertake the development in a timely manner
- b. Amount of investment
- c. Type of development
- d. Small businesses with less than 100 employees

Proposals will be evaluated by the Mayor and Aldermen, or their designees. The City may negotiate with any person submitting a proposal. After reviewing and evaluating all proposals and any subsequent

negotiations, the Mayor and the Aldermen will choose the proposal it deems to be in the best public interest and in furtherance of the objectives of the Urban Renewal Plan. The Board may, in its discretion, reject all proposals and retain the property for public use.

- (4) Before the City executes documents officially accepting a proposal, the Mayor and Aldermen must state their intention to accept the proposal in an Official Board Meeting, said notice being spread upon their minutes, at least thirty (30) days prior to executing the documents.
- (5) After expiration of the thirty (30) day period outlined in paragraph B(4) above, the City may execute the contract and deliver deeds and other instruments and take steps necessary to effectuate such contract.