

November 18, 2024

Michael Reso, CAO, City Clerk
City of Bay St. Louis
688 Highway 90
Bay St. Louis, MS 39520

Subject: Development and Implementation of a Tax Increment Financing (TIF) Redevelopment Plan

Dear Mike,

Thank you for the opportunity to offer my services to assist the City of Bay St. Louis with its desire to bolster the various ongoing efforts to improve the economic development capabilities of the city as future opportunities become available.

As requested, I can develop and draft the necessary documents for the City of Bay St. Louis to adopt its authority as required in the state statute Title 21, Chapter 45, (the "TIF Statute") to be able to offer Tax Increment Financing for future development opportunities with private developers as an economic development inducement as needed, and with specific terms that are determined through further proceedings by the council as determined on any project being considered.

As you recall, I recently wrote the same authority for Hancock County in order to help them with their economic development efforts as well. Together the city, and the county will have a lot more flexibility when coordinating these inducements to encourage private development and future investments in the city.

To successfully draft a Tax increment Financing (TIF) Redevelopment Plan; I will need an electronic copy of your recently adopted Comprehensive Plan (July 2024) developed by Bob Barber's Orion Group, a legal description including the metes and bounds descriptions of the entire city limits, and any other current studies that you may have in-hand reflecting the economic standing of the city, demographics, and census data of the residences, identified slum and blighting influences, and maps reflecting defined commercial zones, areas of redevelopment interest and similar economic data sets that may be helpful information to meet the requirements of the statute.

Our firm will draft the TIF Redevelopment Plan, the required resolutions for adoption by the council, a draft of the required public notice and manage the public hearing for a fixed fee of \$5,000.

I will coordinate my work with Troy Johnston, Butler-Snow (designated bond council for the city), or others as you direct prior to submission to your office for implementation.

With kind regards,

Laurence Leyens

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