

## **SPECIAL CALL MEETING DECEMBER 18, 2014**

Be it remembered that the Mayor and Board of Aldermen of the City of Ocean Springs met in a Special Call Meeting at City Hall in the City of Ocean Springs at 4:30 p.m. on December 18, 2014. The Mayor presiding, Aldermen Cox, Gill, McDonnell, Cody, Denyer and Impey were present. Also present was City Clerk Shelly Ferguson and City Attorney John Edwards. Alderman Dalgo was absent.

The Mayor called the meeting to order.

The Special Call Meeting is for the purpose of any and all matters pertaining to discussion on new terms regarding Land Gift Agreement and Amendment to Mary C. O'Keefe Agreement to include operations of City History Museum (Exhibit b).

Motion was made by Alderman Cox, seconded by Alderman Gill and unanimously carried to accept and authorize the Mayor to execute the Management Agreement between the City of Ocean Springs and the Friends of Mary C. O'Keefe Cultural Center for Arts and Education (Exhibit b).

The Board discussed the terms of the counter offer to Mr. Thrash concerning the donation of land. The Mayor presented a letter from the Moreton's stating their support of the City accepting the donation and modifying the restrictive covenants to allow for a nature trail and park. Also presented was the existing title insurance indicating a lien on the property that will be released on Friday. Also an updated title opinion has been requested.

A memo was presented from the Grants/Planning Administrator showing she would handle the project through the tidelands grant we have already accepted if the Board accepts the land gift.

The Mayor was informed by the developer a reverter clause cannot be included in the Warranty Deed since that would render his tax write-off for 2014 null and void which would impact negatively his financing structure that he has for the Bay Village project.

The City Attorney said he emailed the Mayor and Board a list of items that had to happen before accepting the property which would be the due diligence discussed in the previous Board meeting. He also stated in his email conditions that should be met after acceptance to be placed in the existing Warranty Deeds. There is no reverter clause in the Warranty Deed but there is a hazardous waste clause.

Motion was made by Alderman Denyer and seconded by Alderman Gill to accept Warranty Deed as presented without the reverter clause with the understanding Thrash Development agrees to pay ad valorem taxes on the whole property for 2015 and

2016. Motion failed with Aldermen Gill and Denyer voting aye and Aldermen Cox, McDonnell, Cody and Impey voting nay. Alderman Dalgo was absent and not voting.

Motion was made by Alderman Denyer, seconded by Alderman Cox and unanimously carried to adjourn the Special Call Meeting.

Meeting ended at 5:17 p.m.

---

City Clerk

---

Mayor

**CITY OF OCEAN SPRINGS  
COUNTY OF JACKSON  
STATE OF MISSISSIPPI**

Call for a Special Meeting of the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi.

From: Alderman Cox and Alderman Impey

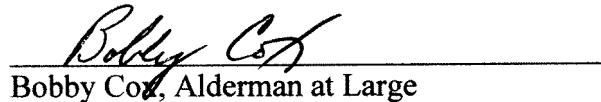
To: Mayor, Aldermen Gill, McDonnell, Cody, Denyer and Dalgo

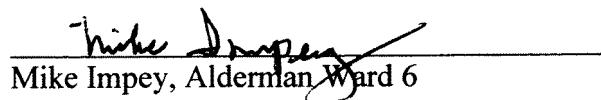
You are hereby notified that a Special Call Meeting is called to meet at City Hall at **4:30 p.m., Thursday, December 18, 2014.**

**THE OBJECT OF THE MEETING IS AS FOLLOWS:**

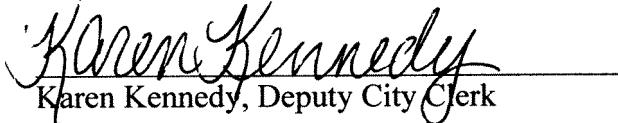
Any and all matters pertaining to:

- a) Discussion on new terms regarding Land Gift Agreement
- b) Amendment to Mary C. O'Keefe Agreement to include operations of City History Museum (Exhibit b)

  
\_\_\_\_\_  
Bobby Cox, Alderman at Large

  
\_\_\_\_\_  
Mike Impey, Alderman Ward 6

ATTEST:

  
\_\_\_\_\_  
Karen Kennedy, Deputy City Clerk