

MINUTES OF THE REGULAR MARCH, 2006 MEETING

OF

THE TUNICA COUNTY PLANNING COMMISSION
HELD MARCH 21, 2006, BEGINNING AT 2:00 P.M.

The Board of Commissioners (the "Board") of the Tunica County Planning Commission (the "Commission") held its regular March, 2006, meeting on Tuesday, March 21, 2006, beginning at 2:00 p.m. in the Board Room located in the Tunica County Courthouse, 1300 School Street, Tunica, Tunica County, Mississippi. The following persons were present or absent as indicated below:

Commissioner John W. Owen:	Present
Commissioner Edna Carpenter:	Absent
Commissioner Henry Nickson, Jr.:	Present
Commissioner Jannie Bonds:	Present
Commissioner Justin B. Cariker:	Present

In addition to the general public, also present were Pepper Bradford, Assistant Director of Planning and Development; and Andrew T. Dulaney, Dulaney Law Firm, L.L.P., attorneys for the Commission. Also, Charles Tatum, and Ken Murphree were present.

Mr. Nickson stated that the first order of business would be consideration and ratification of the minutes for the February, 2006 meeting. After consideration of the minutes as published, Commissioner Owen moved that the minutes be approved and ratified as read and published. Commissioner Bonds seconded the motion. Thereupon, the matter was put to a vote with the result as follows:

Chairman Henry Nickson, Jr.:	Yea
Vice Chairman Justin Cariker:	Yea
Secretary/Treasurer John W. Owen:	Yea
Commissioner Edna Carpenter:	Absent
Commissioner Jannie Bonds	Yea

The matter having received the affirmative majority vote of the Board of the Commission, the

Chairman declared the matter carried, approved and adopted this the 21st day of March, 2006.

The Board was advised that there was no old business to consider.

The Board next considered new business. Mr. Bradford announced that the only item of new business was a draft Tax Increment Financing Redevelopment Plan ("TIF Redevelopment Plan"). A draft of the proposed TIF Redevelopment Plan was presented to the Board. Ken Murphree reviewed the plan with the Board and responded to questions. The Board was requested to recommend to the Board of Supervisors that the TIF Redevelopment Plan be adopted by the Board of Supervisors as the same will be in the best interest of Tunica County and as it complies and conforms to the goals and objectives of Tunica County's comprehensive plan. The draft plan and proposed letter to recommendation are included in the minutes as follows, to wit:

DRAFT

***TAX INCREMENT FINANCING
REDEVELOPMENT PLAN***

***TUNICA COUNTY,
MISSISSIPPI***

2006

DRAFT
ARTICLE I
FACTS ABOUT TUNICA COUNTY

General Description

Tunica County, Mississippi (the “County”) is located thirty-five (35) miles south of Memphis, Tennessee and is part of the Memphis Metropolitan Statistical Area (MSA). It is bounded to the west by the Mississippi River, to the north by DeSoto County, Mississippi, to the east by Tate County, Mississippi, and to the south by Coahoma and Quitman Counties in Mississippi.

Tunica County has an area of 460 square miles and was one of ten (10) counties created in 1836 from Chickasaw Indian territory that was ceded to the United States in 1816. The Town of Tunica is the only incorporated area in the County; however, there are several unincorporated communities such as Robinsonville, Dundee, and Hollywood. Tunica County is Mississippi River Delta country with catfish ponds and acres of the nation’s richest farmland planted in cotton, rice, and soybeans.

Prior to the early 1990s, Tunica County was primarily known as one of the poorest counties in the United States. That began to change in 1990 when the State of Mississippi passed legislation to allow dockside gaming operations on a local county option basis for the counties along the Mississippi River and the Gulf Coast. Splash Casino was the first casino to open in Tunica County in October of 1992. Splash, President’s and Bally’s Casinos docked at Mhoon Landing, west of the Town of Tunica near Tunica Lake. Presently, there are nine (9) casinos operating in northern Tunica County: Bally’s, Fitzgerald’s, Grand, Goldstrike, Harrah’s, Hollywood, Horseshoe, Sam’s Town, and Sheraton. Competition between the casinos has generated millions of dollars in improvements for such things as hotels, golf courses, and theaters for live shows.

Tunica is the nation’s third largest gaming destination, trailing only Las Vegas, Nevada, and Atlantic City, New Jersey. More than ten million tourists visit the County each year and stay an average of 3.4 nights. However, casino development has not completely dominated Tunica County. The County remains rural with approximately 98% in agricultural production.

Casino development has provided numerous benefits to the County but has also brought many challenges, particularly in terms of land use. These challenges will continue into the future as the County faces such issues as diversifying the economic base, providing adequate services to all citizens, and increasing the permanent residential population.

SOURCE: **Tunica County Comprehensive Plan, January 2003**

Population

The population of the County (including the Town of Tunica) has been recorded as follows:

1970	1980	1990	2000
11,854	9,652	8,164	9,227

The 2000 Federal Census counted only 9,227 permanent residents in Tunica County (including the 1,132 resident of the Town of Tunica), while casino operations employ nearly 15,000 people. The “temporary” population created by casino employees and visitors contrasts to some degree with the permanent population, the majority of whom are lifelong residents with long family histories in the County. Many casino employees commute to Tunica from Memphis and adjacent DeSoto and Tate Counties.

SOURCE: **Tunica County Comprehensive Plan, January 2003**

Government

The Governing Body of the County consists of five supervisors elected from five districts. The current Board of Supervisors are:

Name	Occupation/Position	Held Since
Cedric Burnett, President	Funeral Home Business	2000
William E. Pegram, Vice-President	Farmer	1997
James Dunn	Real Estate Broker	1984
Paul Battle III	Farmer	2000
Curtis Jackson	Insurance Agent	2004

Transportation

U. S. Highway 61 is a four-lane divided highway. It runs the length of Tunica County in a north-south direction, dividing the County almost evenly in half. The only signalized intersections along Highway 61 are in the northern section of the County at the access roads to the casinos and in or near the Town of Tunica. Old Highway 61, a two-lane roadway running parallel to U.S Highway 61 provides an alternate north-south route through the County and is used mainly by local traffic. Perry Road in the northwestern portion of the County is also used as a local route to the casino area.

State Highway 3, a two-lane highway in the northeastern portion of the County also runs in a north-south direction. It intersects with State Highway 304 from DeSoto County (the Hernando exit from Interstate 55) and eventually merges with State Highway 4 as it continues eastward into Tate County.

State Highway 4 is a two-lane highway that runs in an east-west direction from Tate County to Highway 61. The roadway continues west of Highway 61 without a highway designation. Mhoon Landing Parkway extends westward from Highway 61 to Mhoon Landing (location of the first Tunica casinos). It is a four-lane road in excellent condition that enhances the potential for redevelopment of the Mhoon Landing area. Interstate 69 from Interstate 55 to Northwest Tunica County is under construction and will be opened in the near future. The rest of Interstate 69 in Tunica County has not yet been constructed. This was included in the inventory of facilities because of its potential significance to the roadway system in the County. According to information from the Mississippi Department of Transportation (MDOT), Interstate 69, when completed, will be a 1,600-mile continuous national highway from the Michigan/Canada border to the Texas/Mexico border. It is being built to support the movement of goods and materials between Canada, Mexico, and the United States. It will run through Michigan, Indiana, Illinois, Kentucky, Tennessee, Mississippi, Arkansas, Louisiana, and Texas.

At the present time, the transportation network in Tunica County consists mainly of the roadway system and airport. The airport, which was recently completed, includes a 7,000 foot runway that can accommodate a Boeing 747 plane. Tunica County is not currently served by Amtrak service. Railways in Tunica County are used only for the transportation of freight. Except for Highway 61, very low volumes of traffic travel on Tunica County streets. Road circulation in the Airport area will be significant for future development.

Retail Sales

The table below provides an historical view of retail sales in Tunica County.

Tunica County, Mississippi

State Fiscal Year Ended June 30	Amount
2005	\$277,504,202
2004	\$307,130,670
2003	\$290,865,797
2002	\$288,230,703
2001	\$327,865,106
2000	\$303,111,755

SOURCE: MS State Tax Commission Annual Report for each year shown

Assessed Valuation

Assessed Valuation of Property in the County¹

FY Ending September 30	Real Property	Personal Property²	Public Utility Property	Total
2004	\$140,404,479	\$106,918,548	\$8,562,960	\$255,885,987
2003	\$138,603,931	\$108,842,248	\$8,078,635	\$255,524,814
2002	\$140,407,774	\$113,394,919	\$7,923,860	\$261,726,523
2001	\$120,098,205	\$113,068,468	\$7,979,998	\$241,146,671
2000	\$114,227,272	\$108,414,345	\$6,955,796	\$229,597,413

SOURCE: Tunica County's Latest Official Statement

Assessed valuations are based upon the following assessment ratios:

- Real and personal property (excluding single-family, owner-occupied residential real property and motor vehicles, respectively), 15 percent of true value;
- Single-family, owner-occupied residential real property, 10 percent of true value; and
- Motor vehicles and public utility property, 30 percent of true value.

¹The total assessment valuation is approved in September preceding the fiscal year of the City/County and represents the value of real property, personal property, and public utility property for the year indicated on which taxes are assessed for the following fiscal year's budget.

²Includes automobiles and mobile homes.

The 1986 Session of the Mississippi Legislature adopted House Concurrent Resolution No. 41 (the "Resolution"), pursuant to which there was proposed an amendment to the Mississippi Constitution of 1890 (the "Amendment"). The Amendment provided, inter alia, that the assessment ratio of any one class of property shall not be more than three times the assessment on any other class of property.

The amendment set forth five classes of property and the assessment ratios, which would be applicable thereto upon the adoption of the Amendment. The assessment ratios set forth in the Amendment are identical to those established by Section 27-35-4, Mississippi code of 1972, as it existed prior to the Amendment, except that the assessment ratio for single-family, owner-occupied residential real property under the Amendment is set at 10 percent of true value as opposed to 15 percent of true value under previously existing law.

Major Employers

The following is a listing of the County's major employers, their products or services, and their approximate number of employees:

Employer	Employees	Product/Service
Horseshoe Casino	2,554	Entertainment & Gaming
Grand Casino	2,329	Entertainment & Gaming
Sam's Town Casino	1,144	Entertainment & Gaming
Goldstrike Casino	1,350	Entertainment & Gaming
Hollywood Casino	985	Entertainment & Gaming
Fitzgerald's Casino	936	Entertainment & Gaming
Sheraton	798	Entertainment & Gaming
Harrah's Casino	793	Entertainment & Gaming
Bally's Casino	731	Entertainment & Gaming
Pride of the Pond	121	Processed Catfish
Drexel Chemical Co.	60	Insecticides, Herbicides, Fungicides
Lake's Farm Raised Catfish, Inc.	7	Fresh and Frozen Catfish
ROA, Inc.	3	Outdoor Advertising

SOURCE: Tunica County Comprehensive Plan, January 2003 and Tunica County's Latest Official Statement

Educational Facilities

Six (6) public schools and one (1) private school are located in Tunica County. The schools have a total of 2,057 students and 110 faculty members. Primary and secondary schools in Tunica County offer everything from traditional curriculum to vocational-technical classes. According to the Convention and Visitors Bureau, Tunica County invests more money per pupil than any other school district in the State of Mississippi. The schools are listed below:

Preschools

- Tunica County Elementary
- ICS Head Start

Elementary Schools

- Dundee Elementary
- Robinsonville Elementary
- Tunica County Elementary
- Tunica Institute of Learning (private school)

Secondary Schools

- Rosa Fort Middle School
- Rosa Fort High School
- Tunica Institute of Learning
- Tunica County Vo-Tech

ARTICLE II THE TAX INCREMENT FINANCING ACT

- Tax Increment Financing is a legal, constitutionally accepted financing mechanism to accomplish **DEVELOPMENT** and **REDEVELOPMENT** of municipalities and counties throughout the State of Mississippi. The Tax Increment Financing Act was adopted by the Mississippi Legislature in 1986 and can be found at Sections 21-45-1 et seq., in the Mississippi Code of 1972, as amended. (Attached as Exhibit I)
- Over thirty (30) states have adopted Tax Increment Financing Laws ("TIF"), the first of which was adopted in 1969.
- **TIF** is a tool that can be used to induce or encourage major economic development in Mississippi cities and counties. A city and county can undertake joint TIF projects.
- Cities and counties everywhere have used the Economic Development Administration, U.S. Department of Housing and Urban Development, Special Assessments, and Industrial Revenue Bond programs to encourage economic development. **TIF** is one more method that should be used.
- A city or county will use **TIF** to expand and complement aggressive economic development policies. The program is a local program that can be accessed and used through the city or county's own initiative. Federal and state governmental approvals are not required.
- Tax Increment Bonds, notes, or other debt obligations are issued by a city or county to construct improvements that will induce development activity, and the city and county pledge all or part of the ad valorem taxes generated on assessment of the real and/or personal property constituting the project to retire the bonds. A city may elect to pledge increases in retail sales tax rebates generated by the projects to service TIF bonds.
- In most cases, Tax Increment Financing is used to construct public infrastructure improvements (i.e., roads, utilities, drainage, parking, etc.) even though it can be used for other purposes.
- School taxes **will not** be used to retire the bonds. The schools use increased ad valorem taxes in their normal operations.
- There is **no** financial obligation on the part of a city or county if Tax Increment Financing Revenue Bonds are issued other than the pledge of the ad valorem tax revenues on real and personal property and/or sales tax rebates if applicable. The law emphatically states that the TIF bonds are secured solely by increased ad valorem tax revenues and are not general obligations secured by the full faith, credit, and taxing power of a city or county.

ARTICLE III
THE TAX INCREMENT FINANCING PROCESS

Tax Increment Financing Redevelopment Plan

- Preparation of a Tax Increment Financing Redevelopment Plan designating all or part of the city "a redevelopment project area".
- Adoption of a Resolution by the Board of Supervisors (the "Governing Body") determining the necessity for Tax Increment Financing and setting a public hearing in connection with the Redevelopment Plan.
- Finding by the County Planning Commission that the Redevelopment Plan conforms to the county's overall Comprehensive Plan.
- Publication of a Notice of Public Hearing.
- Conduct of a Public Hearing at which time the Redevelopment Plan and related matters are presented to the public, and citizens are given an opportunity to comment.
- Passage of a Resolution adopting the Tax Increment Financing Redevelopment Plan.

Tax Increment Financing Plan

- Preparation of a Tax Increment Financing Plan for a specific economic development project.
- Adoption of a resolution acknowledging the availability of the Plan, identifying the specific project, the proposed use of the funds from Tax Increment Financing, and other matters. The Resolution sets a Public Hearing.
- The county conducts a Public Hearing at which time the Tax Increment Financing Plan is presented to the public and citizens are given an opportunity to comment.
- The Governing Body of the county vote in favor of the passage of a resolution to adopt the Tax Increment Financing Plan.
- Bond Counsel (Attorney) proceeds with the bond issue process.

ARTICLE IV
TAX INCREMENT FINANCING REDEVELOPMENT OBJECTIVES

- A. This Redevelopment Plan has been developed in conformity with the *Tunica Comprehensive Plan, January 2003*, hereinafter referred to as the “Comprehensive Plan”, which is the Official Plan for the County.
- B. The Redevelopment Plan herein incorporates by reference the intended purposes of the Comprehensive Plan and the various elements of the Plan including, but not limited to, the Future Land Use Plan, the Transportation Plan, the Community Facilities Plan, and other components of the Comprehensive Plan.
- C. The Tax Increment Financing Redevelopment Plan contemplates that the County will utilize Tax Increment Financing as a tool to assist the County in implementing goals, objectives, and recommendations of the Comprehensive Plan. The Tax Increment Financing Redevelopment Plan is intended to support and complement the County’s overall Comprehensive Plan.
- D. The Tax Increment Financing Redevelopment Plan and subsequent Tax Increment Financing Plans will require that developments induced with Tax Increment Financing will be constructed in accordance with the Comprehensive Plan. Developments assisted with Tax Increment Financing must adhere to the objectives and requirements of the Official Zoning Ordinance, the Subdivision Regulations, Building and Related Codes, and street and road design standards of the County and requirements of the County governing water, sanitary sewer, natural gas, drainage, and other improvements.
- E. A listing of the common goals and common objectives of the Comprehensive Plan and the Tax Increment Financing Redevelopment Plan are attached in Exhibit II. The goals and objectives of the Comprehensive Plan are adopted herein as the goals and objectives of this Tax Increment Financing Redevelopment Plan, Tunica County, Mississippi, 2006.

ARTICLE V
DESCRIPTION OF REDEVELOPMENT AREA

- A. **Redevelopment Area Boundary Description:** The redevelopment area designated by this Plan will consist of all real property located within Tunica County.
- B. **Redevelopment Area Boundary Map:** A boundary map of the redevelopment area encompassing all real property located within Tunica County is attached hereto in Exhibit III.

ARTICLE VI
REDEVELOPMENT PROJECT DEFINED

- A. The Tax Increment Financing Act and this Redevelopment Plan provide for the use of Tax Increment Financing for new development and redevelopment projects on lands involving reconstruction, renovation, or new construction for residential, commercial, or other uses that the Board of Supervisors deem to be in the public interest.
- B. Section 21-45-3 of the Mississippi Code Annotated defines a “redevelopment project” and project areas as follows:

Redevelopment Project

**See Exhibit V, Mississippi Code Annotated at
21-45-3 (b),(i),(ii),(iii).**

- (b) A “redevelopment project” may include any work or undertaking by a municipality:
- (i) To acquire project areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development or redevelopment of such blighted areas or to the prevention of the spread or recurrence of slum conditions or conditions of blight;
 - (ii) To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct or reconstruct streets, utilities, bulkheads, boat docks, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan and public improvements to encourage private redevelopment in accordance with the redevelopment plan; or
 - (iii) To sell or lease property acquired by a municipality as part of a redevelopment project for not less than its fair value for uses in accordance with such redevelopment plan to retain property or public improvements for public use in accordance with the redevelopment plan.

“Redevelopment project” may also include the preparation of a redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project, relocation of businesses and families required under applicable law, and upon a determination, by resolution of the governing body of the municipality in which such land is located, that the acquisition and development of additional real property not within a project area is essential to the proper clearance or redevelopment of a blighted area or a necessary part of the general slum clearance program of the municipality, the acquisition, planning, preparation for development or disposal of such land shall constitute a redevelopment project.

C. The Tax Increment Financing Act allows the use of Tax Increment financing in the project areas that lie within a “Redevelopment Project Area”. For the purposes of the Redevelopment Plan, project areas are defined as follows (see attached Exhibit I, Mississippi Code Annotated 21-45-3 (a),(i),(ii), (iii), and (iv):

- (a) “Project area” includes:
 - (i) Areas in which there is a significant amount of buildings or improvements, which by reason of dilapidation, deterioration, age, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions that endanger life or property by fire and other causes, or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and are detrimental to the public health, safety, morals, or welfare;
 - (ii) Areas in which are located a building or buildings that are of important value for purposes of historical preservation, as designated by the Department of Archives and History;
 - (iii) Areas which by reason of a significant amount of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site improvements, diversity of ownership, tax delinquency, defective or unusual conditions of title, improper subdivision or obsolete platting or the existence of conditions, which endanger life or property by fire or other causes, or any combination of such factors, substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations or constitute an economic or social liability and are a menace to the public health, safety, morals, or welfare in their present condition and use; or
 - (iv) Areas in which the construction, renovation, repair, or rehabilitation of property for residential, commercial or other uses are in the public interest.
 - (v) A project for which a certificate of public convenience and necessity has been obtained by the municipality pursuant to the Regional Economic Development Act.

ARTICLE VII
REDEVELOPMENT TECHNIQUES TO IMPLEMENT POLICIES

- A. This Redevelopment Plan shall be implemented primarily by the County, exercising the Redevelopment Project powers conferred upon the County by the Tax Increment Financing Act. The techniques to be used to meet the goals and objectives of the Redevelopment Plan include rehabilitation and renovation, expansion of existing buildings, acquisition of real property, demolition and removal of buildings, construction of improvements, new development and redevelopment, consolidation of title, elimination of environmental deficiencies and blighting influences, construction of off-street parking facilities, and encouragement of rehabilitation, renovation, new development and redevelopment by private enterprise.

A brief summary description of each component or technique of the Plan follows:

1. **Rehabilitation and Renovation**

This Redevelopment Plan provides for the utilization of the Tax Increment Financing powers of the County to rehabilitate and renovate structures, which are:

- a. Substandard structures on which rehabilitation or renovation is practical in the judgment of the owners thereof.
- b. Structures in which, in the judgment of the owner thereof, rehabilitation will result in a higher and better use for the property on which such structure is located.

A substandard structure is a structure that does not conform to the building and related codes of the County as are in force and effect from time to time.

2. **Acquisition of Real Property**

Real property shall be acquired as provided in Article IX of the Redevelopment Plan.

3. **Demolition and Removal of Structures**

This Redevelopment Plan shall be implemented in some instances through the demolition and removal of structures. The Plan provides for the demolition and removal of the following structures, if necessary and appropriate:

- a. Substandard structures as to which, in the judgment of the owner thereof, rehabilitation is not practical;
- b. Structures, which in the judgment of the owner thereof, are economically obsolete;
- c. Structures, which in the judgment of the owner thereof, prevent maximum utilization of the property on which such structures are located;
- d. Structures that have been acquired by the County and that the Board of Supervisors of the County determines to be economically obsolete;

- e. Structures that have been acquired by the County and that the Board of Supervisors determines prevent the maximum utilization of the property on which such structures are located.

4. **Construction of Improvements**

This Redevelopment Plan provides for the construction of new improvements for uses on vacant or cleared land within the redevelopment area (any lands lying within Tunica County). Such construction shall be in accord with the Comprehensive Plan, Official Zoning Ordinance, Subdivision Regulations, building and related codes, and other applicable codes and ordinances of the County as may be in force and effect.

5. **Development and Redevelopment**

Under the provisions of this Redevelopment Plan, vacant or cleared land held by the County may be disposed of to private parties for new development or redevelopment. Such disposition of land by the County shall be in accordance with the Redevelopment Plan and applicable law.

This Redevelopment Plan encourages the new development or redevelopment of vacant or cleared land, which is acquired by private enterprises.

6. **Consolidation of Title**

This Redevelopment Plan provides for the elimination of diverse patterns of ownership, which prevent or restrict development of large tracts of land.

In the event that the County determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership, and that action by the County is likely to enhance the possibility of development of such tracts, the County may take such actions as it determines to be necessary to consolidate title to such tract of land.

7. **Elimination of Environmental Deficiencies and Blighting Influences**

This Redevelopment Plan provides for the County to undertake to determine any and all factors, which prevent or restrict new development or redevelopment within the redevelopment area. The Governing Body of the County shall take such action as it deems necessary to reduce or eliminate such factors or the effects thereof.

Environmental deficiencies and blighting influences the County may deem necessary to reduce or eliminate include, but are not necessarily limited to, physical conditions, ownership patterns, non-conforming land uses, improper development, etc.

8. **Construction of Off-Street Parking Facilities**

This Redevelopment Plan provides for the construction of off-street parking facilities to serve the demand within the redevelopment area (all lands lying within Tunica County).

Off-street parking facilities shall be constructed in accord with the Comprehensive Plan, the Official Zoning Ordinance, and other applicable codes and ordinances of the County.

9. **Encouragement of Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise**

This Redevelopment Plan provides that the County shall, to the greatest extent feasible, afford maximum opportunity to encourage the rehabilitation, renovation, new development and redevelopment of the redevelopment area (all lands lying within Tunica County) by private enterprise.

In order to utilize appropriate private and/or public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared lands, the County shall encourage rehabilitation, renovation, clearance, new development or redevelopment within the redevelopment area by:

- a. Carrying out a program of voluntary repair, renovation, and rehabilitation of buildings or other improvements in accordance with this Redevelopment Plan, including making loans to defray all or part of the costs (including costs of acquiring real estate) of repairing and rehabilitating buildings or other improvements in accordance with this Redevelopment Plan.
- b. Making loans to defray all or part of the costs of acquiring real property, demolishing and removing buildings and improvements and constructing improvements (including buildings) in the redevelopment area in accordance with this Redevelopment Plan.

Such loans shall be made only from the proceeds of revenue bonds or notes of the County secured solely by the County's rights in connection with such loans; shall be made upon such terms and conditions as the County shall determine, and shall be subject to such additional requirements as the County shall impose.

ARTICLE VIII
LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT,
AND BUILDING REQUIREMENTS

A. **Land Uses/Zoning Ordinance**

This Redevelopment Plan is to be implemented in accordance with the Comprehensive Plan and, therefore, provides for adherence to the Land Use Plan of the County. Land use in the redevelopment area is regulated by the Official Zoning Ordinance of the County. The Official Zoning Map delineating zoning districts (land use) is on file in the Office of the Chancery Clerk of the County.

B. **Maximum Densities/Zoning Ordinance**

The Official Zoning Ordinance of the County shall regulate the maximum development densities in the redevelopment areas.

C. **Land Development/Subdivision Regulations**

This Redevelopment Plan shall require that any development assisted with Tax Increment Financing be developed in conformity with regulations and standards of the County governing the subdivision of land, namely the Subdivision Regulations of the County.

D. **Building Requirements/Building and Related Codes**

This Redevelopment Plan requires that any new construction and any rehabilitation shall meet the requirements of the building and related codes of this County as may be in effect from time to time.

**ARTICLE IX
REAL PROPERTY ACQUISITION**

A. Procedures

This Redevelopment Plan requires that all property acquisitions by the County shall be made in accordance with Title 21, Chapter 45, Mississippi Code of 1972. Discrimination of any kind shall be prohibited. Race, color, creed, national origin, age, and sex shall in no way affect any aspect of the land acquisition process.

B. Property To Be Acquired

Under the provisions of this Redevelopment Plan, the County may, at its discretion, acquire real property (as defined in the act) for needed public facilities within the redevelopment area (including, but not limited to, surface or multi-story parking facilities),

Where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, the County may, from time to time in its discretion, acquire mortgages made to finance costs of (1) acquiring real property, (2) demolishing and removing buildings and improvements, and (3) constructing improvements in the redevelopment area in accordance with this Redevelopment Plan.

ARTICLE X
TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Redevelopment Plan is to be implemented in conformity with the Comprehensive Plan. The County shall, from time to time, establish major traffic circulation routes for the redevelopment area (the County as a whole) and will maintain traffic controls. The Subdivision Regulations and street design and construction standards of the County govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for County and pass-through traffic. Traffic control and circulation in the redevelopment area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Redevelopment Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the County and the general circulation patterns of the community.

ARTICLE XI
OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Redevelopment Plan conforms to the County's Official Zoning Ordinance and other codes and ordinances wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

ARTICLE XII
RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES,
IMPROVED TRAFFIC, PUBLIC TRANSPORTATION, PUBLIC UTILITIES,
RECREATIONAL AND COMMUNITY FACILITIES,
AND OTHER PUBLIC IMPROVEMENTS

The Tax Increment Financing Redevelopment Plan will serve to support and complement the County's Comprehensive Plan. The objective of this Tax Increment Financing Redevelopment Plan is to adhere to the purposes of the Comprehensive Plan.

The Redevelopment Plan seeks to utilize Tax Increment Financing to encourage capital investment that will encourage the redevelopment of blighted areas, strengthen the entire community by carefully planning the location of shopping centers and the design of business establishments, increase the tax base, increase retail sales tax rebates, and increase job opportunities in the County. The Redevelopment Plan seeks to encourage revitalization of the redevelopment area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of implementation of this Redevelopment Plan. The Redevelopment Plan seeks to encourage development and redevelopment projects and to insure their conformity to the County's Comprehensive Plan and the elements comprising the Comprehensive Plan.

ARTICLE XIII
PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS

For the purposes of this Redevelopment Plan, regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

ARTICLE XIV
TAX INCREMENT FINANCING PLAN REQUIREMENTS ESTABLISHED

- A. The Tax Increment Financing Plan is a financial tool for the implementation of the Redevelopment Plan objectives and purposes. The Tax Increment Financing Plan for a redevelopment project requires the following:
1. **Redevelopment Project Description**
 - a. Location, legal description, environmental characteristics and zoning
 - b. Building type and proposed use(s)
 2. **Developer(s) Information**
 - a. Name(s)
 - b. Address: Local and out-of-state
 - c. Tax identification number
 - d. Local contractors or agents
 3. **Economic Development Impact Description**
 - a. Job creation – permanent and temporary
 - b. Financial benefit to the community
 4. **A Statement of the Objectives for the Tax Increment Financing Plan**
 - a. *Construction of Improvements:*

New improvements shall be constructed for uses in accordance with the Redevelopment Plan on vacant or cleared property within the redevelopment area. Such construction shall be in accordance with the requirements of the County's building and related codes as in force and effect from time to time.
 - b. *Redevelopment:*

Property held by the County may be disposed of to private parties for development or redevelopment in accordance with the provisions of this Redevelopment Plan and applicable law.
 - c. *Consolidation of Title:*

In order to eliminate diverse patterns of ownership that prevent or restrict development of large tracts of land, in the event that the County determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership and that action by the County is likely to enhance the possibility of development of such tract, the County shall take such actions as it determines to be desirable to consolidate title to such tract of land.
 5. A statement indicating the need and proposed use of the Tax Increment Financing Plan in relationship to the Redevelopment Plan.
 6. A statement containing the cost estimates of the redevelopment project and the projected sources of revenue to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred.

7. A list of all real property to be included in the Tax Increment Financing Plan.
8. The duration of the Tax Increment Financing Plan's existence.
9. A statement of estimated impact of the Tax Increment Financing Plan upon the revenues of all taxing jurisdictions in which a redevelopment project is located.
10. A statement requiring that a separate fund be established to receive ad valorem taxes and the proceeds of any other financial assistance.
11. 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 County 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 County shall be necessary in order to promote and protect the public interest.

ARTICLE XV
WAIVER OF REQUIREMENTS

Any requirement or condition contained in this Redevelopment Plan may, upon request and for good cause shown, be waived or modified by the County to the extent permissible under law.

ARTICLE XVI
PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan may be modified by the County in accordance with the provisions of Title 21, Chapter 45, Mississippi Code of 1972, as amended.

After a discussion of the matter and consideration thereof, Commissioner Cariker moved that the TIF Redevelopment Plan be favorably recommended to the Board of Supervisors for adoption by said Board of Supervisors as the same complies and conforms with the goals and objectives of Tunica County's comprehensive plan. Further, Mr. Nickson was authorized and directed to execute the above letter of recommendation to the Board of Supervisors. Commissioner Owen seconded the matter. Thereupon, the matter was put to a vote with the result as follows:

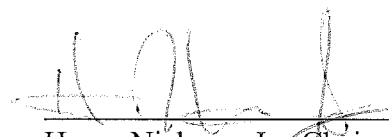
Chairman Henry Nickson, Jr.:	Yea
Vice Chairman Justin Cariker:	Yea
Secretary/Treasurer John W. Owen:	Yea
Commissioner Edna Carpenter:	Absent
Commissioner Jannie Bonds	Yea

The matter having received the affirmative majority vote of the Board of the Commission, the Chairman declared the matter carried, approved and adopted this the 21st day of March, 2006.

There being no further business to come before the Board, on motion duly made, seconded and carried, the Board adjourned its regular March, 2006, meeting. Currently, the next scheduled meeting of the Board is the regular April, 2006 meeting scheduled to be held on Tuesday, April 25, 2006, beginning at 2:00 p.m. in the Board of Supervisors' meeting room located in the Tunica County Courthouse, 1300 School Street, Tunica, Tunica County, Mississippi. This is a one time change in the meeting date to accommodate a public hearing for Delta Landworks, LLC. The meeting is being held one week later than normal.

Attest. 

John W. Owen, Secretary



Henry Nickson, Jr., Chairman