

**STATE OF MISSISSIPPI COASTAL IMPACT ASSISTANCE PLAN
TIER 1 PROJECT DESCRIPTION**

1. PROJECT TITLE: Pass Christian Harbor Expansion, Phases 1 and 2

2. LEAD ORGANIZATION/AGENCY: City of Pass Christian

3. FEDERAL TAX ID NUMBER: 64-6000951

4. PROJECT LEAD/POINT OF CONTACT:

Leo "Chipper" McDermott, Mayor
P.O. Drawer 368
Pass Christian, MS 39571
PHONE: 228-452-3310
FAX: 228-452-5435
E-MAIL: mayorsoffice@ci.pass-christian.ms.us

5. PROJECT SUMMARY

LOCATION OF PROPOSED PROJECT: City of Pass Christian N30.31245 W89.24304

DURATION OF PROPOSED PROJECT: 3 years

PROPOSED START DATE: 09/2009

PROPOSED END DATE: 09/2012

PROJECT GOAL: The proposed project will expand the existing Pass Christian Smallcraft Harbor to approximately double its existing size. The existing harbor will remain in more-or-less its existing configuration, with modifications and will continue to serve the commercial fishermen who use it. An entirely new harbor basin will be constructed to the east of the existing basin, intended to serve both commercial and recreational purposes and configured to best meet the objectives of the project.

PROJECT OBJECTIVES: The overall goal of the Harbor expansion project is to create a renewed, revitalized, and restored Harbor that is attractive to both recreational sportsman and the commercial fishing industry, while maintaining the historic character of the Harbor and highlighting the natural resources of the entire area. The expanded harbor is also intended to serve as a catalyst to promote tourism in the downtown area adjacent to the new harbor. Objectives include below are:

- 1. Employ a qualified marketing consultant conduct a marketing survey to advise the City about the design details which should be incorporated into the new harbor to best meet the needs of the community and enhance the financial feasibility of the project.** Details would include such things as the desired depth of dredging, number and size of the boat slips to be provided, the width and construction type of the boat docks, type of electrical hookups and other utilities which will be provided, and other harbor-related amenities which may be necessary or desirable. Community forums and discussions with relevant partners

including the DMR, the Governor's Office of Recovery and Renewal, CRMP and others, will be considered as alternatives to obtain this information to properly plan this project. The marketing assessment is expected to begin in the latter part of 2009 and should take approximately 6 to 8 months.

2. Perform detailed field surveys and preliminary engineering designs in conjunction with and as a result of the Marketing Study, to firm up the scope of the project and the projected construction cost. This process is expected to run concurrently with the marketing assessment and is expected to take approximately 6 months.

3. Prepare applications for environmental and other permits, permissions, and leases needed for the project. This process will occur once the marketing assessment and preliminary engineering design have produced a clearer picture of the desired depth of dredging, number and size of boat slips needed, types of boat docks to be provided, and other fundamental details. The initial permitting process is expected to take up to one year, though environmental and planning reviews will be an essential part of the planning and construction process throughout the three-year total project period.

4. Construct a new riprap breakwater at the east side of the expansion area, with mass concrete to stabilize the outside (east slope). The riprap breakwater will run as an extension of Davis Avenue, as approved by the Secretary of State in granting permission to expand the harbor. This eastern outside edge will approximately double the size of the existing harbor. The construction of the new riprap will commence as soon as all environmental and other permits and approvals have been secured and is expected to take approximately 18 months.

The City has obtained a grant commitment from the State of Mississippi – Mississippi Development Authority for a substantial CDBG economic development grant to fully implement the entire project.

The objectives above will:

1. Reorganize space allocations to eliminate mixing of commercial and recreational and prevent urban development in an already sensitive area. In attachment A "Siting Criteria Assessment Study – Proposed Expansion of the Pass Christian Marina" the Pass Christian Harbor expansion will direct development away from sensitive natural areas. Development of this site will meet local boater needs while potentially avoiding the negative sprawl impacts of many individual piers and boat docks.
2. Eliminate congestion caused by present commercial activities which minimize access of pleasure craft owners, sports fisherman, and the general public to the Harbor and the Gulf.
3. Develop plans for increased berthing for commercial and pleasure boats.
4. Provide additional boat launching ramps to provide access to the waters of Mississippi Sound. Also increase parking area throughout the Harbor to provide better access to sports fishing, pleasure boating, and recreational facilities for the general public.
5. Develop plans for increased recreational facilities at the Harbor recreational park.

6. Allocate a separate portion of the Harbor to commercial craft and seafood handling facilities and to increase the size of these facilities to provide for more efficient and safer handling of seafood products.
7. Provide space, through a designated Marine Resource Center, for an oyster tagging station and other marine research and public education activities.
8. Implement the Mississippi Gulf Coast National Heritage Area plan by promoting the heritage resources of the Pass Christian area through the revitalization of the overall harbor area and tourism opportunities for same.
9. Implement policies that allow Pass Christian Harbor to achieve designation as a Clean Marina under the National Clean Marina Initiative.
10. Promote the growth and revitalization of the entire downtown area by integrating the expansion with the redevelopment of the city, in line with Smart Growth concepts and ideas.
11. Create a larger area within the expanded harbor to sponsor events, such as “Celebrate the Gulf, in partnership with other public and private entities.

The City has obtained a grant commitment from the State of Mississippi – Mississippi Development Authority for a substantial CDBG economic development grant to fully implement the entire project.

PROJECT SUMMARY: The proposed expansion of the Pass Christian Municipal Harbor will approximately double the existing size of the harbor by creating a new harbor basin immediately to the east of the existing basin. This new harbor area will be for both commercial and recreational vessels. The preliminary plan envisions the creation of the second harbor as a mirror image of the existing one, directly to the east. The expanded harbor will also include the creation of additional parking, a harbor master’s office, additional public fishing areas along the new breakwaters, and the construction of a Marine Resources Center, in partnership with the Mississippi Department of Marine Resources, as an oyster tagging station, marine research, public education and information center. The U.S. Naval Oceanographic Office will also have a separate office and they will collect data and perform scientific research with the use of their vessels, which will be docked nearby in the Harbor.

Pass Christian Harbor remains a vibrant and sensitive waterfront that retains its historic relationship with the fishing, shrimping and oyster industries. The restoration of the existing harbor area is expected to cost approximately \$2 million and will be financed primarily through Federal Emergency Management Agency (FEMA) funding and Tidelands funds.

The expansion of the harbor will also be integrated into the overall restoration of the Pass Christian downtown area. The proposed harbor expansion is very compatible with the concepts developed by the Governor’s Commission on Recovery, Rebuilding and Renewal and will help promote the concept of mixed land use and Smart Growth.

The expansion of the Pass Christian Harbor will help conserve, preserve and restore one of the City’s, and Gulf Coast’s, most valuable historical areas and natural resources. The Pass Christian Harbor area, including the marine waters and the sand beach, is the City’s most valuable natural resource, and the City is committed to preserving and protecting this area,

with its delicate combination of marine and coastal wildlife. The expanded Harbor will fit seamlessly into this unique natural landscape, enhancing its beauty and deepening its environmental importance, while also providing broader public access to this coastal gem.

PARTNERS/COLLABORATORS:

Mississippi Secretary of State: Has rights of approval for use of waters of Mississippi, including the harbor expansion. Has already indicated willingness to grant a no-cost Tidelands Lease for the project, subject to certain terms, conditions, and restrictions.

Harrison County Board of Supervisors: Exercises control over the usage of the sand beach.

Governor's Commission on Recovery, Rebuilding and Renewal and the Governor's Office of Recovery and Renewal: Provides input regarding economic recovery of the City. The proposed project is compatible with the existing Master Plan.

Mississippi Department of Marine Resources: Has operated an oyster checking station at the Pass Christian Harbor for many years. They plan to expand their presence at the harbor to include other educational and research activities. They also sponsored with the cooperation of the City the event called "Celebrate the Gulf", an event to promote public education regarding the use, preservation and conservation of our natural marine resources.

Mississippi Gulf Coast National Heritage Area and Comprehensive Resource Management Plan: Works with local entities to protect, preserve, and enhance compatibility with existing goals of those programs.

BUDGET AND SPENDING ESTIMATE BY YEAR:

Table 1: CIAP Project Estimated by Calendar Year

Budget Category	2009	2010	2011	2012	Totals
Total Allocation Phase 1 FY2008	\$650,423	\$349,577			\$1,000,000
Budget Category	2009	2010	2011	2012	Totals
Total Allocation Phase 2 FY2008		\$437,213	\$781,791	\$780,996	\$2,000,000
Total Budget Amount					\$3,000,000

Total estimated expense by calendar year:

2009 \$650,423
 2010 \$786,790
 2011 \$781,791
 2012 \$780,996

6. AUTHORIZED USES:**Table 2: Primary Authorized Use**

Mark one	Authorized Uses of CIAP Funds (as specified by law)
X	1. Project and activities for the conservation, protection, or restoration of coastal areas, including wetland
	2. Mitigation of damage to fish, wildlife, or natural resources.
	3. Planning assistance and administrative costs of complying with CIAP (for DMR, Harrison, Hancock and Jackson County Administrative Projects only).
	4. Implementation of a federally-approved marine, coastal, or comprehensive conservation management plan.
	5. Mitigation of the impact of OCS activities through funding of onshore infrastructure projects and public service needs.

HOW IS THIS PROJECT CONSISTENT WITH ONE OR MORE OF CIAP'S AUTHORIZED USES?:

The expansion of the Pass Christian Harbor is consistent with Authorize Use 1 of CIAP's authorized uses, namely:

- The Project will help conserve, protect and restore a coastal area,

The expansion of the Pass Christian Harbor will help conserve, preserve and restore one of the City's, and Gulf Coast's, most valuable historical areas and natural resources. The Pass Christian Harbor area, including the marine waters and the sand beach, is the City's most valuable natural resource, and the City is committed to preserving and protecting this area, with its delicate combination of marine and coastal wildlife. The expanded Harbor will fit seamlessly into this unique natural landscape, enhancing its beauty and deepening its environmental importance, while also providing broader public access to this coastal gem.

The proposed expansion of the Pass Christian Harbor will approximately double the existing size of the harbor by creating a new harbor basin immediately to the east of the existing basin. Demand for Harbor space remains brisk. As of this date most available slips are already occupied, with more vessels coming in every week. Although many of the current slips are occupied by commercial vessels, the current Harbormaster reports that more and more pleasure crafts are signing up every day. This is true even though the Harbor doesn't have many berths for larger boats and, due to the limited space, commercial and pleasure crafts must share piers. The City of Pascagoula commissioned Eco-Systems, Inc., an environmental engineering firm, to conduct a Siting Criteria Assessment Study to ensure that the location selected for the proposed harbor expansion is the best possible location relative to potential environment impacts. This firm has recently completed their study, dated July 2009, a copy of which is attached as a separate file. Based upon the data collected, studied, and reviewed, the City's consulting engineer has concluded that the proposed site is suitable and appropriate for the proposed expansion of the harbor and that the environmental impact caused by the expansion would be minimal. The impact on environmental resources is expected to be minimal, in part because the expansion will closely follow the model of the existing harbor,

which conforms to all federal and state environmental guidelines. The City also expects to conserve and protect as much as possible the public access across the sand beach area north and directly adjacent to the expanded harbor area.

In addition, the City is committed to the creation of a Marine Resource Center at the site of the expanded harbor, which will provide the state Department of Marine Resources a location from which to conduct oyster tagging and other environmental studies, as well as public safety and education resources, literature and programs. The Naval Oceanographic Office will also be located at the harbor for scientific research.

The City is also committed to minimizing adverse environmental impacts during the construction process by using permeable parking and other “green” building techniques as much as possible.

After project completion, the Harbor will maintain its focus on conservation by participating in the Clean Marina Initiative, a voluntary, incentive-based program promoted by the National Oceanic and Atmospheric Administration, Environmental Protection Agency and others to encourage marina operators and recreational boaters to protect coastal waters by engaging in environmentally sound best management procedures. Just prior to Katrina, the Pass Christian Harbor was finishing up some final repairs and was going to undergo the process of getting inspected and rated under the Clean Marina Initiative, and the City is committed to continuing this process as the repairs and expansion are undertaken.

7. WILL CIAP FUNDS BE USED FOR COST SHARING OR MATCHING PURPOSES FOR ANOTHER FEDERAL PROGRAM? ____ YES__X_ NO.



STATE OF MISSISSIPPI
SECRETARY OF STATE
ERIC CLARK

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GULFPORT, MISSISSIPPI 39502-0097

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EMAIL administrator@sos.state.ms.us

June 21, 2006

The Honorable Leo A. McDermott
Mayor Pro Tempore
City of Pass Christian
P. O. Box 368
Pass Christian, Mississippi 39571

Dear Mayor McDermott:

I am writing concerning your request for my approval to expand the municipal harbor in Pass Christian. After careful consideration of the issues, I have concluded that I agree that you should be allowed to expand the harbor as requested in the area between Market and Davis, even though it will affect existing public sand beach.

My predecessor in office and I have consistently enforced a policy that protects the sand beach from commercial development. This has been a "no exceptions" policy. However, the extreme devastation wrought by Hurricane Katrina, the need to rebuild the existing marina, and the desirability of integrating the marina area in the rebuilding of your downtown, have led me to this decision. In return for Secretary of State approval of this harbor expansion, Pass Christian must consent to the following conditions:

- (a) I remain strongly committed to the protection of the public sand beaches. This alteration will be allowed only under the current extreme circumstances brought about by Hurricane Katrina, and only for expansion of the harbor. As the devastation of Hurricane Katrina was unanticipated, I do not anticipate other circumstances that would open up the possibility of other exceptions to the policy. In return, I request that Pass Christian acknowledge the circumstances under which this is being done and take official action to agree that it will make no other requests for alteration of the sand beach and will agree to oppose any other efforts to alter the sand beach except for purposes of public access.
- (b) A no-rent-public-interest lease will be entered into between the Secretary of State and the municipality or harbor commission. Under this lease, the harbor will be owned and operated by a public entity.
- (c) Public access will be guaranteed.

- (d) No gaming will be allowed in the area of the existing harbor or the expanded harbor.
- (e) Subleases for limited commercial development within the harbor may be allowed with the prior approval of the Secretary of State. Such commercial leases must be limited to light retail, restaurants, tourist and recreation-related low-impact businesses such as would be appropriate for a working municipal harbor integrated into the city. The Tidelands Fund and municipality will share the rent under all subleases in the area of the expanded harbor on a 50/50 basis, except that the municipality shall receive 100% of the rental on all boat slips whether in the existing harbor or expanded harbor.
- (f) If at any time in the future, any development of a different type or impact other than these limited commercial uses is allowed in the harbor, the municipality would not share in the rents for any such different use.
- (g) The State prefers that there be a minimum amount of filling done to accomplish the desired harbor expansion, and to this end, the Secretary of State will reserve the right of final approval of design plans.
- (h) The City and State will enter covenants in a form that will be recorded in the land records of Harrison County, which memorialize these conditions and limitations. These covenants will contain a provision that would allow any beneficiary of the Public Tidelands Trust to sue to protect and enforce the covenants. The municipality shall not be entitled to share in any rents while in violation of these covenants; however the municipality shall have 90 days to cure any violation prior to loss of right to receive its rent share.

I look forward to working with you and the people of Pass Christian as your city rebuilds itself in the renewed vision of its citizens. I believe that this framework for expanding the harbor and integrating it with the city offers the opportunity to enhance the quality of life of your community as a coastal town as well as to improve public access to the tidelands held in trust for the people of our state.

If you have any questions or need additional information regarding this matter, please call me at any time. Thank you.

Sincerely,



ERIC CLARK
Secretary of State

EC/gm

**RESOLUTION AUTHORIZING SUBMITTAL OF A REQUEST FOR FUNDING
TO THE COASTAL IMPACT ASSISTANCE PROGRAM FOR THE EXPANSION
OF THE PASS CHRISTIAN HARBOR**

WHEREAS, the City of Pass Christian desires to expand its historic harbor; and

WHEREAS the City has secured the necessary support of the Secretary of State for this use of public trust tidelands and public sand beach; and

WHEREAS, the expanded harbor will essentially double the size of the existing harbor, allowing greater access to both commercial and recreational vessels; and

WHEREAS, the expanded harbor will be crucial to the rebuilding efforts of the City of Pass Christian's downtown area, and the City has a whole; and

WHEREAS, the City is firmly committed to the expansion of the Harbor, and hopes to commence the expansion process as soon as possible; and

WHEREAS, the expanded harbor will complement the City's role within the Mississippi Gulf Coast National Heritage Area plan; and

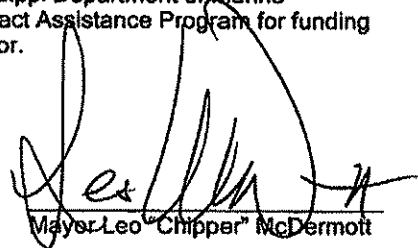
WHEREAS, funding is the next essential requirement towards realization of this project; and

WHEREAS, the project is a suitable candidate for funding under the Coastal Impact Assistance Program,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMAN OF THE CITY OF PASS CHRISTIAN, MISSISSIPPI, THAT:

SECTION ONE: The Mayor and Municipal Clerk are hereby authorized to submit the attached application to the Mississippi Department of Marine Resources for application to the Coastal Impact Assistance Program for funding for the expansion of the Pass Christian Harbor.

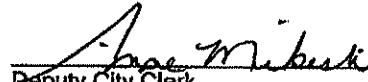
Resolved this 4th day of October, 2006.



Mayor Leo "Chipper" McDermott

ATTEST:

ATTEST:


Deputy City Clerk

VOTED:

Alderman Bang AYE
Alderman Hall AYE
Alderman Piernas AYE
Alderman Rizzardi absent
Alderman Wittmann AYE

CERTIFICATE

I, the undersigned Deputy City Clerk, do hereby certify that the above and foregoing resolution is a true and correct copy of the foregoing adopted at the meeting held on October 4, 2006.

SO CERTIFIED this the 17 day of July, 2009.


Deputy City Clerk



STATE OF MISSISSIPPI
HALEY BARBOUR, GOVERNOR
MISSISSIPPI DEVELOPMENT AUTHORITY
GRAY SWOOPE
EXECUTIVE DIRECTOR

January 28, 2009


Honorable Leo A. McDermott
Mayor
City of Pass Christian
Post Office Drawer 368
Pass Christian, Mississippi 39571

Dear Mayor McDermott:

I am pleased to inform you that the Mississippi Development Authority has approved your application for Economic Development grant funds through the Community Development Block Grant Disaster Recovery Program. Disaster Recovery grant funding in the amount of \$22,493,326.50 has been approved for economic development assistance to Pass Purchasing Company, Inc. and other commercial boat operators who will benefit from the expansion of the Pass Christian Municipal Harbor.

Through this application for economic development funding, the City of Pass Christian has demonstrated local commitment in addressing the recovery needs of Mississippi. I commend you for this initiative and for helping to improve the quality of life in your community.

All grantees are required to complete environmental requirements before a contract may be issued. If environmental requirements cannot be completed, the award will be voided. Jimmy Ware, Bureau Manager for the Economic Development program, will be in contact with you regarding your contract.

Sincerely,

HALEY BARBOUR

HB:th

**Pass Christian Harbor Expansion
Activity Schedule**

Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Marketing Study	████████						
Preliminary Design	████████						
Permits		████████					
East Breakwater		████████	████████				
Concrete Bulkhead		████████	████████				
Dredging			████████				
Casson Wall			████████				
Road/Parking			████████				
Piers & Amenities			████████				