

## CHAPTER 8: SPECIAL ANALYSES

### ANNEXATION ANALYSIS

Annexation is the process by which a municipality geographically expands its boundaries, and is a process controlled by state law. Annexation may be initiated by the city or by persons desiring to become part of the city, and every annexation in Mississippi must be ratified by the chancery court. An annexation may occur with no opposition or with heavy litigation.

Over time, the courts have developed a twelve point test to determine if an annexation is *reasonable*, which is the ultimate area of inquiry of the court when considering an annexation. These twelve factors have become known as the *Twelve Indicia of Reasonableness* and are as follows:

1. The municipality's need to expand its boundaries.
2. Whether or not the area sought to be annexed is reasonably within the path of growth of the municipality.
3. The potential health hazards from sewage and waste disposal in the area sought to be annexed.
4. The municipality's financial ability to make improvements and furnish municipal services promised.
5. The need for zoning and overall planning in the area sought to be annexed.
6. The need for municipal services in the area sought to be annexed.
7. Whether there are natural barriers between the municipality and the area sought to be annexed.
8. The past performance and time element involved in the municipality's provision of services to its present residents.
9. The impact (economic or otherwise) of the annexation upon those who live in or own property in the area proposed for annexation.
10. The impact of the annexation upon the voting strength of the protected minority population.
11. Whether the property owners or other inhabitants of the areas sought to be annexed have in the past, and for the foreseeable future unless annexed will, because of their reasonable proximity to the corporate limits of the municipality, enjoy the economic and social benefits of proximity to the municipality without paying their fair share of taxes.
12. Any other factors that may suggest reasonableness.

The reasonableness of an annexation is determined based on the *totality of the circumstances*, meaning that each of the above twelve indicators are considered collectively, not as individual tests. Because of the broad nature of the twelve indicia along with the passage of time, a multitude of factors can combine which lend to the reasonableness or unreasonableness of an annexation. Therefore, the scope of this comprehensive plan is to provide some general guidelines and discussions regarding the subject of annexation. At the time this plan was drafted, D'Iberville was in the middle of an annexation effort contested by the City of Biloxi. The outcome of the current annexation effort will have a significant impact on this plan, as it is unknown if D'Iberville will get all the territory it seeks, or none of it. For future purposes, however, if and when D'Iberville desires to pursue an annexation, a detailed annexation feasibility study should be prepared to address the particular circumstances existing at the time.

### General Annexation Criteria

The following comments provide general guidance to the City for consideration of future annexations. These comments are arranged in accordance with the twelve indicia of reasonableness and are intended to provide city leaders with guidance with regard to the meaning of each of the factors. The following comments are not unique to any certain annexation, or any specific geography:

### Need for Expansion

- The City of D'Iberville will always be in the business of promoting economic growth and development, whether such growth is commercial, industrial or residential in nature. In order to support such growth the city must maintain a supply of vacant land available for development. While there is no predetermined amount of surplus land a city should have, city leaders should maintain a level of awareness with regard to the difficulty of assembling land for development. As the city continues to expand its economic base and becomes more regionally significant, D'Iberville should ensure that larger tracts of vacant land are available to accommodate new development.
- The rate of new growth within the city is an indicator of whether or not the city has a need to expand. When building permits are issued the result usually is a new structure occupying land which was previously vacant. As growth and development occurs, the city's supply of vacant land is reduced. A common statistic known as a land absorption rate provides an indication as to how fast land is being utilized. Although Katrina skews many statistic related to population, land use and building rates, D'Iberville has seen significant land absorption with recent projects such as the Promenade and several multifamily developments.
- The city's need for expansion may not only be influenced by conditions within the city, but also by circumstances outside the city. For example, uncontrolled development could occur on the outskirts of the city, placing an undue burden on the utility systems. The city could annex this area to better regulate the growth. A similar example could exist with a blighted area outside the city. While the blighted area is not part of the city the conditions within the area (crime, health hazards, unsightliness, etc.) could impact the city. Annexation of an area such as this would enable the city to rectify the problems, as was the case with the Tuxachanie trailer park in 2004.

### Path of Growth

- Because we are a society dependent upon the automobile, transportation routes have a direct impact on development. Transportation routes connecting the city to areas outside the city are indicators of path of growth. For instance, D'Iberville has seen development occur outside its limits along Highway 15 and Lamey Bridge Road. This development is taking place due, in part, to the market created by higher volumes of traffic flow.
- Increased urban development within areas outside the city limits also indicates path of growth. Typically, this type of development will occur when adequate utility service and transportation is available to support development. A city may foster its path of growth by extending utilities into an area to support development.
- Geographic limitations can dictate a city's path of growth. Environmental conditions can control direction of growth. For example, a wide floodplain or an area of rugged topography increases the cost and difficulty of development. In this case, market driven development will seek other locations.
- Political influences may also influence a city's path of growth. D'Iberville has Biloxi to its south and west which eliminates those areas as paths of growth. Also, there are other political entities that impact the delivery of services. Particularly, water and sewer utilities typically hold a certificate of public

convenience and necessity which gives them the exclusive right to sell water and sewer services within a certain geographic area. The presence of such an entity can deter annexation into its territory. This is particularly true with the West Jackson Utility District.

### **Potential Health Hazards**

- The most likely source of any potential health hazard to be found within an area is the use of failing and inoperable septic tanks. While septic tanks and other forms of on site waste water disposal systems are necessary, failures do occur from lack of maintenance, poor soil conditions, or improperly designed systems. When a septic system fails the result is that raw sewage become exposed, available for contact with humans or animals.
- Topography can influence a city's decision to annex due to health hazards. Raw sewage can be carried by the flow of storm water. If the lay of the land is such that water flows from areas outside the city into the city, then contaminated water could impact the health of city residents. Therefore, an area outside the city with failing septic tanks becomes a prime target for annexation in order for the city to resolve the health hazard.
- Another indicator of a potential health hazard is standing water. Standing water provides a breeding ground for mosquitoes and therefore should be eliminated as much as possible. Standing water can be found in old tires, barrels, road ditches, improperly graded properties, and many other places.
- Open dumping of garbage is another indicator of potential health hazards, as it provides a habitat and breeding ground for rodents and other undesirable organisms.

### **Financial Ability**

- Imperative to any annexation inquiry is whether or not the city can afford to make improvements and provide services to the area it seeks to annex. The City of D'Iberville must be in sound financial condition in order to undertake an annexation. If the city is going to tax annexed property owners, the city must be able to provide good and valuable services in return.
- There are a multitude of indicators of a city's financial health. One of the major sources of revenue is sales tax. A healthy history with regard to sales tax collections (increasing collections over time) is a positive indicator of a city's financial ability, but this alone doesn't tell a complete story. The city should also consider its fund balances and available bonding capacity when measuring financial health.
- Also factoring into the financial ability test are the actual needs within the proposed annexation area. The city should develop a plan to serve an annexation area to identify the equipment and personnel needs along with a full financial impact. Factors that influence this type of analysis include revenues expected from the annexation area and recent equipment purchases which would enable the city to provide services.
- Finally, the financial ability test doesn't mean a city must have the cash on hand to implement an annexation plan, it simply means it must have the financial ability. Cities have a variety of funding sources from which to borrow money or seek grants. Although unpopular, cities also have the option of raising taxes or increasing fees to generate revenue.

### **Need for Planning and Zoning**

- Harrison County does engage in planning and zoning, and has recently completed the development of a new comprehensive plan. While this fact, on its face, would serve to neutralize an argument for annexation, D'Iberville should be the entity planning and zoning areas on its periphery. As areas outside the city

develop, planning should occur to insure adequate utilities, adequate transportation and access, and an adequate land use relationship. As the likelihood of development increases for areas outside the city, the need for municipal planning will be enhanced.

- D'Iberville must also consider future areas to which it may logically provide services. The city should be in a position to control development as it occurs in order to prevent overtaxing utility systems, transportation routes, and the capacity of the city to provide services.
- The presence of incompatible land uses demonstrates a need for planning and zoning. One common example of this is when the manufactured home is placed adjacent to a site built single family home. While many other examples could be given, the idea is that planning and zoning can prevent the incompatibility of land uses.
- The need for planning and zoning has been discussed thus far in the context of new development. There could easily be such a need for areas that have already developed. For example, a built out neighborhood could be headed for a state of decline but with the proper application of codes the neighborhood could be saved from urban blight.

### **Need for Municipal Services**

- Many of the above cited factors translate into a need for municipal services. As areas outside the city develop at urban levels, municipal services will be needed and that need will be illustrated in the form of the use of septic tanks, requests for water and sewage services, increased population density and traffic count.
- Unincorporated areas receive services from county government. While Harrison County provides good services, there are instances where the municipality provides higher level services. For example, the city operates a full time paid fire department while the county operates a volunteer fire department which is not fully staffed 24 hours per day. The key to fire protection is getting the men, water and equipment on scene quickly.
- There are examples of successful annexations where there was no present need for municipal services. Take vacant land, for instance. With no development it is difficult to say that higher levels of services are needed. The courts, though, have recognized that a reasonable expectation of development suffices in support of annexation.

### **Natural Barriers**

- The natural barriers factor is a test for any naturally occurring features that would inhibit the city from delivering services to an annexation area. Examples of natural barriers include rivers, creeks, areas of extreme topography and other similar natural features. While natural barriers may exist, they are not necessarily prohibitive with regard to annexation. Barriers which have been overcome, such as a bridge across a river provide a means for the delivery of services to an annexation area.

### **Past Performance**

- Annexations are initiated through the adoption of an annexation ordinance. Necessary components of the annexation ordinance are a statement of the services the city promises to provide to the annexation area and a statement of the improvements the city promises to make within the annexation area. After annexation, the is expected to keep its promises.

- D'Iberville last annexed territory in 2004 and the city kept its obligations to those taxpayers. Within the 2004 annexed area, the city has installed water and sewer lines and fire hydrants, and provides the full array of municipal services. The city is currently seeking to annex additional territory, and it will be important that the city keep its promises if the annexation is successful. Absent actual performance post annexation, the city should have clear reasons why a certain promise wasn't kept. For example, if the installation of streetlights was promised but a certain neighborhood didn't want the streetlights, then the city should properly document the fact that the taxpayers didn't want the service.

#### **Economic or Social Impact upon those within the proposed annexation area**

- Annexations must be approved by the chancery court, which is a court of equity. An annexation must be fair for both the city and those annexed and in making this determination, one factor considered is whether or not those annexed will receive something of value in return for their taxes paid. D'Iberville has much to offer in this regard. While city services may change over time, typically D'Iberville would provide the following services:
  - Enhanced police protection
  - Enhanced fire protection
  - Reduced fire insurance rates
  - Municipal water and sewer service
  - Building code enforcement and inspections
  - Animal and pest control
  - Planning and zoning
  - Street and right-of-way maintenance
  - The right to exercise ballot in municipal elections
  - Parks and recreational services
  - Enhanced garbage and trash collection

#### **Impact of annexation upon the minority voting strength**

- After an annexation occurs, it must be submitted for review to the United States Department of Justice under section 5 of the Voting Rights Act. The Voting Rights Act requires that D'Iberville not undertake any voting change that has the purpose or effect of denying or abridging one's right to vote on the basis of race, language, religion, etc. Determining compliance with the voting rights act includes, among other things, a numerical comparison of the racial makeup of an annexation area to that of the city. Ultimately, the existing and foreseeable development of an annexation area should not upset the racial balance of the city. Exceptions to this rule do exist when there are simply no concentrated areas of minorities to include within an annexation area.
- Circumstances may exist that make it a practical impossibility to maintain the racial balance of the city. When this occurs, annexation is not necessarily prohibited, as courts have found in the past that so long as minorities are treated fairly Justice Department approval should not be denied.

#### **The fair share factor**

- The fair share factor is one that is often misunderstood to be a criticism of those living on the city's periphery. This test is whether people living outside the city benefit from the city without paying their share of taxes, which has been construed in the past as calling these persons freeloaders.
- Often people living on the periphery of the city do benefit without paying their share of taxes, and some of those benefits are as follows:
  - D'Iberville has become a major retail economic hub of the area. It is likely that people come into the city to shop, eat, seek professional services (doctor, lawyer, accountant), or their children may go to school in the city and enjoy recreational programs offered by the city. While interacting inside the city, people enjoy the protection of the city police and fire department and drive on city streets, all of which requires significant revenues to operate. While those individuals pay sales tax while within the city, sales tax alone doesn't operate these city services.

### Other Factors

- The other factors criterion is as broad as its name, and could include factors that are unique to the D'Iberville, unique to the annexation area, or are unique in time. Because of this, no specific discussion of this factor is provided.

With regard to future annexations, D'Iberville must be vigilant on two fronts: 1) with regard to its needs to annex for additional territory or for other purposes, and 2) to protect its future paths of growth.

D'Iberville is in a competitive situation with Biloxi and Ocean Springs, in that each of these adjacent cities will, over time, likely seek additional territory. Biloxi is currently seeking to annex certain territory that, if successful, will completely cut off any of D'Iberville's northerly growth within Harrison County. Under this scenario, the city is forced into participating in an annexation to protect its future. At the time of the preparation of this plan, the outcome of this annexation conflict is unknown.

### INTERGOVERNMENTAL COOPERATION

The Mississippi Legislature encourages local governmental units to cooperate and in doing so it enacted the Interlocal Cooperation Act of 1974, which enables local governmental units to contract with one another for various reasons. When local governmental units find a mutually beneficial reason to contract with one another, the arrangement is commonly referred to as an *interlocal agreement*. Such agreements are particularly common among emergency service providers, such as mutual aid fire protection agreements.

Within the scope of the Interlocal Cooperation Act of 1974, local governmental units include any county, any incorporated city, town or village, any school district, any utility district, any community college, any institution of higher learning, any municipal airport authority or regional airport authority in the state or any public improvement district created under the Public Improvement District Act. There are a multitude of agencies in and around D'Iberville which create the opportunity for cooperation.

The purpose for this intergovernmental cooperation, as set forth by the legislature, is to *permit local governmental units to make the most efficient use of their powers by enabling them to cooperate and to contract with other local governmental units on a basis of mutual advantage and thereby provide services and*

*facilities in a manner pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities. See Mississippi Code Annotated §17-3-3.*

### **D'Iberville's History of Intergovernmental Cooperation**

D'Iberville is a young city, having incorporated in 1988. At the time of incorporation, the D'Iberville community was well settled with a strong residential base, but a more limited commercial base. As a start-up municipality, the City of D'Iberville wisely utilized interlocal cooperation to provide services to its citizens. The city worked cooperatively with Harrison County for the delivery of police and public works services, and relied upon the then existing D'Iberville Water and Sewer District for its respective services. While compensation was provided in return for the delivery of these services, the City of D'Iberville was able to offer high level of services to its citizens without overburdening them with taxes. The city attained substantial cost savings through these agreements.

The City of D'Iberville continued its successful cooperative relationship with the county for many years, and in fact only developed an independent police force in 2008. The city has become more independent as time progressed due to an expanding population and tax base. The fact that D'Iberville is becoming more independent is not an indication of dissatisfaction with county services, and in fact the city and county have a good working relationship to this day.

In addition to its close relationship with Harrison County, the City of D'Iberville has had other intergovernmental cooperative relationships. For example, D'Iberville provides utility services into portions of the city of Biloxi and into portions of Jackson County, and the city's fire department and police department will respond outside the city limits if needed.

### **Benefit of Intergovernmental Cooperation**

When one thinks about the purpose of government, a multitude of catch phrases come to mind such as "to protect and serve", or "to provide for the public health, safety and general welfare", or to "maintain order and security". While the purpose of government may be a debatable topic, the fact is that local governments such as City of D'Iberville are in the business of providing services, and protecting the health and safety and general welfare of the community. In discharging these duties, the city should keep its eye on the following potential benefits of intergovernmental cooperation:

Enhancement of Services and Capabilities: Every city has limitations upon its capabilities to provide services, and those limitations are often caused by financial constraints. A neighboring governmental entity may have a capability (manpower, equipment, knowledge, technology, etc) that could benefit the City of D'Iberville. This is particularly true for infrequent or unusual circumstances that may arise within the city.

Cost Savings: As the City of D'Iberville has experienced in the past, substantial cost savings can be realized from intergovernmental cooperation. For a city to effectively operate there is more at play than the policemen, firemen or public works employees. Behind the scenes, there are employees maintaining equipment, managing insurance issues, processing payroll, paying the bills, collecting the money, and many other tasks. If governmental units can consolidate certain functions, then providing the service becomes more efficient and less expensive. These cost savings can then be converted into enhanced or additional services or reduced expense to the citizens.

Achieve Better End Results: Government not only achieves results through the direct delivery of services (police, fire, street repair), but it also achieves results through the decision making process. This is especially true with regard to land use and development approvals. Through communication and coordinated planning efforts, more compatible land use decisions could be achieved where those proposed developments lie at the fringe of the city.

### **Capitalizing on the Benefits of Intergovernmental Cooperation**

The most effective means to leverage opportunities available through intergovernmental cooperation is through good communication. Good communication must exist not only between governmental jurisdictions but also internally within the City of D'Iberville. While the city may have periodic staff meetings involving the various department directors, it is important that these meetings include discussions of challenges facing the city so that each department is aware of the city's needs.

Likewise, good communication must exist between the various governmental entities, not only at the political level but also at the staff level. If the public works director, for instance, is aware of the various resources and capabilities of a neighboring public works department, then through a cooperative spirit the two departments may be able to assist each other to overcome challenges. The key is that of awareness.

To ensure open and consistent lines of communication, some type of structured program should be developed. For example, there could be a periodic lunch meeting among the mayors / administrators of the various local government units. Department heads could have a similar arrangement whereby they meet and discuss the interworking of their departments, and neither meeting need be formal as the important goal is that of the exchange of information. A relaxed atmosphere will likely be more conducive to the purpose.

Along the lines of good communication, it would be logical for local governmental units to exchange lists of personnel, equipment and capabilities. A list such as this could prove very efficient when seeking to quickly address an issue. A list of this nature could be invaluable during an emergency situation.

In addition to good communication, another necessary component to the capitalization of intergovernmental cooperation is having a cooperative spirit. Governmental units must be willing to work together, a concept that is sometimes overshadowed by political struggle or a desire to maintain a high level of independence. While the City of D'Iberville has demonstrated a cooperative spirit in times past, the City should strive to maintain that frame of mind.

The City of D'Iberville must maintain a level of awareness and recognize the opportunity for intergovernmental cooperation. Certain indicators may arise that reveal the opportunity for the City to seek intergovernmental cooperation as an approach to problem solving or delivery of services. The most obvious of those indicators relate to economics.

Economic Indicators: The City of D'Iberville is fortunate to have an expanding tax base even during this time of economic recession. Nonetheless, the city must remain aware of the cost for providing services to its residents and property owners. The city currently has in place the necessary personnel and equipment to provide the full array of municipal services to the city. However, as time progresses and conditions change, so may service needs. As this occurs, the city should evaluate the economic feasibility of altering its existing programs versus pursuing any available intergovernmental opportunity.

Emergency Situations: Unfortunately emergencies will occur. As the name suggests, they will be unexpected and command immediate attention. They may be fairly small scale events or monumental catastrophes. Regardless of their nature, the City of D'Iberville can better deal with these unexpected events by utilizing intergovernmental cooperation. Armed with the knowledge of the capabilities or resources of neighboring governmental units, the city could call upon those resources if necessary, or vice versa. This certainly is the case with respect to fire protection and police protection, but there is no need for the cooperation to stop there.

Project Specific Opportunities: In some cases, public projects benefit more than just the residents of a single city. For example, to design and publish literature regarding hurricane preparedness is a good and valuable community service. The information, though, is not unique to a single city. In the event of a project of this nature, various governments could work cooperatively on this project and ultimately achieve the same goal at less expense. The City of D'Iberville should evaluate its various projects and seek to capitalize on these sharing opportunities.

## **CAPITAL IMPROVEMENT PROGRAM**

The Capital Improvements Program for D'Iberville identifies public improvements needed to support growth of the City over the next five (5) years. In addition, a number of sources of funding for suggested capital improvements are identified. Also included are approximate costs for recommended facilities. Sources of funding for specific improvements should be reviewed carefully at the time a particular capital improvement is undertaken, taking into consideration the most up-to-date versions of applicable state and federal programs that may be available to assist the City at any given time.

Of particular importance in formulating the following Capital Improvements Program is the fact that the City has pending, at this writing, a petition before the courts to annex areas north of the city limits. The success of this annexation effort will bear heavily on the schedule of planned improvements set forth herein. Of primary consideration in future capital improvements is the obligation of the City to provide needed capital improvements in the annexation area, pursuant to any decree issued by the courts.

### **Funding Sources**

The following summarizes sources of funding for recommended capital improvements:

General Fund Appropriations - These funds primarily accrue to the City from ad valorem taxes, sales taxes, and other general governmental sources such as road and bridge tax shared revenues and fire insurance rebate monies. Funds can be increased or decreased by adjusting the tax rate, but upward adjustments are limited by state law.

Enterprise Fund Appropriations - Within the structure of municipal accounting, there exist general operations (general fund) and business operations (such as water and sewer operations, or other utilities). These business operations are accounted in an enterprise fund in order to keep finances separated. Enterprise funds can be a source of funding for capital projects, but usually should be limited to a capital project related to the enterprise.

General Obligation Bonds - These bonds are secured by the full faith and credit of the City. General obligation bonds issued by local governments are secured by a pledge of the issuer's ad valorem taxes. The amount of general obligation bonds, which may be issued by local governments, is limited to either 15% or 20% of the assessed value of the city, depending upon the use of the bond proceeds.

Revenue Bonds - Bonds of this type are payable from a designated source of revenue and to which the full faith and credit of an issuer is not pledged. Identified sources of revenue for revenue bonds would include fees from water, sewer, and gas services, among others.

Special Assessment Bonds - These are bonds that are issued by local governments to fund improvements that benefit a particular locality. Such bonds are retired by collection of a property tax imposed against specific properties.

Lease Financing - A municipality is empowered to lease new or renovated public buildings and use the proceeds from such leases to retire debt on a particular facility.

Capital Leasing - A municipality has the authority to lease equipment over a designated period of time with the provision that all or part of the monies paid for leases can be applied to purchase the equipment at the end of the designated period.

Federal or State Programs - Federal and/or State agencies offer a variety of programs that include both grants and loans. The uses of these funds are often limited to specific projects or specific purposes. A complete list of all agencies and programs would be impractical to include; however, some of the more common agencies and programs are as follows:

- Community Development Block Grant Program (CDBG)
- Mississippi Development Authority (MDA)
- Mississippi Department of Environmental Quality (MDEQ)
- Mississippi Development Bank
- Mississippi Department of Wildlife, Fisheries, and Parks
- Mississippi Department of Transportation (MDOT)
- Department of Housing and Urban Development (HUD)
- Federal Emergency Management Agency (FEMA)
- United States Department of Agriculture
- US Department of Agriculture (USDA)
- US Economic Development Administration
- Gulf Coast Regional Wastewater Authority
- Dept. of Marine Resources
  - Coastal Impact Assistance Program (CIAP)
  - Tidelands Trust Fund

Tax Increment Financing (TIF) – This mechanism is used by cities to encourage economic development projects. The city incurs indebtedness for the purpose of funding infrastructure improvements and the increased tax revenues generated by newly developed projects are used to service the indebtedness. The City of D'Iberville has successfully utilized this tool in the past.

### Capital Improvements Program

The following staged improvement program presents major capital improvements proposed for the City of D'Iberville for the next five (5) years. Estimates for costs are general in nature and not necessarily based on detailed engineering investigations. Such costs are intended for generalized budgeting purposes only. General suggestions for funding sources also are included.

In its previous comprehensive planning efforts, the City of D'Iberville has identified numerous capital improvement items covering all portions of the city. Katrina struck with such devastating force that many of those previous projects are no longer top priorities for the city due to the changed traffic and housing patterns in the city.

Substantial capital improvements will be necessary upon the completion of the pending annexation effort. Therefore, many of those commitments are included in the following list; even though there is a chance the court may not award the territory to the city.

### Capital Project Listing

1. Construct North D'Iberville Waste Water Treatment Plant (project S20 Gulf Region improvements).  
Estimated Cost: \$22,000,000  
Source of Funds: Grants and City of D'Iberville
2. Modify South (existing) D'Iberville Waste Water Treatment Plant to protect against disastrous effects of a hurricane.  
Estimated Cost: \$5,500,000  
Source of Funds: FEMA, MEMA, City of D'Iberville
3. Install sewer utilities into annexation area.  
Estimated Cost: \$11,700,000  
Source of Funds: City issued Revenue Bonds
4. Install water utilities into annexation area.  
Estimated Cost: \$9,000,000  
Source of Funds: City issued Revenue Bonds
5. Acquire / construct fire station in annexation area.

*City of D'Iberville, Mississippi*

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Estimated Cost: \$450,000

Source of Funds: General Fund, General Obligation Bonds

6. Purchase replacement fire department pumper truck (ratable equipment).

Estimated Cost: \$375,000

Source of Funds: General Fund, General Obligation Bonds

7. Expand, improve and renovate City Hall.

Estimated Cost: \$5.5 million

Source of Funds: MDA grants (3.4 million), FEMA and Insurance (\$233,000), and General Obligation Bonds

8. Construct town center and welcome facility.

Estimated Cost: \$800,000

Source of Funds: MDA Grants and City of D'Iberville

9. Reimbursement for infrastructure and improvements at the Promenade.

Estimated Cost: \$12,000,000

Source of Funds: Tax Increment Financing

10. Economic development of town green and French Market project areas.

Estimated Cost: Undetermined

Source of Funds: General Fund, General Obligation Bonds; Grant programs