
OFFICE OF GOVERNOR RONNIE MUSGROVE
INTEROFFICE MEMORANDUM

TO: GOVERNOR
FROM: BOYD
SUBJECT: VICKSBURG CHEMICAL PLANT
DATE: MARCH 3, 2003
CC: RENICK

DEQ is under federal court order to sell the 530 acres owned by Vicksburg Chemical Corporation to clean up the toxic contamination. DEQ has received 6 proposals for the purchase of the property. Attached is a summary table for the proposals.

From Chisolm's briefing, Jacobs Entertainment Group has made the best offer for the property. They have included in their proposal \$50,000 earnest money for a 120-day due diligence period (i.e., to begin obtaining their gaming license). Jacobs' has proposed building 2 golf courses on the 500 acres as well as a nature preserve. Additionally, Chisolm met with the Mayor and the two aldermen to discuss the proposals. All 3 support this proposal and oppose any redevelopment of the chemical plant site for heavy industry.

Chisolm's recommendation was to proceed with Jacobs and work out interests with Bowmar Baptist Church. Assuming Jacobs' 120 days go well towards obtaining its permits and licenses, DEQ would re-bid the 30 contaminated acres and equipment. If Jacobs' 120 days did not go well, DEQ would re-bid the entire project.

RECOMMENDATION: DEQ SHOULD PROCEED WITH JACOBS ENTERTAINMENT

Proposal	Purchase	Projected Payroll/Jobs	Taxes (State and Local) Generated	Clean-up Commitment	Notes
Jacobs Entertainment	\$7 million (500 clean acres)	\$16 million/675	\$8.9 million	Purchase Amount	Mayor and Aldermen Favor This Proposal
Harcros Chemical	\$1 (all property)	\$5.5 million/85	\$400,000	\$5-8 million over 10-30 years	Would move 60 jobs from Jackson to Vicksburg for distribution operation
Pacific Chlorine	\$1 (all property)	\$6 million/86	\$500,000+	\$2.5 million over 30 years + proceeds from sale of property	
Bowmar Baptist Church	\$3,600 for 18 acres	n/a	n/a	n/a	18 acres to be used as a buffer zone.
Ryan Ma	\$50,000 for Fertilizer Coating Equipment	\$480,000/12	\$600,000	Purchase Amount	Mr. Ma holds 3 patents for slow-release fertilizers.
American Brownfields Assurance	n/a	n/a	n/a	n/a	Offered services as a project manager clean of site.