

Port of Gulfport Restoration Program
Request for Ideas - 55 Acre Land Parcel
Questions Received as of June 9, 2010

Questions Received After RFI Distribution

1. Who owns the 55 Acre Land Parcel?

The Mississippi State Port Authority at Gulfport (MSPA).

2. Is it the intent of the Mississippi State Port Authority that the team of developers, architects, and investors lease the 55 Acre Land Parcel for private development? If so, who will be the lessor, and what is the proposed lease duration?

The purpose and intent of the RFI is to determine the highest and best use of the land parcel which may result in the issuance of a request for proposals (RFP) to lease some or all of the property

3. What agency/organization will award and administer the contract with the successful team of developers, architects, and investors?

The RFI does not anticipate the issuance of a contract. MSPA will utilize the responses to the RFI as indicated in the answer to question 2 above.

4. What restrictions will be imposed on the team of developers, architects, and investors relative to the sale, sub-lease, or other disposal of individual properties within the 55 Acre Land Parcel after it is developed?

See the response to question 2 above. This remains to be determined.

5. What building height and other restrictions apply to development of the 55 Acre Land Parcel?

Any buildings must meet the City of Gulfport building codes or request an exemption. Any requirements for construction within a flood plain must be considered.

6. Is a detailed site survey of the 55 Acre Land Parcel available in addition to the general description (bounded by Highway 90, 30th Avenue, Jones Park, and the City Marina)?

Yes, it will be made available as plans/ideas are developed. It may be limited to an aerial survey and a utility survey.

7. Are planning and/or implementation documents including the "Master Plan and Redevelopment Strategy for the Downtown" and "Landscape Master Plan for the

City”, referenced on page 12 of “Redevelopment Master Plan Charrette Book, Gulfport, Mississippi, Mississippi, 31 October 2005” available to interested developers, architects, and investors?

The redevelopment master plan charrette documents are available on line. However, these documents are conceptual in nature and do not contain sufficient detail for architectural planning.

8. Will the combined truck-rail route (connector) between the port and Interstate highway I-10 be elevated as it crosses the 55 Acre Land Parcel? If so, what is the planned elevation of both the ground surface and the truck-rail route?

The concept presently proposes that the roadway access be elevated over US 90 and remain elevated over the North Harbor parcel.

9. Has the routing of the combined truck-rail route (connector) across the 55 Acre Land Parcel been finalized?

The final route of the transportation corridor has not been determined; however, currently it is planned to be located on the western portion of the North Harbor parcel.

10. The east-west CSX rail lines are outside the 55 Acre Land Parcel. However, for information, is there a plan to relocate the east-west CSX rail lines further to the north under a separate project?

CSX rail is not within the purview of this project.

11. Is it possible for the port to post on the web site an air photo (Google Earth) with the limits of the RFI property outlined for reference purposes?

An aerial photo of the port’s entire facility that outlines the north harbor area of the port is available for download on the [procurement page of PortoftheFuture.com](#). This drawing shows the north harbor area as approximately 57.2 acres; this outlined North Port area is the 55 acre parcel referenced in the RFI.

END OF ALL QUESTIONS SUBMITTED BY THE DEADLINE FOR SUBMITTING QUESTIONS.

THE PERIOD FOR SUBMITTING QUESTIONS IS NOW CLOSED. THE ANSWERS TO ALL QUESTIONS SUBMITTED BY THE DEADLINE ARE ABOVE. THANK YOU FOR YOUR INTEREST AND PARTICIPATION IN THIS PROCESS.