

MISSISSIPPI DEVELOPMENT AUTHORITY

BOARD MEETING

JULY 22, 2025

9:30 A.M.

15TH FLOOR CONFERENCE ROOM

WOOLFOLK STATE OFFICE BUILDING

JACKSON, MISSISSIPPI

MINUTES

A. Opening: A meeting of the Mississippi Development Authority was called to order at 9:30 a.m., July 22nd, 2025, in Jackson, Mississippi, in the Woolfolk Building, 15th Floor Conference Room.

B. Attendees: Bill Cork, Sara Watson, Brian Daniel. Amber Stuart, Tony Moore, Joe Hagerman, Patrick Roberts, Paul J. Waldrop, Jenna Craig, John Tingle, Tony Moore, Cooper Yoder, Jeremy Funchess, Sam Portera, Chris Simmons, Sara Wright, Leslie Ervin

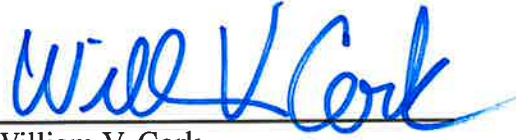
C. Approval of Minutes of July 22nd, 2025, Board Meeting

D. Approval of Items listed below: 1-11

1. Approval of an ACE Fund Amended and Restated Grant Agreement (AC-283) in an amount not to exceed fifty thousand dollars (\$50,000) to Kengro Corporation to assist with equipment relocation costs at the project site in Charleston, Tallahatchie County, Mississippi.
2. Approval of an ACE Fund Grant Agreement (AC-303) in an amount not to exceed two hundred fifty thousand dollars (\$250,000) to Point Eight Power, LLC to assist with building improvement costs at the project site in Bay St. Louis, Hancock County, Mississippi
3. Approval of an Industry Incentive Financing Revolving Fund Second Amended and Restated Grant Agreement (IIF-44) in an amount not to exceed eight million five hundred sixty-seven thousand six hundred thirteen dollars (\$8,657,613) to Madison County Board of Supervisors, for the benefit of Amazon.com Services, Inc., to assist with water system, sewer system and gas system upgrade costs at the project site in Madison County, Mississippi.

4. Approval and issuance of a Mississippi Flexible Tax Incentive Certificate (MFLEX-084) to Mancuso Chemicals, Inc.
5. Approval for a Mississippi Flexible Tax Incentive Agreement (MFLEX-082) between the Mississippi Development Authority and Delta Grain Company, LLC.
6. Approval for a Mississippi Flexible Tax Incentive Agreement (MFLEX-083) between the Mississippi Development Authority and JB Hunt Transport, Inc.
7. Approval of an amended and restated Site Development Grant agreement (SDG-S-002) in the amount of three million four hundred two thousand eight hundred fifty-eight dollars (\$3,402,858.00) to the Hattiesburg-Laurel Regional Airport Authority to assist with site improvements at the I-59 Supply Chain Park in Jones County, Mississippi.
8. Approval of a Site Development Grant agreement (SDG-P-041) in the amount of two hundred twelve thousand five hundred sixty dollars (\$212,560.00) to the Tate County Economic Development Foundation to assist with site improvements at the Coldwater Site in Tate County, Mississippi.
9. Final approval of Agreement to Pay a Fee in Lieu of Ad Valorem Taxes between Tunica County, Mississippi, acting by and through the County Board of Supervisors, the Tax Assessor of Tunica County, the Tax Collector of Tunica County, and Half Step Solar, LLC pursuant to Miss. Code Ann. § 27-31-104(3) (1972, as amended).
10. Final approval of Agreement to Pay a Fee in Lieu of Ad Valorem Taxes between Stone County, Mississippi, acting by and through the County Board of Supervisors, the Tax Assessor and Collector of Stone County, and Pearl River Energy, LLC pursuant to Miss. Code Ann. § 27-31-104(3) (1972, as amended).
11. Approval of Loan Agreement pursuant to the Existing Industry Loan Program, EP-140, from Jasper County Board of Supervisors in an amount not to exceed Two Million Dollars (\$2,000,000.00).

IN WITNESS WHEREOF and in accordance with the power and authority conferred upon the Department by Senate Bill 2925, Regular Session of the Mississippi Legislature, Laws of 1988, I, William V. Cork, executive director of the Mississippi Development Authority, do hereby approve the minutes and certification on this, the 13th day of August, 2025.



William V. Cork
Executive Director



(SEAL)