**MISSISSIPPI DEVELOPMENT AUTHORITY**

**BOARD MEETING**

**August 27, 2025**

**9:30 A.M.**

**15TH FLOOR CONFERENCE ROOM**

**WOOLFOLK STATE OFFICE BUILDING**

**JACKSON, MISSISSIPPI**

**A G E N D A**

1. **Approval of Minutes of August 13th , 2025, Board Meeting**
2. **Consideration of Items listed below: 1-40**
3. Consideration of approval and issuance of a Mississippi Flexible Tax Incentive Certificate (MFLEX-086) to WestRock CP, LLC.
4. Consideration of approval for a Mississippi Flexible Tax Incentive Agreement  (MFLEX-085) between the Mississippi Development Authority and Hood Industries, Inc.
5. Consideration of approval and issuance of a Mississippi Flexible Tax Incentive Certificate (MFLEX-087) to Trilogy Communications, Inc.
6. Consideration of final approval of Agreement to Pay a Fee in Lieu of Ad Valorem Taxes between Desoto County, Mississippi, acting by and through the County Board of Supervisors, the Tax Assessor of DeSoto County, the Tax Collector of DeSoto County, and Entergy Mississippi, LLC, pursuant to Miss. Code Ann. § 27-31-104(3) (1972, as amended).
7. Consideration of final approval of Agreement to Pay a Fee in Lieu of Ad Valorem Taxes between Pearl River County, Mississippi, acting by and through the County Board of Supervisors, the Tax Assessor and Collector of Pearl River County, and Pearl River Energy, LLC pursuant to Miss. Code Ann. § 27-31-104(3) (1972, as amended).
8. Consideration of approval of a Base Enhancement Grant (ML-974) in the amount of three hundred fourteen thousand dollars ($314,000) to the City of Vicksburg. The funds are to be used to assist with a study to address water resiliency needs in Vicksburg, Warren County, Mississippi, related to operations at the United States Army Corp of Engineers – Engineer Research and Development Center in Vicksburg, Warren County, Mississippi.
9. Consideration of approval of a Small Unmanned Aircraft System Manufacturer Grant (sUAS-01) in an amount not to exceed five hundred thousand dollars ($500,000) to Autonomous Industrial Solutions, LLC, to assist with the research and development of sUAS manufacturing capabilities at the project site in Batesville, Panola County, Mississippi.
10. Consideration and approval of a contract amendment with The Ramey Agency to increase the maximum compensation from one million two hundred fifty thousand dollars ($1,250,000.00) to two million seven hundred fifty thousand dollars ($2,750,000.00).
11. Consideration and approval of Cooperative Endeavor Agreement between Southern Travel Directors Council dba Travel South USA and Mississippi Development Authority in an amount not to exceed three hundred twenty-nine thousand dollars ($329,000.00) for global promotional services, in-market representation and a mandatory marketing assessment.
12. Consideration of approval of a Gulf Coast Restoration Fund Grant Agreement (GCRF-23-52) in an amount not to exceed two hundred thousand dollars ($200,000) to the City of Moss Point to assist with road construction costs at the project site in Jackson County, Mississippi.
13. Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-20-11) to the City of Biloxi to assist with building rehabilitation costs at the project site in Biloxi, Harrison County, Mississippi. This amendment memorializes the additional time granted for the City to meet the performance metrics due to delays related to the interior renovations of the Theater.
14. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-22-40) in the amount not to exceed two million eight hundred sixteen thousand eight hundred forty-one dollars ($2,816,841) to the City of Biloxi to assist with road construction costs at the project site in Biloxi, Harrison County, Mississippi.
15. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-63) in the amount not to exceed three hundred twenty-seven thousand six hundred sixty-six dollars ($327,666) to the Jackson County Board of Supervisors to assist with building construction and site work costs at the project site in Vancleave, Jackson County, Mississippi.
16. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-62) in the amount not to exceed one million eight hundred thousand dollars ($1,800,000) to the Pearl River County Board of Supervisors to assist with building construction costs at the project site in Picayune, Pearl River County, Mississippi.
17. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-54) in the amount not to exceed one million nine hundred twenty-two thousand eight hundred dollars ($1,922,800) to the Pearl River County Board of Supervisors to assist with public utility construction, road construction, site work, land acquisition, mulching and wetland mitigation costs at the project site in Poplarville, Pearl River County, Mississippi.
18. Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-20-22) to the City of Pass Christian to assist with public utility construction and site work costs at the project site in Pass Christian, Harrison County, Mississippi. This amendment memorializes the additional time granted for the Private Developer to complete their portion of the project.
19. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-22-38) in the amount not to exceed two million eight hundred ninety-eight thousand seven hundred fifty dollars ($2,898,750) to the City of Pass Christian to assist with public utility construction, road construction, site work, lighting, landscaping and parking lot improvements costs at the project site in Pass Christian, Harrison County, Mississippi.
20. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-56) in the amount not to exceed four hundred twenty-one thousand seven hundred eighty-eight dollars ($421,788) to the City of Lucedale to assist with building construction and rehabilitation costs at the project site in Lucedale, George County, Mississippi.
21. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-21-27) in the amount not to exceed two million four hundred twenty thousand seven hundred twenty-three dollars ($2,420,723) to the Stone County Board of Supervisors to assist with rail construction and rail main switch costs at the project site in Stone County, Mississippi.
22. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-02) in the amount not to exceed two hundred ninety-five thousand one hundred thirty-three dollars ($295,133) to Power Dynamics Innovations, LLC to assist with building rehabilitation, site work and equipment costs at the project site in Picayune, Pearl River County, Mississippi.
23. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-65) in the amount not to exceed seven hundred thousand dollars ($700,000) to the City of Ocean Springs to assist with building rehabilitation, site work and art installation costs at the project site in Ocean Springs, Jackson County, Mississippi.
24. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-73) in the amount not to exceed two million dollars ($2,000,000) to the City of Ocean Springs to assist with building construction costs at the project site in Ocean Springs, Jackson County, Mississippi.
25. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-22-42) in the amount not to exceed seven hundred thousand dollars ($700,000) to the City of Ocean Springs to assist with building construction, site work and utility installation costs at the project site in Ocean Springs, Jackson County, Mississippi.
26. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-17) in the amount not to exceed six million six hundred thousand dollars ($6,600,000) to the Jackson County Port Authority/Port of Pascagoula to assist with rail construction and site work costs at the project site in Moss Point, Jackson County, Mississippi.
27. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-20-24) in the amount not to exceed five hundred forty-four thousand seven hundred eighty-nine dollars ($544,789) to the City of Long Beach to assist with building construction and site work costs at the project site in Long Beach, Harrison County, Mississippi.
28. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-20-23) in the amount not to exceed four hundred thirty-nine thousand twenty-one dollars ($439,021) to the City of Long Beach to assist with road construction, building construction and rehabilitation costs at the project site in Long Beach, Harrison County, Mississippi.
29. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-68) in the amount not to exceed five hundred eighty-three thousand thirty-three dollars ($583,033) to the Ohr-O’Keefe Museum of Art to assist with building construction and site work costs at the project site in Biloxi, Harrison County, Mississippi.
30. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-05) in the amount not to exceed two million dollars ($2,000,000) to the City of Diamondhead to assist with road construction and public utilities installation costs at the project site in Diamondhead, Hancock County, Mississippi.
31. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-53) in the amount not to exceed one million five hundred thousand dollars ($1,500,000) to the Pascagoula Redevelopment Authority to assist with building construction and site work costs at the project site in Pascagoula, Jackson County, Mississippi.
32. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-22-39) in the amount not to exceed one million four hundred fifty-eight thousand sixty-nine dollars ($1,458,069) to the Pascagoula Redevelopment Authority to assist with building renovations, site work and land acquisition costs at the project site in Pascagoula, Jackson County, Mississippi.
33. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-29) in the amount not to exceed one million eight hundred seventy-nine thousand four hundred ninety-five dollars ($1,879,495) to the Pascagoula Redevelopment Authority to assist with building construction and rehabilitation, public utility construction, road construction, site work improvements and land acquisition costs at the project site in Pascagoula, Jackson County, Mississippi.
34. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-19) in the amount not to exceed one million dollars ($1,000,000) to the Pascagoula Redevelopment Authority to assist with building construction and site work costs at the project site in Pascagoula, Jackson County, Mississippi.
35. Consideration of approval of an ACE Fund Amended and Restated Grant Agreement (AC-317) in an amount not to exceed two hundred three thousand three hundred sixty-two dollars ($203,362) to Ergon Refining, Inc. to assist with road maintenance costs at the project site in Vicksburg, Warren County, Mississippi. This amended agreement updates the Local Sponsor Vicksburg-Warren Economic Development Partnership to the Vicksburg Warren Chamber of Commerce
36. Consideration of approval of an ACE Fund Second Amended and Restated Grant Agreement (AC-256) in an amount not to exceed seven hundred fifty thousand dollars ($750,000) to Vicksburg Forest Products, LLC to assist with building renovations, construction of a log yard and road construction costs at the project site in Vicksburg, Warren County, Mississippi.
37. Consideration of approval of the application of the Board of Directors of the Mississippi Business Finance Corporation for a Certificate of Public Convenience and Necessity (CPCN No. 749-MBFC) for Waste Pro USA, Inc. involving the issuance of Industrial Revenue Bonds in the principal amount not to exceed sixty million dollars ($60,000,000.00) for the financing or refinancing of the acquisition, construction and equipping of solid waste disposal facilities in Adams, Bolivar, Covington, DeSoto, Forrest, Harrison, Hinds, Jackson, Jones, Kemper, Lauderdale, Leake, Leflore, and Lowndes Counties, Mississippi, and consideration of approval of the Bond Purchase Agreement from Barclay’s Capital Inc.
38. Consideration of approval of a Site Development Grant – Select Sites Grant (SDG-S-039) in the amount of one million seven hundred eleven thousand dollars ($1,711,000.00) to the Union County Board of Supervisors to assist with site improvements at the Martintown North Industrial Park in Union County, Mississippi.
39. Consideration of approval of a Site Development Grant agreement (SDG-S-038) in the amount of one million four hundred thirty-eight thousand six hundred fifty dollars ($1,438,650.00) to the Pearl River County Board of Supervisors to assist with site improvements at the Pearl River County Industrial Park in Pearl River County, Mississippi.
40. Consideration of approval of a Volume Cap allocation for Solid Waste Disposal Revenue Bonds to Mississippi Business Finance Corporation (#25-05) for the Waste Pro USA, Inc. Project, located in Adams, Bolivar, Clarke, Covington, DeSoto, Forrest, Harrison, Hinds, Jackson, Jones, Kemper, Lauderdale, Leake, Leflore, Lowndes, and Sunflower counties, Mississippi, in an amount not to exceed fifteen million dollars ($15,000,000.00).
41. Consideration of approval of the Community Development Block Grant Disaster Recovery (CDBG-DR) Grant Agreement between the U.S. Department of Housing & Urban Development and the State of Mississippi, acting through MDA, in the amount of One Hundred Thirty Four Million Nine Hundred Fifty Three Thousand Dollars ($134,953,000) to assist in long term recovery from disasters in 2023 and 2024, per the allocation made in “The Disaster Relief Supplemental Appropriations Act, 2025” (Pub. L. 118-158, Division B) and the Allocation Notice published at 90 FR 4759 (January 16, 2025).
42. Ratification of loan agreements according to the Agribusiness Enterprise Loan Program:

* AB-47-8184- Patrick L. Woods in an amount not to exceed One Hundred Seven Thousand and 00/100 Dollars ($107,000.00)
* AB-42-8183- Arant Grain, LLC in an amount not to exceed Forty-Six Thousand Eight Hundred and 00/100 Dollars ($46,800.00)
* AB-51-8122- Jeremy Martin Corley & Katie Hedrick Corley in an amount not to exceed Two Hundred Thousand and 00/100 Dollars ($200,000.00)
* AB-74-8118- Duwlas Omar Granados Caballero in an amount not to exceed Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)