**MISSISSIPPI DEVELOPMENT AUTHORITY**

**BOARD MEETING**

**August 13, 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 July 22, 2025, Board Meeting**
2. **Consideration of Items listed below: 1-48**
3. Ratification of agreement between the US Department of Defense and the Mississippi Development Authority for the APEX Accelerator program in the amount of $611,818.34
4. Consideration of Amended Agribusiness Enterprise Loan Program Rules and Regulations.
5. Consideration of approval of a Regional Economic Development Alliance application filed by Lowndes County, Mississippi and the City of Columbus, Mississippi and issuance of Certificate of Public Convenience and Necessity (RA-039) for the purpose of assisting in the development of the Former Kmart Building Project, as allowed under the provisions of the Regional Economic Development Act, Section 57-64-7, Mississippi Code of 1972, as amended.
6. Consideration of Memorandum of Understanding between the Mississippi Department of Environmental Quality and the Mississippi Development Authority regarding MDA review of MDEQ loan applications.
7. Consideration of Certificate Authorizing Sale of Sixteenth Section Lands for Industrial Development and for Related Purposes by the Board of Trustees of the Vicksburg Warren School District for industrial development purposes to Bright Starworks, LLC, a Delaware limited liability company, as provided in Sections 29-3-27 and 29-3-29 of the Mississippi Code of 1972, As Amended.
8. Consideration of approval of documents for the Small Business Loan Guaranty Program for benefit of Jorden Brice Neufeld and Allison Kate Neufeld (SBG2-25-08), located in Macon, Noxubee County, Mississippi, through Mississippi Land Bank, ACA, in an amount not to exceed seven hundred fifty thousand dollars ($750,000.00).
9. Consideration of approval of documents for the Small Business Loan Guaranty Program for benefit of Turner Lee Farms, LLC (SBG2-25-05), located in Waynesboro, Wayne County, Mississippi, through Southern AgCredit, ACA, in an amount not to exceed seven hundred fifty thousand dollars ($750,000.00).
10. Consideration of approval and issuance of a Mississippi Flexible Tax Incentive Certificate (MFLEX-085) to Hood Industries, Inc.
11. Consideration of approval of a Base Enhancement Grant (ML-973) in the amount of three million ninety-four thousand seven hundred ninety dollars ($3,094,790) to the Lee County Board of Supervisors. The funds are to be used to assist with the relocation of a VHF Omnidirectional Range in Tupelo, Lee County, Mississippi, utilized by and related to operations at the Columbus Air Force Base in Columbus, Lowndes County, Mississippi.
12. Consideration of approval of an amended Mississippi Tourism Incentive Program Certificate (TIP-041A) issued to Ocean Springs Islands RV Resort, LLC, for The Islands project to be located in Jackson County, Mississippi. The maximum allowable rebate is seven million seven hundred seventeen thousand fifty dollars ($7,717,050). This certificate amends the previously approved Certificate TIP-041, issued to Ocean Springs Islands RV Resort, LLC expiring on August 15, 2025, and provides an extension through August 13, 2027.
13. Consideration of approval of an extension through October 22, 2025, of the Notice of Volume Cap Bond Allocation for Multifamily Housing Revenue Bonds to Mississippi Home Corporation (#24-04) for the Ridgewood East Apartments project, located in Clay County, Mississippi, in an amount not to exceed fifteen million dollars ($15,000,000.00).
14. Consideration and approval of a contract with The South American Connection not to exceed two hundred thirty-seven thousand dollars ($237,000.00) for the purpose of serving as an advisor on trade and investment recruitment in South America. This contract was awarded as a result of a competitive procurement process (RFP:3120003107).
15. Consideration and approval of a grant agreement between Mississippi Development Authority and Mississippi Main Street Association, in an amount not to exceed five hundred thousand dollars ($500,000.00) appropriated under Section 18 of Senate Bill 2046 of the 2025 Regular Legislative Session.
16. Consideration and approval of a grant agreement between Mississippi Development Authority and Innovate Mississippi, in an amount not to exceed one million seventeen thousand dollars ($1,017,000.00) appropriated under Section 15 of Senate Bill 2046 of the 2025 Regular Legislative Session.
17. Consideration and approval of a grant agreement between Mississippi Development Authority and Mississippi Book Festival, in an amount not to exceed fifty thousand dollars ($50,000.00) appropriated under Section 17 of Senate Bill 2046 of the 2025 Regular Legislative Session
18. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-QP-02) in an amount not to exceed one million dollars ($1,000,000) to the Mississippi Aquarium to assist with building construction and rehabilitation costs at the project site in Gulfport, Harrison County, Mississippi.
19. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-34) in an amount not to exceed forty-two thousand two hundred thirty-two dollars ($42,232) to the Pearl River Community College to assist with building construction costs at the project site in Kiln, Hancock County, Mississippi.
20. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-16) in an amount not to exceed one million five hundred fifteen thousand two hundred ninety-three dollars ($1,515,193) to the Mississippi State University Research and Technology Corporation to assist with administrative and operations personnel, project facilities, software and services costs at the project site in Gulfport, Harrison County, Mississippi.
21. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-22-16) in an amount not to exceed one million dollars ($1,000,000) to the Mississippi State University Research and Technology Corporation to assist with building construction costs at the project site in Biloxi, Harrison County, Mississippi.
22. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-16) in an amount not to exceed thirteen million five hundred thousand dollars ($13,500,000) to the Mississippi State University Research and Technology Corporation to assist with building construction costs at the project site in Biloxi, Harrison County, Mississippi.
23. Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-20-10) in an amount not to exceed eight thousand four hundred thirty-seven dollars ($8,437) to the Gulfport School District to assist with building construction and rehabilitation, site work, green roof, aquaculture system and equipment costs at the project site in Gulfport, Harrison County, Mississippi.
24. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-58) in an amount not to exceed nine hundred thirty thousand five hundred dollars ($930,500) to the City of Moss Point to assist with road construction, building demolition and site work costs at the project site in Moss Point, Jackson County, Mississippi.
25. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-22-43) in an amount not to exceed two million dollars ($2,000,000) to the City of Moss Point to assist with road construction costs at the project site in Moss Point, Jackson County, Mississippi.
26. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-32) in an amount not to exceed two million dollars ($2,000,000) to the City of Moss Point to assist with land acquisition and road construction costs at the project site in Moss Point, Jackson County, Mississippi.
27. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-44) in an amount not to exceed two million dollars ($2,000,000) to the Hancock County Port & Harbor Commission to assist with site development costs at the project site in Kiln, Hancock County, Mississippi.
28. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-22-44) in an amount not to exceed one million two hundred two thousand two hundred fifty-seven dollars ($1,202,257) to the Hancock County Port & Harbor Commission to assist with building construction costs at the project site in Kiln, Hancock County, Mississippi.
29. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-74) in an amount not to exceed three million six hundred thousand dollars ($3,600,000) to the Harrison County Development Commission to assist with land acquisition costs at the project site on the northside of Interstate 10 between Canal Road and County Farm Road in Harrison County, Mississippi.
30. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-21) in an amount not to exceed three million dollars ($3,000,000) to the Institute for Marine Mammal Studies, Inc. to assist with public utility construction, road construction, building construction, site work, equipment, furniture and fixture costs at the project site in Gulfport, Harrison County, Mississippi.
31. Consideration of approval of Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-22-50) to the Greater Biloxi Economic Development Foundation and JDLE, LLC to assist with building construction and rehabilitation costs at the project site in Biloxi, Harrison County, Mississippi. This amendment memorializes the additional performance metric related to the project scope amendment to include a hotel at the project site
32. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-61) in an amount not to exceed two million dollars ($2,000,000) to the Jackson County Economic Development Foundation to assist with site costs at the project site adjacent to the Trent Lott International Airport in Jackson County, Mississippi.
33. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-35) in an amount not to exceed three hundred sixty-one thousand seven hundred ninety dollars ($361,790) to the City of Bay St. Louis to assist with parking garage improvement costs at the project site in Bay St. Louis, Hancock County, Mississippi.
34. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-04) in an amount not to exceed one hundred two thousand four dollars ($102,004) to the City of Bay St. Louis to assist with building construction and rehabilitation costs at the project site in Bay St. Louis, Hancock County, Mississippi.
35. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-64) in an amount not to exceed one million three hundred fifty-seven thousand four hundred thirty-eight dollars ($1,357,438) to the City of Bay St. Louis to assist with boardwalk construction costs at the project site in Bay St. Louis, Hancock County, Mississippi.
36. Consideration of approval of a GCRF Second Amended and Restated Grant Agreement (GCRF-23-69) in an amount not to exceed four million five hundred forty-six thousand five hundred fifty dollars ($4,546,550) to the University of Southern Mississippi to assist with building renovations, equipment and program support costs at the project site in Long Beach, Harrison County, Mississippi.
37. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-21-07) in an amount not to exceed four million one hundred thirty-three thousand six hundred ninety-eight dollars ($4,133,698) to the University of Southern Mississippi to assist with programmatic, salaries, facility improvements and deep-water wharf costs at the project site in Gulfport, Harrison County, Mississippi.
38. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-07) in an amount not to exceed two million three hundred eighty-four thousand eight hundred fifty-one dollars ($2,384,851) to the University of Southern Mississippi to assist with building construction and rehabilitation, site work and equipment costs at the project site in Gulfport, Harrison County, Mississippi.
39. Consideration of approval of a GCRF Third Amended and Restated Grant Agreement (GCRF-21-08) in an amount not to exceed five hundred seventy-two thousand six hundred fifty dollars ($565,650) to the Walter Anderson Museum of Art to assist with building construction and rehabilitation and site work costs at the project site in Ocean Springs, Jackson County, Mississippi.
40. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-20-08) in an amount not to exceed three hundred sixty-six thousand two hundred ninety-eight dollars ($366,298) to the Walter Anderson Museum of Art to assist with building construction and rehabilitation costs at the project site in Ocean Springs, Jackson County, Mississippi.
41. Consideration of approval of a GCRF Fourth Amended and Restated Grant Agreement (GCRF-21-36) in an amount not to exceed three hundred six thousand six hundred seven dollars ($306,607) to the City of Lucedale to assist with road construction costs at the project site in Lucedale, George County, Mississippi.
42. Consideration of approval of an ACE Fund Amended and Restated Grant Agreement (AC-278) in an amount not to exceed one hundred thousand dollars ($100,000) to Delta Fuel Company, LLC and Horizons Land & Development, LLC to assist with new construction and building rehabilitation costs at the project site in Natchez, Adams County, Mississippi.
43. Consideration of approval of an Development Infrastructure Program Grant (DIP-450) in the amount not to exceed four hundred, seventy-five thousand and six hundred, forty seven hundred dollars ($475,647.00) for the City of Rosedale for the benefit of Rosedale Distilling Company to extend the city’s sewer service to the distilling company’s industrial site, overlay and lighting of the access road, sidewalk and lighting replacements along Court and Bruce street as approved by MDA.
44. Consideration of Community Development Block Grant (CDBG) for the amount not to exceed Six hundred, seventy-five thousand dollars ($675,000.00) for the City of Amory, MS for the construction of a community storm shelter.
45. Consideration of approval of an amendment to the Advantage Jobs Incentive Application Certificate (AJ-230A) for Jones Companies, LLC, Hattiesburg, Forrest County, Mississippi, pursuant to § 57-62-1, et. seq., Mississippi Code Annotated 1972, as Amended, to include information about the affiliates and subunits of the company. The minimum job creation commitment is 25.
46. Consideration of approval of a Site Development Grant agreement (SDG-S-026) in the amount of two million forty-eight thousand eight hundred thirteen dollars ($2,048,813.00) to the Marshall County Board of Supervisors to assist with public infrastructure improvements serving the Curl-West Property at the Chickasaw Trails Industrial Park in Marshall County, Mississippi.
47. Consideration of approval of a Site Development Grant agreement (SDG-S-036) in the amount of one million one hundred fourteen thousand eight hundred seventy-five dollars ($1,114,875.00) to the Pike County Economic Development District to assist with site improvements at the Gateway Industrial Park in Pike County, Mississippi.
48. Consideration of approval of an amended and restated Site Development Grant agreement (SDG-P-018) in the amount of two hundred fifty thousand dollars ($250,000.00) to the Lee County Board of Supervisors to assist with site improvements at The HIVE Business Park in Lee County, Mississippi.
49. Consideration of approval of certification for a rebate revision for Seeds of the South (MP-455A) as a Motion Picture as defined in Section 57-89-2, Mississippi Code of 1972, as Amended; and consideration of approval of a rebate certificate under the Motion Picture Incentive Act (MP-455A(2)) for SoS (Seeds of the South), LLC for the documentary Seeds of the South. The certificate is being amended to correct the production company name, and the new maximum allowable rebate is increasing to one hundred eighty-five thousand, three hundred thirty-eight dollars ($185,338).
50. Ratification of loan agreements according to the Agribusiness Enterprise Loan Program:
51. AB-52-8179- Giesbrecht Farms in an amount not to exceed Forty-Four Thousand Dollars ($44,000.00)
52. AB-65-8176- Jeffrey Lee Traxler & Rebecca Chantal Traxler in an amount not to exceed Two Hundred Fifty Thousand Dollars ($250,000.00)
53. AB-80-8162- KCP Farm, LLC in an amount not to exceed One Hundred Seventy-Five Thousand Four Hundred Eleven and 60/100 Dollars ($175,411.60)