**MISSISSIPPI DEVELOPMENT AUTHORITY**

**BOARD MEETING**

**September 23rd 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 September 12th, 2025, Board Meeting**
2. **Consideration of Items listed below: 1-17**
3. Consideration and approval of the Air Service Agreement (ASG-09) between the Mississippi Development Authority and Breeze Aviation Group, Inc., Utah, pursuant to the Air Service Growth Program in the amount not to exceed one million one hundred thousand dollars ($1,100,000).
4. Consideration of approval and issuance of a Mississippi Flexible Tax Incentive Certificate (MFLEX-089) to Roxul USA, Inc.
5. Consideration of approval of a Regional Economic Development Alliance application filed by Adams County, Mississippi and the City of Natchez, Mississippi and issuance of Certificate of Public Convenience and Necessity (RA-040) for the purpose of assisting in the development of the Trace Town Shopping Center 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 final approval of Agreement to Pay a Fee in Lieu of Ad Valorem Taxes between Warren County, Mississippi, acting by and through its Board of Supervisors, the City of Vicksburg, Mississippi, acting by and through its Mayor and Board of Alderman, the Tax Assessor of Warren County, the Tax Collector of Warren County, and Amazon Data Service, Inc., pursuant to Miss. Code Ann. § 27-31-104(3) (1972, as amended). Item was tabled
7. Consideration of approval of an Economic Development Highway Grant application in the amount of $3,764,625 from Marshall County – Amazon.com Services, LLC (HA-075).
8. Consideration of approval of a Land, Water and Timber Resources Grant Agreement (LW-180) in an amount not to exceed four hundred thousand dollars ($400,000) to Mississippi State University to assist with construction of a state-of-the-art sweet potato post-harvest facility at the Pontotoc Ridge-Flatwoods Branch Experiment Station.
9. Consideration of approval of an ACE Fund Amended and Restated Grant Agreement (AC-196) in an amount not to exceed forty thousand dollars ($40,000) to North MS Tool & Die, LLC to assist with building improvement costs at the project site in Tippah County, Mississippi. This amended agreement formalizes the inclusion of CECA, LLC as an approved affiliate on the project.
10. Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-20-26) in an amount not to exceed one hundred thousand nine hundred forty-two dollars ($100,942) to the Mississippi Export Railroad Company to assist with site improvements and rail construction costs at the project site in Lucedale, George County, Mississippi.
11. Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-22-49) in an amount not to exceed three million five hundred thousand dollars ($3,500,000) to the Mississippi Export Railroad Company to assist with building construction and rehabilitation, site work and railroad construction costs at the project site in Helena, Jackson County, Mississippi.
12. Consideration of approval of a GCRF Amended and Restated Grant Agreement (GCRF-23-59) in an amount not to exceed one million five hundred ninety-nine thousand nine hundred six dollars ($1,599,906) to the George County Board of Supervisors to assist with road construction costs at the project site in Consideration of approval of a GCRF Fifth Amended and Restated Grant Agreement (GCRF-20-26) in an amount not to exceed one hundred thousand nine hundred forty-two dollars ($100,942) to the Mississippi Export Railroad Company to assist with site improvements and rail construction costs at the project site in Lucedale, George County, Mississippi.
13. Consideration of approval of an Industry Incentive Financing Revolving Fund Loan (IIF-60) in the amount not to exceed twenty million dollars ($20,000,000) for the Warren County Board of Supervisors, for the benefit of Amazon Data Services, Inc. to assist with road improvements and construction costs and other eligible expenditures at the facility in Vicksburg, Warren County, Mississippi, as approved by MDA.
14. 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. 750-MBFC) for West Side Fund V, LLC involving the issuance of Industrial Revenue Bonds in the principal amount not to exceed sixty-seven million twenty thousand dollars ($67,020,000.00) for the acquisition, development, equipping, and construction of a 122-room hotel, a subsurface parking garage, and adjacent surface parking in Oktibbeha County, Mississippi, and consideration of approval of the Bond Purchase Agreements from Renasant Bank and West Side Funds, Inc.
15. 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. 751-MBFC) for MS Solar 5, LLC involving the issuance of Industrial Revenue Bonds in the principal amount not to exceed sixty million dollars ($60,000,000.00) for the acquisition, construction and equipping of a 200MWac solar power plant in Lowndes County, Mississippi, and consideration of approval of the Bond Purchase Agreement from MS Solar 5 Affiliate, LLC. Item was tabled, need to see Fee in Lieu before being signed
16. Certificate of approval of certification for MEMENTO MORI 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-479) for MM Movie, LLC, for the feature MEMENTO MORI. The maximum allowable rebate is one million forty-five thousand dollars ($1,045,000.00).
17. Certificate of approval of certification for BEFORE DAYLIGHT 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-480) for Before Daylight South, LLC, for the feature BEFORE DAYLIGHT. The maximum allowable rebate is five hundred two thousand nine hundred seventeen dollars ($502,917).
18. Certificate of approval of certification for THE HORTON FOOTE DOCUMENTARY 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-481) for Horton Foote Project, LLC, for the documentary THE HORTON FOOTE DOCUMENTARY. The maximum allowable rebate is thirty-two thousand two hundred fifty dollars ($32,250.00).
19. Consideration of approval of a Site Development Grant – Select Sites Grant (SDG-S-041) in the amount of three million four hundred seventy-seven thousand six hundred twenty-two dollars ($3,477,622.00) to the Tate County Economic Development Foundation to assist with site improvements at the Coldwater Industrial Site in Tate County, Mississippi.