**MISSISSIPPI DEVELOPMENT AUTHORITY**

**BOARD MEETING**

**APRIL 22, 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 April 8, 2025, Board Meeting**

**B. Consideration of Items listed below: 1-16**

1. Consideration of approval of documents for the Small Business Loan Guaranty

Program for the benefit of TGG Hospitality Group, LLC (SBG2-25-02), located in Brandon, Rankin County, Mississippi, through Community Bank of Mississippi in an amount not to exceed one hundred seventy-five thousand, four hundred fifty-three dollars and forty cents ($175,453.40).

2. Consideration of approval of a Volume Cap allocation for Multifamily Housing

Revenue Bonds to Mississippi Home Corporation (#25-03) for the Community

Park Project, located in Pike County, Mississippi, in an amount not to exceed nine

million dollars ($9,000,000.00).

3. Consideration of approval of an amended Mississippi Tourism Incentive Program

Certificate (TIP-039A) issued to Eola Holdings III, LLC, for The Eola Hotel

project to be located in Natchez, Adams County, Mississippi. The maximum

allowable rebate is ten million one hundred fifteen thousand four hundred

sixty-five dollars ($10,115,465). This certificate amends the previously approved Certificate TIP-039, issued to Eola Holdings III, LLC expiring on May 9, 2025, and provides an extension through May 9, 2027.

4. Consideration of approval of an amended Mississippi Tourism Incentive Program

Certificate (TIP-038A) issued to OHOS Development, LLC, for the 1515

Government Street project to be located in Ocean Springs, Jackson County,

Mississippi. The maximum allowable rebate is five million four hundred

ninety-six thousand eight hundred sixty-two dollars and eighty cents ($5,496,862.80). This certificate amends the previously approved Certificate

TIP-038, issued to OHOS Development, LLC expiring on May 23, 2025, and provides an extension through November 23, 2025.

5. Consideration of approval for a Mississippi Flexible Tax Incentive

Agreement (MFLEX-077) between the Mississippi Development Authority

and Jabil Inc.

6. Consideration of approval and issuance of a Mississippi Flexible Tax Incentive

Certificate (MFLEX-080-0) to ABB Inc.

7. Consideration and approval of a Memorandum of Understanding between the Mississippi Department of Finance and Administration and the Mississippi Development Authority for Two Million Five Hundred Thousand Dollars ($2,500,000.00) appropriated in Section 10(ib) of Senate Bill 2468 of the 2024 Regular Legislative Session. These funds are part of the 2024 Local Improvements Projects Fund and are to pay costs associated with defraying any expenses described in Section 57-1-501, which is the provision that establishes the Economic Development and Infrastructure Fund.

8. Consideration and approval of a Memorandum of Understanding between the Mississippi Department of Finance and Administration and the Mississippi Development Authority for Three Hundred Twenty-Five Thousand Dollars ($325,000.00) appropriated in Section 10(hh) of Senate Bill 2468 of the 2024 Regular Legislative Session. These funds are part of the 2024 Local Improvements Projects Fund and are to pay costs associated with creating

a program to make grants available for organizing economic and community development activities around military installations and other state and federal installations that host military missions.

9. Consideration and approval of a contract with Pacesetter Gallery for the purchase of original artwork to be placed in the welcome centers. The total contract value

is estimated to be Two Hundred Fifty Thousand Dollars ($250,000.00).

10. Consideration and approval of a contract in an amount not to exceed Eight Hundred Thousand Dollars ($800,000.00) to AECOM for the purpose of providing grant management and consulting services for the Preventing

Outages and Enhancing the Resilience of the Electric Grid, 40101(d) Grid Resilience Program. AECOM was the successful offeror to a Request for

Proposal the agency conducted for these services.

11. 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. 744-MBFC) for Mississippi Export Railroad Company

involving the issuance of Industrial Revenue Bonds in the principal amount not

to exceed forty-six million dollars ($46,000,000.00) for the construction of a new

railcar/tanker qualification facility in Jackson County, Mississippi, and consideration of approval of the Bond Purchase Agreement from ServisFirst

Bank.

12. 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. 745-MBFC) for Madison-Ridgeland Academy involving the issuance of Industrial Revenue Bonds in the principal amount not

to exceed twenty million dollars ($20,000,000.00) for the acquisition of property, construction and equipping of new classroom and athletic facilities, and the renovation of existing facilities in Madison County, Mississippi, and consideration of approval of the Bond Purchase Agreement from Trustmark National Bank.

13. Consideration of approval of a Site Development Grant agreement (SDG-R-039) in the amount of twenty-five thousand dollars ($25,000.00) to the Wayne County Board of Supervisors to assist with site improvements at the Meadowland Industrial Park in Wayne County, Mississippi.

14. Consideration of approval of a Site Development Grant agreement (SDG-R-047) in the amount of fifty thousand dollars ($50,000.00) to the Kemper County Board of Supervisors to assist with site improvements at the Highway 45 Weyerhaeuser Site in Kemper County, Mississippi.

15. Consideration of approval of certification for *MADHOUSE* 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-469) for Madhouse Film LLC, for the feature *MADHOUSE*. The maximum allowable rebate is one hundred thirty-one thousand two hundred fifty dollars ($131,250.00).

16. Consideration of approval of certification for *HARMLESS* 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-470) for Panther Pictures – Golden State, LLC, for the feature

*HARMLESS*. The maximum allowable rebate is fifteen thousand seven hundred dollars ($15,700.00).

Ratification of loan agreements according to the Agribusiness Enterprise Loan

Program:

AB-31-8152- Teresa Hosey in an amount not to exceed One Hundred Thirty-Three Thousand Three Hundred Eighty-Five Dollars and Seventy-Seven Cents ($133,385.77).

AB-33-8157 – Son Dinh Vu and Hoai-Anh Thi Pham Vu in an amount not to exceed Two Hundred Fifty Thousand Dollars ($250,000.00).

AB-48-8159- Lee Colby Pearson in an amount not to exceed Twenty-Four Thousand Five Hundred Ten Dollars ($24,510.00).

AB-68-8155- Warren Scott Melton in an amount not to exceed One Hundred Ten Thousand Four Hundred Dollars ($110,400.00).