



Brownfield Redevelopment for Industry

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“fostering economic growth”

Our Discussion Today

Part 1

Discuss
Mississippi
Economic
Development
Act

Part 2

Case Study

Part 3

Ideas for
enHance
members

Mississippi Economic Redevelopment Act

Developed by Mississippi Development Authority to encourage economic development on and around environmentally contaminated sites by providing incentives to defray clean-up costs



How the Act was expanded

In 2013, redevelopment properties went from bankruptcy properties

TO

Bankruptcy properties or brownfield property subject to MDEQ Brownfield Agreements

Brownfield property = any property where use is limited by actual or potential environmental contamination, or the perception of environmental contamination

What are the incentives?

A tax rebate for cleaning up contamination

Amount of Tax Rebate = All state taxes for up to 15 years or 2.5 times the cost of the cleanup

State taxes and fees include:

- ▶ Sales tax imposed on sales or purchases,
- ▶ MS income tax on income earned by business within redevelopment area, and
- ▶ Franchise tax

The Basics for Projects

- ▶ Remediation of a contaminated site that
 - ▶ Has been abandoned through a bankruptcy, or
 - ▶ Has been determined to be a brownfield property subject to a MDEQ Brownfield Agreement

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- ▶ Development of the site for any type of permanent business

Example businesses include

- ▶ Manufacturing, processing, assembling, storing, distributing, servicing, or selling any goods or products
- ▶ Retail sales of goods and services
- ▶ Recreation and hospitality establishments
- ▶ Other businesses as approved by Mississippi Development Authority

Success stories



Old Mississippi
School for the Blind

The District at
Eastover



Success!



AT MISSISSIPPI STATE UNIVERSITY



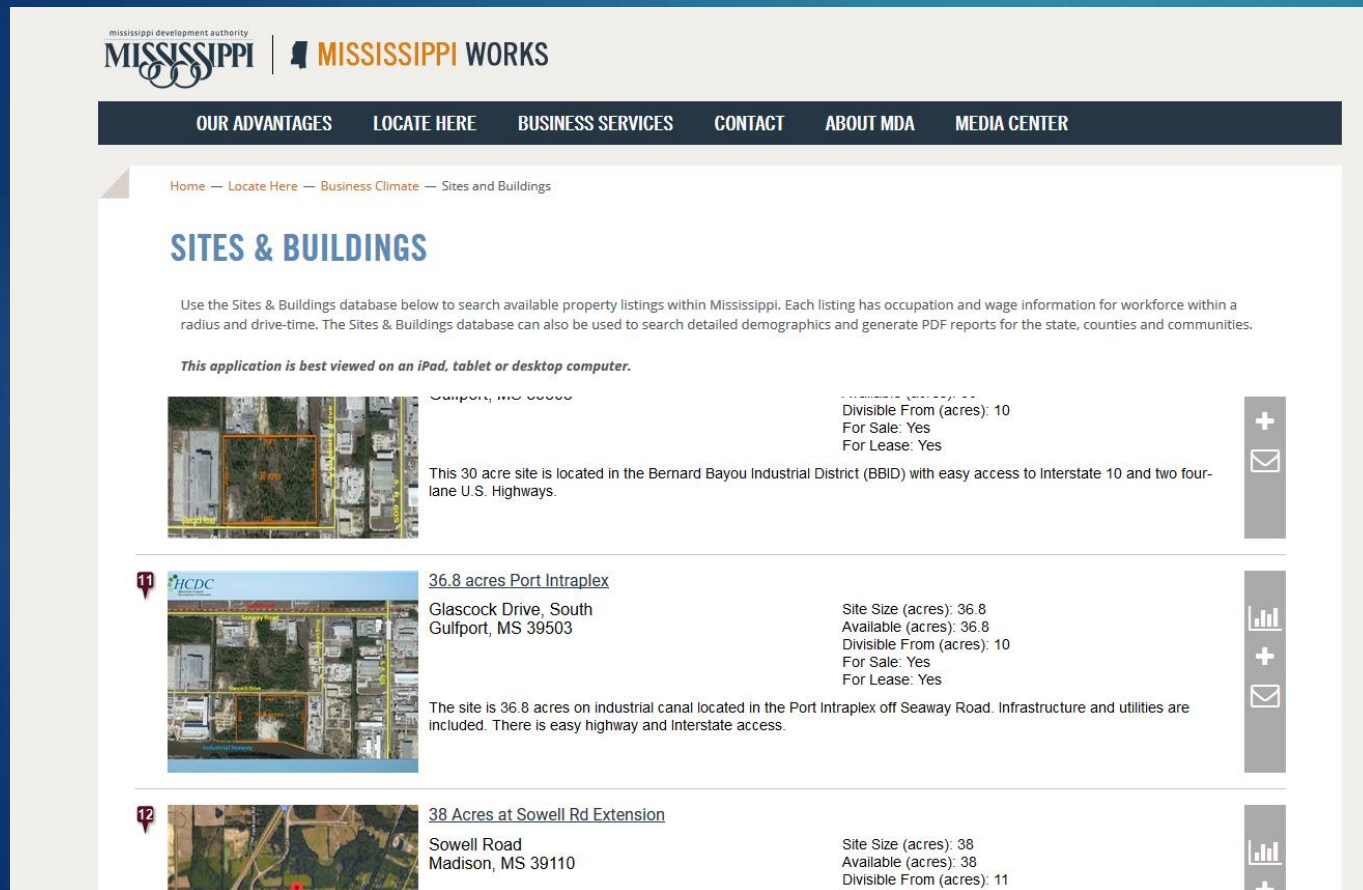
Case Study for Industry



Re-thinking and Re-tooling the Act and Brownfield Agreements

Evolve Definitions + Expand audience = Think outside of the box

Re-defined developer and development



The screenshot shows the Mississippi Works website interface. At the top, there is a navigation bar with the following links: OUR ADVANTAGES, LOCATE HERE, BUSINESS SERVICES, CONTACT, ABOUT MDA, and MEDIA CENTER. Below the navigation bar, there is a breadcrumb trail: Home — Locate Here — Business Climate — Sites and Buildings. The main heading is "SITES & BUILDINGS". Below the heading, there is a paragraph explaining the database and a note that the application is best viewed on an iPad, tablet, or desktop computer. The main content area displays three site listings, each with a thumbnail image, a title, address, and key details.

Site ID	Site Name	Address	Key Details
10	30 acre site	Port, MS 39500	Divisible From (acres): 10 For Sale: Yes For Lease: Yes
11	36.8 acres Port Intraplex	Glascok Drive, South Gulfport, MS 39503	Site Size (acres): 36.8 Available (acres): 36.8 Divisible From (acres): 10 For Sale: Yes For Lease: Yes
12	38 Acres at Sowell Rd Extension	Sowell Road Madison, MS 39110	Site Size (acres): 38 Available (acres): 38 Divisible From (acres): 11

- ▶ By promoting existing infrastructure
- ▶ Expanding the term developer to include already existing, successfully operating and substainable industries

Expand the Brownfield Program



- ▶ Traditionally focused on developers or new, incoming companies
- ▶ Added an existing company expanding into a former wood treating facility

Beginning the process



1. Identified what type of growth the company needed
2. Received city approval for brownfield redevelopment area
3. Coordinated with MS Development Authority to get project approved
4. Entered into Brownfield Agreement with MDEQ

Phase 2



- ▶ Implemented the clean-up
 - ▶ Small excavation
 - ▶ Entered in Environmental Covenant
- ▶ Documented all associated costs
- ▶ Submitted costs and remediation report to MDEQ

In the final phase

Approved
cost to MDA

Redevelop
Property

Start
recouping
costs



CAUTION
ENTERING
CONSTRUCTION
ZONE



Additional benefits for company

- ▶ Purchased redevelopment area for discounted price due to existing contamination
- ▶ Reduced overall costs by purchasing location with existing utilities
- ▶ Enhanced their community by removing an unsightly property

Ideas for your company



Turner Park Rd

Thompson Ave

PARKING FOR CUSTOMERS

0603



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[Click to see historical imagery from 1992.](#)

An aerial photograph of an industrial park. The scene is dominated by several large, rectangular industrial buildings with light-colored roofs. A prominent road, S Green St, runs vertically through the center of the image. To the right, another road, Kruger Dr, branches off. The area is filled with parking lots containing numerous vehicles, and there are several smaller structures and storage units scattered throughout. The overall impression is one of a busy, established industrial zone.

**You've outgrown your space, but
you are boxed in by industry**



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