

Making Positive Happen

Mississippi Brownfield Projects incentivize growth



Community Counseling
Services



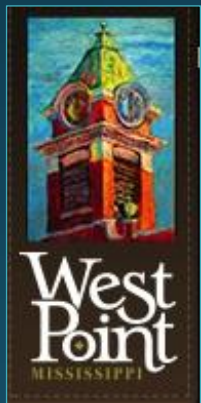
PM
ENVIRONMENTAL
Risk Well Managed

Who we are



PM Environmental

PM Environmental has over 20 years of experience in consulting and managing a wide variety of environmental, engineering, industrial hygiene, energy and development projects. PM specializes in Economic Development Incentive/Brownfield Consulting.



City of West Point, Mississippi

West Point, Mississippi offers a variety of recreational pursuits and was named one of the "Top 100 Small Towns in America".



Community Counseling Services

The Community Counseling Services' goal is to provide quality, affordable, consumer-oriented, comprehensive behavioral health services.

Former Sara Lee Plant, West Point, MS

Property:

- **The 42-acre Sara Lee plant** was used for meat processing between 1984 and 2005.
- **The plant ceased operations in 2007** and remained vacant until demolition of the buildings began in 2012.
- The property has been undergoing demolition activities and asbestos cleanup activities since 2012.
- It is a key property near downtown West Point



Former Sara Lee Plant, West Point, MS

Challenge:

- Kohart Surplus and Salvage, **purchased the property around 2012** and sold off portions of the reusable property to various purchasers.
- Kohart is currently demolishing the main buildings and harvesting reusable material. Once the company's work is complete, it will have no further interest in the property.
- **Asbestos Containing Material** was disturbed and spread when material was removed for salvage
- **There is currently no funding in place for future redevelopment**



Former Sara Lee Plant, West Point, MS

Plan & Solutions:

- **PM Environmental submitted a successful EPA Brownfield grant proposal and West Point was granted \$400,000, which is being used to assess soil and groundwater conditions**
- With either private or public funding sources, the site can be cleaned up and ready for reuse.
- The office building is in good enough condition to be reused with some renovation, as well as other support buildings.



Former Sara Lee Plant, West Point, MS

Plan & Solutions:

- There are several ideas for reuse, but no set plans.
 - A current vision for redevelopment includes a **“wild” community garden** with nut trees, wild berries, and other plants for harvest by the community. It would also be used for outdoor events by local businesses that specialize in outdoor sporting.
 - Another idea is to create **an incubator for small outdoor craftsmen shops**, such as a knife maker and fishing pole manufacturer., among others.



Former Sara Lee Plant, West Point, MS

Plan & Solutions:

- This key property near downtown West Point that requires visioning of future land use, funding, and an engaged developer to move forward.
- **There is currently no funding in place for future redevelopment**







Brownfield Redevelopment

Mississippi has a competitive redevelopment incentive to successfully entice private sector developers to cleanup and reuse brownfield sites through the Mississippi Economic Redevelopment Act (§ 57-91-1). This incentive can positively impact future economic development opportunities in both rural and urban communities across the State.



Mississippi Economic Redevelopment Act (§ 57-91-1)

What it does

Promotes redevelopment by providing an incentive to defray the remediation costs associated with cleaning up contaminated property. Counties and/or municipalities that contain properties with environmental contamination must first approve a remediation project area within its jurisdiction. After approval of the remediation plan by MDEQ and the project by MDA, all sales, income and franchise taxes collected from businesses located in the redevelopment project area would be deposited into a special fund that would be used to reimburse developers for approved cleanup costs. Reimbursement to developers would be made semi-annually for a period of up to 15 years, with a maximum distribution to the developer of two and a half times the allowable remediation cost.

Why it is important to Mississippians

With more than 2,000 idle, underutilized, or abandoned brownfield sites spanning every county in the State, the need for a private sector incentive to revitalize our communities is critical to battling blight and to providing a healthy environment for our citizens.

Economic and Environmental Benefits of Brownfield Redevelopment

Investment in Brownfields Leverages Private Investment and Creates Jobs: \$1 of public investment in brownfields leverages \$8 in total investment; \$10,000 to \$13,000 in public investments creates/retains one job.

Brownfield Redevelopment Revitalizes Neighborhoods As Measured by Adjacent Property Value Increases. Cleanup and redevelopment of brownfield properties lead to property value increases on the order of 5% to 15% for properties that are up to 3/4 mile from the site.

Public Investment in Brownfields Results in Direct Generation of Local Tax Revenue. Public investments in brownfields are generally recouped from local taxes generated by the project within about three years. A national survey found that redeveloping brownfields in just 105 surveyed cities could lead to \$2.2 billion in local tax revenue, annually.

Brownfields Redevelopment Has Lower Infrastructure Costs. The cost of providing infrastructure (roads, water, sewer, electricity, etc) to a greenfield site averages \$50,000 to \$60,000 per unit, compared to \$5,000 to \$10,000 per unit for a brownfield or greyfield site.

Urban Brownfields Redevelopment accommodates Growth without Sprawl. One acre of redeveloped brownfields saves 4.5 acres of farms and countryside from sprawl development due to higher density of development on brownfield sites and the elimination or reduction of the additional lands for associated infrastructure for greenfield development.

Mississippi Redevelopment Act – Brownfield

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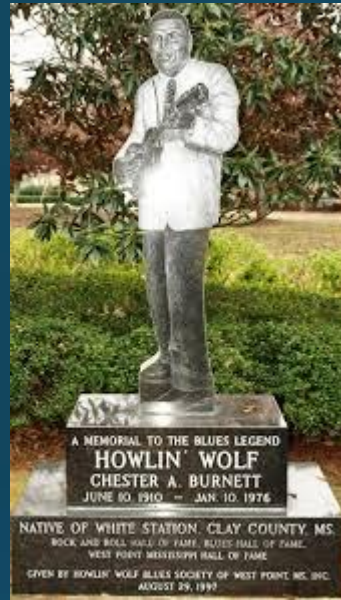
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Main Street Community and Historic Districts



Mississippi







Mossy Oak Announces Golf Course Development Project

Golf course architect Gil Hanse and outdoor brand Mossy Oak – to create a truly unique new golf experience with the highest detail in nature preservation.

Mossy Oak Golf Club is set to open in 2017 in West Point, Mississippi, and will feature a 7,400 yard, par-72 golf course, a clubhouse and guest cabins to accommodate golf travelers.

Together, Hanse, Mossy Oak, the George Bryan family and 76 founding members are creating a new premier golf destination experience that will be known as Nature's Golf, a sustainable and mindful approach to course development that leaves a gentle footprint on the local habitat while delivering a world-class golf experience.

540 Acre - \$300 million dollar plant – Yokohama Tire

