



EAGLE ONE MEGA SITE HATTIESBURG, MISSISSIPPI



Scan or click here to watch a quick video on the Eagle One Mega Site!

GREATER HATTIESBURG, MISSISSIPPI

OVER:

700,000

RESIDENTS WITHIN 60-MILES
(ESRI 2022)

2022 AVG COST OF LIVING:

88.2%

OF NATIONAL AVERAGE
(C2ER/COLI 2021)

12 MONTH MOVING AVG
UNEMPLOYMENT RATE

3.2%

STATE RATE: 3.7%
U.S. RATE: 3.6%
(MDES APRIL 2023)



13.4%

INCREASE IN HOME
SALES FROM
2018-2022
(HAAR 2018 - 2022)

NEW JOBS TRACKED IN LAST FIVE
YEARS:
OVER

3,336

(ADP 2018-2022)

2 OF THE TOP 10

BEST PUBLIC HIGH
SCHOOLS IN MS

(U.S. News & World Report 2022)

#3

CITY OF
HATTIESBURG RANKS
IN THE STATE IN
RETAIL SALES
(MDOR FY 2022)

HATTIESBURG MS RANKS

#2

IN THE NATION
FOR JOB GROWTH
% DURING THE
PANDEMIC

TOP 11

CITIES TO SEE PUBLIC ART
IN THE WORLD
(TRAVEL & LEISURE MAGAZINE)

2.9%

INCREASE FROM FEB
2020 TO NOV 2020

(247wallst.com)

CAPITAL
INVESTMENT
IN THE LAST
FIVE YEARS:

\$1.20B

(ADP 2018-2022)

\$400M

INVESTMENT IN GREEN
ENERGY

2,500 ACRES

OF SOLAR DEVELOPMENT

250 MW

ON THE GRID OR IN
DEVELOPMENT

DIVERSE ECONOMY

HEALTHCARE

EDUCATION

MILITARY

MANUFACTURING

MSA
ANNUAL
RETAIL
SALES:

OVER

\$2.25B

(MDOR FY 2022)

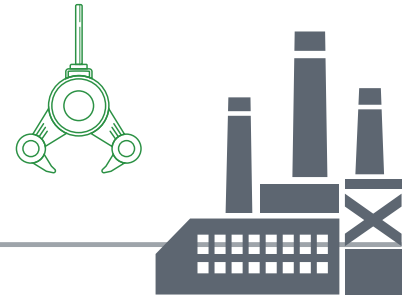


AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS

AREA DEVELOPMENT PARTNERSHIP 601.296.7500 | WWW.THEADP.COM

MEGA SITE

Mega Talent



Looking for a location where top talent wants to work and live?

IT'S HATTIESBURG, MISSISSIPPI!



2 top rated
universities within 15 minutes



Hattiesburg is home to the **Mississippi Polymer Institute** which has helped create customized high-tech training programs for almost 600 clients statewide



Over **11,000** degrees / certificates were given in 2021 within a 60-min drive time of the Mega Site including 2 yr certificates, 4 yr degrees and post graduate awards



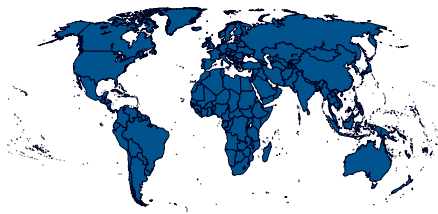
Hattiesburg MSA ranked **#2** in the nation for job growth percentage from Feb 2020 to Nov 2020



89.35% of residents in Greater Hattiesburg hold high school diploma or higher



The University of Southern Mississippi is **one of only 34** universities in the nation accredited in all four areas of The Arts



The University of Southern Mississippi has **405** international students from **70** countries and William Carey University has **137** international students from **45** countries



Mississippi is a **Right to Work** state with minimal union activity



Hattiesburg's private sector has a union membership rate of only **3.5%**

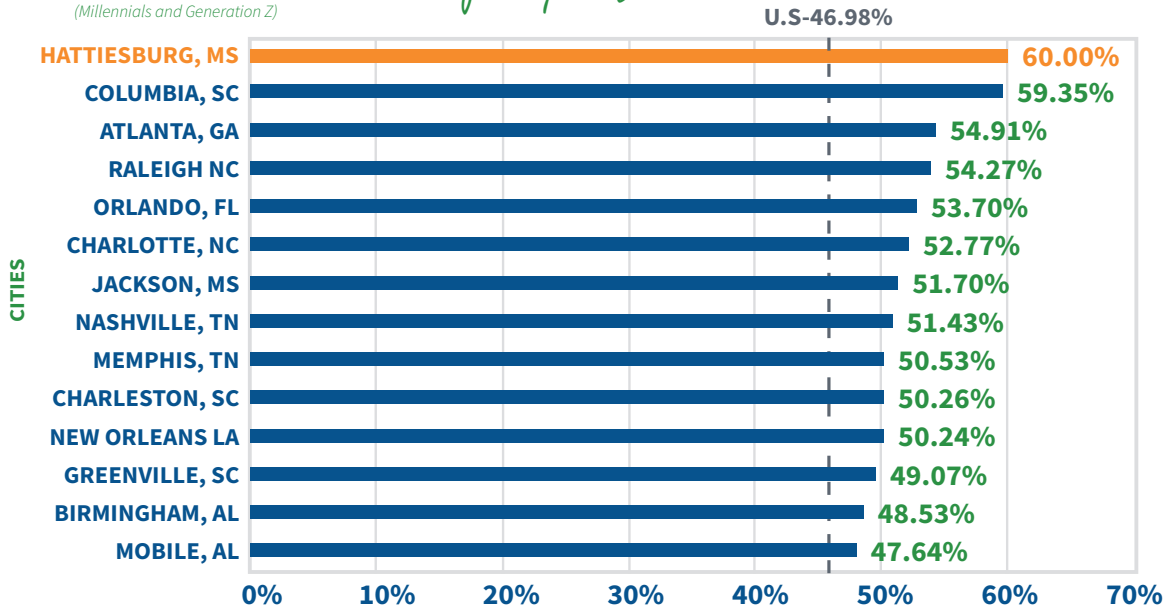
Growth at a GLANCE

GREATER HATTIESBURG pulls in a population **OVER 700,000** within a 60-mile radius.



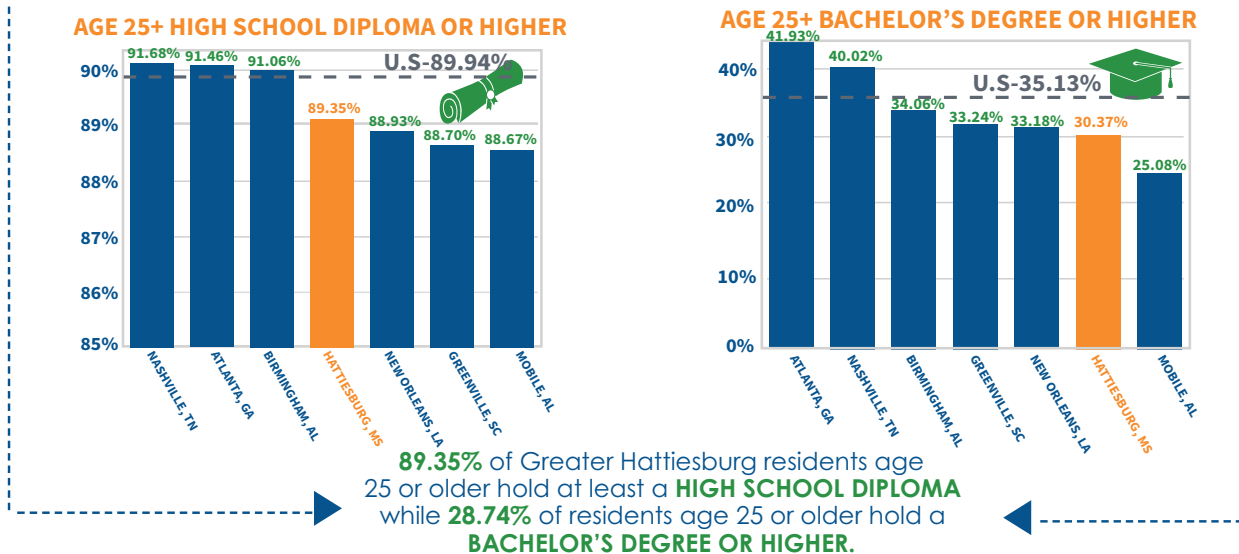
YOUNG TALENT *as % of Population*

(Millennials and Generation Z)



▶ The City of Hattiesburg has the **HIGHEST PERCENTAGE** of **YOUNG TALENT** compared to other major cities in the South.

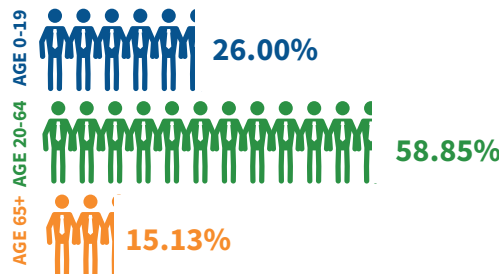
EDUCATIONAL *Attainment*



ECONOMIC *Indicators*



AGE DISTRIBUTION



Greater Hattiesburg has a **MEDIAN AGE** of **35.3**



SOURCES: ESRI 2022 (City of Hattiesburg & Hattiesburg MSA)

Live. Work. Play

THE HATTIESBURG WAY

Quality of life in Greater Hattiesburg



LIVE

- Numerous **executive** housing options
- Cost of Living **15% below** national average
- **2 of the Top 10** School Districts in the State
- **Vibrant** music scene
- Healthcare **hub**
- Recognized by Travel & Leisure Magazine as one of the **top 11 places** to see public art **in the world.**

PLAY

- **40+ mile** biking, jogging, and equestrian trail called the Longleaf Trace
- **4** championship **golf courses**
- **Division 1** college sporting events
- Short drive to **canoeing, kayaking, camping and hiking**
- **USM Orchestra and Symphony**

SHOP & EAT

- Booming retail market with **over \$2.18B** in retail sales per year
- Local hometown brewery **Southern Prohibition**
- Multiple **local boutiques** and **national retailer** options
- **Midtown Hattiesburg** - a mix of restaurants shops and Hattiesburg's own **Hotel Indigo**, the only one in the state.

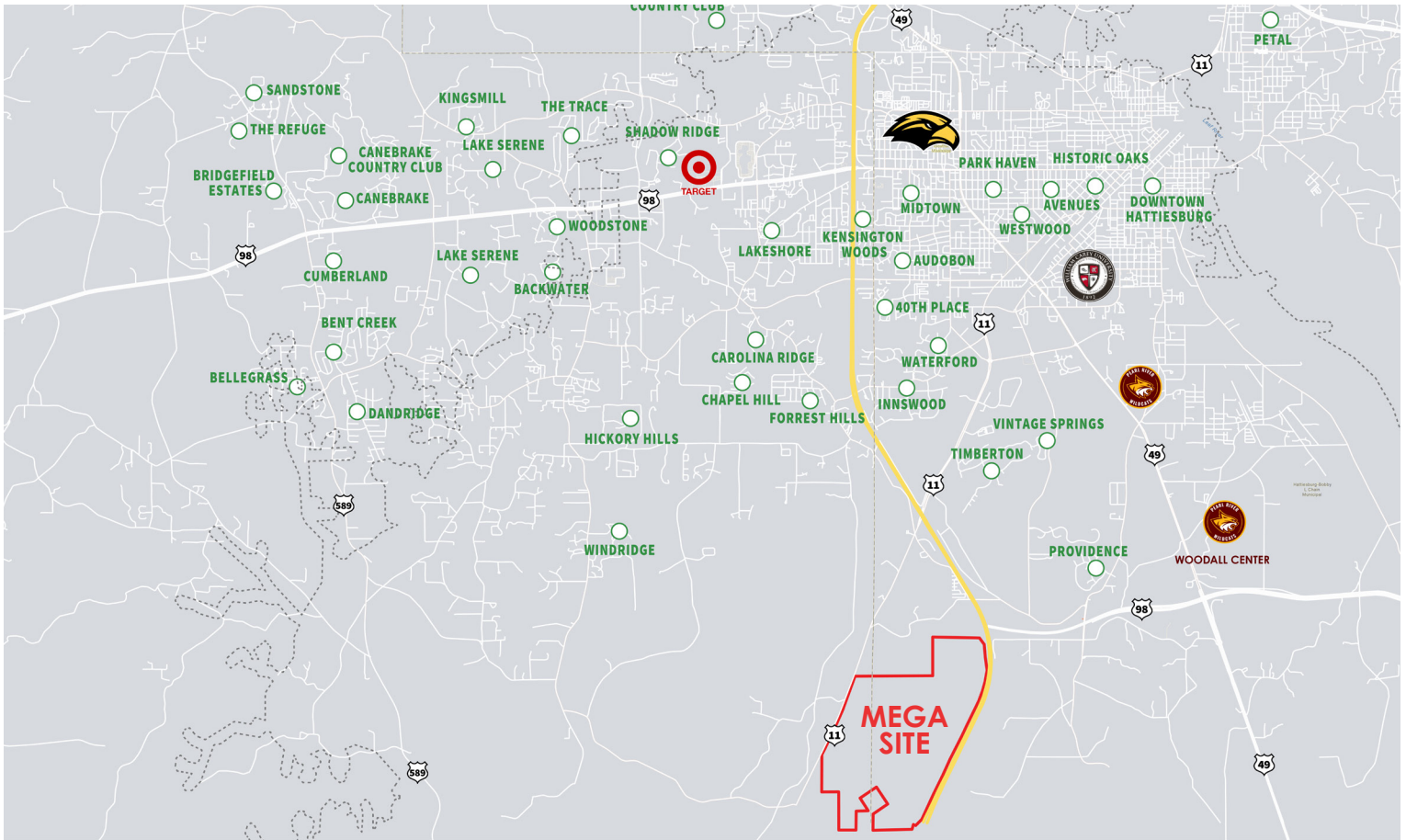


Scan or click to view our relocation guide!



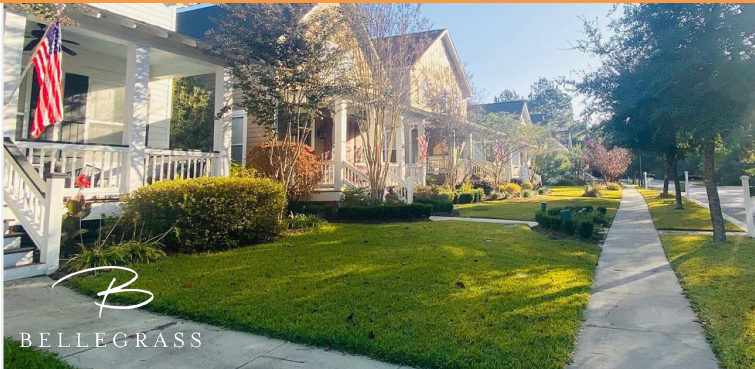
HATTIESBURG, MISSISSIPPI

NEIGHBORHOODS



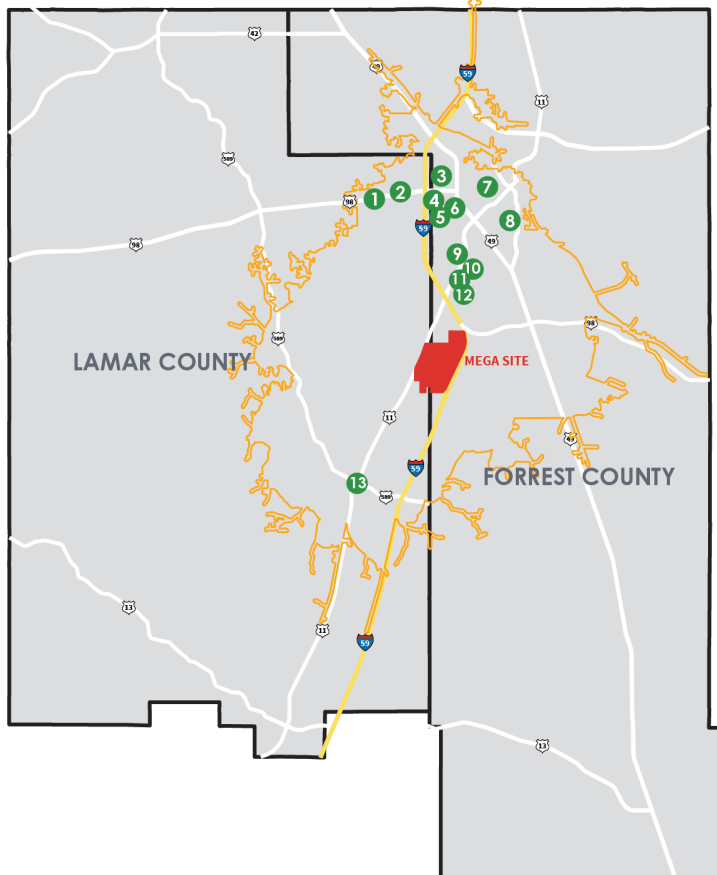
Greater Hattiesburg's average home price in 2022 was \$248,402.

(HAAR 2022)



DINING & SHOPPING

WITHIN 15 MINUTE DRIVE TIME



01. Highway 98 Retail Corridor (The Met Apartments, The Lakes at Turtle Creek, Target, Dillards, Kohl's, Walmart, Sam's, Best Buy, etc.)
02. Merit Health Wesley
03. University of Southern Mississippi
04. Midtown Hattiesburg (Hotel Indigo, Mahogany Bar, Starbucks, Midtown Townhomes Corner Market, Fuzzy's Taco, etc.)
05. Hattiesburg Clinic
06. Forrest General Hospital
07. Downtown Hattiesburg (Blu Jazz, Southbound Bagel, Hub City Lofts)
08. William Carey University
09. Southern Bone and Joint
10. Timberton Sports Complex
11. YMCA
12. Timberton Subdivision
13. City of Purvis (Multiple Restaurants, Convenience Stores & Grocery Stores)





SOLAR STRONG

GREATER HATTIESBURG
A SOLAR HUB OF THE GULF SOUTH



250

MEGAWATTS ON
THE GRID OR IN
DEVELOPMENT



\$400M

INVESTMENT



2500



ACRES OF SOLAR PANELS

ENOUGH ENERGY TO POWER OVER
40,000 HOMES



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS



INTERNATIONAL RECRUITMENT GREATER HATTIESBURG GLOBAL POSITION



Internationally-Owned Companies Operating in Mississippi

IN THE HATTIESBURG MSA



<p>Johnson Controls Hattiesburg, MS HVAC Systems 250 employees Ireland</p>	<p>SOFIDEL Hattiesburg, MS Napkins & Tissues 160 employees Italy</p>	<p>Diversified CPC Petal, MS Aerosol propellants 50 employees Japan</p>	<p>ZEON Hattiesburg, MS Synthetic Rubber 50 employees Japan</p>
<p>LALLEMAND Hattiesburg, MS Yeast 25 employees Canada</p>	<p>emr Hattiesburg, MS Metal Recycling 10 employees United Kingdom</p>	<p>RAIN Purvis, MS Metal Recycling 10 employees India</p>	

ADDITIONAL INTERNATIONAL COMPANIES IN MISSISSIPPI

COMPANY	CITY	EMPLOYED	COUNTRY	PRODUCT
Nissan	Canton	5,000	Japan	Automobiles
Toyota	Blue Springs	2,250	Japan	Automobiles
Philips Lighting	Tupelo	580	Netherlands	Lighting products
Faurecia Automotive Seating	Madison	528	France	Automotive seating
ABB	Byhalia	465	Switzerland	Distribution (electrical components)
Eaton Aerospace	Jackson	464	Ireland	Hydraulic Components
ESCO	Newton	450	Scotland / UK	Metal manufacturing, foundry
ABB	Crystal Springs	400	Switzerland	Electric power transformers
Sephora	Olive Branch	400	France	Distribution (cosmetics)
Siemens	Richland	369	Germany	Electrical transformers
Faurecia	Cleveland	360	France	Automotive seating
Eaton Lighting	Vicksburg	350	Ireland	Lighting products
Grammer	Shannon	350	Germany	Automotive seating
Volvo	Byhalia	350	Sweden	Distribution (auto parts)
ABB	Columbus	300	Switzerland	Electric motors
Aptiv	Brookhaven	300	England / UK	Automotive electrical equipment
Plumrose	Booneville	300	Denmark	Food processing
Siemens	Southaven	300	Germany	Distribution
Safran	Columbia	250	France	Parachutes
Airbus Helicopter	Columbus	220	France	Helicopter assembly
MAHLE	Olive Branch	210	Germany	Distribution (engine components)
ABB	Senatobia	180	Switzerland	Circuit breakers
Hago Automotive	Iuka	180	Germany	Sheet metal
Continental Tire	Clinton	168	Germany	Tires

Internationally-Owned Companies Operating in Mississippi

COMPANY	CITY	EMPLOYED	COUNTRY	PRODUCT
Hago Automotive	Iuka	180	Germany	Sheet metal
Continental Tire	Clinton	168	Germany	Tires
Velocys	Natchez	140	England / UK	Biorefinery
Roxul	Byhalia	134	Denmark	Steel wool insulation
Hunter Douglas	Shannon	130	Netherlands	Window blinds
ThyssenKrupp Elevator Americas	Walnut	130	Germany	Distribution (elevator and escalator parts)
Safran	Liberty	125	France	Life preservers/vests
Ardagh	Olive Branch	116	Ireland	Beverage cans
Fiskars	Southaven	115	Finland	Distribution (school/office supplies)
Valmet	Columbus	109	Finland	Pulp and paper mill, tissue mill
TEGRA Medical	Hernando	104	Switzerland	Medical devices
Rolls-Royce	Pascagoula	103	England / UK	Ship propeller repairs
Akzo Nobel	Columbus	100	Netherlands	Hydrogen peroxide and sodium chlorate
APAC Mississippi	Columbus	100	Ireland	Asphalt
APAC Mississippi	Jackson	100	Ireland	Asphalt
Chep Service Palletts	Jackson	100	Australia	Wood pallets
Plumrose	Tupelo	100	Denmark	Distribution (Food)
ROCKFON	Byhalia	100	Denmark	Stone wool acoustic ceiling panels
DHL Supply Chain	Byhalia	90	Germany	3PL (third-party logistics)
Feuer Powertrain	Robinsonville	83	Germany	Crankshafts for automotive industry
Avon Engineered	Picayune	80	England / UK	Fuel tanks for military
Double G Coatings	Jackson	78	Luxembourg	Metal coating
Voith Fabrics	Florence	78	Germany	Fabrics
Wey Valve	Shannon	75	Switzerland	Knife gate valve
Nufarm	Greenville	68	Australia	Distribution (herbicides, insecticides)
Drax Biomass	Gloster	65	England / UK	Wood pellets
Geodis	Southaven	60	France	3PL (third-party logistics)
PG Technologies	Ellisville	60	Germany	Coatings for aircraft engines
Rolls-Royce	Stennis	59	England / UK	Engine testing
APAC Mississippi	Greenville	56	Ireland	Asphalt
Tilsatec North America	Eupora	55	England / UK	Flame-resistant gloves
SNF PolyChemie	Pearlington	54	France	Water purification chemicals
Kemira	Aberdeen	53	Finland	Antiscalants, Dispersants and Emulsifiers
APAC Mississippi	Guntown	50	Ireland	Asphalt
Bayer	Leland	50	Germany	Corn, cotton, and soybean research
Bayer	Scott	50	Germany	Corn, cotton, and soybean research
DSV	Horn Lake	50	Denmark	3PL (third-party logistics)
Irby	Jackson	50	France	Distribution (electrical parts)
Kentucky-Tennessee Clay	Crenshaw	50	France	Clay
Soprema USA	Gulfport	50	France	Roofing materials

HATTIESBURG, MISSISSIPPI

Regional Connectivity

Flights to Germany

DISTANCE FROM HATTIESBURG



121.5 mi (195.5 km) / 2 hours

DEPARTURE



CONNECTION



DESTINATION

New Orleans, Louisiana



Frankfurt, Germany

Frankfurt, Germany

New Orleans, Louisiana



Atlanta, Georgia



Munich, Germany

Stuttgart, Germany



91.9 mi (147.9 km) / 1 hours & 43 min

DEPARTURE



CONNECTION



DESTINATION

Jackson, Mississippi



Atlanta, Georgia



Frankfurt, Germany

Munich, Germany

Stuttgart, Germany



66.5 mi (107 km) / 1 hours & 16 min

DEPARTURE



CONNECTION



DESTINATION

Gulfport, Mississippi



Atlanta, Georgia



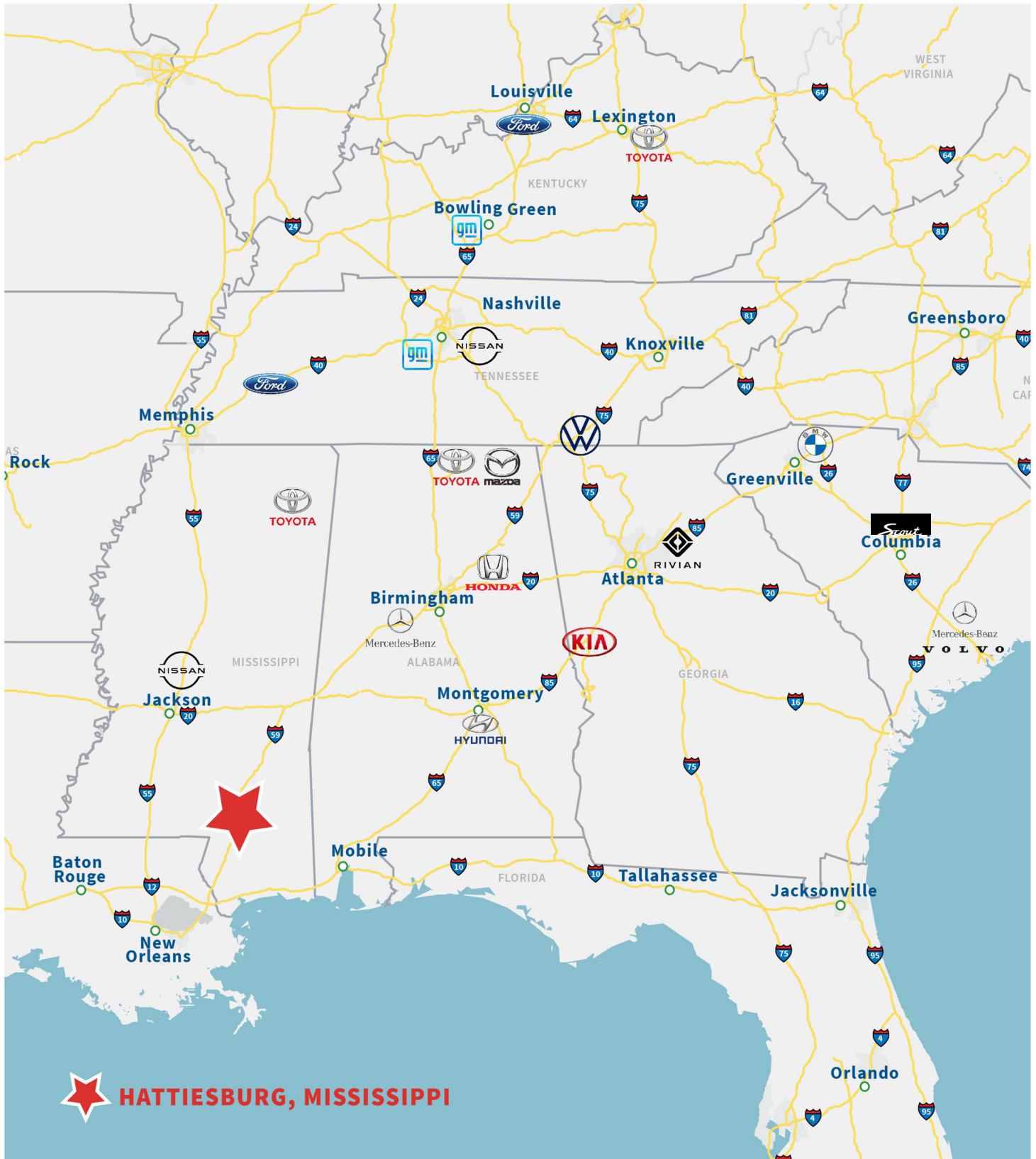
Frankfurt, Germany

Munich, Germany

Stuttgart, Germany

AUTOMOTIVE ASSEMBLY PLANTS

Southeastern U.S.



 **HATTIESBURG, MISSISSIPPI**

REGIONAL CONNECTIVITY

Greater Hattiesburg

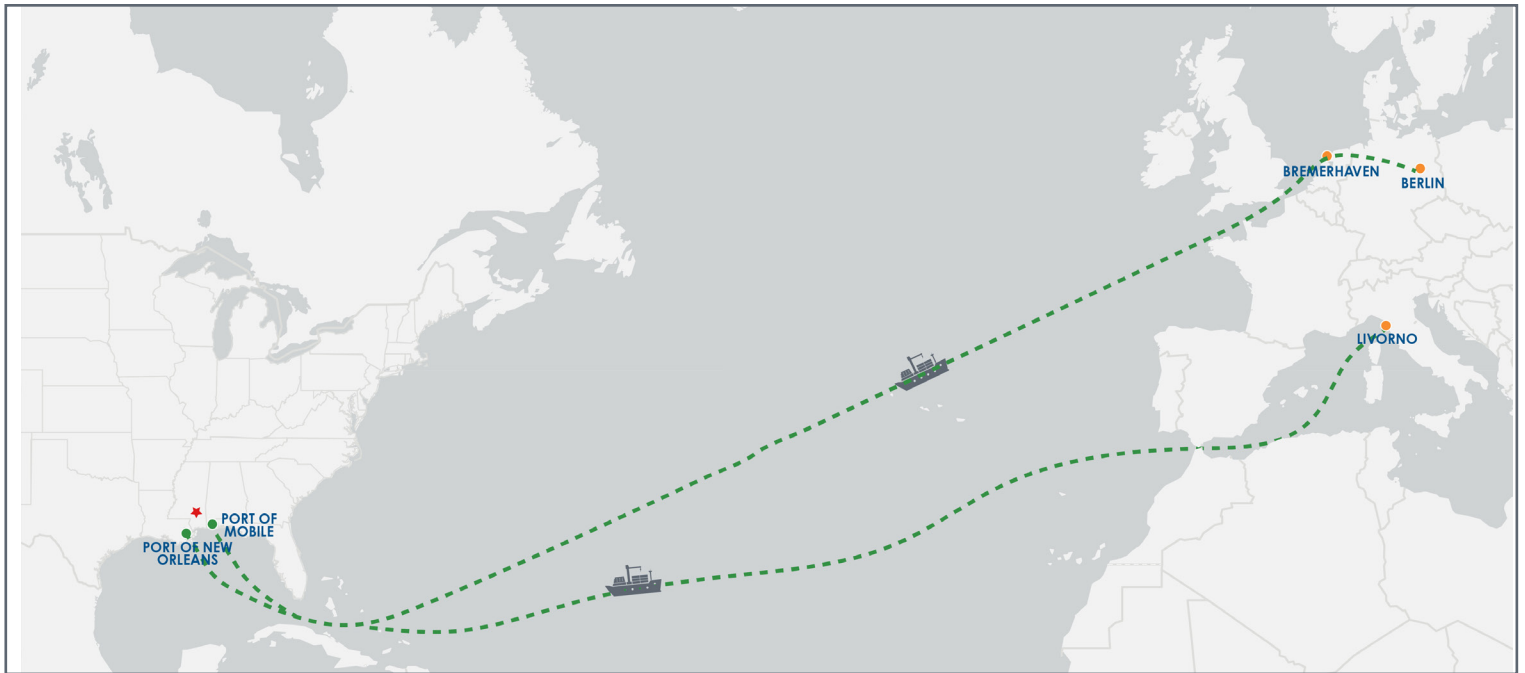
Logistic Connections



HATTIESBURG, MISSISSIPPI

Regional Connectivity

International Shipping - Imports



DEPARTURE

ARRIVAL



Bremerhaven, Germany
Bremerhaven, Germany



Port of Mobile
Port of New Orleans



Bremerhaven, Germany
Berlin, Germany



Port of New Orleans
Port of Mobile



Livorno, Italy



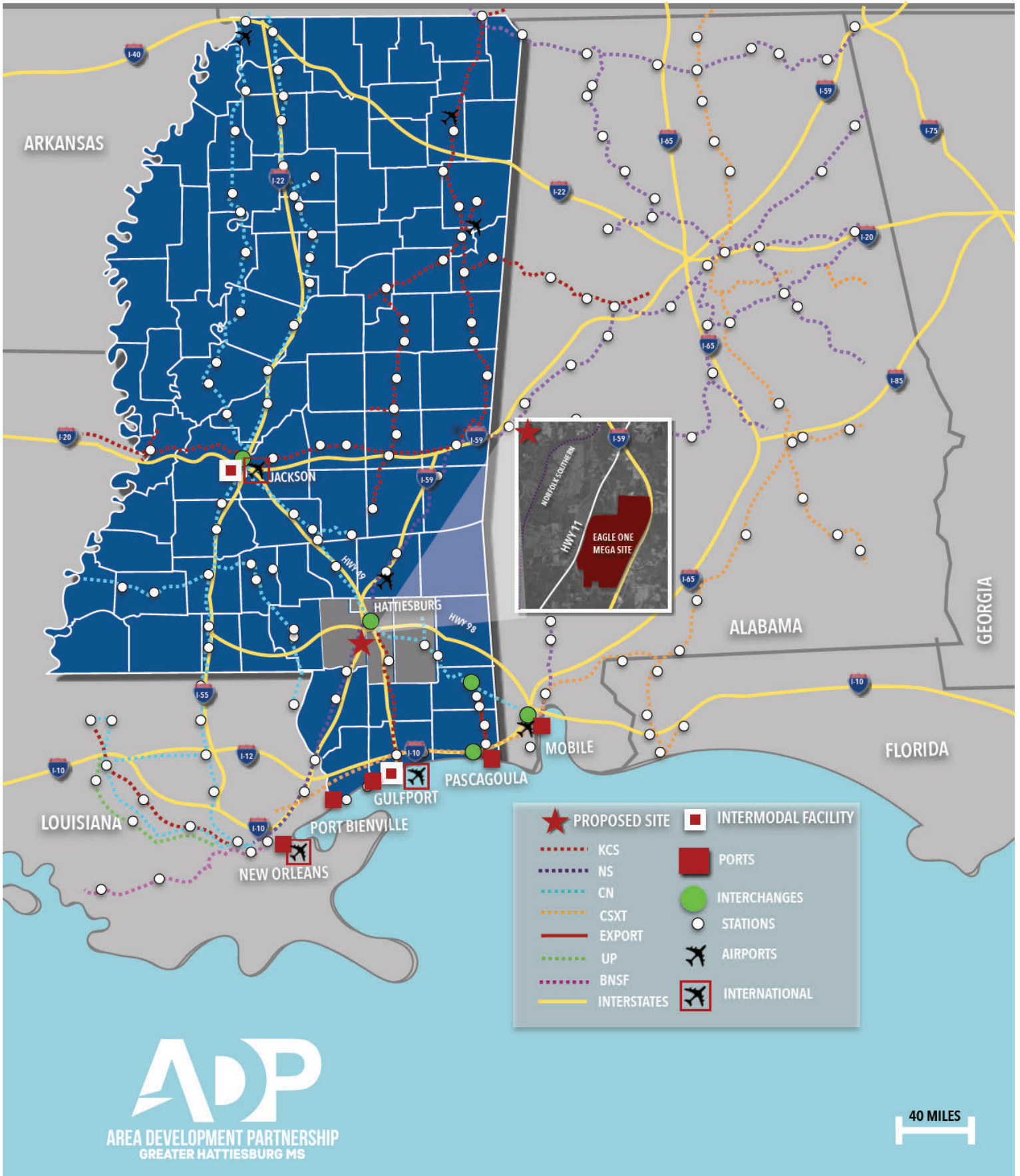
Port of New Orleans

Sofidel America is one of the Port of New Orleans' largest importers.

(Source: Datamyne 2018)

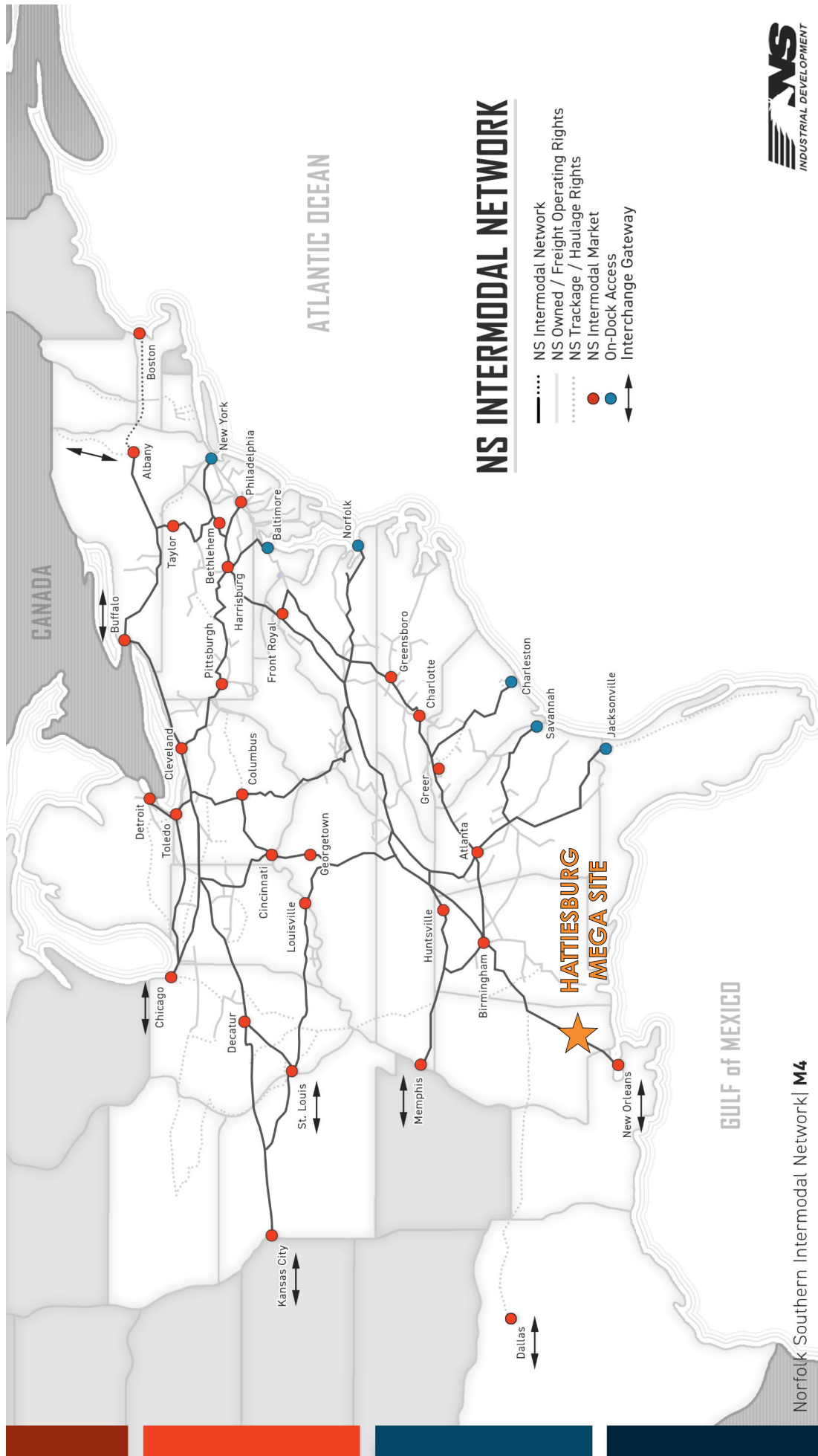
INTERMODAL MAP

GREATER HATTIESBURG AREA



HATTIESBURG, MISSISSIPPI

Norfolk Southern
Intermodal Map



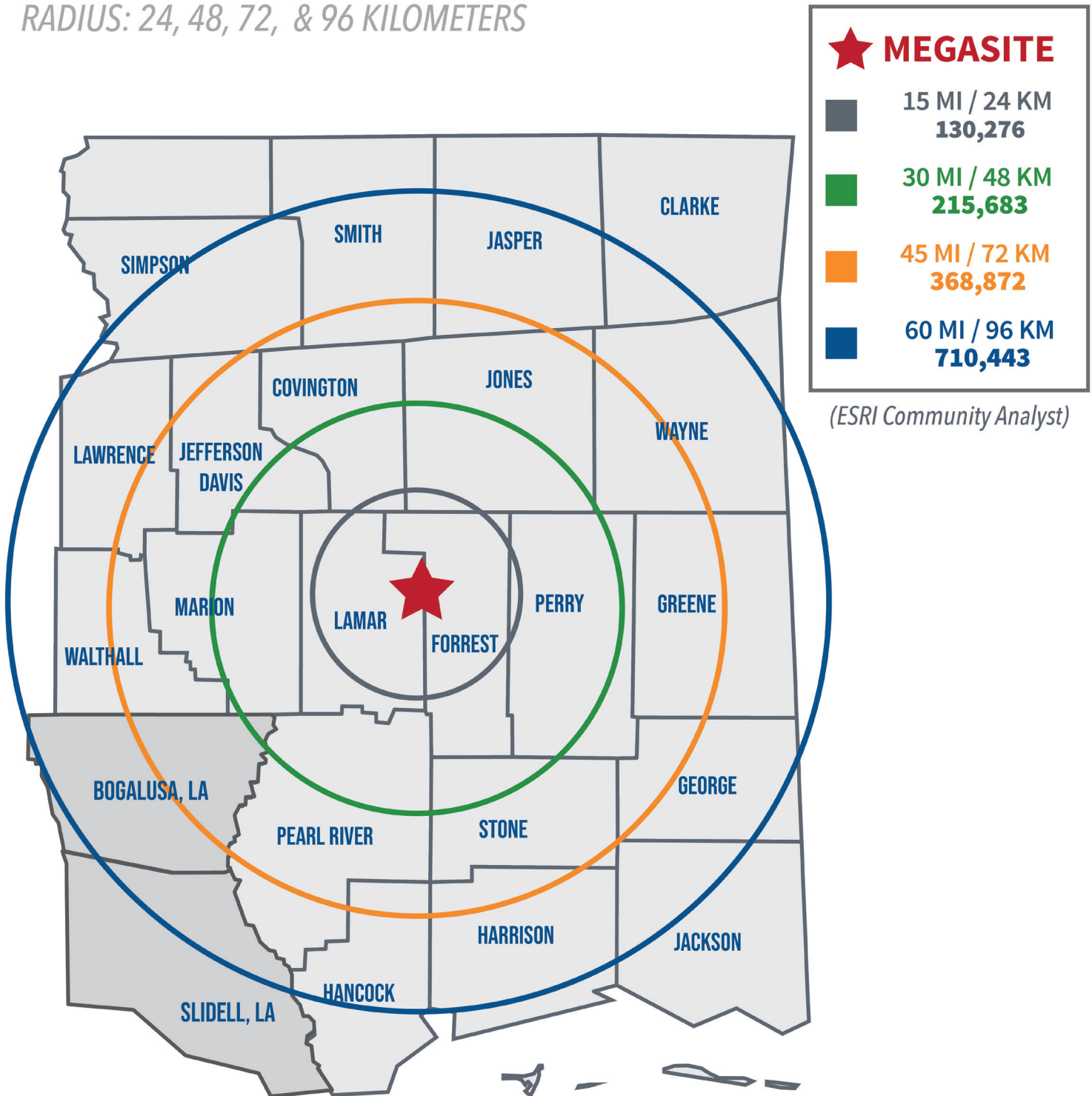
Norfolk Southern Intermodal Network | M4

POPULATION RADIUS RING MAP

EAGLE ONE MEGA SITE

RADIUS: 15, 30, 45, & 60-MILES

RADIUS: 24, 48, 72, & 96 KILOMETERS

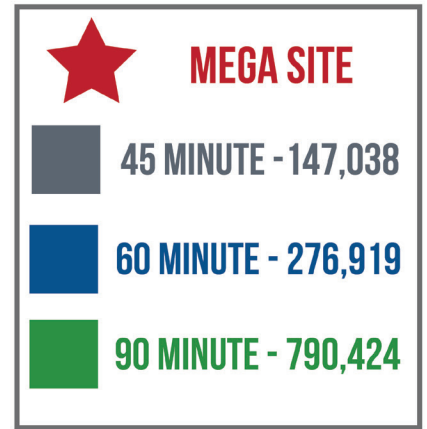


LABOR FORCE MAP

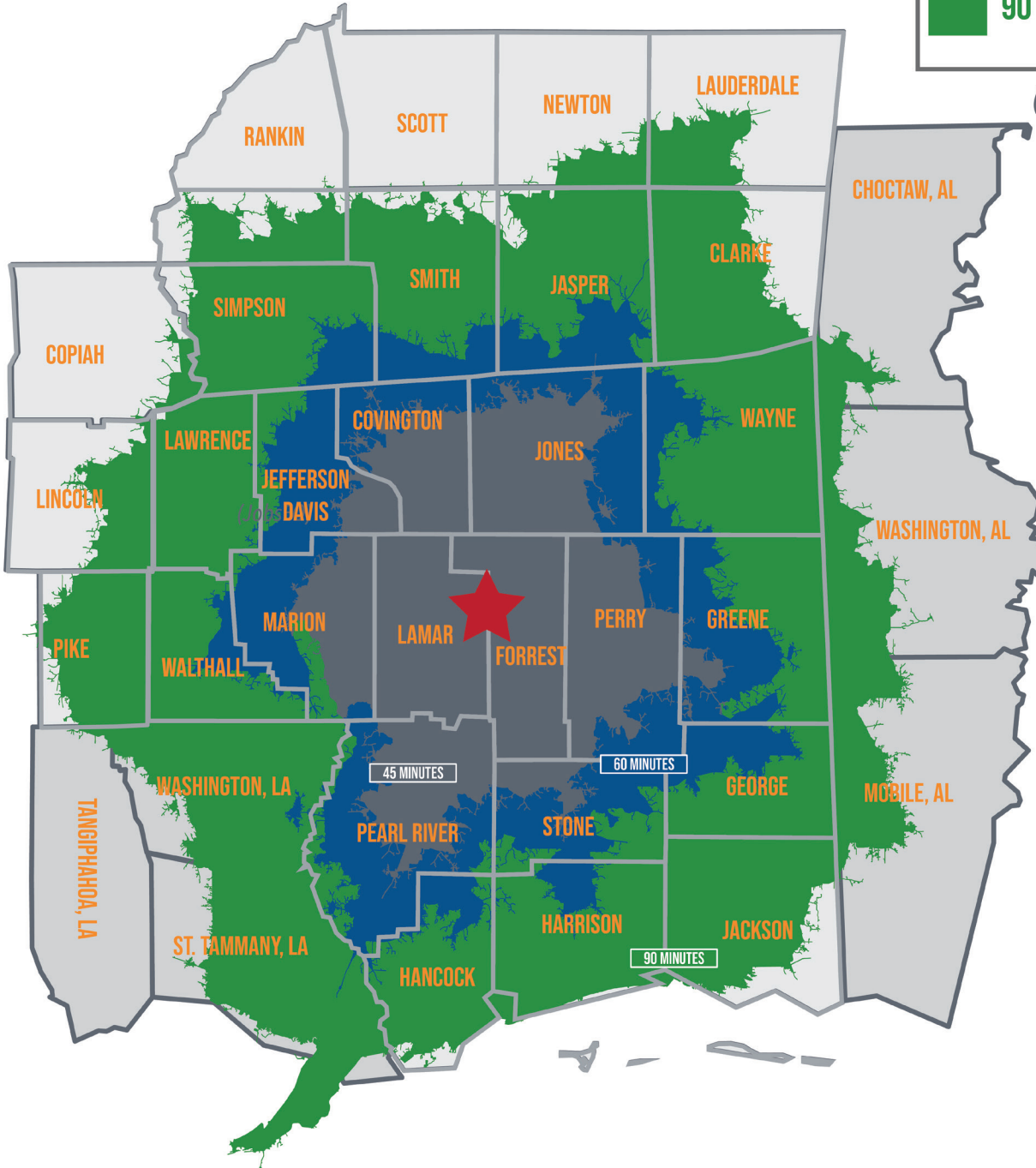
EAGLE ONE MEGA SITE

DRIVE TIME: 45, 60 & 90 MINUTES

LABOR FORCE: AGE 16+ Civilian Population



(JobsEQ 2022)




601-296-7500 | WWW.THEADP.COM





INDUSTRY LABOR FORCE COMMUTING MAP

GREATER HATTIESBURG, MS

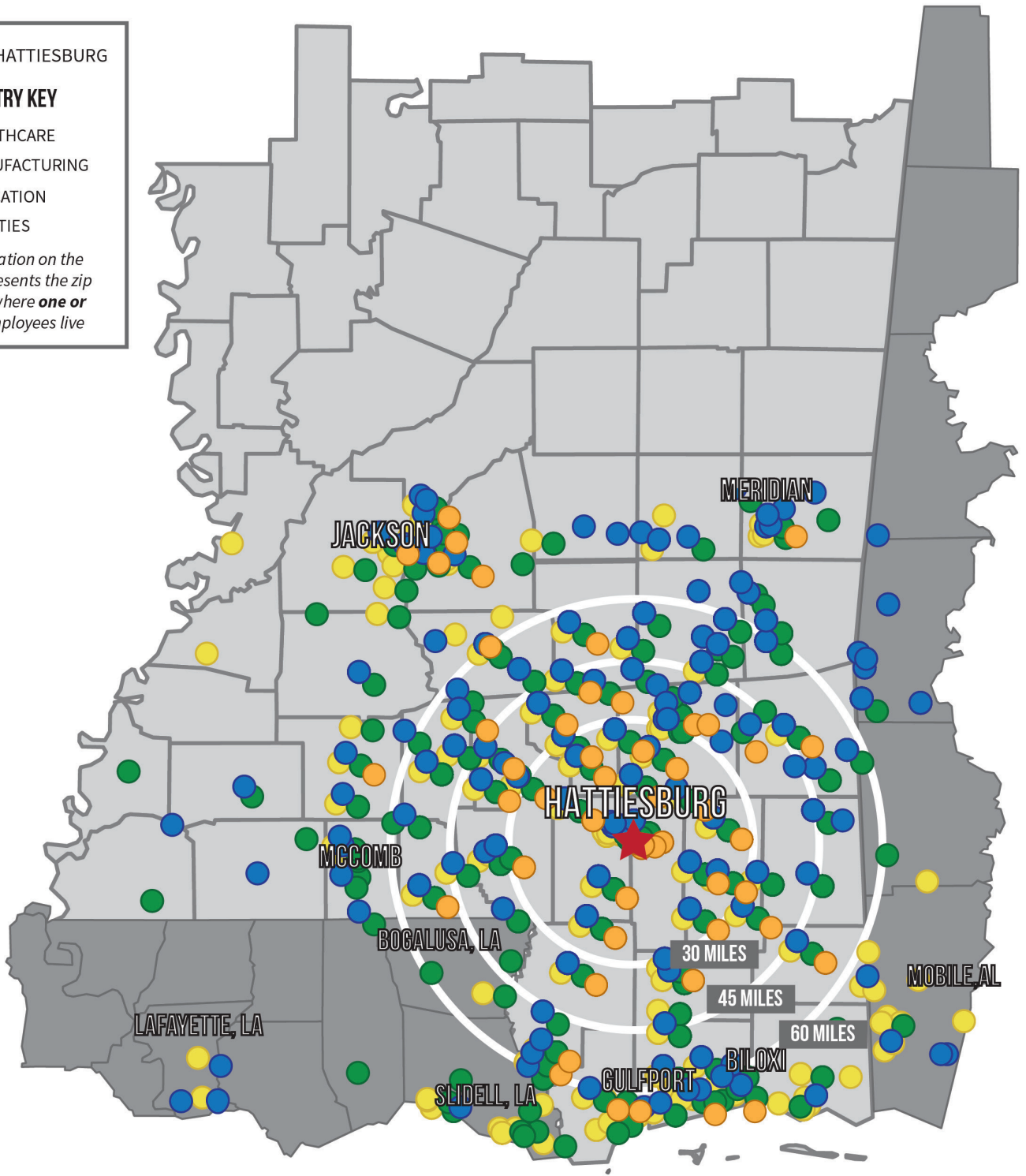
EMPLOYEE ZIP CODES

 HATTIESBURG

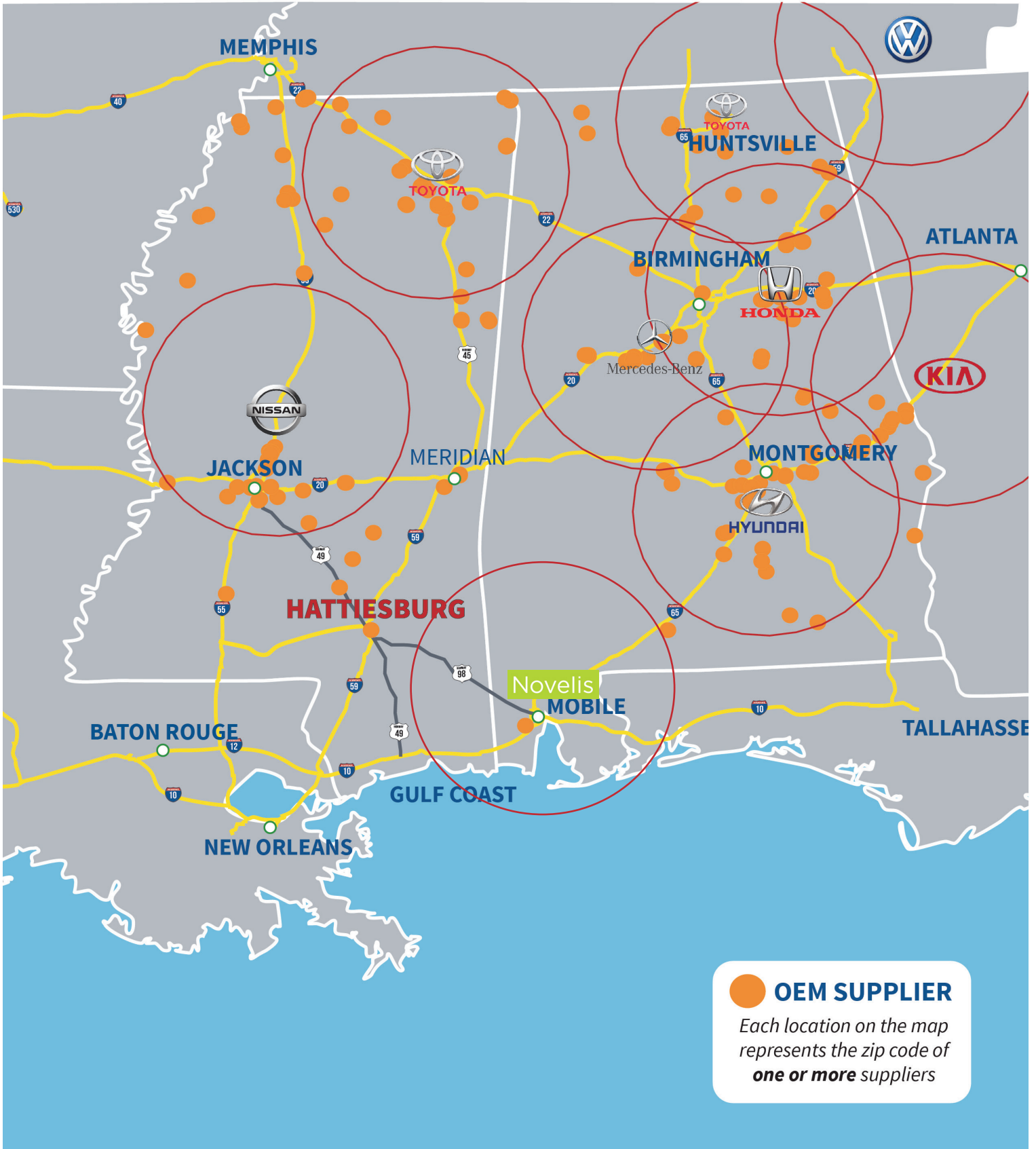
INDUSTRY KEY

-  HEALTHCARE
-  MANUFACTURING
-  EDUCATION
-  UTILITIES

*Each location on the map represents the zip code of where **one or more** employees live*



AUTOMOTIVE OEM'S OEM SUPPLIERS GREATER HATTIESBURG 60-MILE (96 KM) RADIUS



● OEM SUPPLIER
Each location on the map represents the zip code of **one or more** suppliers

MANUFACTURING RELATED OCCUPATIONS

EMPLOYMENT WITHIN 60-MILES OF MEGA SITE



Mississippi is a **Right to Work** state and minimizes unionized activities



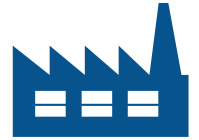
Hattiesburg MSA's private sector has a union membership rate of only **3.4%** and has minimal union presence (JobsEQ)



Hattiesburg's avg hourly wage for all occupations is **\$21.83** (JobsEQ)



Hattiesburg's twelve month moving avg unemployment rate is **4.7%** (MDES - Feb 2022)



Hattiesburg's avg hourly wage for manufacturing is **\$18.15** (JobsEQ)

OCCUPATION	EMPLOYED	UNEMPLOYED	EMPLOYED (With transferable skills)	AVG HOURLY WAGE
Stockers and Order Fillers	3,285	266	28,426	\$14.39
Laborers and Freight, Stock, and Material Movers, Hand	3,843	390	88	\$15.38
Team Assemblers	1,443	112	763	\$17.18
Industrial Truck and Tractor Operators	901	64	8,104	\$17.50
Multiple Machine Tool Setters, Operators, and Tenders, Metal & Plastic	123	1	1,040	\$17.64
Maintenance and Repair Workers, General	2,162	85	629	\$18.78
Inspectors, Testers, Sorters, Samplers, and Weighers	862	39	3,305	\$20.24
Electrical, Electronic, & Electromechanical Assemblers	745	48	48	\$21.77
Welders, Cutters, Solderers, and Brazers	811	49	7,385	\$23.49
Electricians	1,193	52	2,037	\$26.21
Millwrights	130	2	5,436	\$26.24
Industrial Machinery Mechanics	820	19	5,613	\$28.17
Purchasing Agents, Except Wholesale, Retail, & Farm Products	397	10	427	\$30.96
First-Line Supervisors of Production & Operating Workers	1,147	24	2,580	\$33.42
First-Line Supervisors of Mechanics, Installers, & Repairers	919	6	1,985	\$34.14
Logisticians	156	7	1,518	\$35.99
Mechanical Engineers	193	2	706	\$42.59
Industrial Engineers	288	5	1,595	\$46.33
Electrical Engineers	279	3	980	\$48.00
Industrial Production Managers	249	2	8,847	\$53.03

(Source: JobsEQ 2022Q4)

Data based on a four-quarter moving average unless noted otherwise.

Wage data represent the average for all Covered Employment

Employed (Place of Residence) - Estimated number of workers currently employed in the occupation in the region by residence.

Unemployed - Estimated number of workers unemployed in the occupation in the region by residence.

Empl Extended - Regional workers meeting the following three criteria: are currently employed, have similar skills to the specified occupation (though may need additional training and/or certification to meet the specified occupation's requirements), & current wages are no more than 10% higher than average wages of the specified occupation.

STREAMLINED ONBOARDING



ACCELERATE MS



AVAILABLE POSITIONS

1
2
3
4



FIND THE RIGHT TALENT TRAIN THEM THE RIGHT WAY

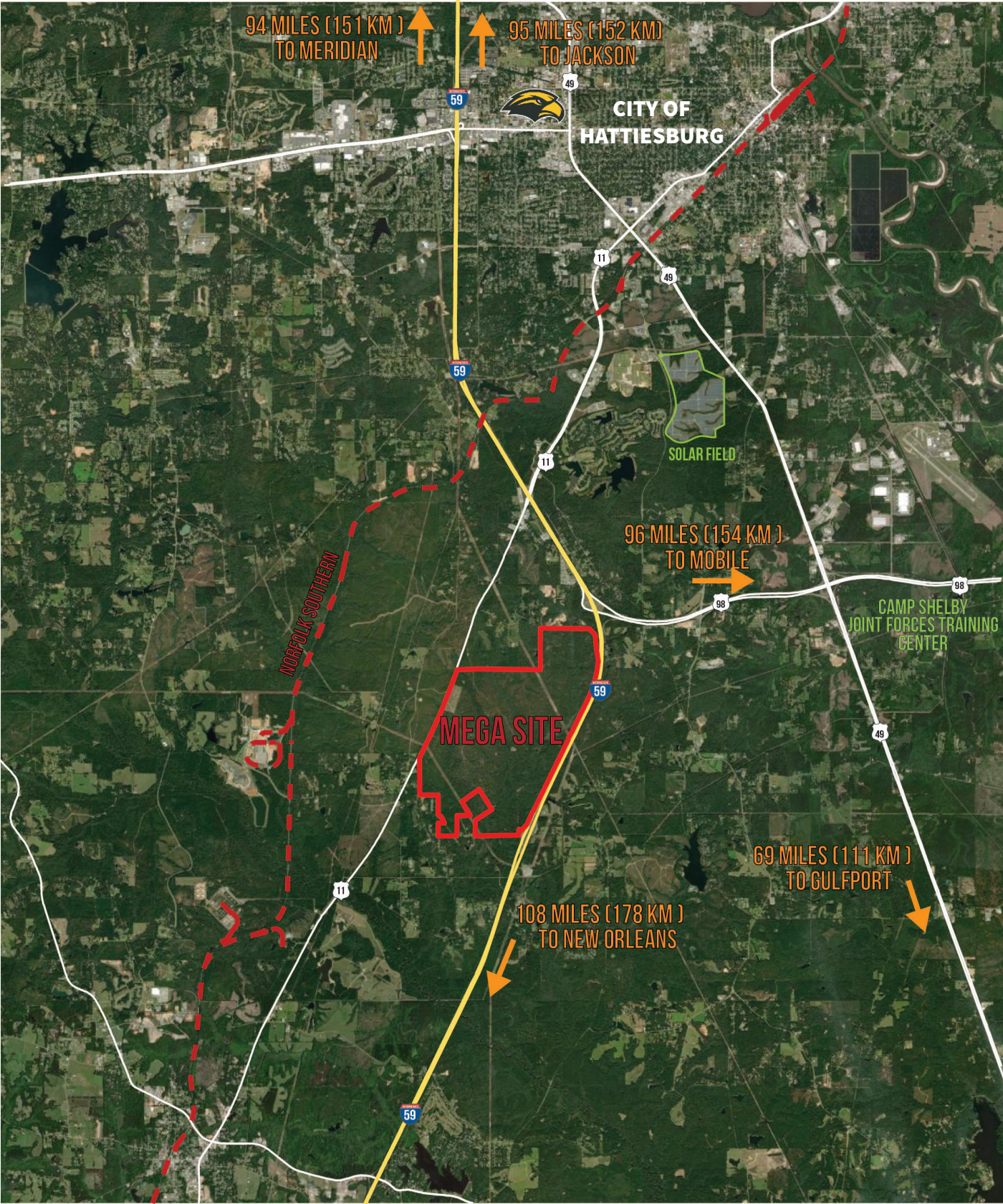
- Online Job Postings
- Job Fairs
- E-verify
- Applicant Screening
- Interview Assistance
- Apprenticeship opportunities from local career tech programs

- Recurring Training
 - Forklift
 - OSHA 10 hr & 30 hr
 - First AID/CPR
 - Microsoft Office
- Advanced Training
 - PLCs
 - Robotics
 - Leadership
 - Communication
- Vender Specific Training
 - Possibility for funding to acquire training directly from equipment manufacturer
- Train-The-Trainer
 - Possibility for funding to send your employee to equipment manufacturer training in order to train more of your employees

HATTIESBURG, MISSISSIPPI

Eagle One Mega Site

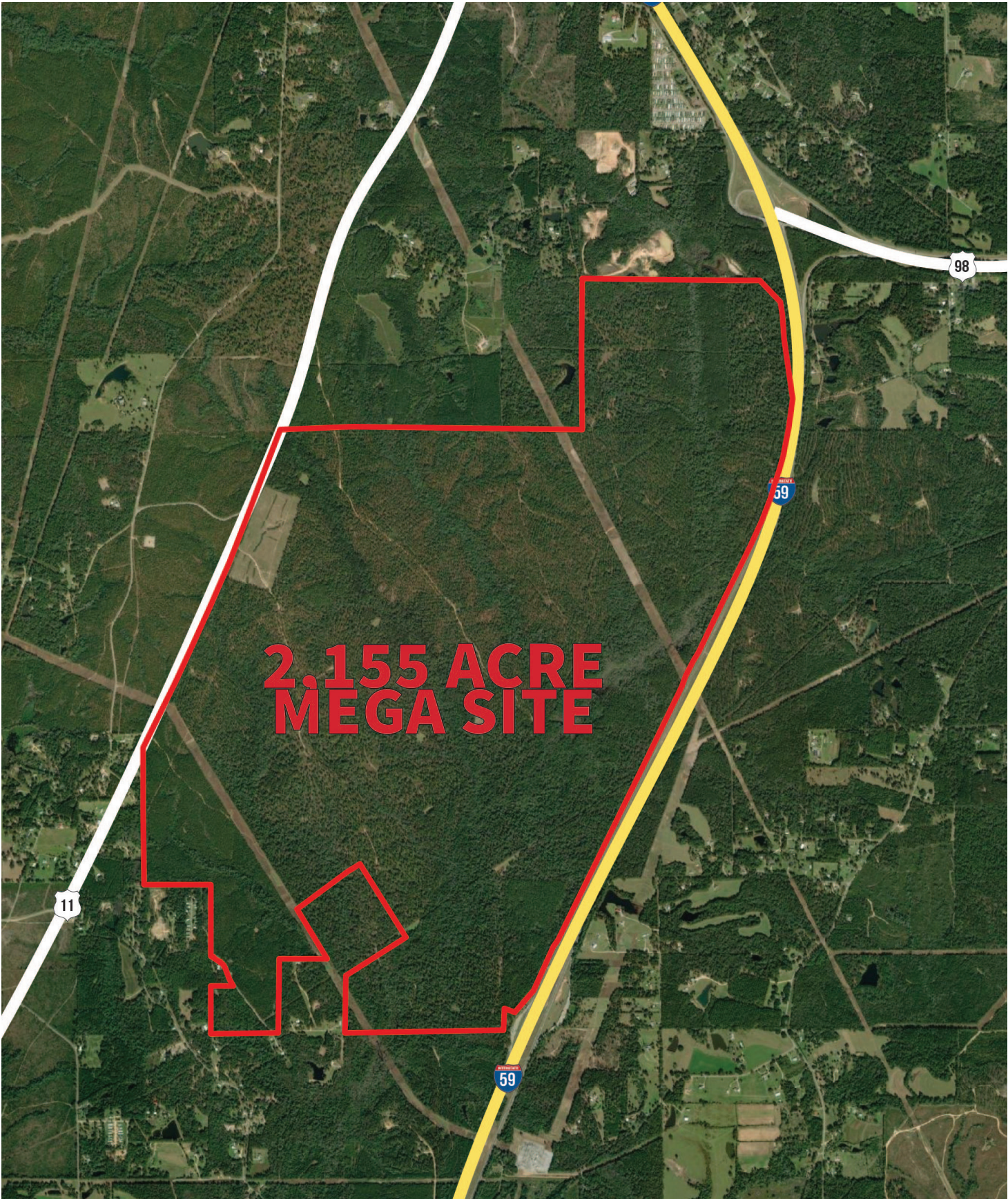
Regional Map



HATTIESBURG, MISSISSIPPI

Eagle One Mega Site

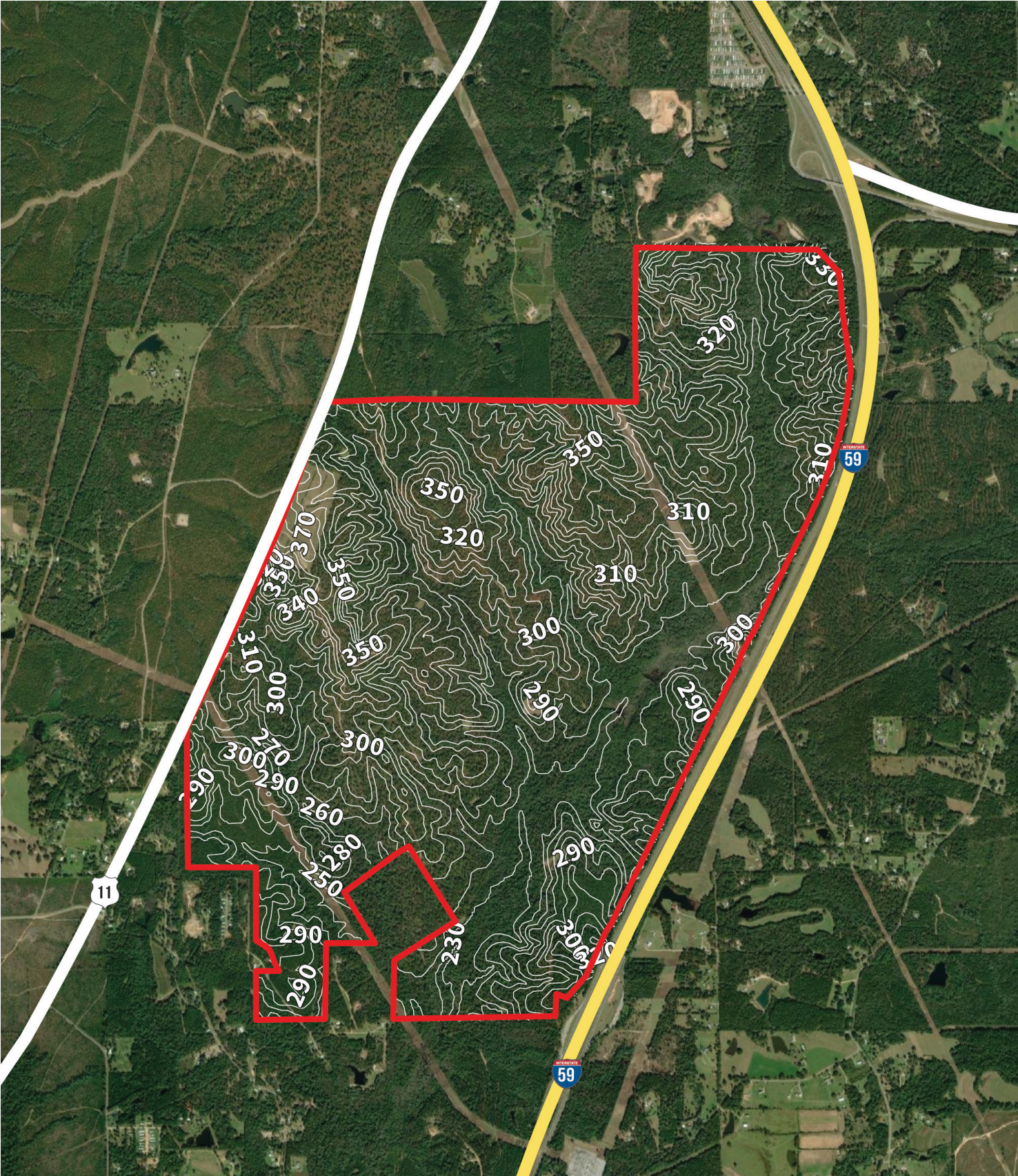
Site Boundary Map



HATTIESBURG, MISSISSIPPI

Eagle One Mega Site

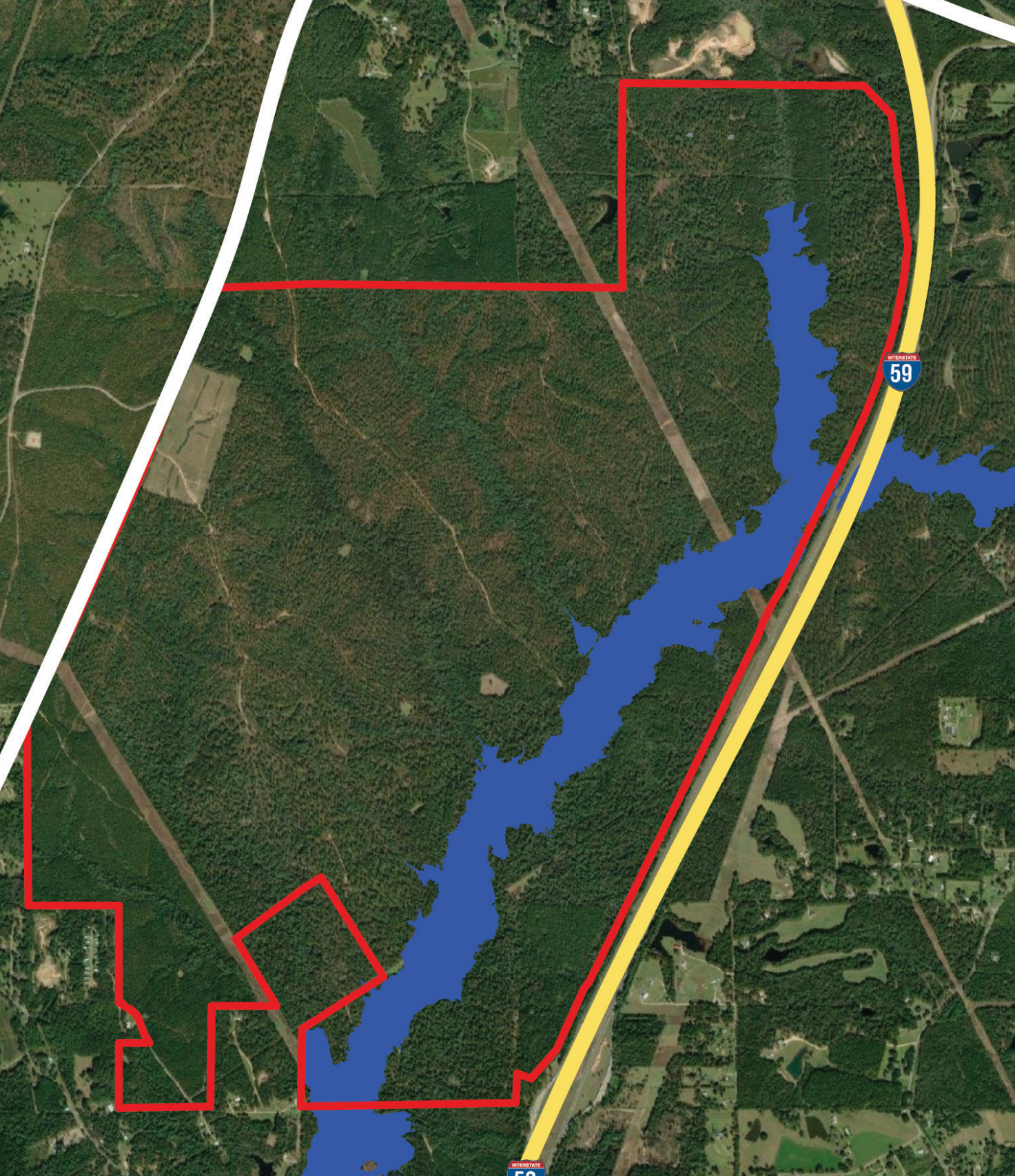
Topography Map



HATTIESBURG, MISSISSIPPI

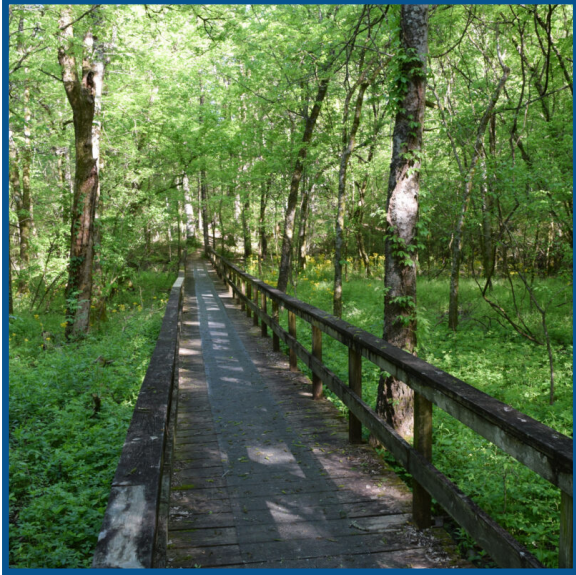
Eagle One Mega Site

Flood Plain Map



PRESERVATION

EAGLE ONE MEGA SITE



“FROM GRASSLANDS TO GARDENS”

Toyota Motor Engineering & Manufacturing North America, Inc. Blue Springs, MS

Located in the rural town of Blue Springs, Mississippi, TEMA’s Toyota Motor Manufacturing Mississippi, Inc. (TM-MMS) program encompasses 1,540 acres, with a variety of habitats for wildlife including **grasslands, forest, wetlands** and **stormwater ponds**. This large and varied site aligns its program with Toyota’s **sustainability initiative**, which lays out three conservation themes: **native habitat restoration, green landscaping, and pollinators**. Reflecting these themes, TMMMS conservation efforts include maintenance of **wood duck nest boxes** and **pollinator gardens**, monitoring stormwater ponds and wetlands, and providing a number of **employee and community engagement opportunities**.



PRESERVATION

EAGLE ONE MEGA SITE

Approximately 500 acres of the Eagle One Mega Site is designed to be developed into a relaxing nature preserve where employees and visitors can enjoy the view of natural ecosystems, walking trails, picnic areas and outdoor recreation.



Black Tom Creek Outdoor Recreation



Black Tom Creek Nature Trail



Black Tom Creek Natural Habitats



Black Tom Creek Wildflower Meadow



HATTIESBURG, MISSISSIPPI

Eagle One Mega Site

Utility Map

NOTES:

WATER

Served by the local water association
 Upgrades include: 2 proposed 1000 GPM water wells (grey), proposed 1.5M gallon elevated water tank & treatment facility, & 2 proposed 750 GPM water wells (potable)

SEWER

Served by City of Hattiesburg
 Upgrades include: 0.5M GPD sewer system and 12" gravity collection on site, 12" sewer force main from site to Jervis Mimms Rd. 18" gravity sewer collection from Jervis Mimms Rd. to YMCA

ELECTRICAL

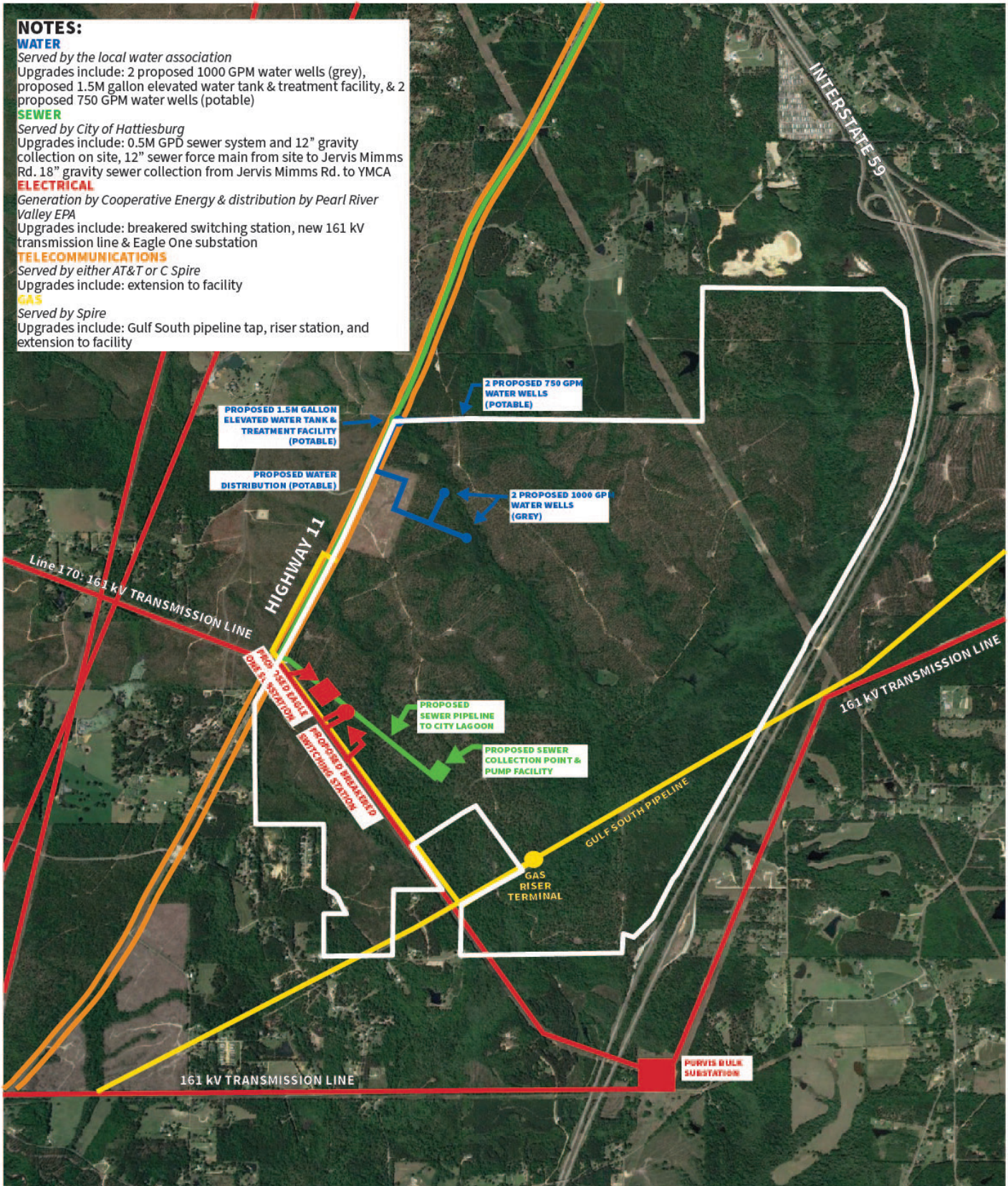
Generation by Cooperative Energy & distribution by Pearl River Valley EPA
 Upgrades include: breaker switching station, new 161 kV transmission line & Eagle One substation

TELECOMMUNICATIONS

Served by either AT&T or C Spire
 Upgrades include: extension to facility

GAS

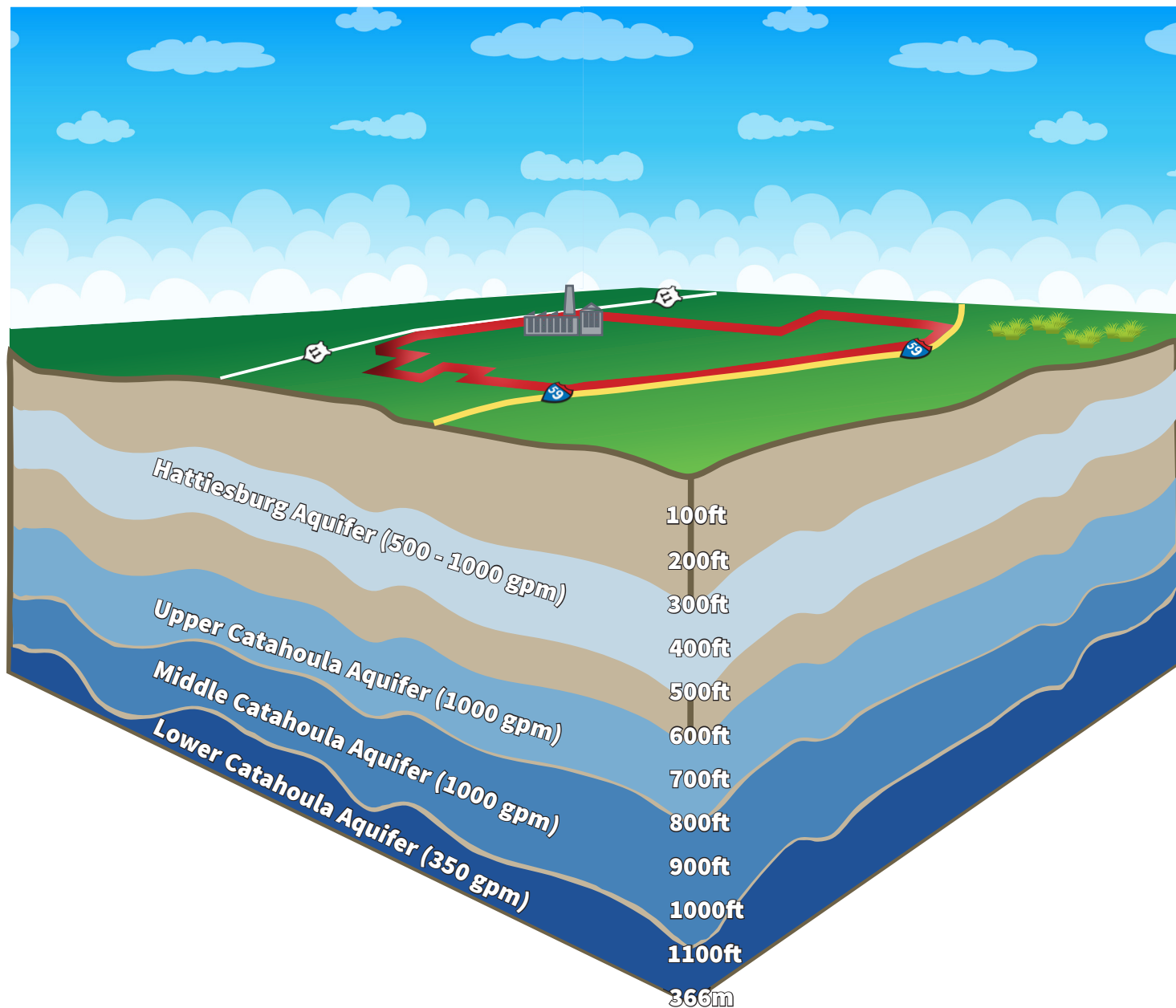
Served by Spire
 Upgrades include: Gulf South pipeline tap, riser station, and extension to facility



Eagle One Mega Site

Water Aquifers

Abundance of Water from 4 Different Aquifers



- HATTIESBURG AQUIFER - 300ft - 1000 gpm**
- UPPER CATAHOULA AQUIFER - 600ft - 1000 gpm**
- MIDDLE CATAHOULA AQUIFER - 800ft - 1000 gpm**
- LOWER CATAHOULA AQUIFER - 1,100ft - 350 gpm**

ELECTRICITY



In response to the request for information, Pearl River Valley Electric Power Association in conjunction with our wholesale energy provider, Cooperative Energy, are pleased to provide you with electrical service information to meet the electrical needs of your company.

Pearl River Valley Electric Power Association is a member – owned electric cooperative that serves nearly 52,000 residential, commercial, and industrial members in parts of 12 counties in South Mississippi. Our headquarters facility is located in Columbia, MS.

Our wholesale energy provider is Cooperative Energy. Cooperative Energy is a \$2.1 billion corporation that provides for the wholesale energy needs of Pearl River Valley Electric Power Association and 10 other electric cooperatives. Through these electric cooperatives, Cooperative Energy serves more than 432,000 meters in portions of 55 counties in Mississippi.

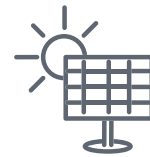
COOPERATIVE ENERGY



Cooperative Energy is one of the largest energy providers in the state of Mississippi.



Cooperative energy powers 437,000 Mississippi homes and businesses through 11 member cooperatives.



Diverse generating mix of generating plants across the state of Mississippi with six solar energy sites and 10% share of Grand Gulf nuclear plant making power affordable and reliable.

PEARL RIVER VALLEY ELECTRIC POWER ASSOCIATION



Company Provided
Energy Use: 900 GWh/year
Assumptions by PRVEPA /
Cooperative Energy
Peak Demand: <300MW



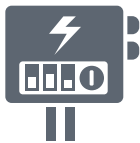
The Eagle One Mega Site is located within Pearl River Valley Electric Power Association (PRVEPA) service territory.



A 3-phase 12.47kV overhead distribution line is adjacent to the property boundary. This feeder is served from Purvis substation, approximately 5 miles (8 km) along Highway 11.



A 161 kV transmission line (Line 170) bisects the southwestern section of the site.



For larger loads, Cooperative Energy could tap transmission line and construct new 161kV transmission lines from the tap point to a new breakered switching station. A new PRVEPA distribution substation could be built on or adjacent to the project site.



This project may be eligible for beneficial rate incentives. The economic development rate rider includes a descending 10-year discount on both energy and demand charges. This rate is referred to as the EDR-6. The monthly coincident peak (production and transmission billing demand) shall not be less than 4,000 kW during the term of the contract, and the monthly load factor determined on a non-coincident basis must be greater than 55%. The new service shall result in a minimum of twenty new jobs at or above the lesser of the average annual wages per worker for Mississippi or the County in which the new consumer locates.

COOPERATIVE ENERGY | GENERATION ASSETS

- 1 Sylvarena Station
- 2 George B. Taylor, Sr. Generating Station
- 3 Benndale Station
- 4 J.T. Dudley, Sr. Generation Complex
- 5 R.D. Morrow, Sr. Generating Station
- 6 Batesville Generating Station
- 7 Grand Gulf Nuclear Station (10% interest)



Solar Sites



Cooperative Energy Headquarters



Eagle One Mega Site



CARBON-FREE ENERGY

FOR INDUSTRIAL PROSPECTS

Taking care of Mississippi's future means investing in renewable energy today. At Cooperative Energy, we are incorporating more green power resources to help protect Mississippi's environment and keep our air and water clean for future generations. Plus, maintaining a mix of diverse energy sources helps protect both power availability and affordability, keeping energy bills low.

Carbon-Free Generation



Nuclear

- 144 MW
- Partner: System Energy Resources
- Location: Port Gibson/Claiborne County



Southeastern Power Administration

- Hydropower
- 180 MW
- Counterparty: Southeastern Power Administration
- Locations: Out of state



Delta's Edge

- 100 MW
- 230,000 MWh annual output
- Developer: Cubico Sustainable Developments
- Location: Greenwood/Leflore County



MS Solar 3

- 52 MW
- 110,000 MWh annual output
- Developer: Origis Energy
- Location: Sumrall/Lamar County

Cooperative Energy and its 11 Member systems are committed to helping industrial members achieve renewable energy targets. Mississippi electric providers have certificated service areas; therefore, industrial users may choose to:

1.

Purchase unbundled Renewable Energy Certificates (RECs) from Cooperative Energy

Cooperative Energy tracks RECs from MS Solar 3 and Delta's Edge in the M-RETS® tracking system. The price for RECs varies; however, Cooperative Energy may consider incentives on the price of RECs for industrial prospects that bring new capital investment and job creation to the region.

2.

Enter into a Power Purchase Agreement (PPA)

Cooperative Energy will consider opportunities to meet industrial needs through the use of third-party power purchase agreements. Market research indicates that many opportunities exist to construct new, economically favorable solar facilities throughout Cooperative Energy's footprint. These new solar facilities do not have to be located on the same site as the industrial facility.

3.

Install on-site renewable generation

Cooperative Energy's Members have industrial users that currently meet or supplement electric needs with on-site renewable generation. Cooperative Energy is evaluating a special renewable energy rate class.

Cooperative Energy is a member of MISO (Midcontinent Independent System Operator), which is an independent regional transmission organization focused on managing the flow of high-voltage electricity, facilitating one of the world's largest energy markets, and planning the grid of the future.

MISO Generation Mix

Natural Gas = 33%
Coal = 33%
Nuclear = 14%

Wind = 16%
Solar = 1%
Hydro = 2%
Other = 1%



ECONOMIC
DEVELOPMENT

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Thomas McElroy

Economic Development Representative
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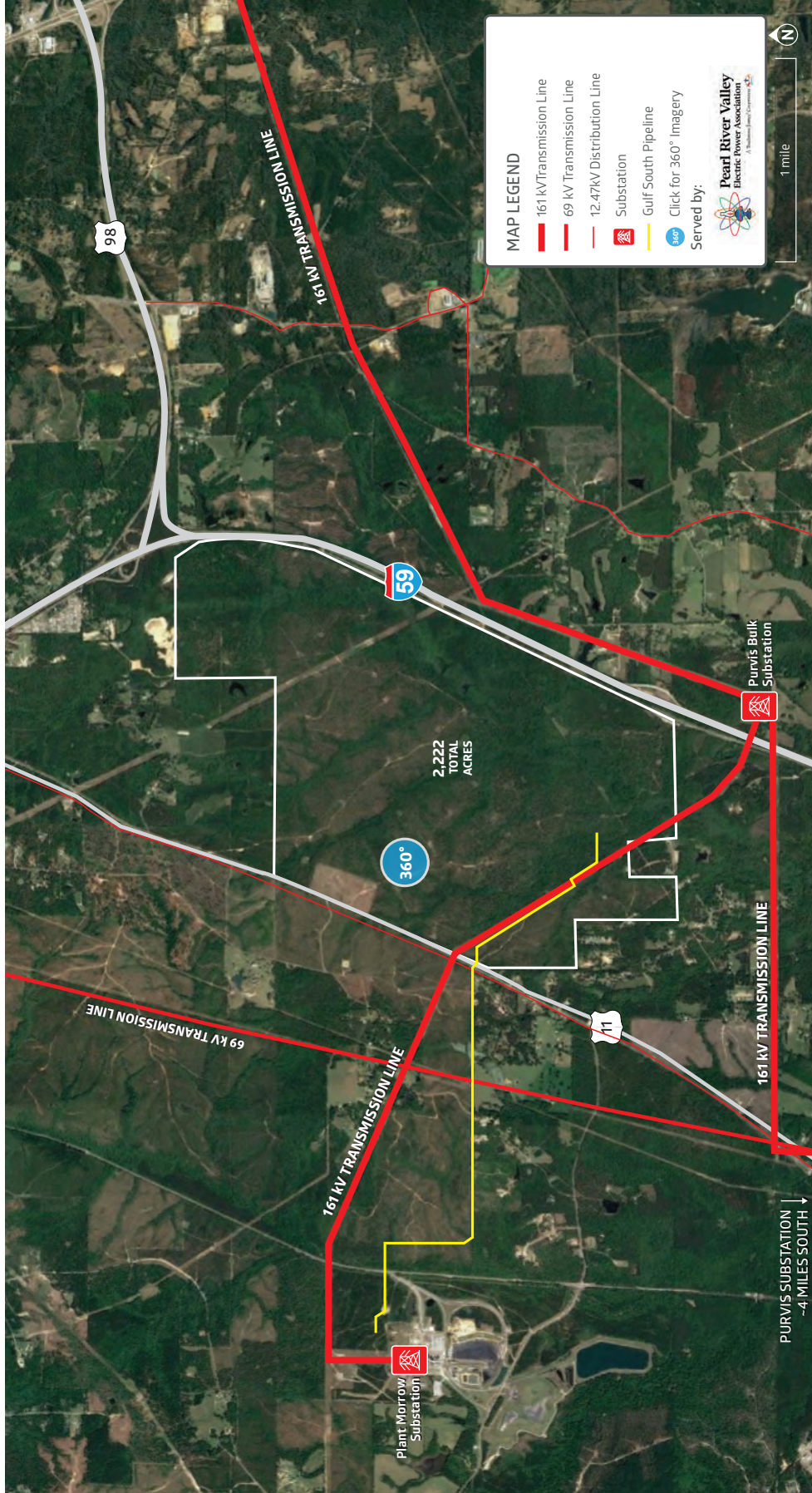
ELECTRICITY MAP



Eagle One Mega Site | Electrical Infrastructure
 Hattiesburg, Mississippi (Forrest/Lamar Counties)
 31.21994, -89.34097

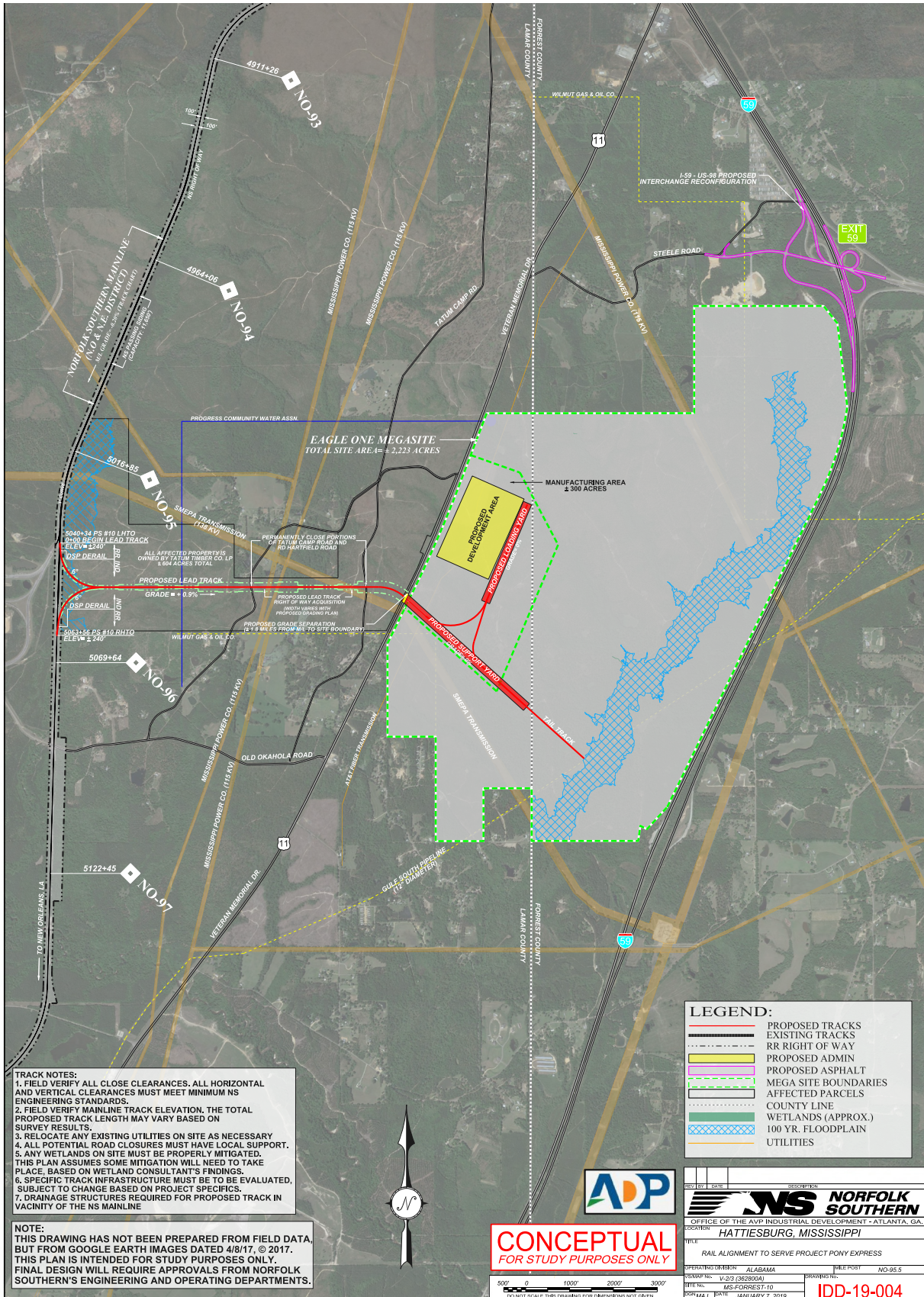


ECONOMIC
DEVELOPMENT



HATTIESBURG, MISSISSIPPI

Eagle One Mega Site Norfolk Southern Rail Map



TRACK NOTES:

1. FIELD VERIFY ALL CLOSE CLEARANCES. ALL HORIZONTAL AND VERTICAL CLEARANCES MUST MEET MINIMUM NS ENGINEERING STANDARDS.
2. FIELD VERIFY MAINLINE TRACK ELEVATION. THE TOTAL PROPOSED TRACK LENGTH MAY VARY BASED ON SURVEY RESULTS.
3. RELOCATE ANY EXISTING UTILITIES ON SITE AS NECESSARY
4. ALL POTENTIAL ROAD CLOSURES MUST HAVE LOCAL SUPPORT.
5. ANY WETLANDS ON SITE MUST BE PROPERLY MITIGATED. THIS PLAN ASSUMES SOME MITIGATION WILL NEED TO TAKE PLACE, BASED ON WETLAND CONSULTANT'S FINDINGS.
6. SPECIFIC TRACK INFRASTRUCTURE MUST BE TO BE EVALUATED, SUBJECT TO CHANGE BASED ON PROJECT SPECIFICS.
7. DRAINAGE STRUCTURES REQUIRED FOR PROPOSED TRACK IN VICINITY OF THE NS MAINLINE

NOTE:
THIS DRAWING HAS NOT BEEN PREPARED FROM FIELD DATA, BUT FROM GOOGLE EARTH IMAGES DATED 4/8/17. © 2017. THIS PLAN IS INTENDED FOR STUDY PURPOSES ONLY. FINAL DESIGN WILL REQUIRE APPROVALS FROM NORFOLK SOUTHERN'S ENGINEERING AND OPERATING DEPARTMENTS.

LEGEND:

	PROPOSED TRACKS
	EXISTING TRACKS
	RR RIGHT OF WAY
	PROPOSED ADMIN
	PROPOSED ASPHALT
	MEGA SITE BOUNDARIES
	AFFECTED PARCELS
	COUNTY LINE
	WETLANDS (APPROX.)
	100 YR. FLOODPLAIN
	UTILITIES



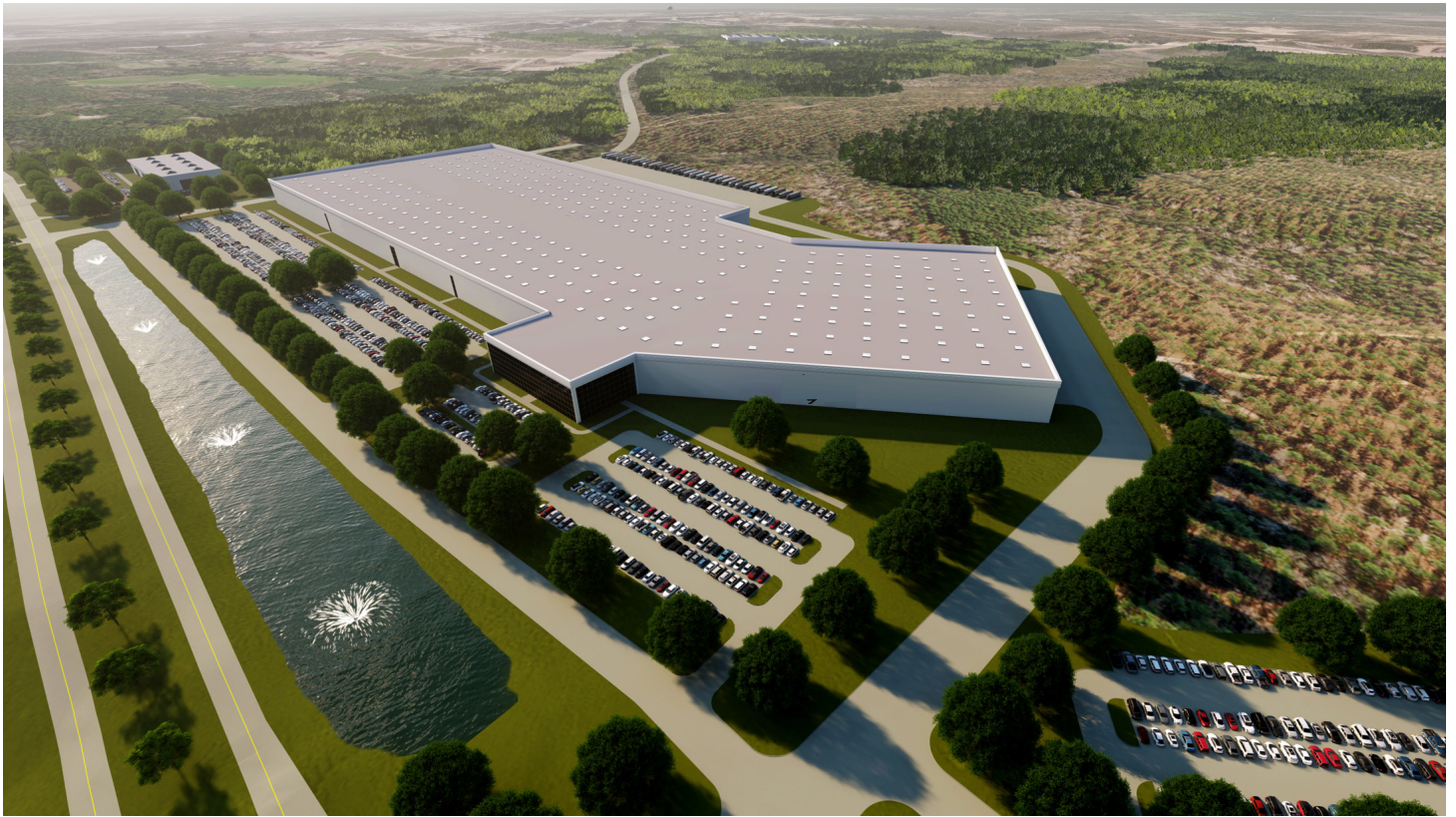
CONCEPTUAL
FOR STUDY PURPOSES ONLY

500' 0 1000' 2000' 3000'
DO NOT SCALE THIS DRAWING FOR DIMENSIONS NOT GIVEN

 NORFOLK SOUTHERN OFFICE OF THE AVP INDUSTRIAL DEVELOPMENT - ATLANTA, GA. LOCATION: HATTIESBURG, MISSISSIPPI	
TITLE: RAIL ALIGNMENT TO SERVE PROJECT PONY EXPRESS	
OPERATING DIVISION: ALABAMA	FILE POST: NO-95.5
DESIGNER: W-20 (362800A)	REVISION:
SITE NO.: MS-FORREST_0	DATE: JANUARY 7, 2019
FORM/MAJ:	DATE: JANUARY 7, 2019
IDD-19-004	

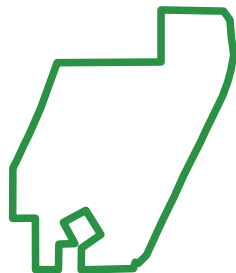
EAGLE ONE MEGA SITE

SITE DEVELOPMENT PROGRESS



\$9.9M

grant awarded from the State of Mississippi (25% of total grant allowance) to the **Eagle One Mega Site** to assist in site clearing and grading and site access.



Publicly Owned
by the Forrest-Lamar
Alliance



\$2M
federal grant awarded for
low grade access road

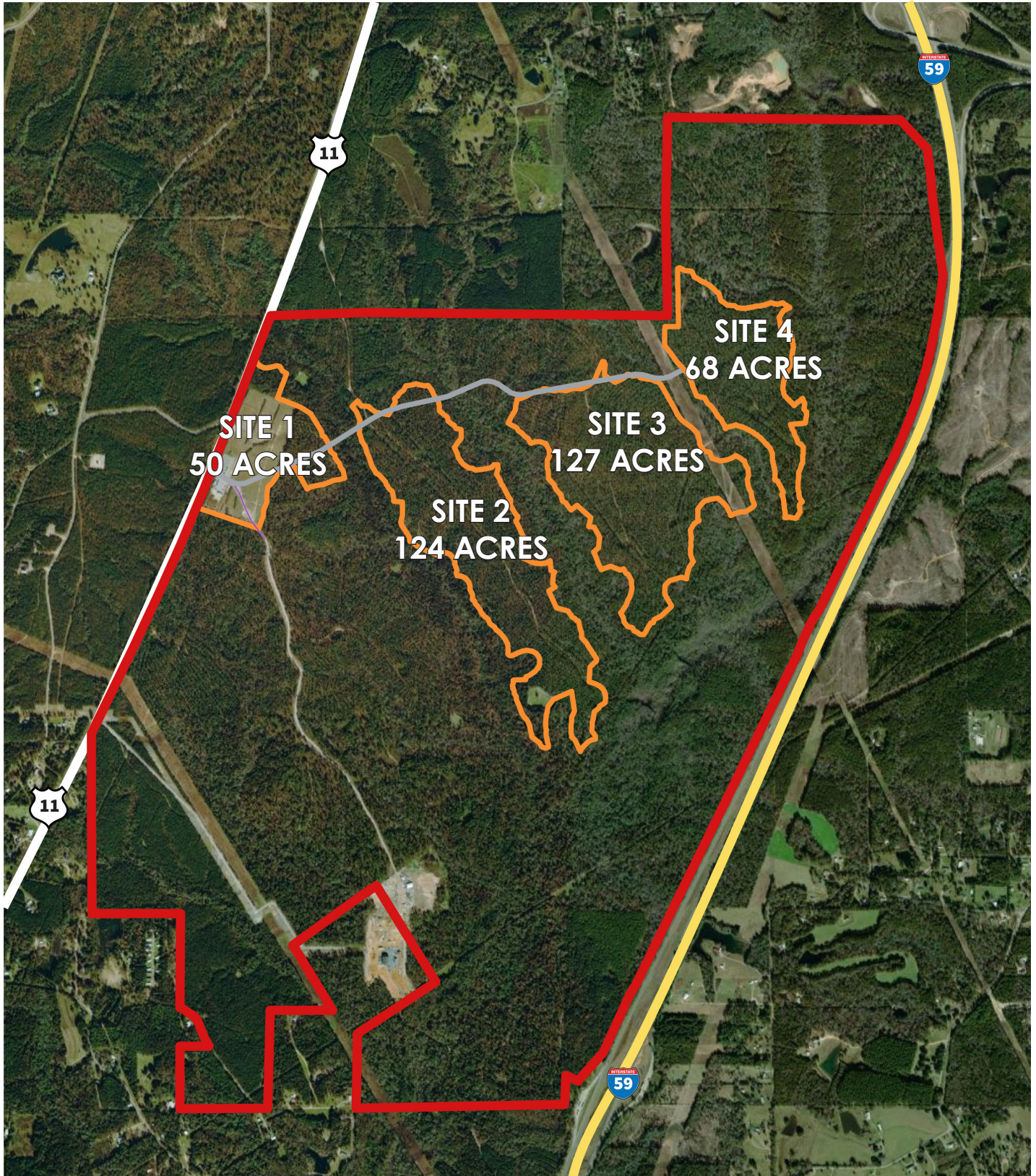


Clearing & Grubbing
over 1,000 acres speed
to market

EAGLE ONE MEGA SITE

SITE DEVELOPMENT PROGRESS

SITE DEVELOPMENT GRANT CLEARING, GRUBBING & GRADING PLAN



EAGLE ONE MEGA SITE

SITE DEVELOPMENT PROGRESS

TREE CLEARING PROGRESS



EAGLE ONE MEGA SITE
SITE DEVELOPMENT PROGRESS
TREE CLEARING PROGRESS



EAGLE ONE MEGA SITE

SITE DEVELOPMENT PROGRESS

TREE CLEARING PROGRESS



EAGLE ONE MEGA SITE

SITE SPEC SHEET

LOGISTICS INFORMATION

Often referred to as the “Hub City”, due to its strategic location, Greater Hattiesburg has a vibrant culture, diverse economy, and a high quality of life that provides a world of opportunity. Centrally located between Jackson, MS, Gulfport/Biloxi, MS, New Orleans, LA and Mobile, AL, Greater Hattiesburg is positioned with direct interstate connections and highway routes, three Class I railroads, and access to 5 Gulf of Mexico Ports.

Driving Distance:

- Gulfport - 69 miles (111 KM)
- Jackson - 95 miles (152 KM)
- Mobile - 99 miles (159 KM)
- New Orleans - 108 miles (173 KM)

5 Gulf of Mexico ports located less than two hours away from the site:

- Port of Gulfport (deep water) - 68 miles (109 KM)
- Port of Bienville - 95 miles (152 KM)
- Port of Pascagoula (deep water) - 97 miles (156 KM)
- Port of Mobile (deep water) - 99 miles (159 KM)
- Port of New Orleans (deep water) - 109 miles (175 KM)

Rail service will be provided by Norfolk Southern (Class I railroad):

- The site is located just two miles from the Norfolk Southern mainline that travels from the Port of New Orleans to Norfolk, Virginia and continues to the upper Northeast. Rail service can be extended to the site from the mainline.

Located within two hours of 6 airports:

(Including 5 Commercial Airports)

- Hattiesburg-Bobby L. Chain Municipal Airport (Available for corporate travel) - HBG (8 MI / 13KM)
- Hattiesburg-Laurel Regional Airport - PIB (18 MI / 29 KM)
- Gulfport-Biloxi International Airport - GPT (65 MI / 105 KM)
- Mobile Regional Airport - MOB (88 MI / 142 KM)
- Jackson-Evers International Airport - JAN (98 MI / 158 KM)
- Louis Armstrong New Orleans International Airport - MSY (116 MI / 187 KM)

EAGLE ONE MEGA SITE

SITE SPEC SHEET

Site Characteristics:

- Total Acreage of the Eagle One Mega Site - 2,222 acres
- Frontage on Interstate 59 - 2.8 miles (5 KM)
- Frontage on U.S Hwy 11 - 1.2 miles (2 KM)
- Latitude: 31.1332°
- Longitude: 89.2051°
- Altitude: 340'

Due Diligence:

All technical due diligence completed with no major limiting factors that will hinder or significantly impact development.

Studies Completed:

- Alta Survey
- Phase 1 Environmental Study
- Geo-technical Soil Borings
- Wetlands Delineation/ Jurisdictional Determination
- Phase I Cultural Resources Study
- Threatened and Endangered Species Study

Utilities Information:

Electric:

- Service distributed and provided by Pearl River Valley Electrical Association with Cooperative Energy as the generation entity
- 161 kV line adjacent to the site to accommodate a wide array of electrical demands

Gas:

- 16" Gulf South natural gas pipeline on site
- Service provided by Spire Energy

Water/Sewer:

- Water service designed to exceed project demand and provided by local water association
- Sewer service provided by the City of Hattiesburg with ample treatment capacity

MEGA PROJECT

MISSISSIPPI EXPERIENCE



January 2001 - April 2001 Canton, MS

- November 8, 2000 - Nissan Announcement
- January 14, 2001 - Site Clearing & Grubbing Contract
- January 25, 2001 - Phase A Site Earthwork Construction
- February 10, 2001 - Phase B Site Earth Work Construction
- April 6, 2001- Site Building Pad Completed
- 2.3m cubic yards of dirt moved in 88 calendar days
- 25.5" of rain experienced in that 88 day period
- 10,000 tons of hydrated lime used to dry the material to allow continued construction activities to meet Nissan's schedule



Nissan Pre-Development January 2001



Construction of Building Pad March 2001



Completed Building Pad April 2001



Nissan Manufacturing Plant Today

MEGA PROJECT

MISSISSIPPI EXPERIENCE



February 2007 - January 2008 Blue Springs, MS

- February, 2007 - Toyota Announcement
- April, 2007 - Completion clearing and grubbing 300 acre building pad area
 - 300 acres of pad cleared and grubbed in 28 days
- November, 2008 - Building construction begins
 - All earthwork construction was managed by Toyota, approximately 11 million cubic yards of material moved over a 6 to 7 month period
- Phase I building pad completed to allow construction of building while remaining earthwork continued



Toyota Pre-Development February 2007



Completion of Clearing & Grubbing Building Pad April 2007



Building Construction January 2008



Toyota Manufacturing Plant Today