

Food and Beverage

Why Mississippi for Food and Beverage production?

Agriculture is a **\$7.35 billion** industry in Mississippi, the largest in the state, employing approximately 29% of the state's workforce directly or indirectly. Approximately 34,700 farms in the state cover 10.4 million acres, and 216 food and beverage manufacturing establishments are in Mississippi. The state not only grows and produces, but also exports vital ingredients within the food and beverage industry. The state's six interstate highway system provides access to 32% of the U.S. businesses and major population centers within one day's drive. Three navigable waterways border Mississippi providing not only access to national & international markets, but also abundant water and wastewater sources for food processing needs.

Source: Prepared by USDA, Economic Research Service, using data from U.S. Bureau of the Census, 2019 County Business Patterns; data as of May 2021 and the Mississippi Department of Agriculture and Commerce

Mississippi is in the Top 15 in the production of 13 agricultural commodities.

#1

IN CATFISH

#3

IN PULPWOOD

#3

IN SWEET
POTATOES

#3

IN COTTON

#3

IN
COTTONSEED

#5

IN BROILERS
(POULTRY)

#6

IN RICE

#3

IN PEANUTS

#3

IN
BLUEBERRIES

#5

IN PECANS

#6

IN SOYBEANS

#3

IN
WATERMELONS

Source: National Ag Statistics Service, USDA, 2017 Census of Agriculture

MISSISSIPPI IS A **RIGHT- TO-WORK** STATE

High Demand Food Processing Occupations

Occupation	Mississippi		National Average Wage
	Employment	Average Annual Wage	
Packaging and Filling Machine Operators & Tenders	3,037	\$29,400	\$35,200
Food Batchmakers	692	\$27,800	\$35,000
Meat, Poultry, and Fish Cutters & Trimmers	5,263	\$29,900	\$30,800
Packers and Packagers, Hand	4,234	\$24,500	\$29,300
Bakers	11,11	\$24,700	\$31,100
Laborers and Freight, Stock & Material Movers, Hand	29,561	\$29,000	\$33,700
First-Line Supervisors of Production and Operating Workers	6,712	\$61,600	\$66,800

Source: JobsEQ, Data as of 2021Q1

Incentives

The **Agribusiness Enterprise (ABE) Loan Program** provides loans through financial institutions to agriculture-related businesses in Mississippi. The ABE Loan Program allows for loans in the amount up to 20% of total project costs or \$200,000, whichever is less.

New or expansion projects investing more than \$60 million may qualify for a **fee-in-lieu of property taxes**. The negotiated fee may be awarded for up to 10 years, but cannot be less than one-third of the property tax levy. For projects with new investment less than \$60 million, a **standard property tax exemption** may be available. The exemption may be awarded for up to 10 years, and reduces a portion of taxes, excluding school taxes.

The **Advantage Jobs Program** provides a cash rebate of a percentage of Mississippi payroll to qualified manufacturers for a period of up to 10 years. Companies are deemed eligible based on the average wage paid to employees.

On-the-Job Training Reimbursements are available to help offset training costs for new employees, depending on the wages and the length of training.

Research and Development Partners



The **Division of Agriculture, Forestry and Veterinary Medicine** at Mississippi State University operates 16 branch experiment stations that each focus on a field of study, ranging from cattle production, to exploratory seafood processing, to truck crops.



The **Northern Gulf Aquatic Food Research Center**, a multi-million dollar facility under construction in Ocean Springs is the first of its kind on the Mississippi Coast. The three phase center will provide the Gulf Coast seafood industry with robust safety testing and quality assurance. The first phase includes construction of a biosafety laboratory and an analytical chemistry laboratory. Additional phases will include a commercially equipped pilot plant for processing, shelf-life research and product development and business incubator space.



The **Jamie Whitten Delta States Research Center** researches areas including genetics and basic physiology, control of principal crops enemies, production systems and techniques, equipment innovation and development, safety and human health, and technology of pesticide application.



For more information on the food and beverage industry, contact a Cooperative Energy Economic Development team member or visit www.CooperativeEnergy.com



ECONOMIC
DEVELOPMENT

Food and Beverage Property Spotlight

GREENPOINTE INDUSTRIAL PARK



Located two miles from Greenville, Mississippi, the Greenpointe Industrial Park is approximately 800 shovel-ready acres. Zoned heavy industrial, the site bolsters multiple transportation corridors including adjacency to the U.S. Highway 82 Freight Corridor.

- 248-800 acres
- Cleared, flat topography
- Water, wastewater, electricity, natural gas, and telecommunication lines adjacent to site
- New Market Tax Credit eligible
- 455,000 SF former Vlassic Pickles building available for sale or lease

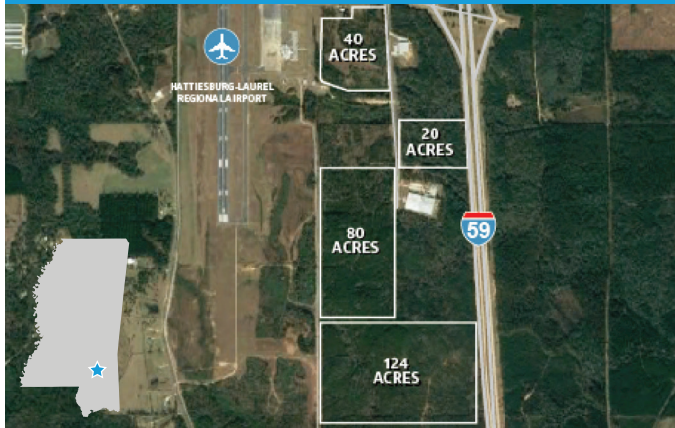
LINBROOK INDUSTRIAL PARK



Located midway between New Orleans, Louisiana, and Jackson, Mississippi, the Linbrook Business Park is in Brookhaven, Mississippi. The 400-acre industrial park has large greenfield parcels available for development, as well as two state of the art industrial buildings. A carbon dioxide line is located within the industrial park.

- New Market Tax Credit and Opportunity Zone eligible
- Available buildings:
 - » Brookhaven Spec Building #2:
 - 50,000 SF expandable to 150,000 SF
 - Year built: 2021
 - Column spacing: 50' x 125'
 - » Keystone Building:
 - 54,000 SF expandable to 200,000 SF
 - Year built: 2017
 - Full HVAC, built out office space and restrooms
 - 6" reinforced floor

I-59 SUPPLY CHAIN PARK



Located adjacent to Interstate 59 between Laurel and Hattiesburg, Mississippi, the I-59 Supply Chain Park offers a light industrial setting with interstate frontage. It is publicly owned, and all utilities are located within the park.

- Parcels: 20 – 124 developable acres
- All environmental studies complete
- Current tenants – Flowers Foods, Ashley Furniture, Notrax
- 124 acre site is cleared
- Located in one of the fastest growing metro areas in the region

GATEWAY INDUSTRIAL PARK



The Gateway Industrial Park is a 170 ± acre site located in Pike County, Mississippi, approximately three miles south of the city of McComb. This publicly owned site has Interstate 55 frontage and is New Markets Tax Credit and Opportunity Zone eligible.

- All 170 acres cleared
- All environmental due diligence complete
- Approximately 90 miles from four metropolitan areas: Baton Rouge, La., New Orleans, La., Jackson, Miss., and Hattiesburg, Miss.