

Automotive

Why Mississippi for Automotive?

Mississippi has played a significant role in the automobile manufacturing industry since Nissan established its 5 million-square-foot assembly plant in Canton back in 2003. Over the years, Nissan has invested a considerable amount of money into the facility, and now, the company is preparing to begin production of electric vehicles at the plant. In 2022, Nissan announced its plans to invest \$500 million in partially converting the plant to manufacture two new all-electric vehicles. This move will position Mississippi as an ideal location for more EV manufacturers to establish their operations in the state.

Since the opening of Nissan Canton almost two decades ago, other major automotive companies have also set up their operations in Mississippi. Companies such as Toyota and PACCAR have their locations in the state, along with many automobile suppliers. Mississippi is also home to three of the largest tire makers in the country, Continental Tire, Yokohama Tire, and Cooper Tire.



Over half a million in passenger motor vehicle produced annually



More than **200** employers in the auto industry employ more than **15,000** Mississippians.

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

High Demand Automotive Manufacturing Occupations

Industry	Mississippi		National Average Wage
	Employment	Average Wage	
Team Assemblers	15,243	\$39,300	\$42,900
Assemblers and Fabricators, All Other	2,633	\$39,200	\$42,500
First-Line Supervisors of Production and Operating Workers	8,603	\$69,400	\$73,400
Industrial Engineers	2,163	\$93,500	\$104,700
Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	2,138	\$48,800	\$49,100
Electricians	6,255	\$55,700	\$68,700
Industrial Machinery Mechanics	5,192	\$61,400	\$65,000
Inspectors, Testers, Sorters, Samplers, and Weighers	6,978	\$42,700	\$50,400
Industrial Production Managers	1,496	\$115,200	\$126,500
Laborers and Freight, Stock, and Material Movers, Hand	30,255	\$33,600	\$39,700
Mechanical Engineers	1,252	\$91,400	\$106,700
Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	1,360	\$38,600	\$44,700



Source: JobsEQ, Data as of 2024Q1.

Incentives

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.

The **Research and Development Skills Tax Credits** are equal to \$1,000 per employee per year for a five-year period that can be used to reduce an eligible entity's income tax liability. These credits are available for any position requiring research or development skills.

Raw materials and **electricity** used in the manufacturing process are **exempt** from **state sales tax**.

Mississippi's average **industrial price of electricity** is **12% below** the national average.

Source: EIA, 2023

Research and Development Partners

Mississippi State University



The **Center for Advanced Vehicular Systems (CAVS)** is one of the premier university automotive research centers in the world. CAVS' current research focuses on autonomous vehicles, steel, additive manufacturing, computational fluid dynamics, virtual and augmented reality, and athlete engineering. In addition, CAVS partners with businesses across the state on industry specific research needs.

The University of Mississippi



The **Haley Barbour Center for Manufacturing Excellence (CME)** develops the next generation of leaders in modern manufacturing. The CME combines accountancy, business, and engineering curriculum with experiential learning opportunities, many of which are in the state's automotive plants.

The University of Southern Mississippi



The **Mississippi Polymer Institute (MPI)** offers full-service technical and scientific resources for polymer-based materials industries. MPI was established in 1993 with a goal of growing high-tech polymer and polymer-related industries in the state.



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



ECONOMIC
DEVELOPMENT

Automotive Property Spotlight

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 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'

I-59 SOUTH INDUSTRIAL SITE



The I-59 South Industrial Site is 446+/- acres adjacent to Highway 11 in Ellisville, Mississippi. The site has dual feed electrical service provided by Mississippi Power Company on the north portion and Dixie Electric Power Association on the south. Norfolk Southern Railroad mainline serves the site. Jones College's Advanced Training Center is in the adjacent Technology Park. The University of Southern Mississippi's Polymer Science Institute is only minutes south of the site, and countless amenities are offered in nearby Laurel and Hattiesburg Metro Area.

- Parcel size: 50 to 446 acres
- All environmental due diligence complete
- Rail: Norfolk Southern
- New Market Tax Credit eligible

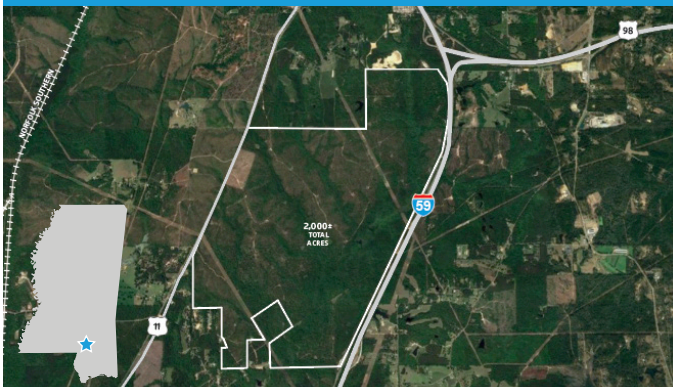
GATEWAY INDUSTRIAL PARK



The Gateway Industrial Park is a 210± acre site located in Pike County, Mississippi, approximately 3 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 210± 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.

EAGLE ONE MEGA SITE



Located in unincorporated Forrest and Lamar Counties, the Eagle One Mega Site is 2,222± acres and just minutes away from the Hattiesburg City limits. The site is intended for large industrial land users considering substantial facilities requiring major capital expenditures and significant employment levels.

- Parcel size: 100 to 2,000+ acres
- New Market Tax Credit eligible
- Located in one of the fastest growing metro areas in the region
- All environmental due diligence complete
- Rail: Norfolk Southern