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Gulf Coast Competitive Sites Grant Program

Program Description

The Gulf Coast Competitive Sites Grant Program (GCCS) will increase the number of highly competitive industrial sites ready for industrial development by providing grants to public or private non-profit economic development organizations (EDO) in Jackson, Harrison, Hancock, Pear River, Stone and George County. The industrial development should be focused on meeting the logistical, workforce and other industry needs critical to job creation and investment attraction or expansion efforts. Industrial development examples include, but are not limited to advanced manufacturing, aerospace and defense, distribution and logistics, forestry, energy and chemicals.

Program Objective

The GCCS Grant Program will make grant funds available to **eligible applicants** to develop highly competitive sites ready for industrial development in Jackson, Harrison, Hancock, Pearl River, Stone and George County.

Eligible Applicants and Projects

The following EDO's are identified as the eligible applicants for GCCS grant funding: The Hancock Port and Harbor Commission, The Harrison County Development Commission, The Jackson County Economic Development Foundation, The Pearl River Economic Development District, Stone County Economic Development Partnership and an entity to be designated by the George County Board of Supervisors.

1. Site development projects and/or site due diligence at publicly owned industrial property; site due diligence on optioned property
2. Public infrastructure improvement or expansion projects directly serving industrial property that is publicly owned or is optioned property
3. Assistance in acquiring publicly owned real property used for economic development purposes by the eligible entity.

Grant Award Tiers:

Tier One: Grant award up to $750,000 for site development projects having a minimum of 5 highly developable acres.

Tier Two: Grant award up to $2,500,000 for site development projects having a minimum of 50 highly developable acres.

Tier Three: Grant award up to $5,000,000 for site development projects having a minimum of 150 highly developable acres.

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Eligible Expenditures

1. Attorney fees
2. Fees related to architectural, design, engineering, surveying, planning, mapping, and other due diligence-related professional services
3. Environmental studies/assessments
4. Costs associated with studies, surveys, permitting, or zoning activities necessary to complete site diligence
5. Geotechnical and/or resistivity testing
6. Environmental mitigation or the purchase of mitigation credits
7. Clearing/grading
8. Drainage system improvements
9. Right of way and easement acquisition
10. Utility system expansions and/or distribution, including natural gas distribution systems
11. Transportation infrastructure directly effecting the site (roads, bridges or rail)
12. Telecommunications systems, including fiber optics
13. Bulkheads
14. Taxiways and parking ramps
15. Land reclamation
16. Industrial Park "gateway" signage and/or aesthetic improvements
17. On-site demolition (old houses, barns, etc.) subject to cultural review
18. Public infrastructure improvements directly serving industrial property that is publicly owned or serving optioned property
19. Acquisition of publicly owned real property used for economic development purposes by an eligible entity in cases where the acquisition price does not exceed the appraised fair market value of the property
20. Construction of Buildings directly serving industrial property that is publicly owned or optioned property
21. Match for other State and Federal grants, provided the eligible expenditures are consistent with GCCS program guidelines