PPM CONSULTANTS

DEFINING BROWNFIELD SUCCESS

AIR & WASTE MANAGEMENT ASSOCIATION

BILOXI, MISSISSIPPI

.... A LITTLE ABOUT PPM CONSULTANTS, INC.

PPM CONSULTANTS

AIR, WATER, AND WASTE COMPLIANCE

AIR PERMITTING, COMPLIANCE AND REPORTING
WATER PERMITTING, COMPLIANCE AND REPORTING
SPCC/RESPONSE PLANS AND TRAINING
SOLID WASTE PERMITTING, COMPLIANCE AND REPORTING
HAZARDOUS WASTE PERMITTING, COMPLIANCE AND REPORTING
ENVIRONMENTAL COMPLIANCE AUDITS
TANK MANAGEMENT AND COMPLIANCE

ASSESSMENT AND REMEDIATION

SOIL AND GROUNDWATER ASSESSMENT
SOIL AND GROUNDWATER REMEDIATION
VAPOR INTRUSION ASSESSMENT & MITIGATION
RISK ASSESSMENTS
EMERGENCY RESPONSE OVERSIGHT

DUE DILIGENCE

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS (ESAS)
ENVIRONMENTAL COMPLIANCE AUDITS
ASBESTOS, LEAD, AND MOLD STUDIES

STRATEGIC PLANNING

ENVIRONMENTAL STRATEGIC PLAN DEVELOPMENT
ENVIRONMENTAL JUSTICE
COMMUNITY ENGAGEMENT
REMEDIAL FINANCIAL ANALYSIS (LIFE CYCLE COST ANALYSIS)

BROWNFIELD REDEVELOPMENT

BROWNFIELD NEGOTIATION
RISK COMMUNICATION
STRATEGIC PLANNING
ENVIRONMENTAL FINANCE STRATEGY

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DEFINING SUCCESS

1) Winning a Brownfield Grant

2) Actual Redevelopment (not just swiss cheese)

BROWNFIELD GRANT SUCCESS

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National Statistics

Roughly a 1 in 3 Chance of Success

- 2016 - .329 (157/476)
- 2015 - .342 (243/710)
- 2014 - .337 (199/590)
- 2013 - .366 (240/654)
- 2012 - .252 (172/683)

BROWNFIELD GRANT SUCCESS

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Mississippi's Historic Batting Average

MS 2009 - .067 (1/15)
MS 2010 - .000 (0/8)
MS 2011 - .167 (2/12)
MS 2012 - .200 (3/15)

BROWNFIELD GRANT SUCCESS

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MISSISSIPPI MUNICIPAL LEAGUE

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MS BROWNFIELD GRANT SUCCESS - 2013

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2013 EPA Grantees

Greenville
Holly Springs
Moss Point
Pascagoula
Starkville
West Point

National Numbers

654 Proposals
$244.2M Requested
240 Awarded
$62.5M Awarded

Batting Average

National – .366 (240/654)
Region 4 - .177 (20/113)

MS 2013 - .600 (6/10)
MS 2012 - .200 (3/15)
MS 2011 - .167 (2/12)
MS 2010 - .000 (0/8)
MS 2009 - .067 (1/15)

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MS BROWNFIELD GRANT SUCCESS - 2014

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2014 EPA Grantees

Biloxi

Corinth

Gautier

Laurel

Monroe Co.

National Numbers

590 Proposals

199 Awarded

$67M Awarded

Batting Average

National – .337 (199/590)
Region 4 - .223 (27/121)

MS 2014 - .417 (5/12)
MS 2013 - .600 (6/10)
MS 2012 - .200 (3/15)
MS 2011 - .167 (2/12)
MS 2010 - .000 (0/8)
MS 2009 - .067 (1/15)

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MS BROWNFIELD GRANT SUCCESS - 2015

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2015 EPA Grantees

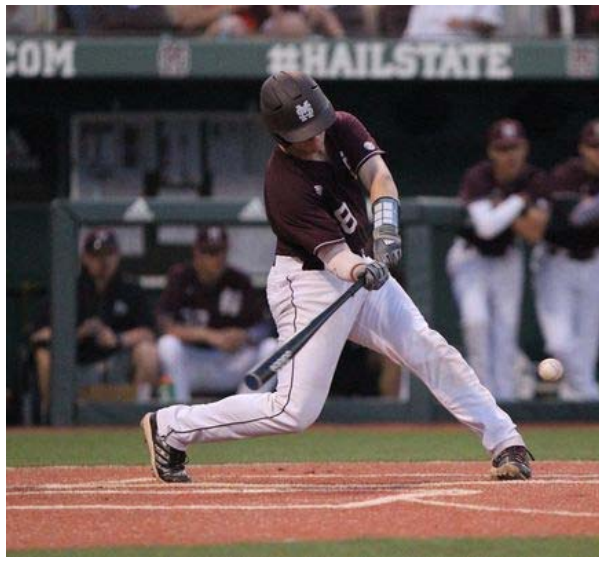
*West Point**

*Community Counseling Svs.**

MS Conference of Black Mayors[1]

**Cleanup Grants*

[1]*Area-wide Planning Grant*



Batting Average

National – .342 (243/710)
Region 4 - .250 (36/144)

MS 2015 - .300 (3/10)
MS 2014 - .417 (5/12)
MS 2013 - .600 (6/10)
MS 2012 - .200 (3/15)
MS 2011 - .167 (2/12)
MS 2010 - .000 (0/8)
MS 2009 - .067 (1/15)

MS BROWNFIELD GRANT SUCCESS - 2016

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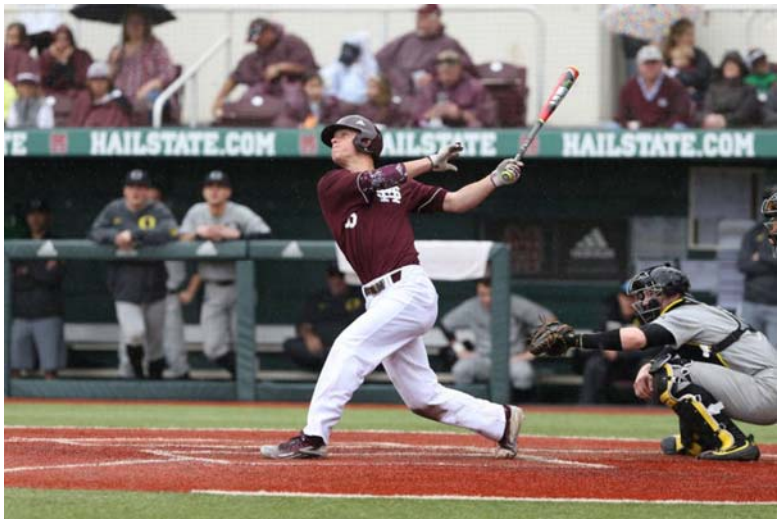
2016 EPA Grantees

Greenwood

*Hernando**

Vicksburg

Yazoo City



**2 Time Winner*

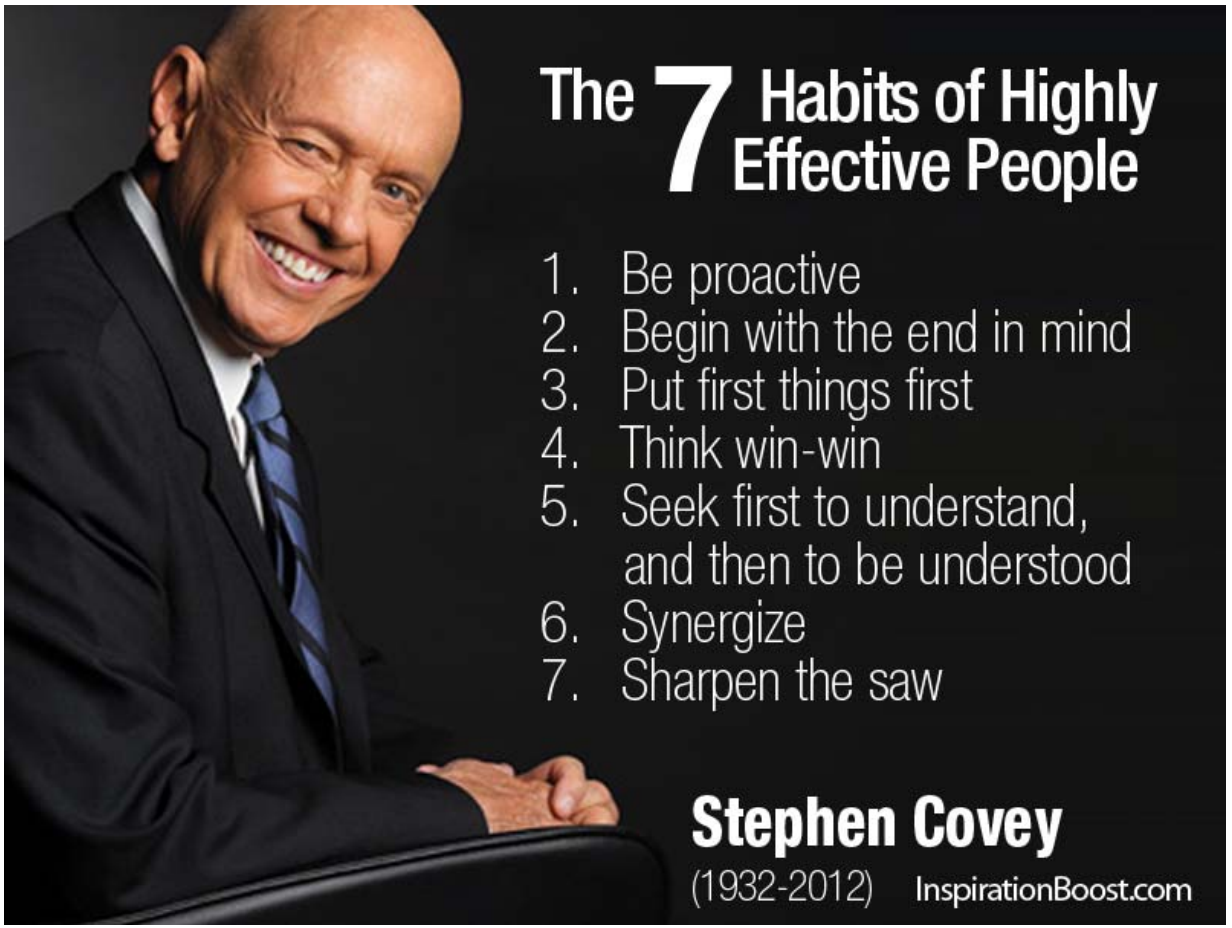
Batting Average

National – .329 (157/476)
Region 4 - .297 (27/91)

MS 2016 - .400 (4/10)
MS 2015 - .300 (3/10)
MS 2014 - .417 (5/12)
MS 2013 - .600 (6/10)
MS 2012 - .200 (3/15)
MS 2011 - .167 (2/12)
MS 2010 - .000 (0/8)
MS 2009 - .067 (1/15)

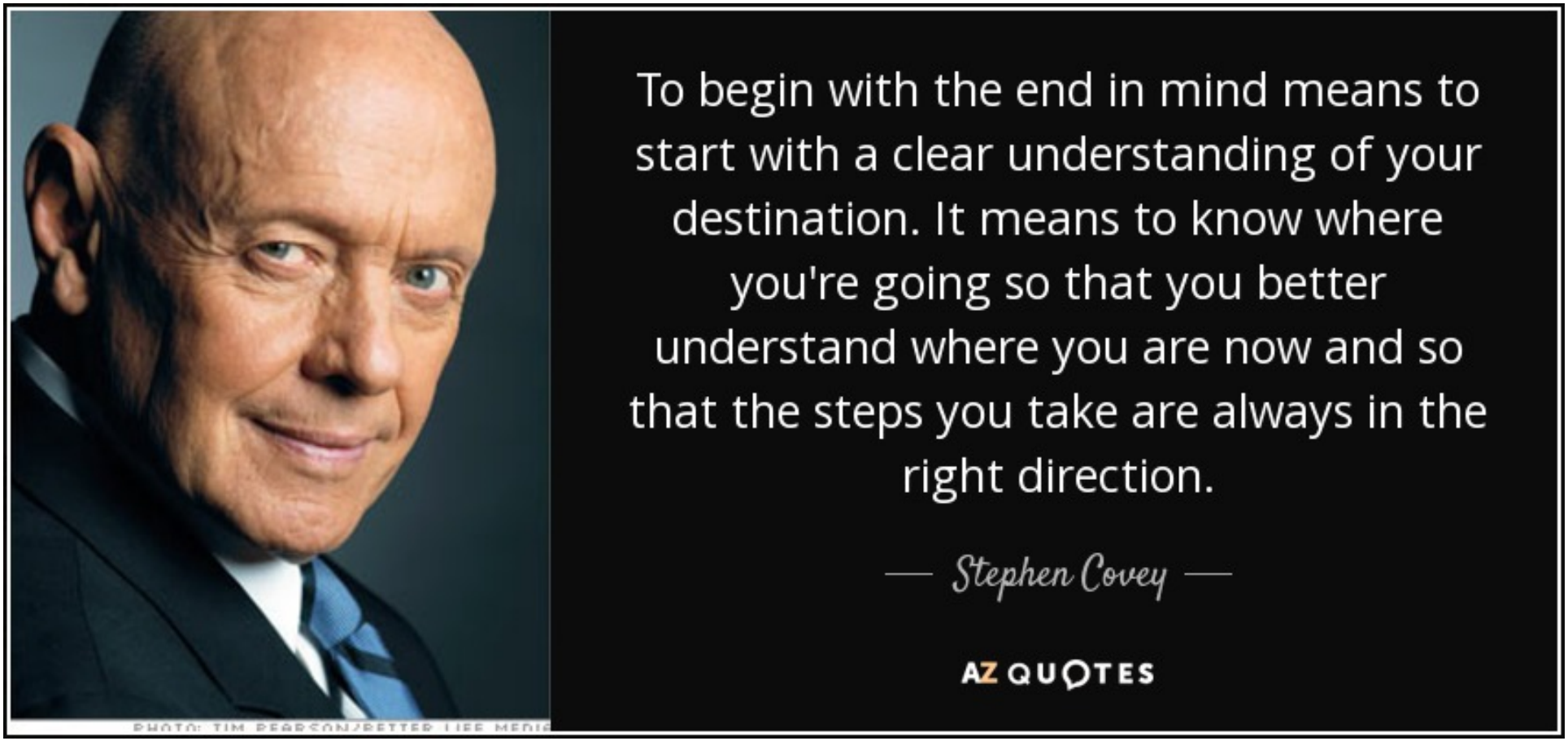
BROWNFIELD SUCCESS

PPM CONSULTANTS



BROWNFIELD SUCCESS – COVEY HABIT #2

PPM CONSULTANTS



PRIVATE SECTOR – THE END (USE) IN MIND

SIGNET MARITIME – PASCAGOULA, MS

Sept. 2012 - Brownfield Agreement

- ***Responsible Party Negotiations***
- ***Cleanup Linked to Redevelopment Plans***
- ***Collaboration (SOS, MDA, Private Sector)***
- ***Governor's Press Release (Jan. 2013)***

Outcomes

- ***$7.2M Investment***
- ***Workforce Increase of 50 people in 3 years***
- ***Port berthing/drainage enhancements***

PRIVATE SECTOR – THE END (USE) IN MIND

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Former Pilot Travel Center

Richland, Mississippi

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PUBLIC-PRIVATE PARTNERSHIPS

PPM CONSULTANTS

DeSoto County School Bus Lot
Brownfield Project

www.ppmco.com

PUBLIC-PRIVATE PARTNERSHIPS

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16.4% ROI on the initial Brownfield Grant commitment

$321K in total property tax revenue over the last 10 years

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GOVERNMENT PROJECTS

PPM CONSULTANTS

PELICAN LANDING CONFERENCE CENTER

MOSS POINT MISSISSIPPI

TUPELO FAIRPARK – PHOENIX AWARD WINNER

PPM CONSULTANTS

ELVIS AT TUPELO FAIRGROUNDS - 1956

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BROWNFIELD SUCCESS – COVEY HABIT #2

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TUPELO FAIRGROUNDS & SURROUNDING AREA – 1990s

TUPELO FAIRPARK – PHOENIX AWARD WINNER

PPM CONSULTANTS

TUPELO FAIRGROUNDS & SURROUNDING AREA – 1990s

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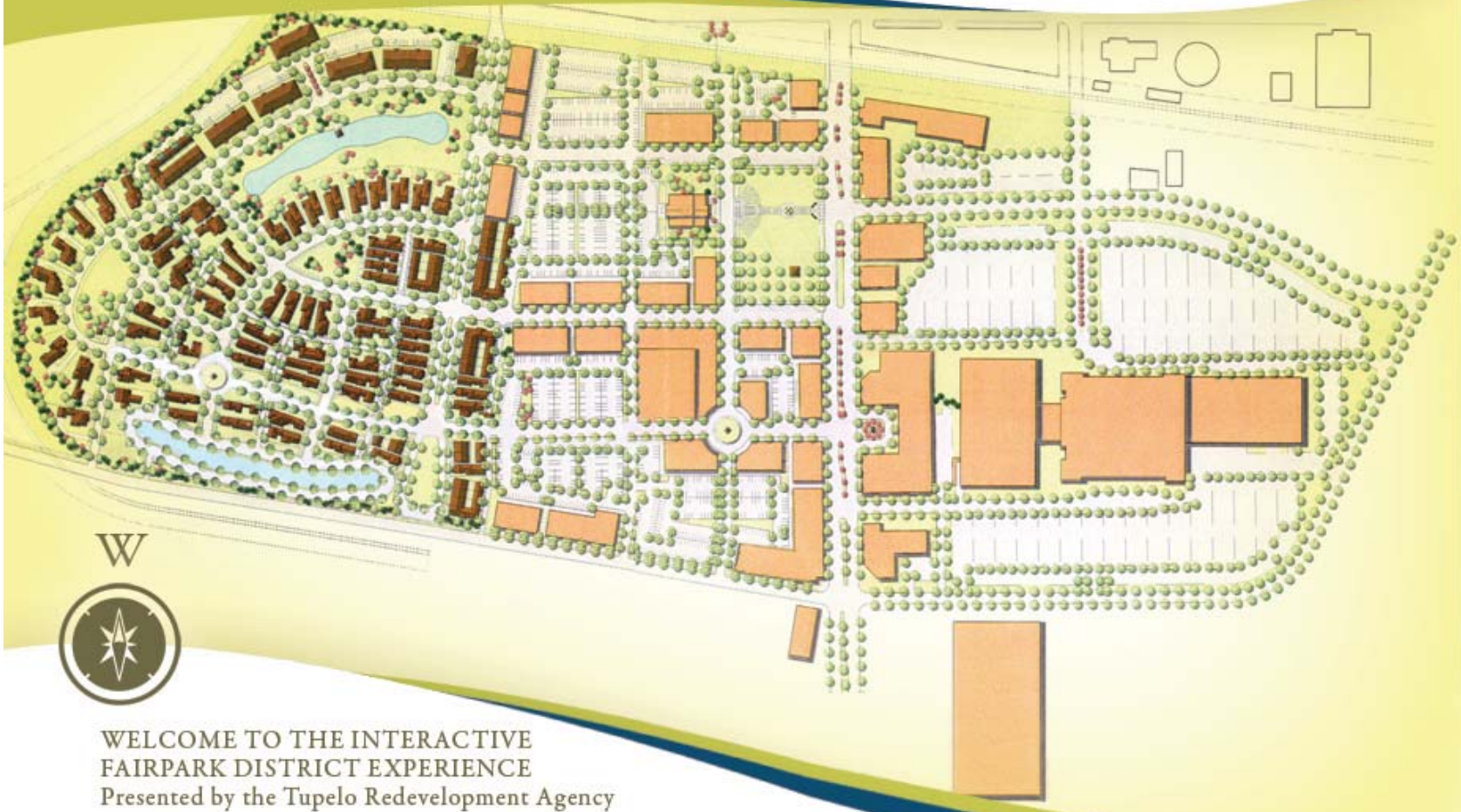
VIRTUAL VISION OF *fairpark* AT COMPLETION

fairpark DISTRICT

DOWNTOWN TUPELO



W

WELCOME TO THE INTERACTIVE FAIRPARK DISTRICT EXPERIENCE

Presented by the Tupelo Redevelopment Agency

Scroll over the map to explore Fairpark District's many offerings.
From featured businesses and restaurants to entertainment, retail shops and hotel accommodations, Fairpark District has everything you desire.

Tupelo Redevelopment Agency | 108 South Broadway | Tupelo, MS 38802 | P: 662.841.6598 | info@fairparkdistrict.com

| HOME |

VIRTUAL VISION OF fairpark AT COMPLETION

fairpark DISTRICT

DOWNTOWN TUPELO

W

WELCOME TO THE INTERACTIVE
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BROWNFIELD SUCCESS

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“WHERE THERE IS NO VISION...

BROWNFIELD SUCCESS

PPM CONSULTANTS

"WHERE THERE IS NO VISION...

"... THE PEOPLE PERISH..."

PROVERBS 29:18

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Project Overview

Downtown Tupelo Redevelopment Illustrative Site

This drawing is generally representative of the kind and form of development in the Downtown Tupelo Redevelopment area. It will, of course, be subject to change as the plan evolves.

Proposed Images

The entertainment/retail neighborhood is anchored by a multi-screen cinema.

A new hotel links the redevelopment area to the BancorpSouth Center.

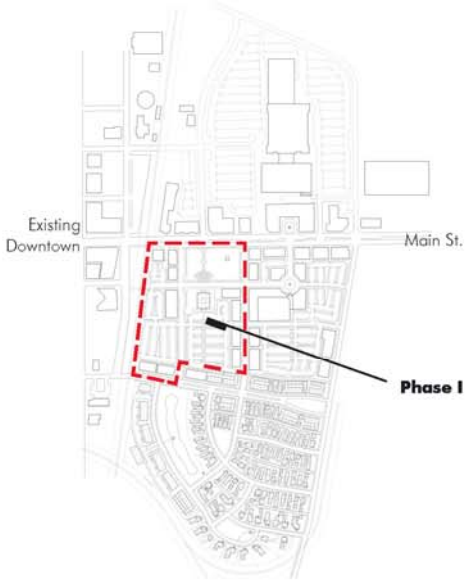
City Hall and Fairpark are the focus of Phase I, the business/civic neighborhood.

The Fairpark Neighborhood, with its pedestrian friendly tree-lined streets, will be reminiscent of Tupelo's best residential neighborhood.

The redevelopment of the former fairgrounds will be a seamless extension of the urban fabric of existing downtown Tupelo. The architectural character and scale of the redevelopment area will be that of a traditional small city downtown and its surrounding neighborhoods.

Four new interconnecting neighborhoods combine to remake the former fairgrounds into a vibrant and diverse addition to Downtown Tupelo.

- The Business/Civic Neighborhood contains the new City Hall and adjacent Fairpark and primary office buildings with the potential for some service oriented retail.
- With its North/South axis anchored by a new hotel/conference center and multi-screen cinema/restaurant complex along with new retail and offices along Main Street and the Square, the Entertainment/Retail Neighborhood returns excitement to the old fairgrounds.
- The Clark Boulevard Neighborhood is the most diverse with a mix of small office, neighborhood retail, apartments and townhouses.
- The Fairpark Neighborhood is comprised of a variety of single family residences focused on an approximate ¾ acre neighborhood park.



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Downtown Redevelopment Phase I - Business/Civic

Downtown Tupelo Images

1
Simple building forms enhanced by awnings and flags create streetscapes in downtown Tupelo which should be repeated in the redevelopment area.

5
Main Street in the redevelopment area will seamlessly link to existing Downtown Tupelo.

2
Classic, well-proportioned buildings in Tupelo can serve as models for new buildings in the former fairgrounds area.

6
Buildings in the redevelopment area will continue the traditional "All American City" character of Downtown Tupelo.

3

4
Elements of these downtown Tupelo buildings could be used to add interest to new buildings in the redevelopment area.

7
The new development will build upon and enhance the businesses in Downtown Tupelo.

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TUPELO FAIRPARK – PHOENIX AWARD WINNER

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TUPELO FAIRPARK – PHOENIX AWARD WINNER

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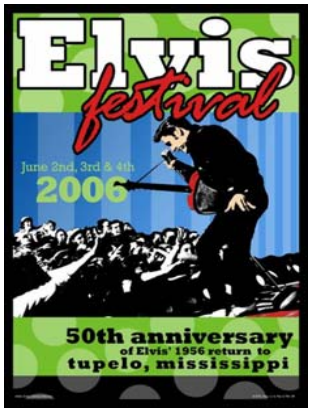

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BROWNFIELD SUCCESS REALIZED

MDEQ and Tupelo Accepting Phoenix Award in New Orleans -

Willie McKercher (MDEQ), Trey Hess (PPM Consultants, Inc.), Debbie Brangenberg (Downtown Tupelo Main Street Assn.), Trudy Fisher (Butler Snow), and Charles Coney (PPM Consultants, Inc.)

PPM CONSULTANTS

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Director, Brownfields & Economic Development

trey.hess@ppmco.com

601.953.2564