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

www.ppmco.com
1) Winning a Brownfield Grant

2) Actual Redevelopment (not just swiss cheese)
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)
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)

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BROWNFIELD GRANT SUCCESS

www.ppmco.com
MS BROWNFIELD GRANT SUCCESS - 2013

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

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)

www.ppmco.com
2015 EPA Grantees

West Point*

Community Counseling Svs.*

MS Conference of Black Mayors¹

*Cleanup Grants
¹Area-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)
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)

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The 7 Habits of Highly Effective People

1. Be proactive
2. Begin with the end in mind
3. Put first things first
4. Think win-win
5. Seek first to understand, and then to be understood
6. Synergize
7. Sharpen the saw

Stephen Covey
(1932-2012) InspirationBoost.com
To begin with the end in mind means to start with a clear understanding of your destination. It means to know where you're going so that you better understand where you are now and so that the steps you take are always in the right direction.

— Stephen Covey —

www.ppmco.com
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

www.ppmco.com
PRIVATE SECTOR – THE END (USE) IN MIND

Former Pilot Travel Center

Richland, Mississippi

www.ppmco.com
DeSoto County School Bus Lot Brownfield Project

www.ppmco.com
PUBLIC-PRIVATE PARTNERSHIPS

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

16.4% ROI on the initial Brownfield Grant commitment

www.ppmco.com
GOVERNMENT PROJECTS

PELICAN LANDING CONFERENCE CENTER

MOSS POINT MISSISSIPPI

www/ppmco.com
TUPELO FAIRPARK – PHOENIX AWARD WINNER

ELVIS AT TUPELO FAIRGROUNDS - 1956

www.ppmco.com
BROWNFIELD SUCCESS – COVEY HABIT #2

TUPELO FAIRGROUNDS & SURROUNDING AREA – 1990s

www.ppmco.com
TUPELO FAIRPARK – PHOENIX AWARD WINNER

TUPELO FAIRGROUNDS & SURROUNDING AREA – 1990s

www.ppmco.com
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.
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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.
WHERE THERE IS NO VISION...
"WHERE THERE IS NO VISION..."

"... THE PEOPLE PERISH..."

PROVERBS 29:18
Project Overview

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 interconnected 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 5-acre neighborhood park.
Downtown Redevelopment Phase I - Business/Civic

Main St.

Block 1

Block 2

Block 3

Block 4

Block 5

Fairpark

City Hall

Tray St.

Clark St.

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.

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

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

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

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

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

Downtown Tupelo Redevelopment Phase I Design Guidelines
TUPELO FAIRPARK – PHOENIX AWARD WINNER

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TUPELO FAIRPARK – PHOENIX AWARD WINNER

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BROWNFIELD SUCCESS

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BROWNFIELD SUCCESS REALIZED

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.)

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