

LINDSAY WARD
DIRECTOR OF ECONOMIC DEVELOPMENT



PEARL RIVER COUNTY
ECONOMIC DEVELOPMENT



Chamber Morning Call 2026

- Industrial Park
- Technology Park
- Enhanced Emergency Operations Center
- Weir at Walkiah Bluff
- Update from the Supervisors





Pearl River County Industrial Park



Purchased on May 17, 2022 – Poplarville, MS



Pearl River County Industrial Park – Total Funds Awarded and Applied

MDA Site Development, Gulf Coast Restoration Fund and Mississippi Power Company

Fund	Use of Funds	Pearl River County	Grant Portion	Total
GCRF 2022 (Complete)	Purchase 130 Acre Industrial Park	\$400,000 (20%)	\$1,600,000 (80%)	\$2,000,000
MDA Select Site Dev. '23	Site Grading and Improvements	\$250,000 (10%)	\$2,250,000 (90%)	\$2,500,000
GCRF 2023	Infrastructure and Site Improvements	\$480,700 (20%)	\$1,922,800 (80%)	\$2,403,500
Mississippi Power Propels	Industrial Park Site Development		\$50,000.00	\$50,000.00
MDA Select Site Dev. '24	Highway 26 Improvements	\$150,000.00 (10%)	\$1,350,000 (90%)	\$1,500,000
MDA Site Dev. '24	Geotechnical and Sewer Improvements	\$250,000 (50%)	\$250,000 (50%)	\$500,000
Mississippi Power Propels	Industrial Park Site Development		\$50,000.00	\$50,000.00
MDA Select Site Dev. '25	Water Tower & Utility Infras. Improvements	\$159,850 (10%)	\$1,438,650 (90%)	\$1,598,500.00
MDA Select Site Dev. '26	Site Due Diligence	\$60,000.00 (27.3%)	\$110,000.00 (50%)	\$220,000.00
Mississippi Power Propels	Site Due Diligence Utility Expansion Plan		\$50,000.00 (22.7%) \$15,000.00 (100%)	\$15,000.00
Total Approved Funding		\$1,750,550.00 (16.18%)	\$9,071,450.00 (83.82%)	\$10,822,000.00
GCRF 2026 (Applied For)	Speculative Building	\$2,000,000 (20%)	\$8,000,000 (80%)	\$10,000,000

TARGETED INDUSTRIES



AEROSPACE



BLUE ECONOMY



DISTRIBUTION



POLYMERS



ADVANCED
MANUFACTURING



HEALTHCARE



MAY 2022
PEARL RIVER COUNTY ACQUIRES SITE





8.7 Acres

6.7 Acres

5.6 Acres



GCRF 2026 Legislative Request

- Speculative Building at the Industrial Park
- 100,000 sq. ft.
 - Expandable
- Total Project
 - \$10,000,000
 - Pearl River
 - \$2,000,000
 - GCRF
 - \$8,000,000
- Project Rec. in full by MDA and GCRF Advisory Comm.

Pearl River County Industrial Park

Preliminary Rendering of Spec. Building
2026 GCRF Funding Request



Pearl River County Industrial Park



Site Development Update - December 2025





INDUSTRIAL PARK

POPLARVILLE, MISSISSIPPI

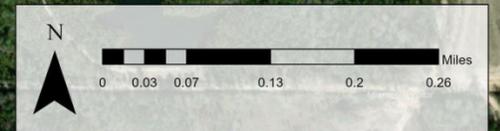
Original 130-Acre Site

40.03-Acre Parcel

Phase 2 Expansion - 210+ Acres

170.92-Acre Parcel

Jacobs Road



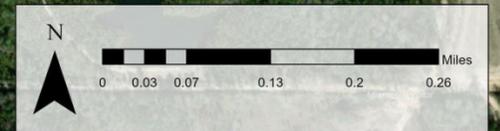


INDUSTRIAL PARK

POPLARVILLE, MISSISSIPPI

Pearl River County Industrial Park - ~341 Acres

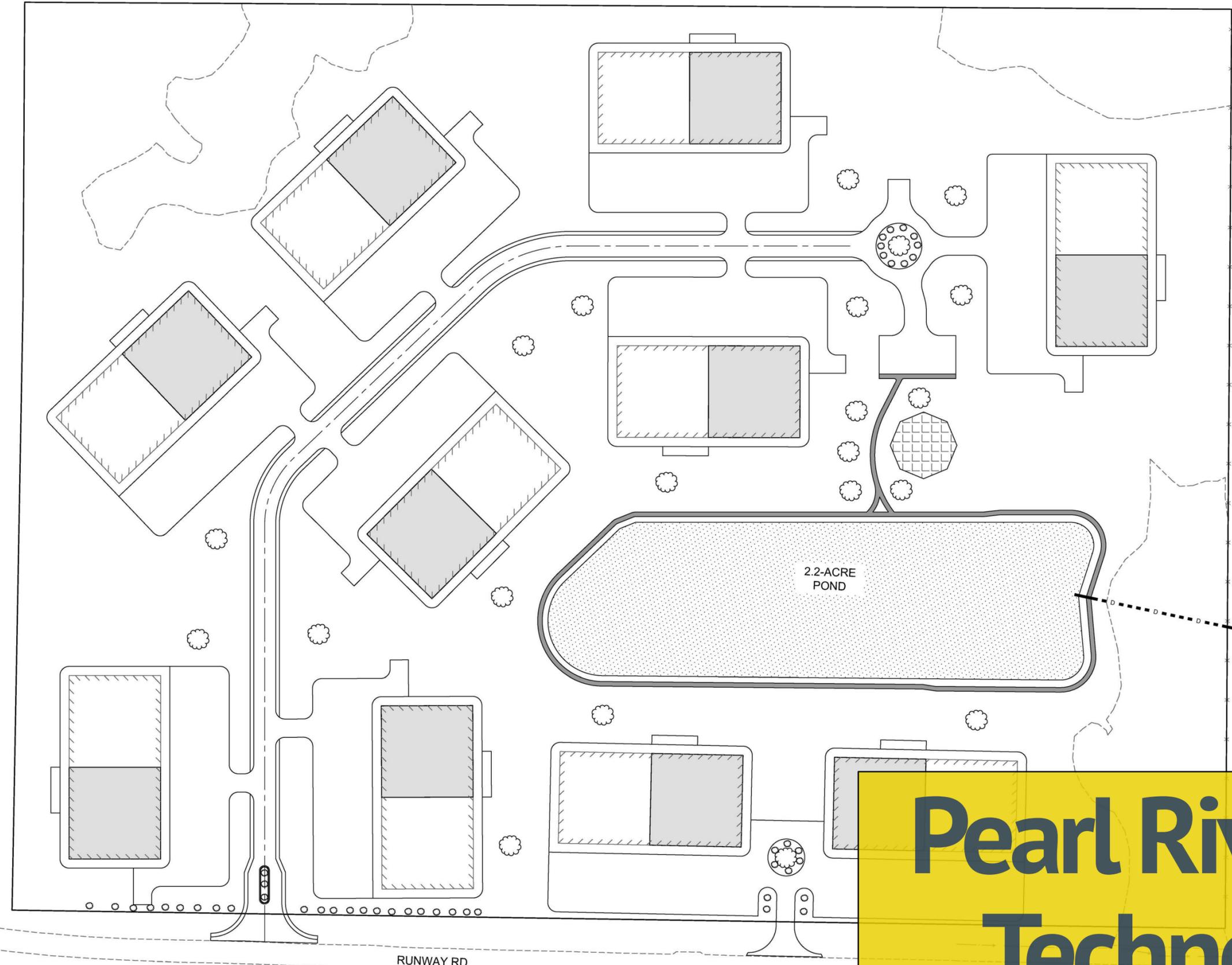
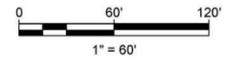
Jacobs Road



Industrial Park Summary

- Active Construction Projects for Site Dev & Improvements
 - Hwy 26
 - Site Grading and Improvements
- GCRF 2026 Legislative Request
- Significant Interest: RFI Responses and Site Visits
- Comprehensive Incentive Strategy
- Future Development
 - Infrastructure/Utility Improvements





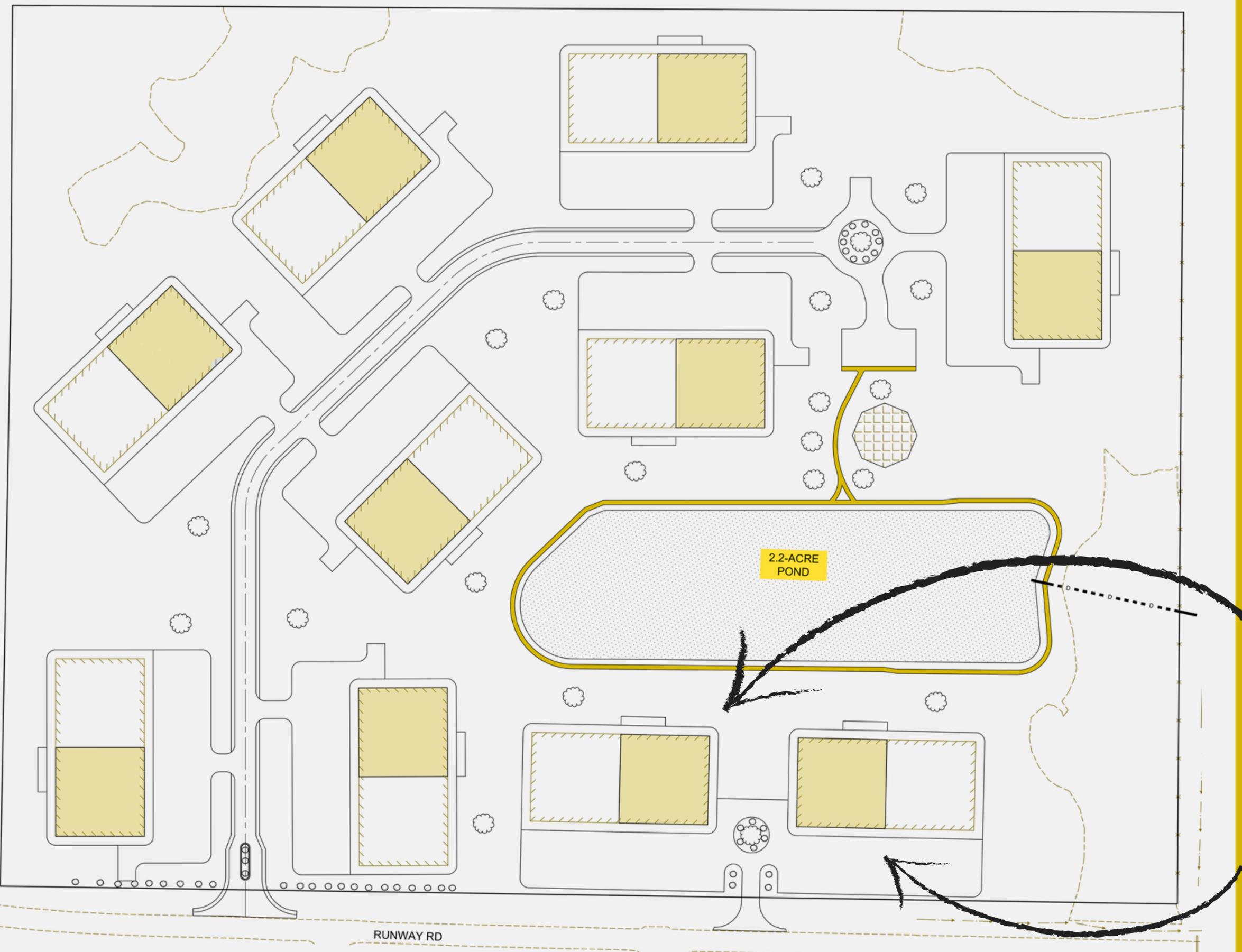
Pearl River County Technology Park

Pearl River County Technology Park – Total Funds Awarded and Pending

MDA Site Development and Gulf Coast Restoration Fund

Fund	Use of Funds	Pearl River County	Grant Portion	Total
Cooperative Competes 2023	Site Improvements		\$25,000 (25%)	
MDA Site Dev. Grant 2023	Due Diligence Reporting and Site Clearing	\$25,000.00 (25%)	\$50,000 (50%)	\$100,000.00
GCRF 2023	Building Construction and Site Improvements	\$450,000.00 (20%)	\$1,800,000 (80%)	\$2,250,000.00
Cooperative Competes 2024	Site Improvements and Road Into Tech. Park		\$25,000 (25%)	
MDA Site Dev. Grant 2024	Site Improvements and Road Into Tech. Park	\$25,000.00 (25%)	\$50,000 (50%)	\$100,000.00
MDA Site Dev. Grant 2025	Signage and Site Development	\$25,000.00 (25%)	\$50,000 (50%)	\$100,000.00
Cooperative Competes 2025	Signage and Site Development		\$25,000 (25%)	
Total Approved Funding		\$525,000.00 (20.59%)	\$2,025,000.00 (79.41%)	\$2,550,000.00

THE MASTER-PLANNED SITE
HAS STARTED
CONSTRUCTION ON THE
FIRST TWO BUILDINGS
ALONG RUNWAY ROAD WITH
CONSTRUCTION EXPECTED
TO BE COMPLETED BY EARLY
2026.



Pearl River County Technology Park – GCRF 2023 Award



Front Entrance



Rear Patio



Side Elevation

- Pearl River County pursued Gulf Coast Restoration Funding (GCRF) during the 2023 Legislative Session for the construction of the 1st building on the master planned site.
- Total GCRF Project: \$2,250,000.00
 - \$1,800,000.00 in GCRF Funding
 - \$450,000.00 in County Match
- The County has completed all relative due diligence



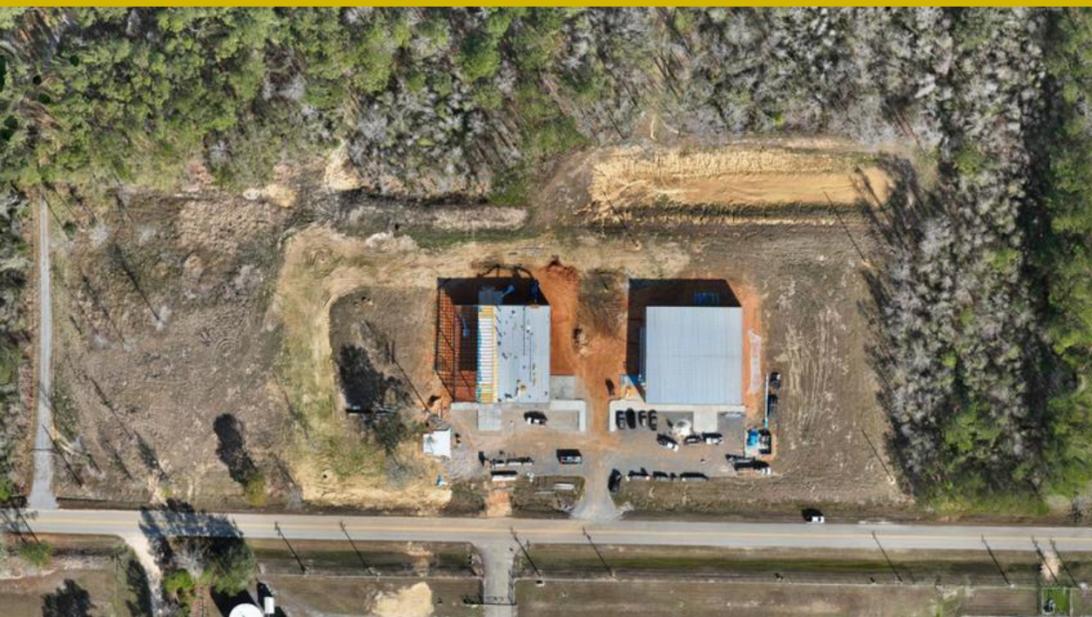


Technology Park Building Layout

- Buildings are designed to be 10,000 sq. ft, expandable to 20,000 sq. ft.
- Buildings are speculative and can be customized based on a future industry's needs.
- Clymer Construction began construction on the initial two buildings in August 2025.



**Pearl River County Technology Park - Groundbreaking
Ceremony - 07/29/25**



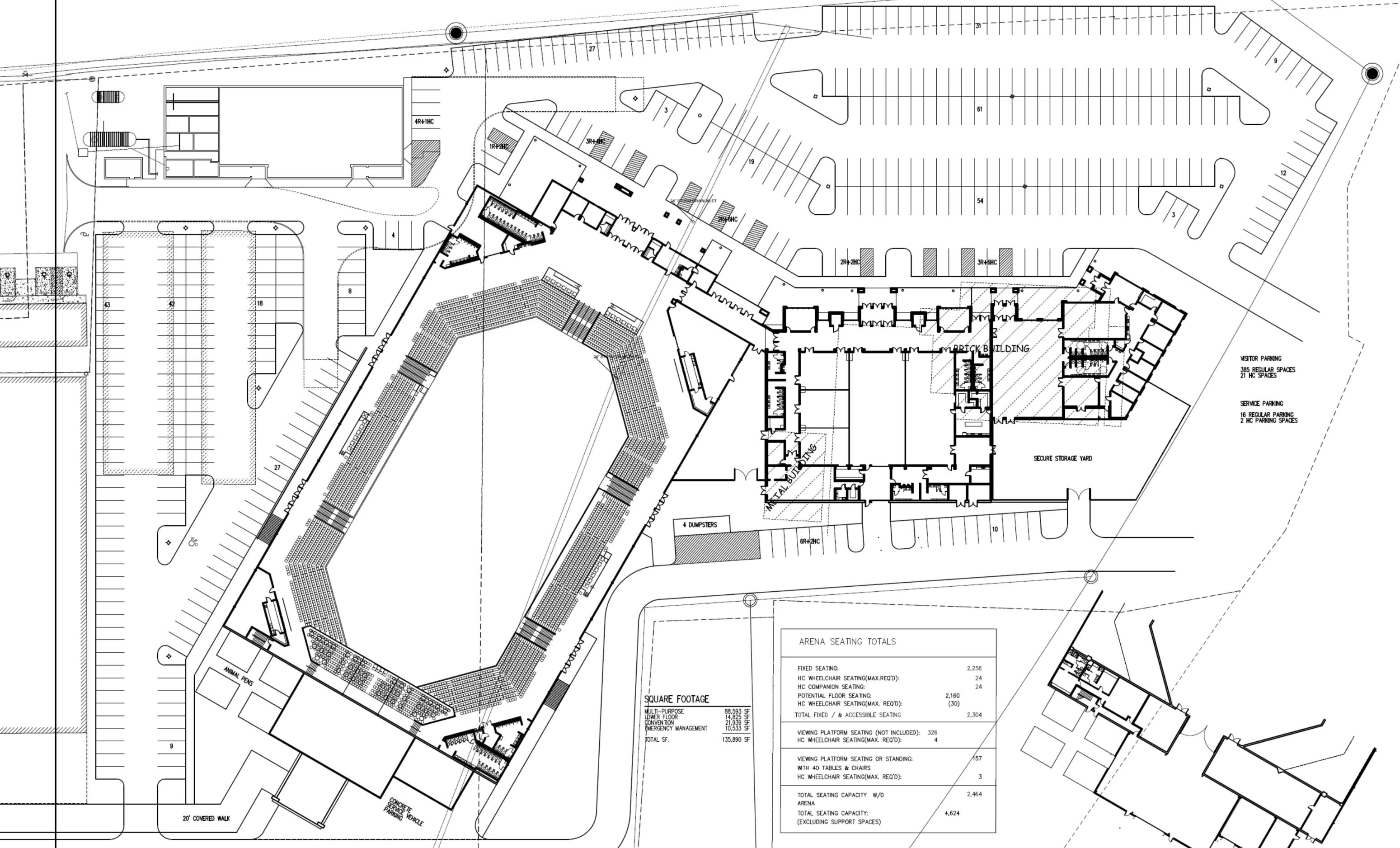
Construction Update - 01/26/2026



Enhanced Emergency Operations Center

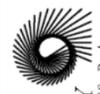
Enhanced Emergency Operations Center includes Emergency Operations Center and Convention Center Buildout





XXX

FINAL DATE	24-01-22
REVISION SCHEDULE	
REV.#	REV. DATE



LANDRY
LEWIS
GORMANY
 ARCHITECTS, P.A.
 5311 OLD HIGHWAY 11, HATTIESBURG, MS 39402
 P: 601.271.7711 WWW.LLGARCH.COM
 CREATING LANDMARKS SINCE 1910...

SHEET TITLE
SITE/FLOOR PLAN LAYOUT

PROJECT
MULTI-PURPOSE FACILITY
 PEARL RIVER COUNTY BOARD OF SUPERVISORS
 PEARL RIVER COUNTY, MISSISSIPPI

VISITOR PARKING
 385 REGULAR SPACES
 21 HC SPACES

 SERVICE PARKING
 16 REGULAR PARKING
 2 HC PARKING SPACES

SQUARE FOOTAGE

MULTI-PURPOSE	88,593 SF
LOWER FLOOR	14,825 SF
CONVENTION	21,939 SF
EMERGENCY MANAGEMENT	10,533 SF
TOTAL SF.	135,890 SF

ARENA SEATING TOTALS

FIXED SEATING:	2,256
HC WHEELCHAIR SEATING(MAX.REQ'D):	24
HC COMPANION SEATING:	24
POTENTIAL FLOOR SEATING:	2,160
HC WHEELCHAIR SEATING(MAX. REQ'D):	(30)
TOTAL FIXED / & ACCESSIBLE SEATING	2,304
VIEWING PLATFORM SEATING (NOT INCLUDED):	326
HC WHEELCHAIR SEATING(MAX. REQ'D):	4
VIEWING PLATFORM SEATING OR STANDING:	157
WITH 40 TABLES & CHAIRS	
HC WHEELCHAIR SEATING(MAX. REQ'D):	3
TOTAL SEATING CAPACITY W/O ARENA	2,464
TOTAL SEATING CAPACITY:	4,624
(EXCLUDING SUPPORT SPACES)	

Pearl River County Enhanced Emergency Operations Center

Emergency Operations Center



Emergency Operations Center

Total Sq. Ft. – 10,533
Total Cost - **\$4,377,713.81**

Convention Center



Convention Center

Total Sq. Ft. – 21,939
Total Cost - **\$9,910,135.46**

Total Cost: \$14,287,849.26 (10% Contingency)

Enhanced Emergency Operations Center

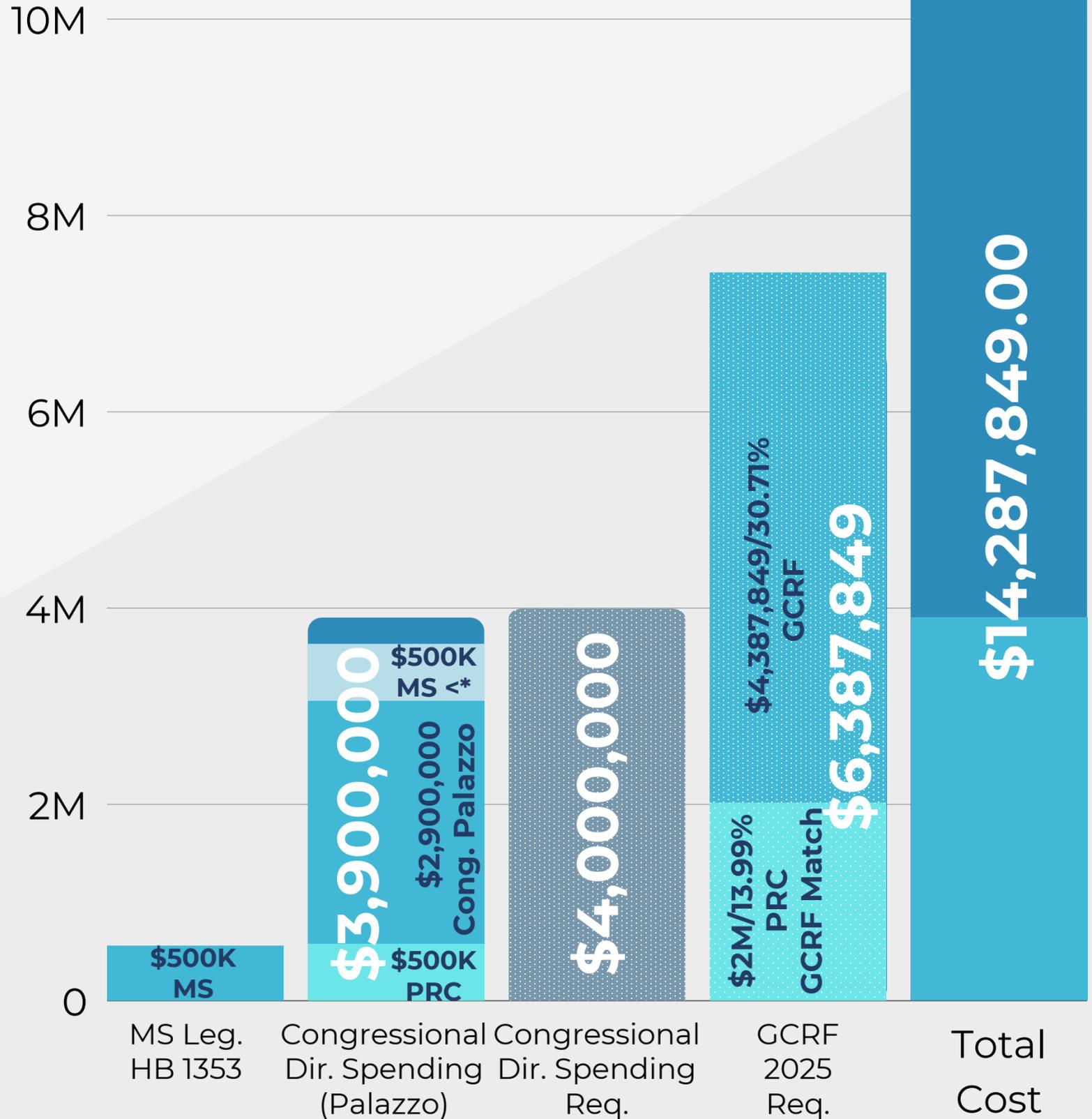


- The need for an enhanced emergency operations center was a direct result of strategizing with the federal delegation of Pearl River County.
- The Pearl River County Readiness and Risk Assessment profile produced by the American Red Cross identified problem areas in the County's ability to respond to disaster, including:
 - Deficit of Shelter Capacity for Pearl River County Residents: -219.214
 - Translates to ~21,921.40 sq. ft. needed in additional shelter space to accommodate 220 County residents. (100 sq. ft./cot)
 - Additional capacity needed to accommodate others evacuating during disaster: +25-50%
 - Ideal capacity = 20,525-41,050
 - Additional Space Needed: 42,525-63,050 sq. ft.
 - Lack of additional space for evacuating pets.



Phase 1 Funding

Funding for the Enhanced Emergency Operations Center and Convention Center, based on preliminary cost estimates.



Enhanced Emergency Operations Center Summary

- Gulf Coast Restoration Fund Request for 2026 Leg. Session
- Continuing to Work on a Federal Directed Spending Request
- Pearl River County Readiness and Risk Assessment Profile by the American Red Cross





Weir at Walkiah Bluff



November, 2024

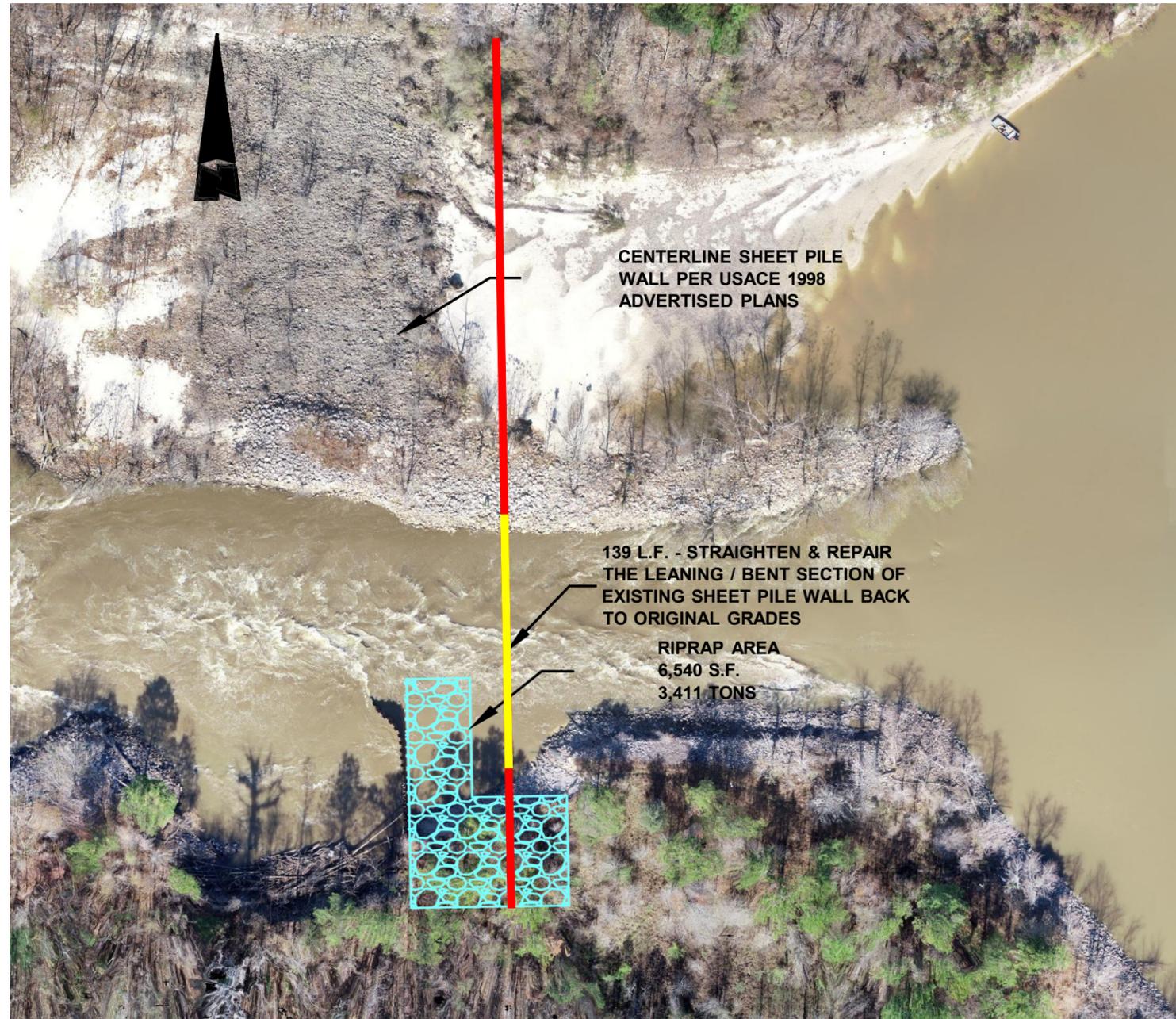


Walkiah Bluff Weir - Pearl River

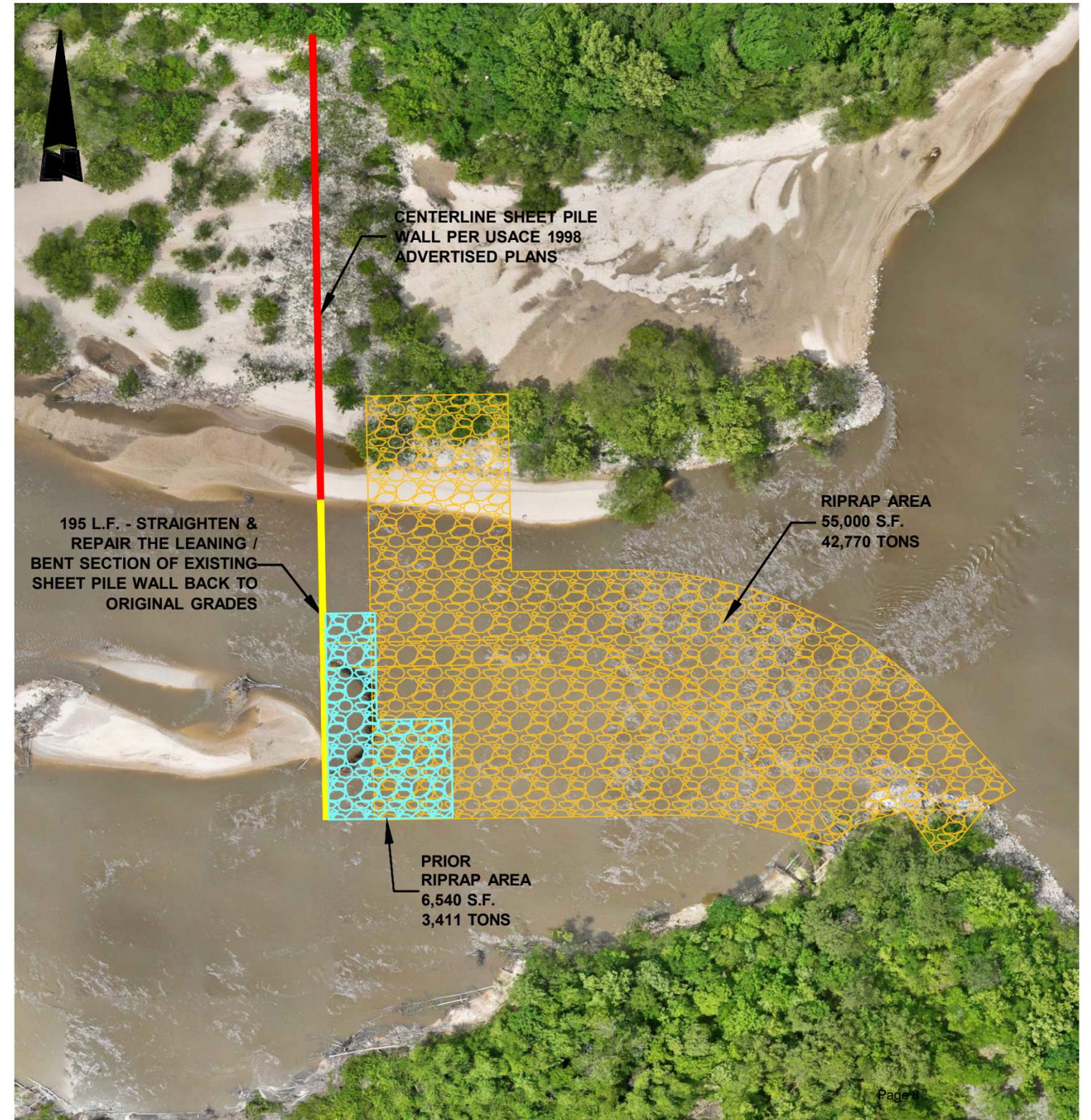
Timelapse 1997 - 2024



**LOWER PEARL RIVER
WEIR AT WALKIAH
PEARL RIVER COUNTY, MISSISSIPPI
PLANNED MAINTENANCE PROJECT
PRIOR TO 2023 SPRING FLOOD**



**LOWER PEARL RIVER
WEIR AT WALKIAH
PEARL RIVER COUNTY, MISSISSIPPI
PLANNED MAINTENANCE PROJECT
AFTER 2023 SPRING FLOOD**



Original Goal

Walkiah Bluff Weir



- Pursued a Nation-Wide Permit to repair the weir to its original design
 - Designed for 50/50 Flow
 - Only reached 85/15 Flow
- Applied to NOAA for \$6M in funding in partnership with USM to repair the weir to its original design, grant was unsuccessful.
- Applied to the EPA for funding, grant was unsuccessful.
- Current Approach
 - Pilot Channel
 - WRDA Request and Direction from ACOE



Congressionally Directed Spending Requests

- FY 26 – Enhanced Emergency Operations Equipment and Technology Improvements – COPS Public Safety Project
 - **\$750,000.00**
- FY 24 – Public Safety Equipment – COPS Technology Program
 - **\$1,140,000.00**
- FY 23 – Emergency Operations Center Grant Program
 - **\$2,900,000.00**
 - Matched with \$500K from PRC

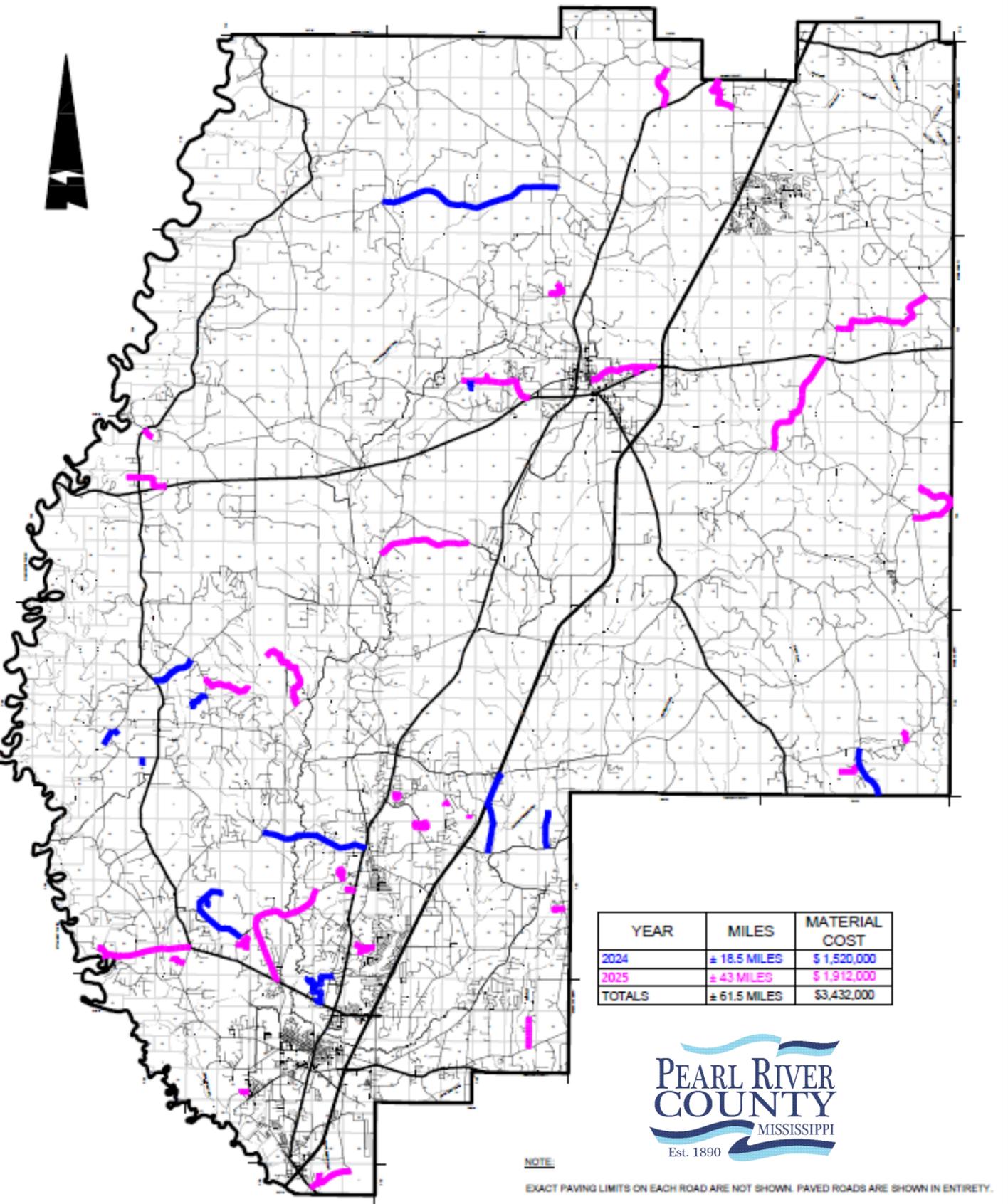


Updates from the Supervisors

- District 1 – Donald Hart (Vice President)*
- District 2 – Malcolm Perry (President)*
- District 3 – Cruz Russell*
- District 4 – Jason Spence*
- District 5 – Bryce Lott*



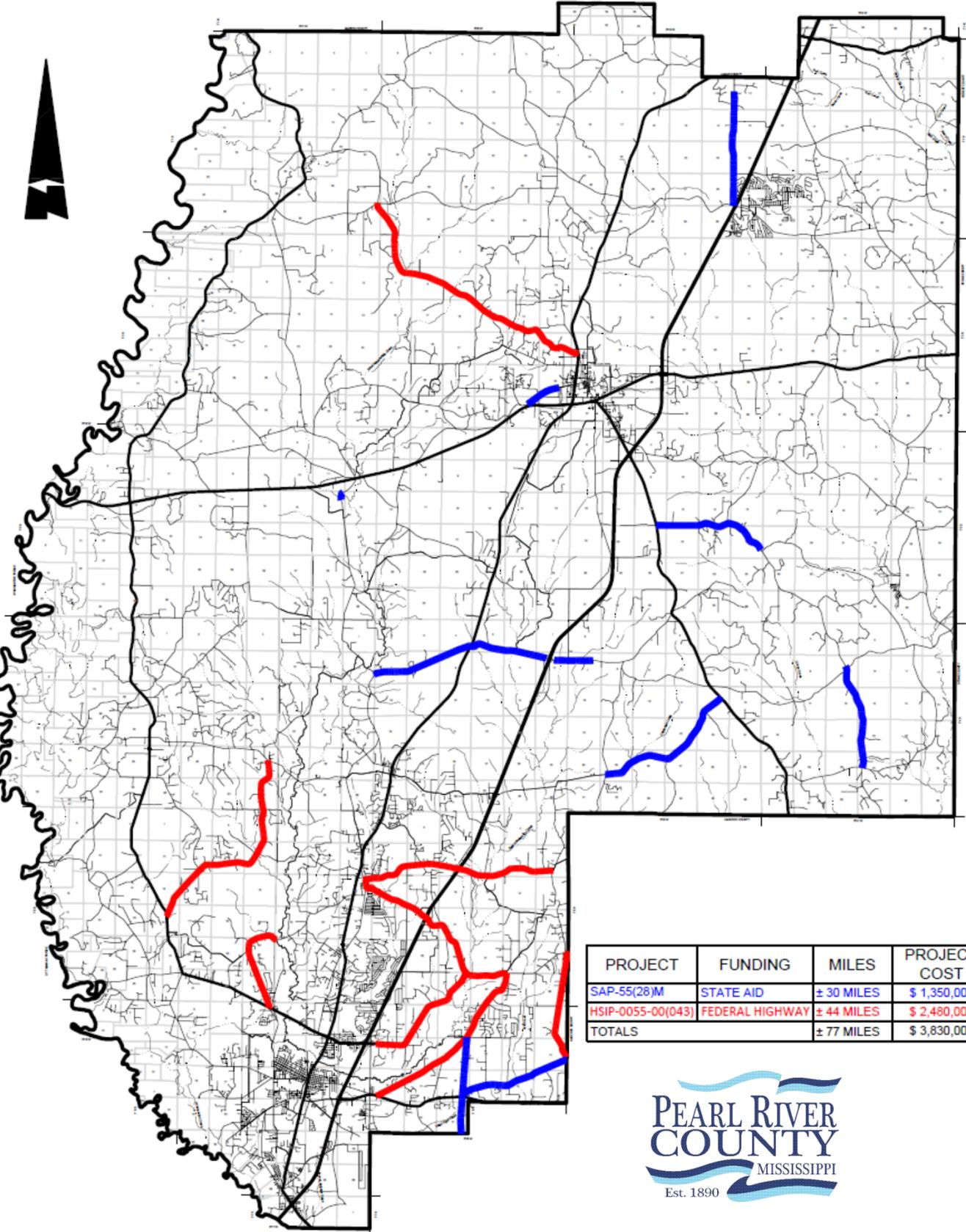
COUNTY ROADS PAVED IN CURRENT BOARD TERM BY
COUNTY ROAD DEPARTMENT



Roads Paved Current Board Term

Year	Miles	Material Cost
2024	± 18.5	\$1,520,000
2025	± 43	\$1,912,000
Total	± 61.5	\$3,432,000

COUNTY ROADS STRIPED IN CURRENT BOARD TERM



PROJECT	FUNDING	MILES	PROJECT COST
SAP-55(28)M	STATE AID	± 30 MILES	\$ 1,350,000
HSIP-0055-00(43)	FEDERAL HIGHWAY	± 44 MILES	\$ 2,480,000
TOTALS		± 77 MILES	\$ 3,830,000



Roads Striped Current Board Term

Project	Funding	Miles	Material Cost
SAP-55(28)M	State Aid	± 30	\$1,350,000
HSIP-0055-00(43)	Federal Highway	± 44	\$2,480,000
Total		± 77	\$3,830,000



Updates from the Supervisors

District 1 – Donald Hart (Vice President)
District 2 – Malcolm Perry (President)
District 3 – Cruz Russell
District 4 – Jason Spence
District 5 – Bryce Lott





Pearl River County Technology Park - Groundbreaking Ceremony - 07/29/25



MS Enterprise for Tech.

Chancery Clerk

Contractor

Cooperative Energy

PRCEDD

Sheriff

Coast Electric

PRCC & PRCEDD

MS Dev. Authority

Pearl River County

MS Legislature

Governor Reeves

Board of Supervisors

Sen. Wicker's Team

City of Picayune

Cong. Ezell's Team

Board of Supervisors

PRCEDD

Board of Supervisor

Sen. Hyde-Smith's Team

Pearl River County Technology Park - Groundbreaking Ceremony - 07/29/25



Congressionally Directed Spending Requests



- FY 26 – Enhanced Emergency Operations Equipment and Technology Improvements – COPS Public Safety Project
 - **\$750,000.00**
- FY 24 – Public Safety Equipment – COPS Technology Program
 - **\$1,140,000.00**
- FY 23 – Emergency Operations Center Grant Program
 - **\$2,900,000.00**
 - Matched with \$500K from PRC

Funding Summary

Site/Project	Pearl River County	Grant/Other Funding	Total
Pearl River County Industrial Park	\$1,750,550.00 (16.18%)	\$9,071,450.00 (83.82%)	\$10,822,000.00
Pearl River County Technology Park	\$525,000.00 (20.59%)	\$2,025,000.00 (79.41%)	\$2,550,000.00
Multipurpose & EOC Phase 1 (State and Fed)	\$500,000.00 (12.821%)	\$3,400,000.00 (87.179%)	\$3,900,000.00
Public Safety Equipment Request (Federal)		\$1,140,000.00 (100%)	\$1,140,000.00
Exit 10 Sewer Extension (ARPA)	\$1,000,000.00 (39.968%)	\$1,502,000.00 (60.032%)	\$2,502,000.00
Millard Jail (ARPA)	\$140,000.00 (50%)	\$140,000.00 (50%)	\$240,000.00
Walkiah Bluff - (MOST) Pilot Channel (Lower PR Restoration Trust)	\$56,500.00 (In-Kind and Cash)	\$164,500.00 (22.82%) \$500,000.00 (69.35%)	\$721,000.00
Public Safety Project (Federal)		\$750,000.00	\$750,000.00
Total Approved Funding	\$3,972,050.00 (17.53%)	\$18,692,950.00 (82.47%)	\$22,665,000.00

Partnership Matters

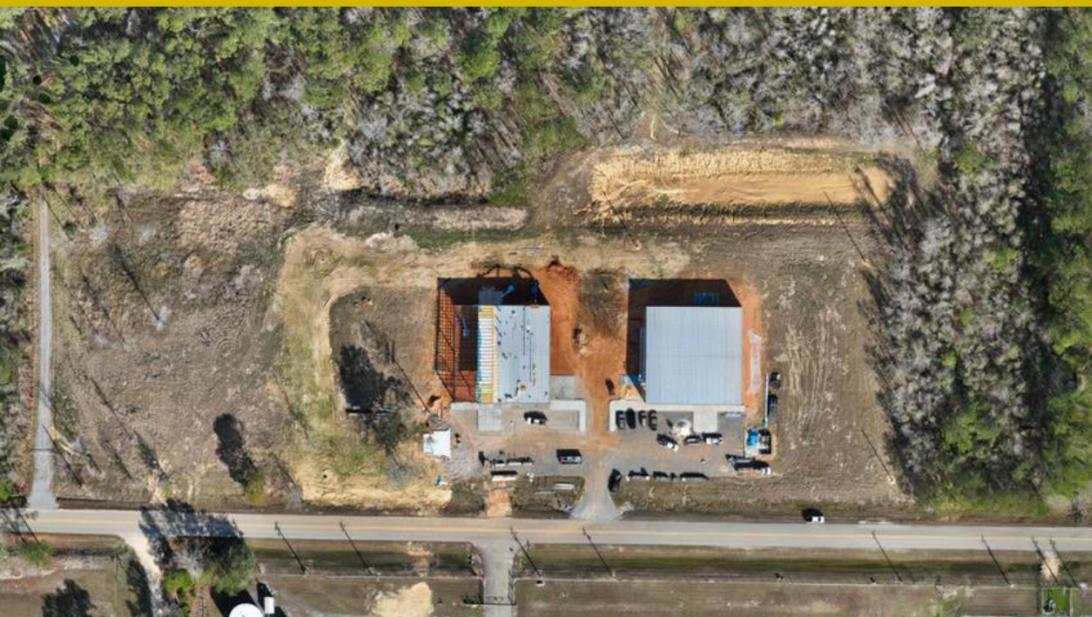
Site/Project	Pearl River County	Grant/Other Funding	Total
Pearl River County Industrial Park	MS Legislature, MDA and Utility Partners	\$9,071,450.00 (83.82%)	\$10,822,000.00
Pearl River County Technology Park		\$2,025,000.00 (79.41%)	\$2,550,000.00
Multipurpose & EOC Phase 1 (State and Fed)	Federal and MS Legislature	\$3,400,000.00 (87.179%)	\$3,900,000.00
Public Safety Equipment Request (Federal)	Federal Delegation	\$1,140,000.00 (100%)	\$1,140,000.00
Exit 10 Sewer Extension (ARPA)	MS Legislature, MDEQ, City of Picayune and PRCUA	\$1,502,000.00 (60.032%)	\$2,502,000.00
Millard Jail (ARPA)	MS Legislature, MDEQ and PRCUA	\$140,000.00 (50%)	\$240,000.00
Walkiah Bluff - (MOST)	MS Legislature, MOST and Federal Delegation	\$164,500.00 (22.82%)	\$721,000.00
Pilot Channel (Lower PR Restoration Trust)		\$500,000.00 (69.35%)	
Public Safety Project (Federal)	Federal Delegation	\$750,000.00	\$750,000.00
Total Approved Funding	\$3,972,050.00 (17.53%)	\$18,692,950.00 (82.47%)	\$22,665,000.00



Updates from the Supervisors

District 1 – Donald Hart (Vice President)
District 2 – Malcolm Perry (President)
District 3 – Cruz Russell
District 4 – Jason Spence
District 5 – Bryce Lott





Construction Update - 01/26/2026

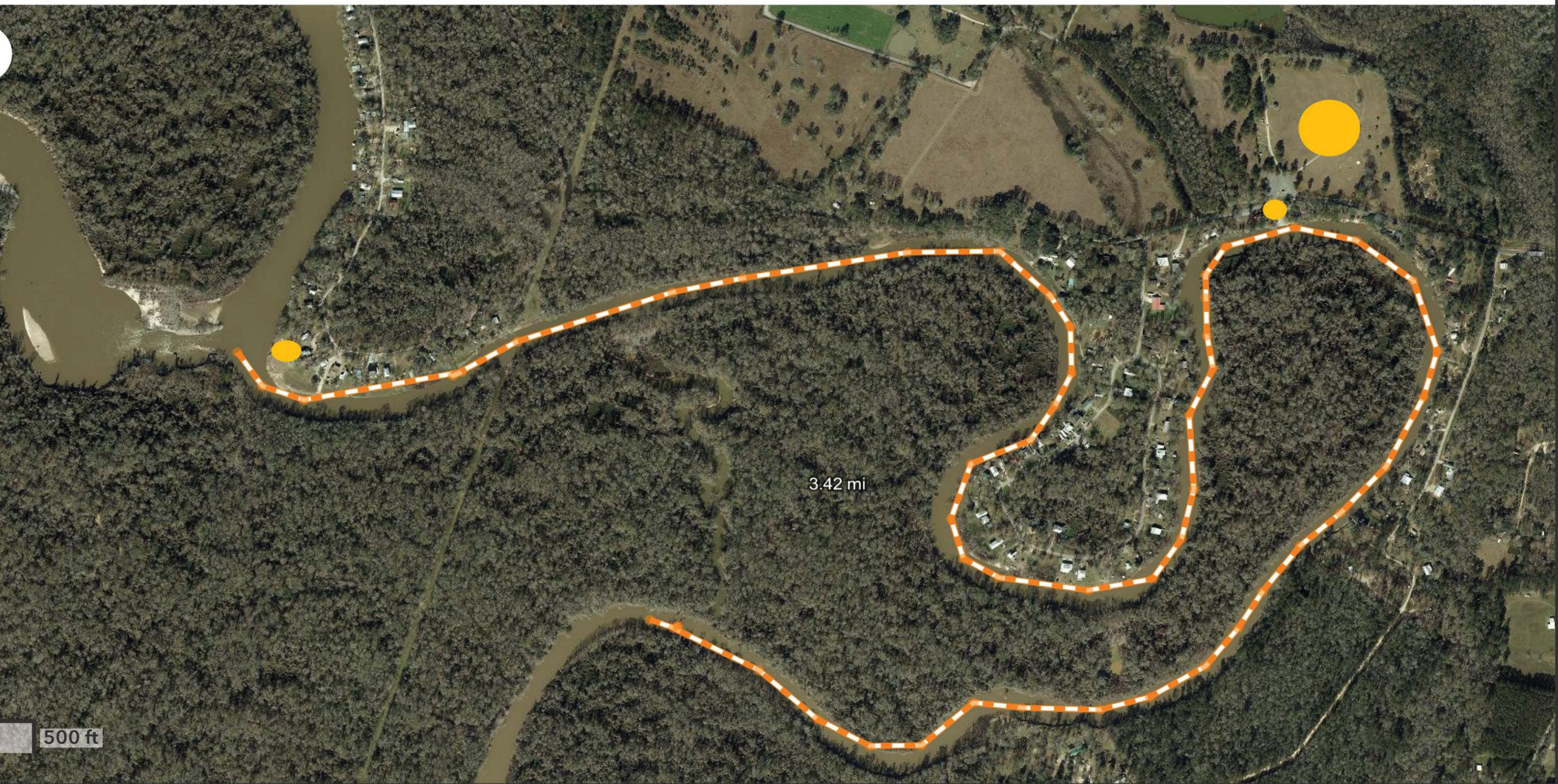


Weir at Walkiah Bluff



November, 2024



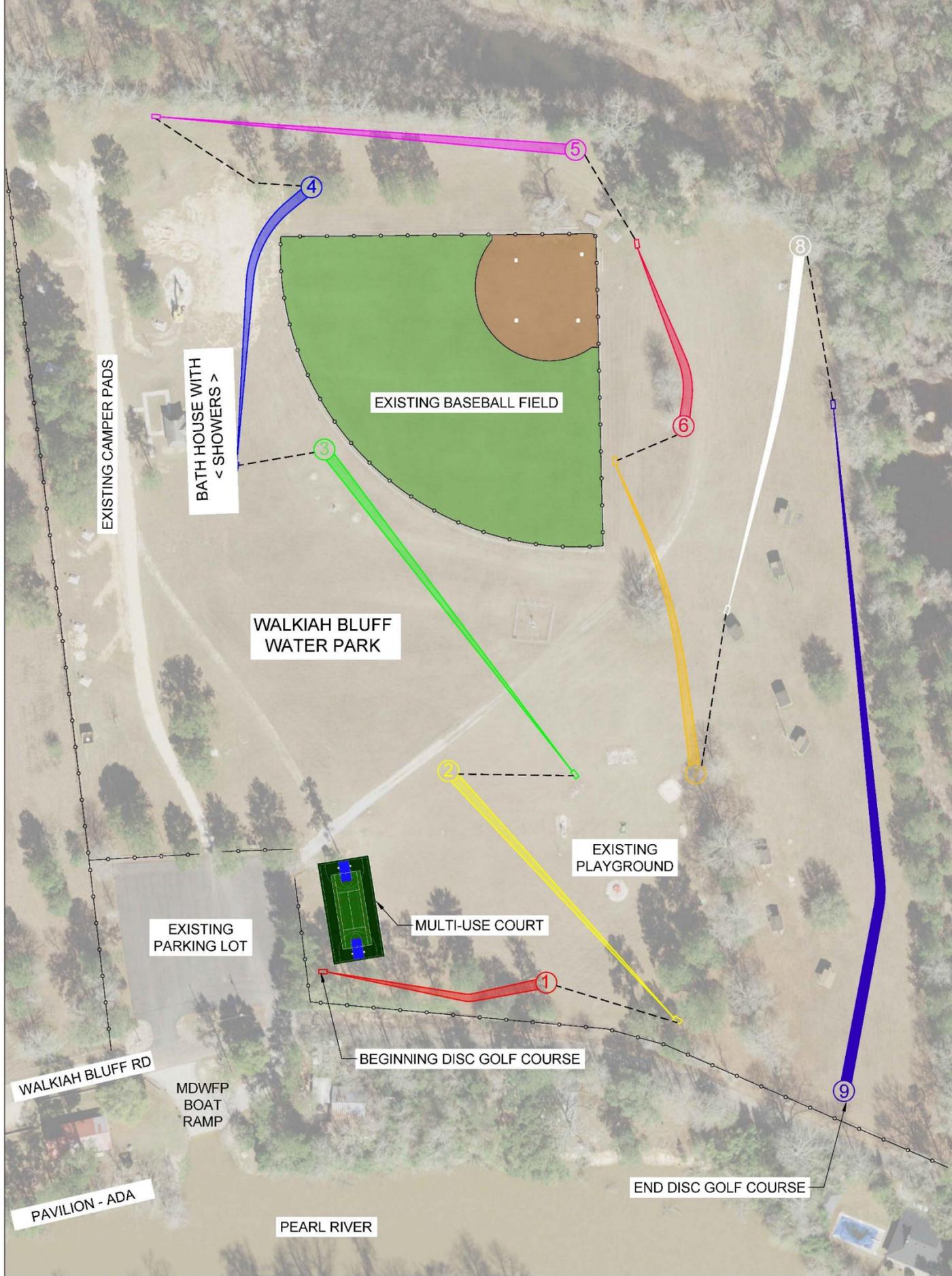




Walkiah Bluff Park Ecotourism and Redevelopment Project

The Walkiah Bluff Park Ecotourism and Redevelopment Project is a revitalization effort of the Walkiah Bluff Community along the Pearl River. Elements of the project include the pilot channel project and Walkiah Bluff Park improvements funded by the Mississippi Outdoor Stewardship Trust.

- Pavilion Replacement
- ADA Improvements
- Disc Golf Course
- Multi-Use Court
- Playground Equipment
- Picnic Shelters
- Bath House
- Pump House
- Installation of Grills and Trash Cans

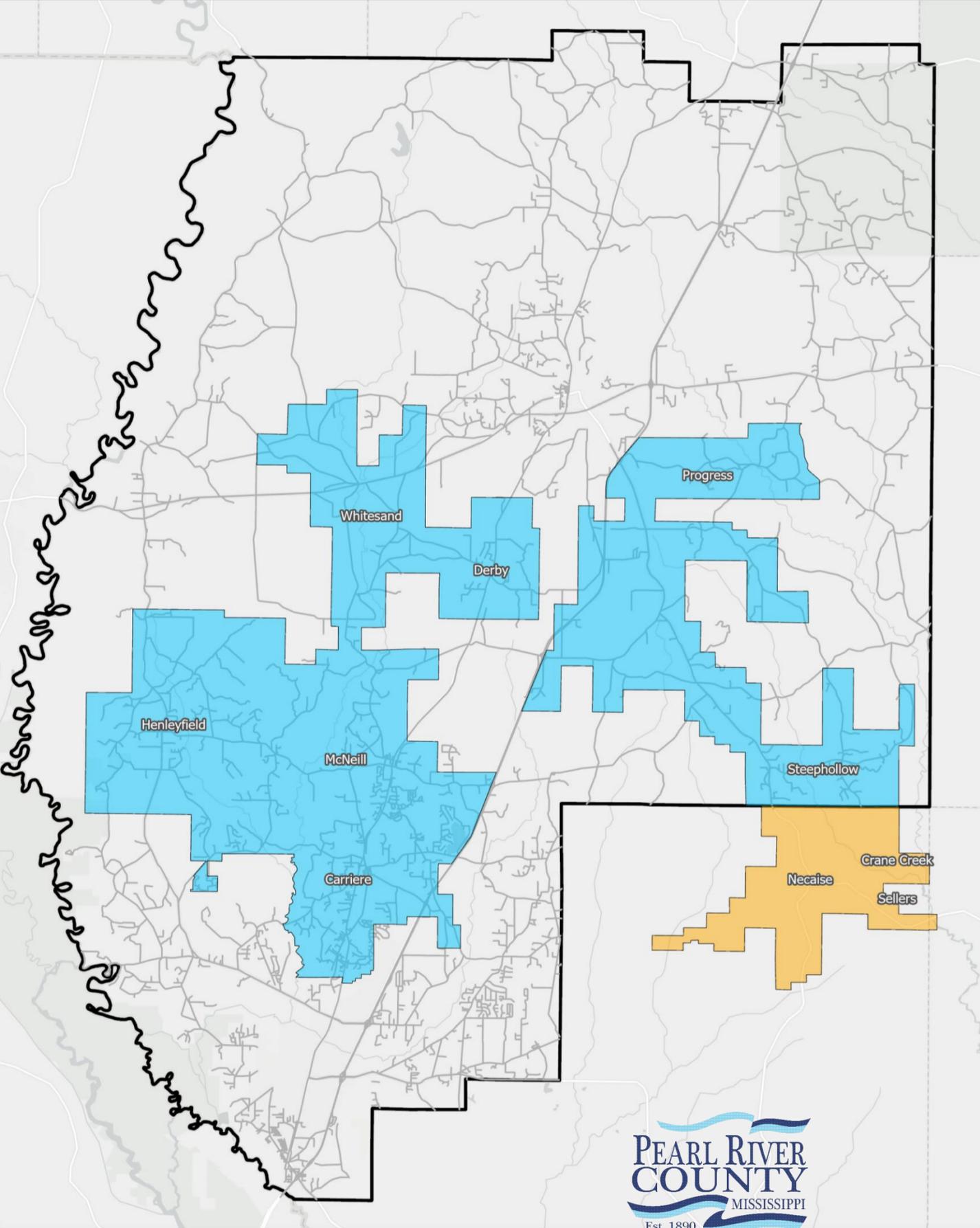




Updates from the Supervisors

- District 1 – Donald Hart (Vice President)*
- District 2 – Malcolm Perry (President)*
- District 3 – Cruz Russell*
- District 4 – Jason Spence*
- District 5 – Bryce Lott*





PRCWA Certificated Area



Rural Water Authority - PRCWA

Service Area	Miles	% of PRC
Pearl River County (Outside City Limits)	796	97.2%
Pearl River Central Water Association (PRC Only)	197	25%

- The PRCWA certificated area includes 197 square miles in Pearl River County and an additional 25 miles in Hancock County.
- Major subdivisions in their certificated area include: Anchor Lake, Apple South, Wildwood, North Hill, Serenity, Stonebridge, Windance, Lake David Estates, Dixie Lakes and Hidden Oaks.
- Total customers: ~7,500



Updates from the Supervisors

- District 1 – Donald Hart (Vice President)*
- District 2 – Malcolm Perry (President)*
- District 3 – Cruz Russell*
- District 4 – Jason Spence*
- District 5 – Bryce Lott*



Funding Summary

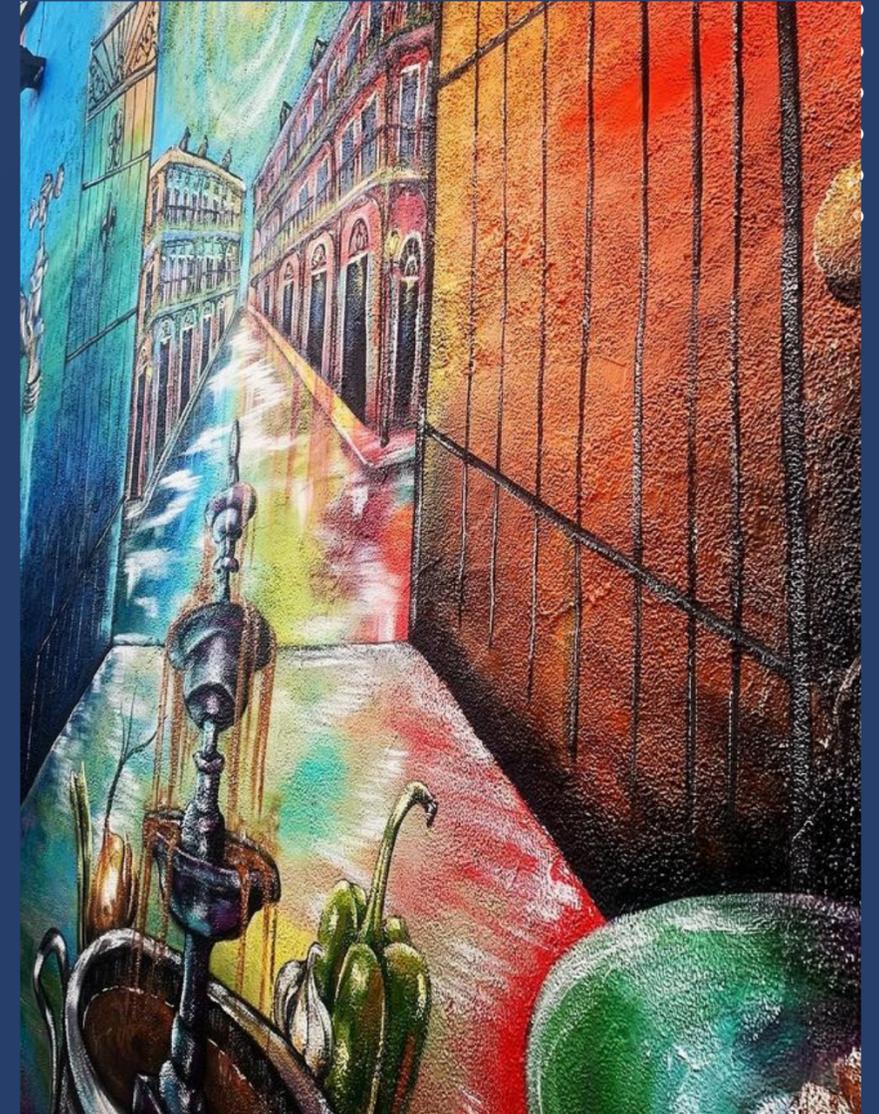
Site/Project	Pearl River County	Grant/Other Funding	Total
Pearl River County Industrial Park	\$1,750,550.00 (16.18%)	\$9,071,450.00 (83.82%)	\$10,822,000.00
Pearl River County Technology Park	\$525,000.00 (20.59%)	\$2,025,000.00 (79.41%)	\$2,550,000.00
Multipurpose & EOC Phase 1 (State and Fed)	\$500,000.00 (12.821%)	\$3,400,000.00 (87.179%)	\$3,900,000.00
Public Safety Equipment Request (Federal)		\$1,140,000.00 (100%)	\$1,140,000.00
Exit 10 Sewer Extension (ARPA)	\$1,000,000.00 (39.968%)	\$1,502,000.00 (60.032%)	\$2,502,000.00
Millard Jail (ARPA)	\$140,000.00 (50%)	\$140,000.00 (50%)	\$240,000.00
Walkiah Bluff - (MOST) Pilot Channel (Lower PR Restoration Trust)	\$56,500.00 (In-Kind and Cash)	\$164,500.00 (22.82%) \$500,000.00 (69.35%)	\$721,000.00
Public Safety Project (Federal)		\$750,000.00	\$750,000.00
Total Approved Funding	\$3,972,050.00 (17.53%)	\$18,692,950.00 (82.47%)	\$22,665,000.00



SUMMARY



- ✓ Economic Development is a team sport.
- ✓ Be curious, ask the why and get involved.
- ✓ By working together, we will continue to make Pearl River County a great place to live, work and call home.



PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT





SUMMARY



PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT





THANK YOU

*Lindsay Ward
Director of Economic Development*

OFFICE



917 Goodyear Boulevard, Picayune



lward@pearlrivercounty.net



www.prcedd.com



(228) 861-8260



PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT

