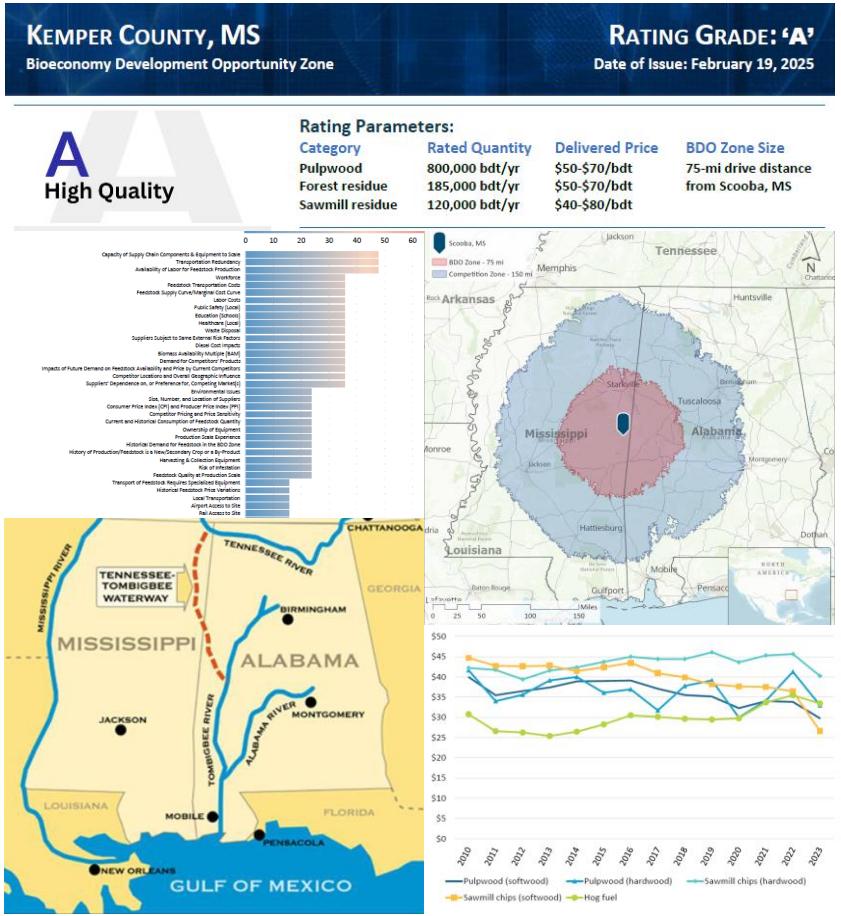
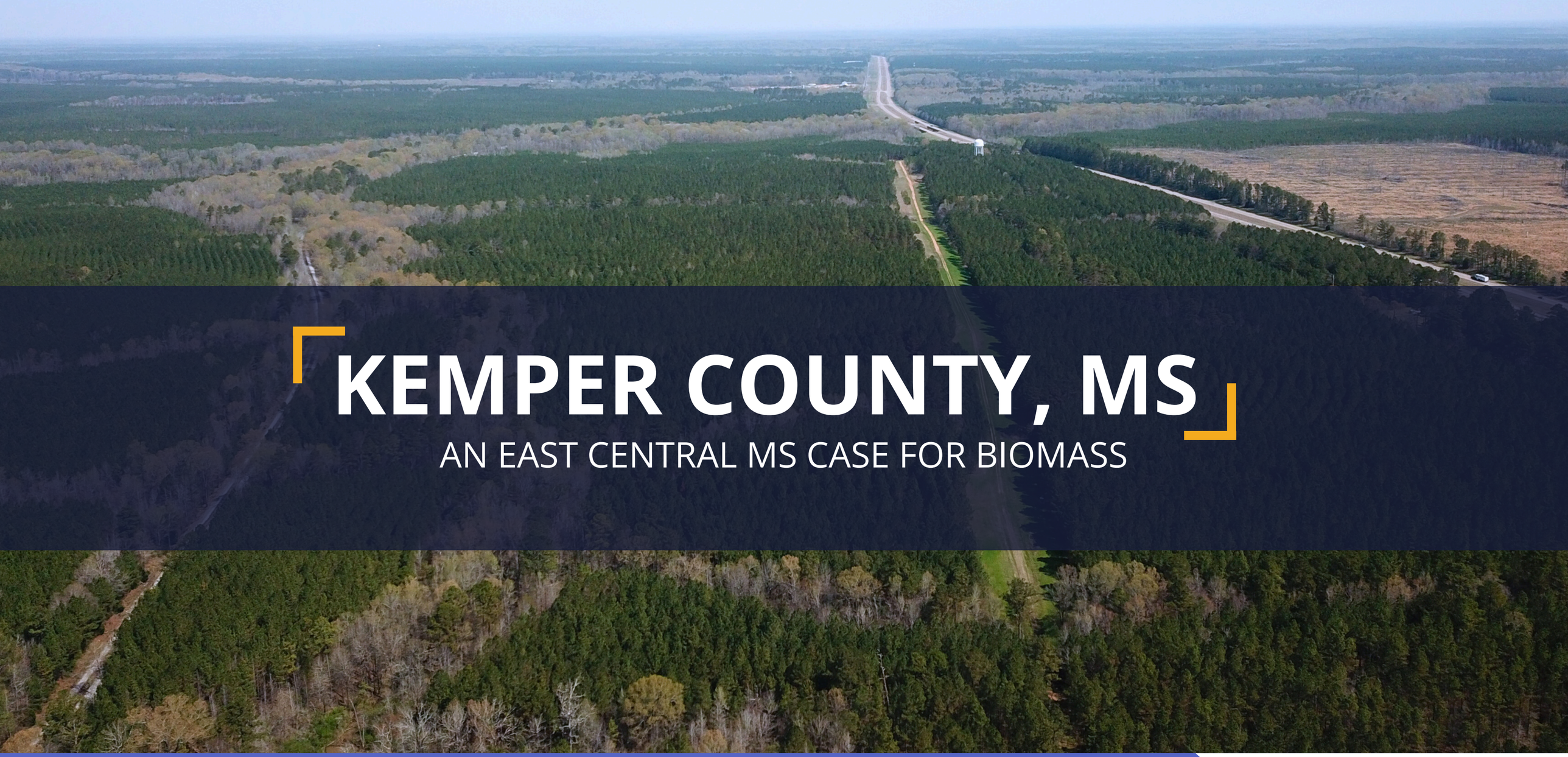
Kemper County, MS BDO Zone Rating: **'A'**

- ✓ Rating Parameters: **1.1 million bdt/yr of wood fiber at delivered price of $40-$80/bdt**
- ✓ Long-term decline in competition for pine pulpwood
- ✓ Recent expansion in regional sawmill capacity
- ✓ A highly productive and cost-effective supply chain
- ✓ Comprehensive transport infrastructure, including proximity to rail line and major Gulf Coast waterway

View and download the Kemper County, MS BDO Zone Rating **here**.



BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE



KEMPER COUNTY, MS

AN EAST CENTRAL MS CASE FOR BIOMASS

STEVEN LOCKLEY, EXECUTIVE DIRECTOR

Kemper County Economic Development Authority
Kemper County, MS

KEMPER COUNTY
MISSISSIPPI
ECONOMIC DEVELOPMENT AUTHORITY

KCEDA's mission is to enrich the lives of local citizens by fostering economic growth and social prosperity across the county. Our vision is a Kemper County as a welcoming and attractive location for those who would choose to live here.

Strategy

To accomplish our Mission and Vision, our strategy includes adding value to the county's natural resources while leveraging all the Federal, State, and Local resources to revitalize and develop public infrastructure that attracts new private investment for Kemper County.

BDO Zone Rating

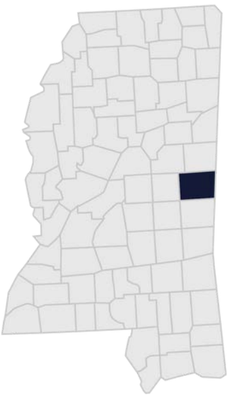
A BDO Zone rating is attractive to Kemper County as it validates the wood basket as well as the existing industry base to support wood and biomass-related companies.



Location

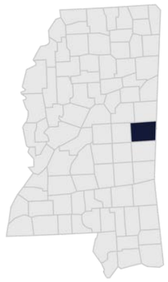
HWY 45 SITE





Current Population

KEMPER COUNTY, MS
45-MINUTE DRIVETIME OF SITE



179,196

Cost of Living

	Annual Salary (Average)	Cost of Living Index	US Purchasing Power
Kemper County, MS	**$38,867**	**85.2**	**$45,621**
Mississippi	$49,184	87.3	$56,345
USA	$72,609	100.0	$72,609

14.8%

The cost of living is 14.8% lower in Kemper County, Mississippi than the U.S. average.

Labor Pool

KEMPER COUNTY, MS

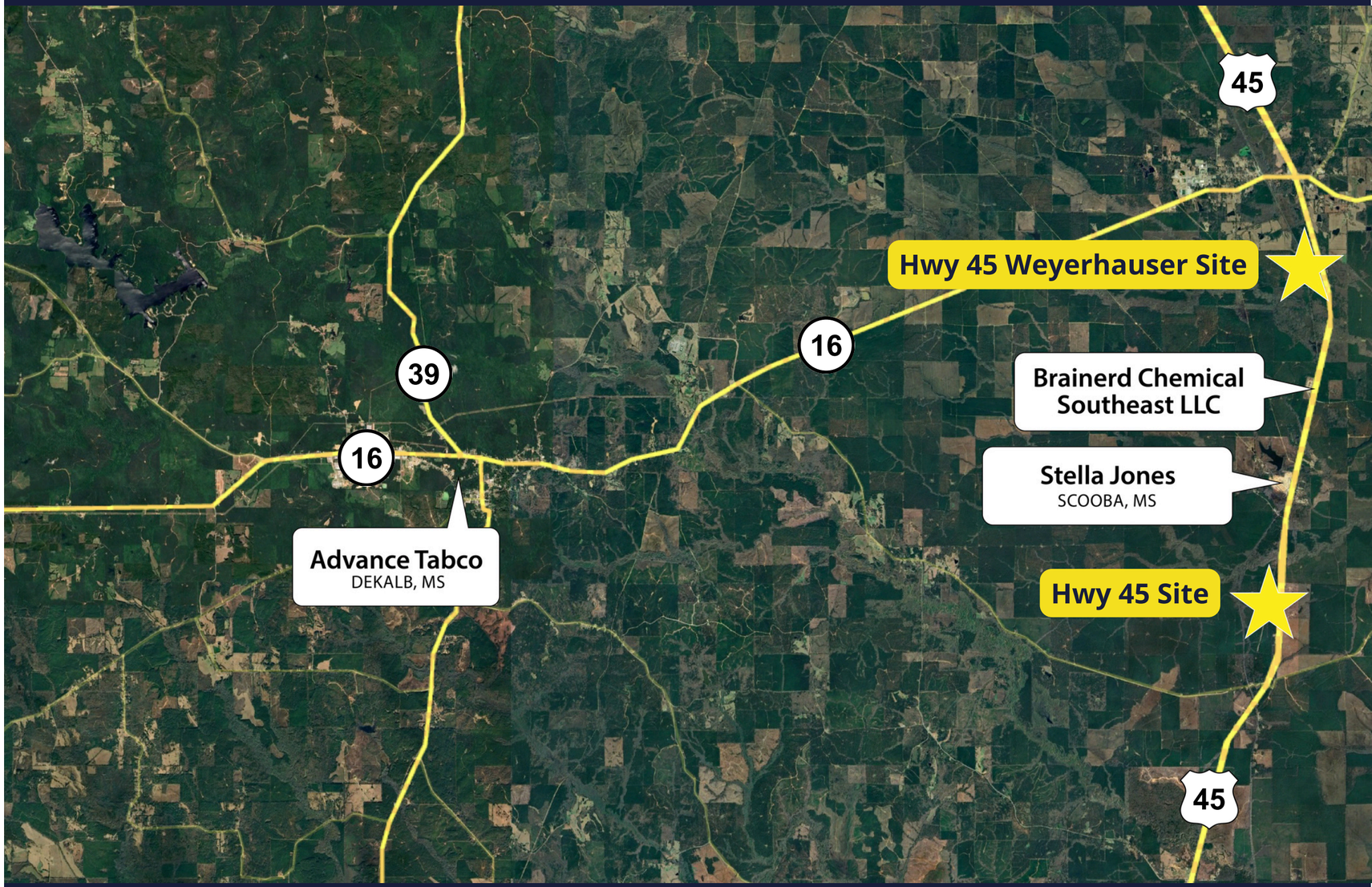
45-MINUTE DRIVETIME OF SITE

74,076



Existing Industries

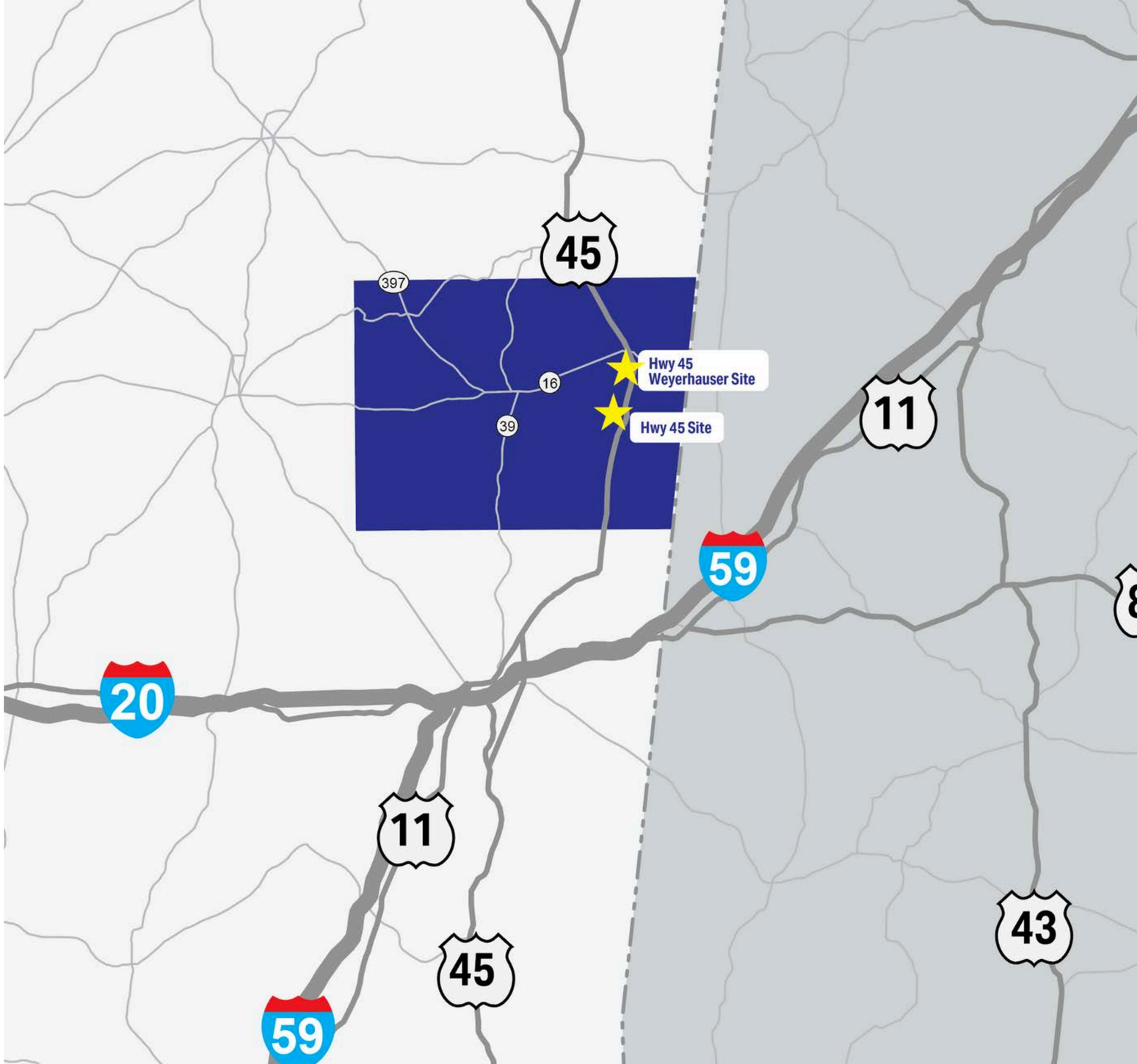
KEMPER COUNTY



Transportation

KEMPER COUNTY, MS

HIGHWAY	HWY 45 SITE DISTANCE	WEYERHAUSER SITE DISTANCE
U.S. Route 45	On Site	On Site
I-20/1-59	29 miles	35 miles



Aerial Map

HWY 45 SITE

- Adjacent to 4-lane divided Hwy 45, North South Access, Michigan to Mobile
- Adjacent to existing Class 1 CPKC Railroad, Service from Canada to Mexico



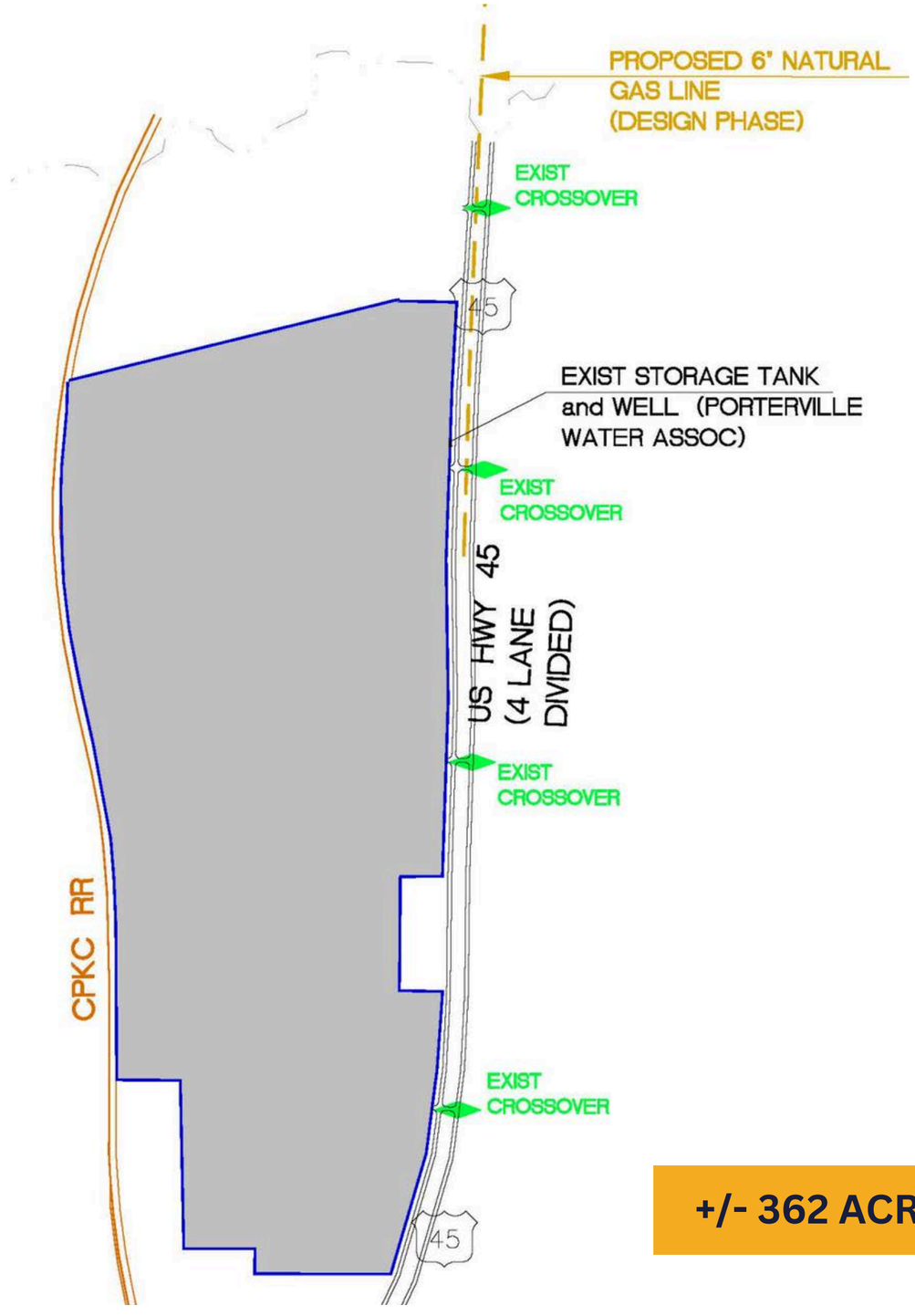
Gas Utilities

HWY 45 SITE

Service Provider: Kemper County Utility District

$3.3 MILLION

INVESTMENT TO DATE



+/- 362 ACRES

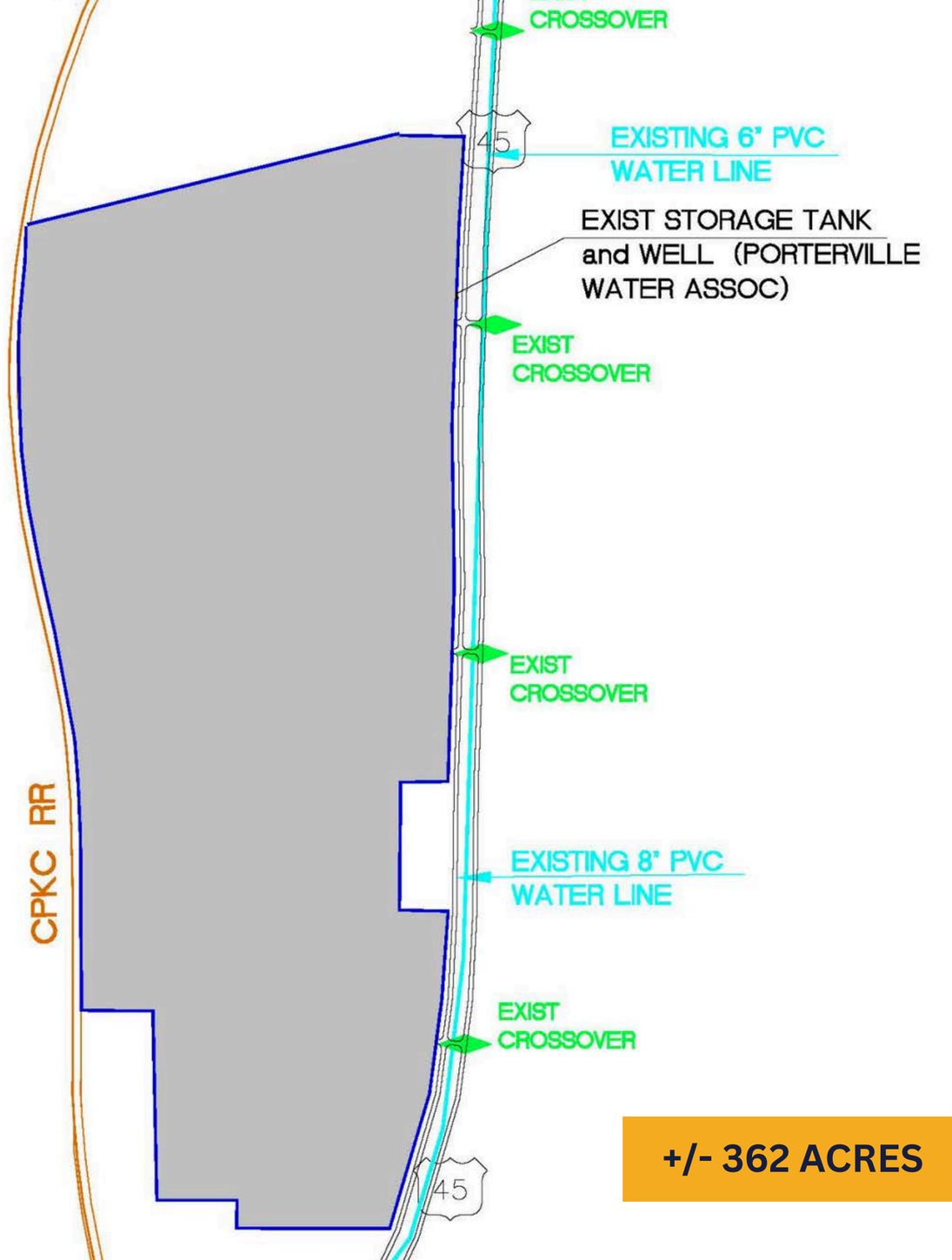
Water Utilities

HWY 45 SITE

Service Provider: Porterville Water Assoc.

$2.4 MILLION

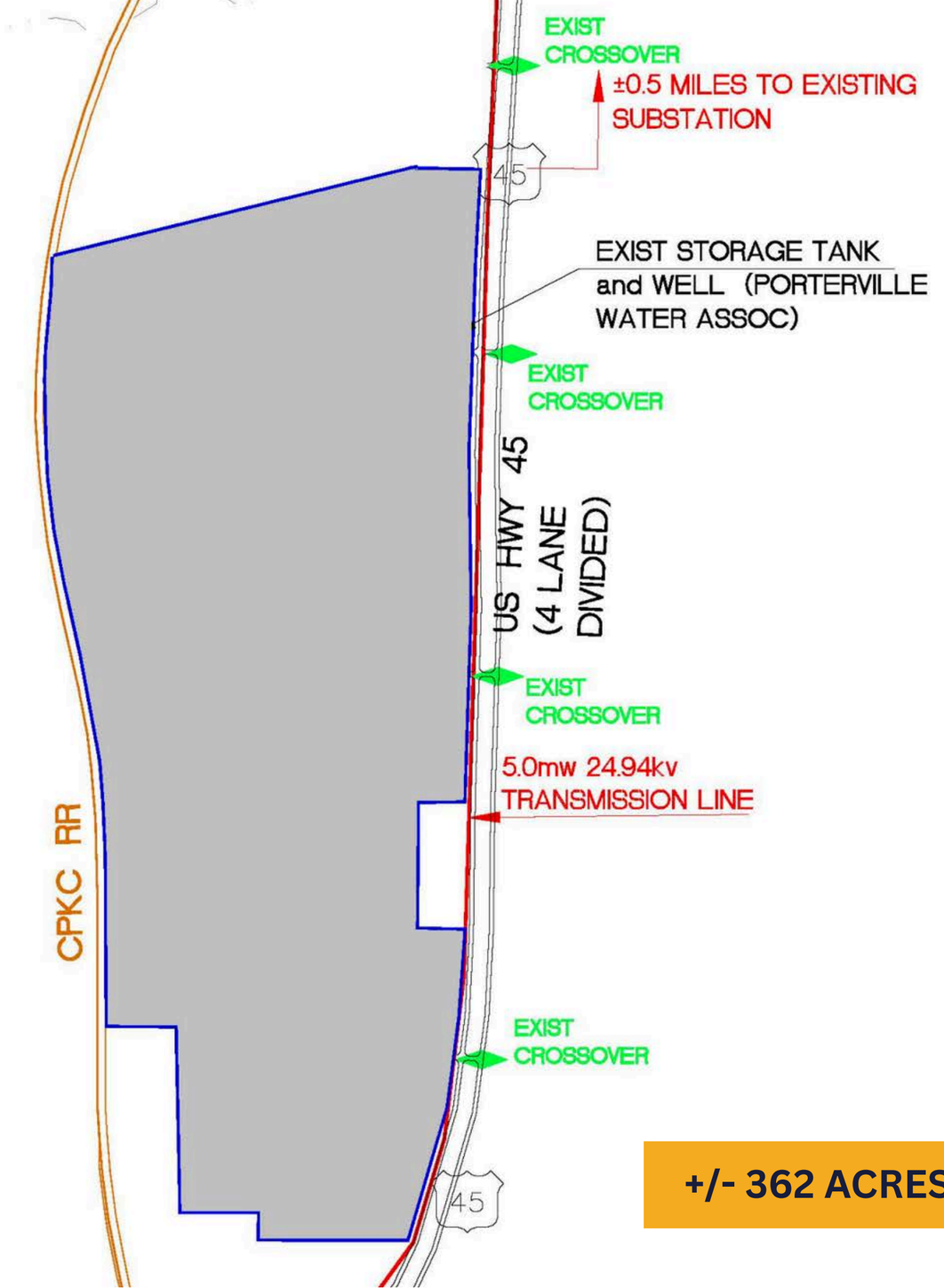
UNDER CONTRACT FOR UPGRADES



Electrical Utilities

HWY 45 SITE

Service Provider: East Mississippi Electric Power Association



+/- 362 ACRES

Aerial Map

WEYERHAUSER SITE

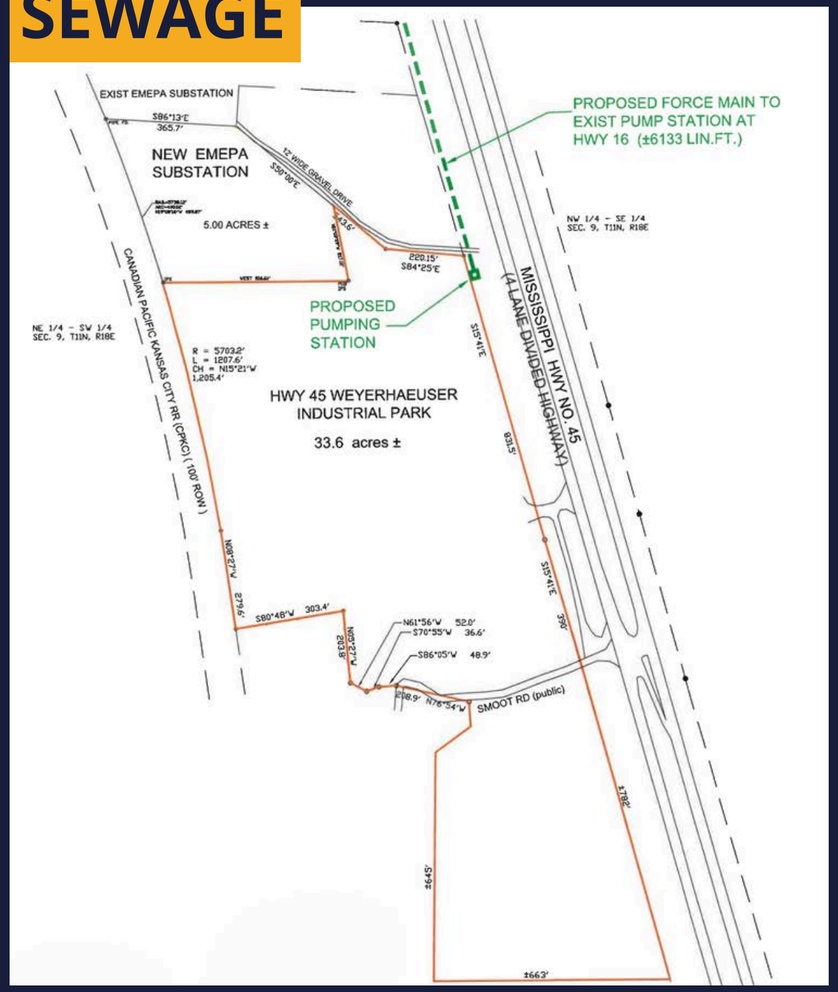
- Adjacent to EMEPA Substation



Utilities

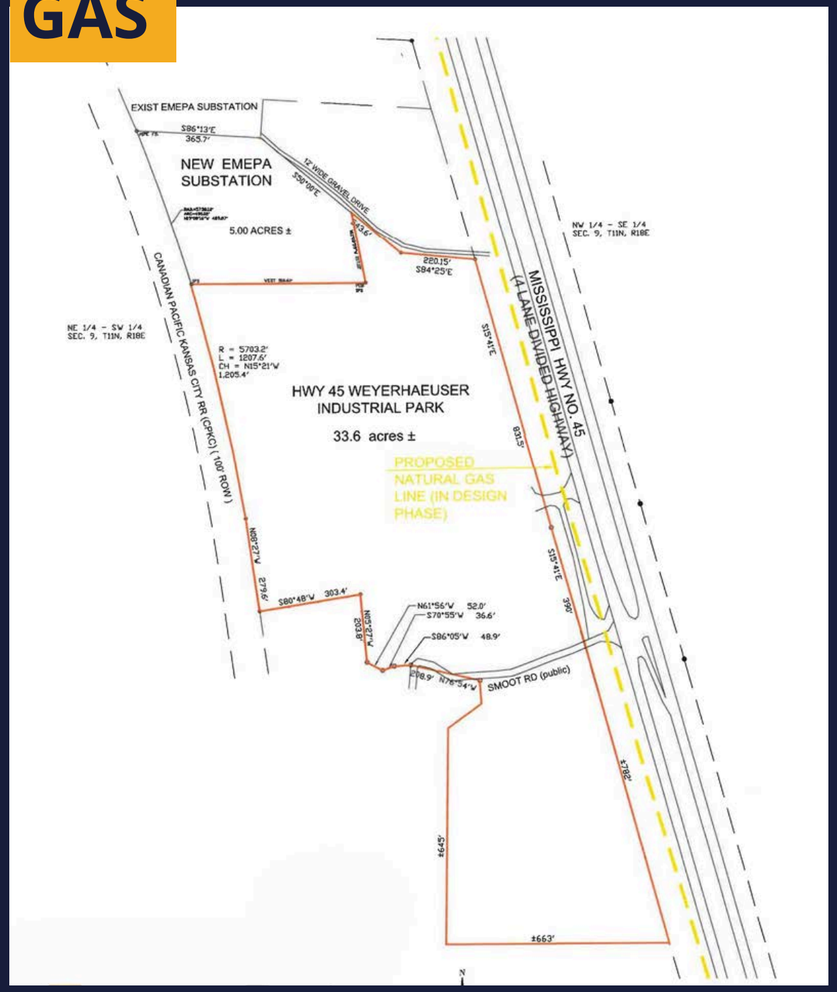
WEYERHAUSER SITE

SEWAGE



Service Provider: Town of Scooba

GAS

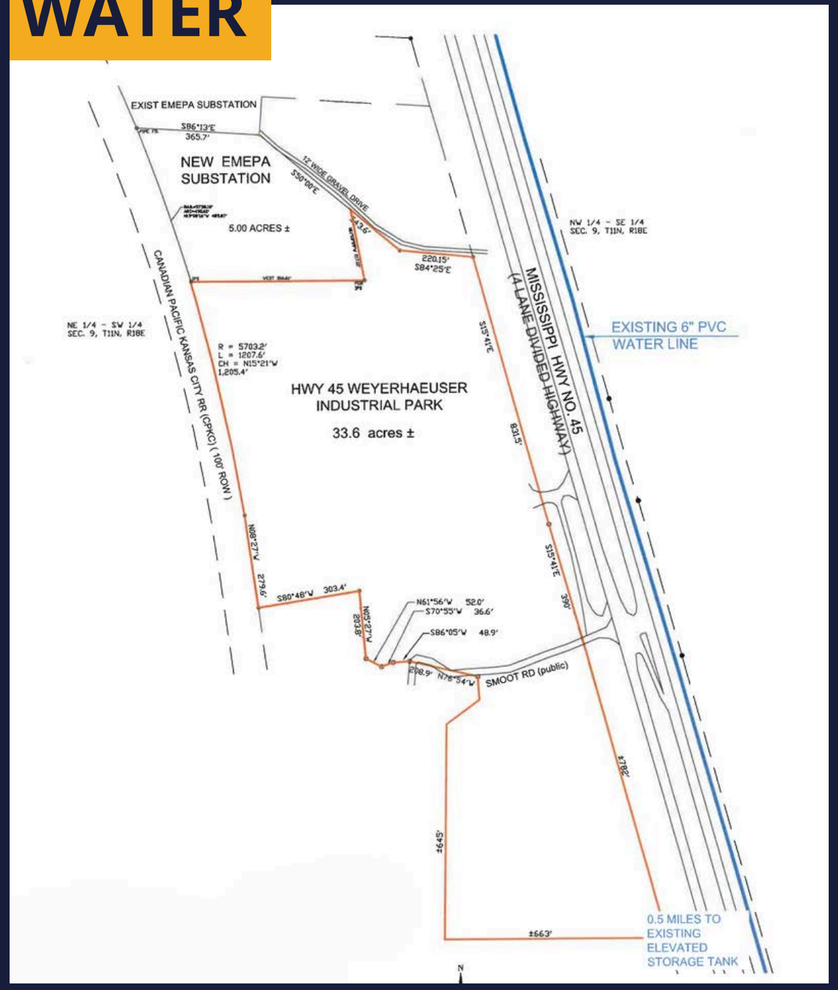


Service Provider: Kemper County Utility District

Utilities

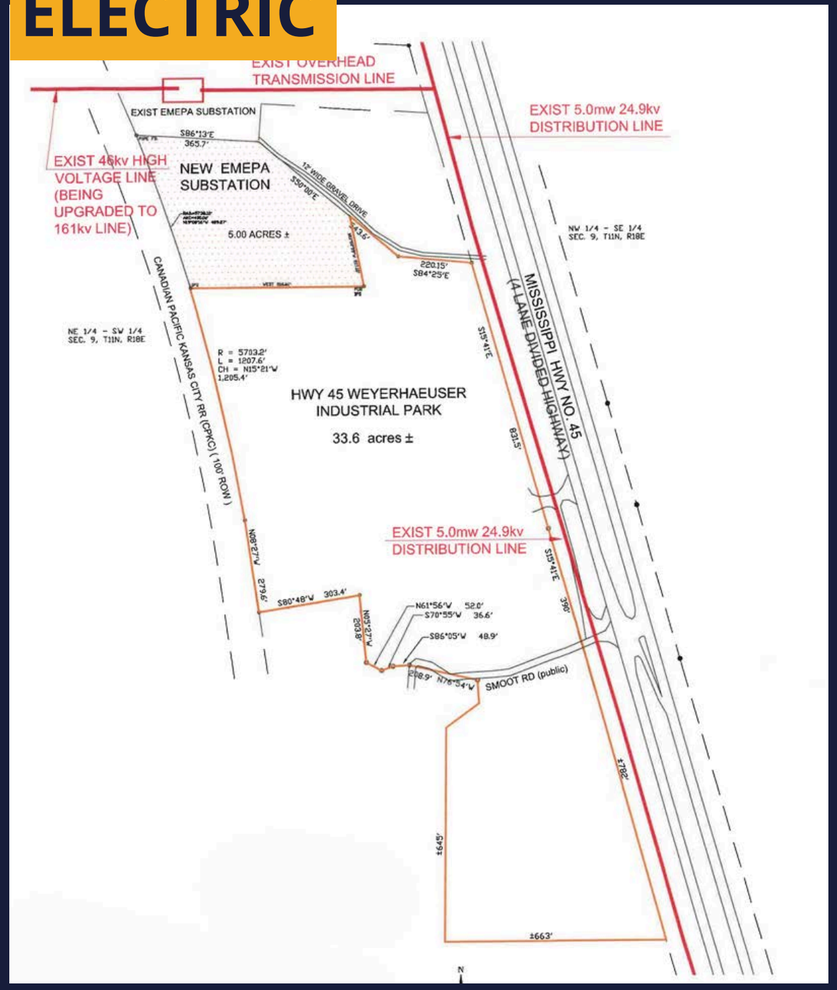
WEYERHAUSER SITE

WATER



Service Provider: Porterville Water Association

ELECTRIC



Service Provider: East Mississippi Electric Power Association

BDO Zone Assets

KEMPER COUNTY, MS



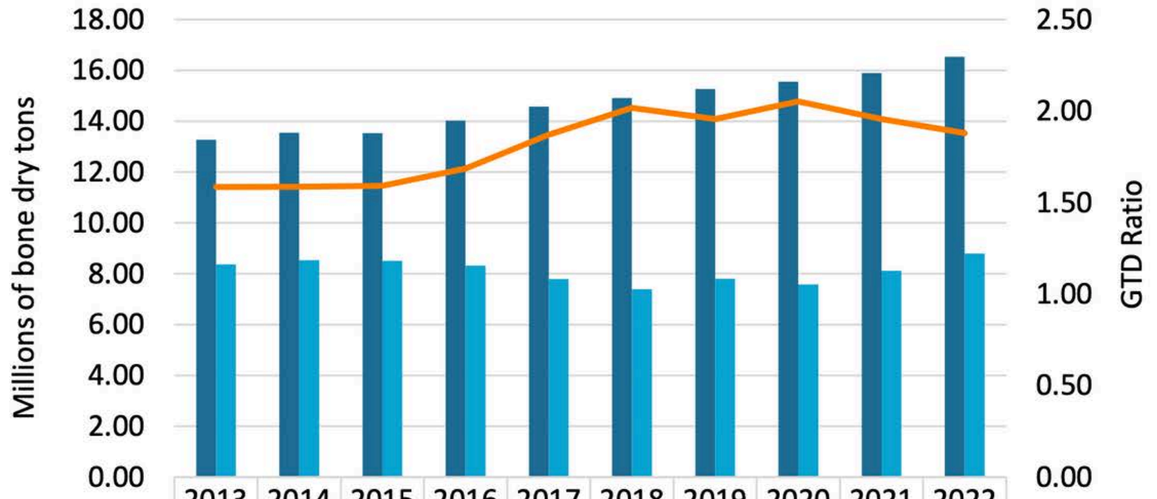
Leading regional forest industry with large network of experienced suppliers

Nationally competitive supply chain labor costs

Underutilized pine forest resource

Comprehensive transport infrastructure, including dense road network, Class I Rail, and proximity to a major waterway providing access to the Gulf of Mexico via Port of Mobile

Average Annual Net Growth, Harvesting Removals, and Growth-to-Drain Ratio



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Annual net growth	13.27	13.55	13.53	14.02	14.57	14.91	15.27	15.56	15.89	16.54
Annual harvest removals	8.37	8.54	8.51	8.32	7.79	7.39	7.81	7.58	8.13	8.79
Growth-to-Drain Ratio	1.59	1.59	1.59	1.69	1.87	2.02	1.96	2.05	1.96	1.88

The Kemper County MS BDO Zone spans east-central Mississippi and west-central Alabama. Pine forests cover 75% of the land area in the region and 90% of the timberland is privately owned.

Regional forest industry capacity has consistently increased over the past decade.

The over 38 wood processing facilities currently operating within a 150-mile drive distance of Scooba, MS are supported by a large network of experienced logging professionals.

Local Incentives

KEMPER COUNTY, MS



10 year ad valorem tax exemptions



Fee in lieu option for $60M investment or more



County property – no zoning



Pro-growth county officials

Lifestyle and Amenities

KEMPER COUNTY, MS

Education

East Mississippi Community College (main campus in Scooba)

Healthcare

Ochsner Stennis Hospital (25-bed critical access hospital with inpatient, outpatient and emergency services)

Recreation

New lakeside residential community

Close proximity to Meridian

Retail

Restaurants

Theater

Vibrant Downtown



STEVEN LOCKLEY, EXECUTIVE DIRECTOR

Kemper County Economic Development Authority
steven@kempereda.com, 601-743-2754

KEMPER COUNTY
MISSISSIPPI
ECONOMIC DEVELOPMENT AUTHORITY