



Central Update

JANUARY 2017

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Central Mississippi Planning &
Development District

CMPDD Receives State and National Awards

The Town of Pelahatchie Comprehensive Plan developed by the Central Mississippi Planning and Development District (CMPDD) has received two prestigious awards. The first was a 2016 Innovation Award from the National Association of Development Organizations (NADO) Research Foundation. NADO is a Washington, DC-based association that promotes programs and policies that strengthen local governments, communities, and economies through regional cooperation, program delivery, and comprehensive strategies. The association's Innovation Awards program recognizes regional development organizations and partnering organizations for improving the economic and community competitiveness of our nation's regions and local communities. Award winners were showcased during NADO's 2016 Annual Training Conference, held October 15-18 in San Antonio, Texas.

The Pelahatchie Plan's second award was the Best Project Award from the Mississippi Chapter of the American Planning Association (APA-MS). This award recognizes best practices, results, and state-of-the-art planning methods for an outstanding plan. The award was presented to CMPDD at the Mississippi and Alabama Chapters of the American Planning Association (APA) Joint Annual Conference, held September 14-16 in Biloxi, Mississippi.

This new plan is a first of its kind in Mississippi in that it incorporates an online version with an interactive digital format that is linked to a GIS map viewer. Those viewing the plan are able to view all areas of the town and activate various map layers such as land use, zoning, infrastructure, building footprints, community services, and ward boundaries. The user may also view aerial photography, as well as topographic and street maps.

The new online version of Pelahatchie's Comprehensive Plan is not only a guide to growth and development, but is also an economic development tool that highlights the character and small town atmosphere that people and businesses find when coming to Pelahatchie. The award winning Comprehensive Plan may be viewed at www.pelahatchie.org.

Another NADO Innovation Award winner was a project for the City of Raymond. Just behind the historic water tank on Town Square are two public buildings, the Raymond City Hall and the Municipal Courtroom. City Hall was built in 1956



Pictured from left to right are Donovan Scruggs, President of APA-MS; David Wade, CMPDD; and Joan Wesley, Chair of APA-MS Awards Committee.



Back row left to right: Aldermen Aubrey Barnette, Jack Moss, Randall Harris, and Joey Jamison.

Front row left to right: Mayor Isla Tullos, Mitzi Stubbs, Alderwoman Lou Anne Askew, and City Clerk Brenda Hubbard.

and the Municipal Courtroom building was built in 1940 and while both of these buildings appear to be structurally sound, neither meets modern building accessibility and life safety codes in a wide array of problem areas. An important part of preparing for economic growth, is having a City Hall that is attractive and inviting to potential businesses and industries, as well as the residents. While meeting with CMPDD, officials determined that making Americans with Disabilities

(see Awards on p.2)

Awards *(continued from p.1)*



Pictured with the NADO award are from left to right are Pelahatchie Mayor Knox Ross and Dave Wade, CMPDD.



McNeely Plastics.



Mitzi Stubbs and Mike Monk accepting the NADO award from NADO Board President Jeffrey Kiely.

Act improvements to these two building would be eligible for a grant through the Mississippi Development Authority. CMPDD completed, submitted, and received approval of a \$450,000 CDBG Public Facilities grant to renovate the two government buildings and now both buildings are welcoming, functional, and accessible and give Raymond the appearance of being the thriving community that it is.

The third Innovation Award winner was the expansion of McNeely Plastics. McNeely Plastic Products, Inc. is an existing industry that wished to expand their production to include printing on the plastic bags they produced but they

did not have the room to expand at their current location in Clinton, MS. The Copiah County Economic Development District found them an available building located in the Copiah County Industrial Park. CMPDD staff began coordinating meetings between the Copiah County Economic Development District, Copiah County Board of Supervisors, McNeely Plastics, and the Mississippi Development Authority to give everyone a good understanding of the needs of McNeely Plastic and Copiah County. As a result of these meetings, CMPDD prepared, submitted, and received approval of grants from several sources to partially fund this

needed expansion and keep them in Mississippi and inside the District's geographic area at the Copiah County Industrial Park.

As a result of this project, Copiah County Economic Development District and Copiah County were able to fill an empty building in the Copiah County Industrial Park and McNeely Plastics was able to expand their business and print their bags in-house instead of incurring the extremely high cost of outsourcing them. Additionally, McNeely Plastics committed to provide 25 new full time jobs for this project and invest \$5,000,000.



Raymond, MS Courthouse.

Southcentral Mississippi Works Boards Conduct Joint Meeting

Southcentral Mississippi Works is the seventeen county workforce area which serves individuals and employers in the central and southwest part of the state. CMPDD serves as the fiscal administrative entity for the federal Workforce Innovation and Opportunity Act (WIOA) funds provided through the U.S. Department of Labor. These federal funds provide various employment and training opportunities to the citizens of CMPDD's workforce area, which are largely made available through the network of seven WIN Job Centers located throughout the area.

SMW workforce activities are overseen by two boards whose members are representative of programs and interests as mandated by the WIOA law. The Local Workforce Development Board is comprised of a majority of business and employer representatives, along with individuals from workforce program partner agencies, such as the Departments of Rehabilitation Services and Employment Security, the community colleges, labor, and a variety of other organizations. The Board of Commissioners is the local elected officials' board and is comprised of one supervisor from each of the seventeen counties in the workforce area. The Board of Commissioners is responsible for appointing the members of the Local Workforce Development Board and for approving the local workforce area plan and budget. These two boards, working in cooperation with each other, plan and direct the workforce employment and training programs and services provided within the workforce area.

The two boards, who meet three times per year, held a joint meeting on December 8 at CMPDD's main office in Jackson. A highlight of the meeting was the opportunity to hear directly from two students attending Hinds Community College. Both students are currently enrolled in the college's MI-BEST



programs. These programs allow individuals who do not already possess a high-school diploma or equivalency to enroll in career tech training. MI-BEST programs are structured to provide both career tech training and high-school equivalency training concurrently, as opposed to an individual having to obtain a high-school equivalency degree prior to entering career tech training. This structure has proven to be highly successful, and is available at most of the community colleges in the state. The workforce area's WIOA funds cover the cost of the tuition and certain other costs for the students' training.

The members of both boards enjoyed hearing these success stories and meeting the students. Seeing individuals that have been helped by workforce programs and listening to them express their appreciation for the assistance those programs have provided strongly reinforces the importance of the job training activities that CMPDD administers.

\$20 Million Available through the Jackson Metropolitan Planning Organization for Transportation Improvements

The Jackson Metropolitan Organization (MPO) announced in August they were accepting applications for the next round of Federal Surface Transportation Block Grant (STBG) funding available through the Jackson MPO. The STBG program is a federal-aid transportation program, which provides funding to local municipalities and counties for transportation improvement projects in urbanized areas. The MPO has made \$20 million available for eligible projects in the categories of capacity deficiency, traffic operational improvements, bridge repair, and pavement management. In order to be considered for funding, applica-

tions had to be submitted to CMPDD by October 21, 2016.

CMPDD received a total of 39 applications requesting over \$34 million in STBG grant funding. Applications are now being reviewed to determine eligibility and graded based upon the MPO's project evaluation criteria. The MPO Policy Committee anticipates announcing funding awards for the projects ranked the highest in February 2017.

Local jurisdictions with applications selected for funding can receive up to 80% in Federal STBG funding for construction costs of a selected proj-

ect. Local jurisdictions are required to provide at a minimum 20% in local matching funds. The only exception to the 20% matching requirement is for traffic operational improvements which address safety concerns. Some traffic operational improvement projects may be eligible for 100% Federal STBG funding.

The MPO's last call for applications took place in 2013 and resulted in twenty-six (26) projects in the metro area receiving \$22.3 million in transportation funding. For more information about the Jackson MPO, please visit www.cmpdd.org.

CDBG Public Facilities Application Approved

A CDBG Public Facilities application that CMPDD prepared and submitted on behalf of the Village of Beauregard in 2016 has been approved by the Mississippi Development Administration. The Village requested and will receive \$449,991.80 to be used in installing a sanitary sewer system for a

portion of the municipality. They are currently making plans for adding sewer service to the remaining portion of the Village.

The CDBG Public Facility Program provides grant funds to local units of government for a variety of public

improvement projects (e.g., water or sewer facilities, storm drainage, public buildings, street reconstruction, etc.) that benefit low and moderate income families and areas. Special priority is given to water and sanitary sewer projects that eliminate existing health and safety hazards.

District Grant Administration Update

The University of Mississippi Medical Center received \$10,000,000 in Katrina Supplemental CDBG Economic Development funds to complete site and utility work for the new School of Medicine building. The initial utilities package was completed in 2016 and Phase II of the utilities work should be completed in January 2017. The construction of the School of Medicine building is anticipated to be complete in Spring 2017, and classes in the new building

will begin in July 2017. As a result of this new building and expanded capacity, UMMC will hire an additional 200 employees and will be positioned to increase its class size.

Additionally, CMPDD is providing administrative services to the City of Canton for their Katrina CDBG project. CMPDD is also providing CDBG Administration Services to the municipalities of Hazlehurst, Puckett, Vicksburg, and Yazoo City, as well as Hinds County.

Hazard Mitigation Planning

Over the last few months, CMPDD has prepared and submitted for approval Hazard Mitigation Plans for the Cities of Flowood and Hazlehurst, and Warren County. The Disaster Mitigation Act of 2000 requires local jurisdictions to maintain an approved Hazard Mitigation Plan to be grant eligible for certain pre- and post-disaster grant programs available through the Mississippi Emergency Management Agency (MEMA) and the Federal Emergency Management Agency (FEMA). In addition, Plans are required to be reviewed and updated every five-years to account for any changes that might have occurred that could increase or decrease a communities risk to a particular hazard.

Predicting where the next disaster will occur, and how severe its impact will be on a community is difficult. Given the right conditions natural disasters, such as tornadoes and flash floods, can occur at anytime and anyplace. Their human and financial consequences can be significant. Mitigation planning is intended to assist communities in determining

their risks to natural disasters and developing an action plan to address the known risks by lessening the impact of natural disasters when they do take place. In the coming months, CMPDD will be working with several local jurisdictions to update their existing Hazard Mitigation Plans before they expire. These include the Cities of Pearl and Terry.

Earlier this year, revised Mitigation Plans were developed and approved for the municipalities of Benton, Brandon, Clinton, Eden, Flora, Florence, Flowood, Georgetown, Hazlehurst, Jackson, Richland, Ridgeland, Pelahatchie, Sartartia, Vicksburg, Wesson, Yazoo City, and the Counties of Copiah, Madison, Rankin, and Yazoo. For more information concerning the mitigation planning process underway or to find out how you can be involved in the process contact Lesley Callender or CMPDD Planning Staff at 601-981-1511, or visit the District's mitigation website page at <http://www.cmpdd.org/mitigation-planning/>.

The District Offers Business and Market Research

The District offers a wide variety of research and reporting services for those seeking to start or relocate a business, purchase land, or simply have a need to analyze demographic and economic data for a specific geographic area within the District's seven county area. Capabilities include being able to aggregate and report data using radial searches and drive time analysis by county, city, neighborhoods, and even specific addresses. A vast array of data topics are available for analysis such as Population, Demographic Categories (i.e. age, race, education, nationality etc.),

Housing, Income, Disposable Income, Retail Sales, Business Summary, Market Potential, and more. The District has unique experience in using Geographic Information System tools to enable better decision making and to assist in economic growth. Most projects require only a minimal fee and the cost is easily outweighed by the tremendous value of the information, reports, and maps provided. Anyone who would like more information about research possibilities should call or email Jay Wadsworth at 601-981-1511 or jwadsworth@cmpdd.org.

District Provides Technical Assistance to DRA

The District's Regional Data Analyst provides annual assistance to the Delta Regional Authority (DRA) with respect to the funding allocation model used by DRA to distribute certain funds to eligible projects in its eight state area. The District gathers unemployment, income, and poverty data for all 252 DRA counties and parishes and enters this information into a model which helps the DRA determine the proper allocation of funding based on the established criteria. This year's project was completed in December of 2016.

Planning Update

Town of Utica

The Town of Utica adopted a Comprehensive Plan in November 2016. CMPDD staff worked with Mayor Kenneth Broome, board members, and several members of "Friends of Utica," to develop the Plan, which is designed to serve a policy guide for growth and development for the next twenty-five years. Staff met with the board, the mayor, and department heads to determine the needs and concerns of the Town, then recommendations were presented in the Plan to address them.

City of Vicksburg

District staff submitted a second draft of the City's updated zoning ordinance for three public hearings in early October 2016. What is different about the proposed ordinance is that the City was divided into twelve distinctive neighborhoods in order to better guide those neighborhoods into developing a sense of place. Each of the neighborhoods is further divided into zoning districts, which will differ somewhat from neighborhood to neighborhood.

The City received a number of comments on the ordinance text and zoning map. CMPDD followed up by reviewing the comments and making necessary changes in the proposed ordinance and map. Once these changes have been completed, a third draft will be presented to the City's Planning and Zoning Commission, which will hold a final public hearing before making a recommendation to the Board of Mayor and Aldermen.

DeSoto County

District staff completed a draft of the third of five articles in the update and reorganization of the DeSoto County Zoning Ordinance. This article, "Special Development Regulations," includes Supplementary District Regulations, Nonconformities, Required Off-Street Parking and Loading, Accessory Buildings and Uses, Buffer Yard and Screening Requirements, and Special Uses such as Manufactured Homes and Vacation Rentals by Owner. The District submitted the draft of Article III to the County for review. Next, the District will update Article IV, "Zoning District Regulations," which includes all zoning district and overlay district regulations.



2017 ANNUAL MAPDD CONFERENCE

MARCH 21-24, 2017 BEAU RIVAGE RESORT & CONVENTION CENTER BILOXI, MISSISSIPPI

The Mississippi Association of Planning and Development Districts is currently preparing for the 2017 Conference. In addition to a variety of interesting guest speakers, there will be over thirty sessions addressing issues of interest to county supervisors, municipal officials, economic developers, PDD staff, and others interested in the development of our state. The conference will also offer social workers the opportunity to earn continuing education hours.

CONFERENCE TOPICS

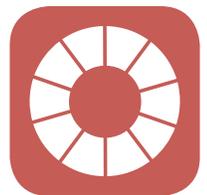
GENERAL SESSION TOPICS:

- Grant Preparation
- Linking Economic Development to Workforce Development
- MS HOME Program
- State and Federal Grant Funding
- Loan Partnerships
- Accounting and Auditing Issues
- GIS Mapping
- Workforce Sector Plans

CONTINUING EDUCATION SESSIONS:

- Elderly Abuse
- Cultural Diversity
- Human Trafficking
- Social Security Information
- Identity Theft and Scams
- Older Adults and Food Safety
- Alzheimer's Awareness

Try the new
MAPDD
Conference App!
Search the
App Store.



ACCOMMODATIONS



Conference participants will stay at the Beau Rivage in Biloxi. To make reservations, call the Beau Rivage at 1-888-567-6667. Be sure to mention that you are with the Mississippi Planning and Development Districts Conference to receive the special group rate of \$149 per night. This rate is guaranteed until February 27, 2017 and requires a first night deposit.

Beau Rivage Resort Group Code:
The Planning and Development Districts
Group Rate: \$149/night (includes Resort Fee)

875 Beach Boulevard • Biloxi, MS

Registration Form

2017 Annual MAPDD Conference March 21-24, 2017

Name _____
(Mr. Mrs. Ms. Dr.) Last Name First Name MI

Badge Name _____

Title _____

Organization _____

Street or P.O. Box Address _____

City _____ State _____ Zip _____

Phone (____) _____ E-mail _____

Please check appropriate fee option(s):

Registration (Before 3/3/17)	\$275	_____
Late Registration (After 3/3/17)	\$325	_____
Spouse Registration*	\$100	_____

*Registered Spouse's Name _____

Continuing Education Credits will be offered to Social Workers.

Please check box to sign up for CE hours.

MML will offer Certified Municipal Official Credits.

Please check box if you plan to participate.

The MAPDD/Valley Golf Tournament, held on March 21, 2017, is a special event offered to all conference registrants compliments of Valley Services.

You must register before March 3, 2017.

Please check the box to sign up.

Golf Tournament (Average Score) _____

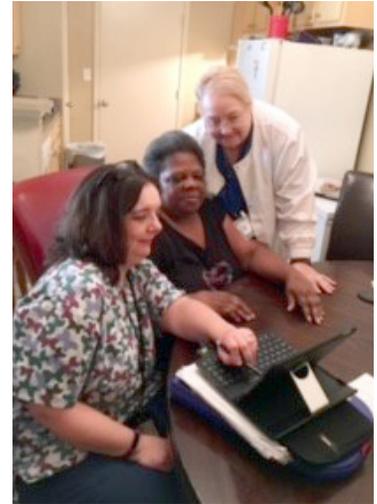
The B.Y.O. Brush Studio will be offering painting parties for conference participants on March 21, 2017. No artistic ability or experience required! All you need is an open mind. The Brush Studio will walk you through the steps to creating your very own masterpiece.

Please check the box for the time you wish to participate.

11:00 a.m. 1:00 p.m. 3:00 p.m

CMPDD's Medicaid Waiver Program Update

CMPDD's Elderly and Disabled (E&D) Home and Community Based Medicaid Waiver program provides Case Management and Home Delivered Meal services to Medicaid eligible elderly and/or disabled recipients who desire to remain in their home. A team consisting of a Registered Nurse and a Licensed Social Worker assess the needs of the recipients, and then coordinate and manage those services on a monthly basis. As the need for in-home services continue to rapidly increase, the District has expanded its staff to accommodate those needs:



Medicaid Waiver team members Darlene Morton and Rebecca Middleton work with a client.

- The District now employs 23 Case Management teams serving 2,471 clients, which reflects a 2% increase in clients served over the last quarter. The number of teams employed also increased from 21 to 23.
- The average number of potential clients maintained on waiting lists is 1643. With the addition of new Waiver teams, this has decreased the average number of potential clients on waiting lists at CMPDD to 1421 district-wide. The new teams have also reduced the length of time a potential client remain on the waiting list.
- In coordination with the Division of Medicaid, the E & D Waiver Case Managers utilize the Long Term Services and Supports (LTSS) website to access and submit assessments and applications for persons applying for the E&D Waiver. Using tablet computers, the Registered Nurse and Licensed Social Worker team is able to submit the InterRAI standardized assessment while in the home of the client.

For more information about this program, please contact Teresa Shoto, RN, Case Management Director, at 601-855-5914 or tburrell@cmpdd.org.

To register, fax this completed Registration Form to MAPDD at 601-981-1515 or mail it to MAPDD, P.O. Box 4935, Jackson, MS, 39296. Full Conference Registration Fee includes registration and admission to all Conference Activities.

CMDC BULLETIN

Ms. Wanda Cowart, President of the Central Mississippi Development Company, Inc. (CMDC), announced the approval of one (1) new loan. The loan was for BG Dental Group for \$1,243,340 of a \$3,108,100 project under the U. S. Small Business Administration's 504 Loan Program. The proceeds of this loan will partially finance the construction of a new office building in Hattiesburg, Mississippi and the business will add two (2) new jobs to the eleven (11) existing jobs in the private sector.

The CMDC is a U. S. Small Business Administration's (SBA's) approved Certified Development Company (CDC) and it works with local banks and other financial institutions in providing business loans to small businesses. These loans allow a small business to finance land, building, and equipment with a low down payment and long term financing at competitive interest rates. Fixed rate low interest financing for small businesses saves thousands of dollars in debt service on fixed assets. Also, this type financing provides an alternative to variable rate financing on long term assets. Many economic forecasters are certain that interest rates will rise. These predictable interest rate increases will not have a negative impact on the cash flow of those businesses that have fixed rate low interest loans through the SBA's 504 Loan Program.



CMDC's SBA 504 loan program funded \$3,150,000 of a \$13,900,000 Hilton Garden Inn project in Flowood, MS. This project will create approximately 64 new jobs.

The maximum loan amount is 40% of the total project cost up to a maximum loan amount of \$5,000,000 depending on the type of project. The maximum amount for eligible manufacturing projects is \$5,500,000.

Ms. Cowart announced that the current interest rates on business loans under the U. S. Small Business Administration's CMDC remain very low! The interest rates are as follow:

<u>TERM (YEARS)</u>	<u>INTEREST RATE</u>
10 (November 2016)	4.67%
20 (December 2016)	4.89%

The interest rate on loans made under the CMDC's Mississippi Minority Business Loan Program has increased from 3.00% to 3.75% per annum (Federal Reserve Discount Rate increased by 25 basis points). The maximum term is 15 years depending on the use of the loan proceeds.

Please visit the District's website (cmpdd.org) for a complete listing of other loan programs. Also, you are invited to contact Larry Anderson or Dwayne Perkins at 601-981-1625 for more information on the various loan programs available to small businesses.

Central Mississippi Mayors Association

The Central Mississippi Mayors Association (CMMA) recently had its annual Christmas Party during their regularly scheduled December quarterly meeting. The CMMA is made up of 34 cities, towns and villages in the Central Mississippi Planning and Development District (CMPDD) area and the quarterly meetings are held in CMPDD's Jackson office. The purpose of these CMMA quarterly meetings is to discuss current issues facing the municipalities and exchange ideas for improving each individual area.





If the name and address of the recipient needs to be updated, please contact our office at 601-981-1511.

Seniors Benefit Greatly from Christmas Project

Three organizations assisted Central Mississippi Planning and Development District/Area Agency on Aging with the 2016 Annual “Santa for Seniors” project. The Jackson Chapter of the National Insurance and Financial Advisors (NAIFA); the Jackson Association of Health Underwriters (JAHU) and Home Instead Senior Care, provided Christmas gifts to over 600 needy seniors in CMPDD’s seven county area. Robes, blankets, gowns, and toiletries were just some of the items purchased for seniors who are homebound, or at local nursing homes or personal care homes. Seniors were asked for their

wish lists and the sponsors supplied the items and District staff delivered them.

The seniors were very appreciative and were encouraged and uplifted by the generosity extended to them. Because of the continued participation of sponsors with this project, the District has been able to provide many needy seniors with Christmas cheer and joy during the holiday season for the past twenty-six years. The District is grateful for the interest and generous support of our sponsors and looks forward to working with them in the future.



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