

**Industrial Park Info**  
**May 3, 2016**

The LINK asked the community to name a steering committee consisting of:

- Two members representing the City (Parker Wiseman and Jason Walker)
- Two members representing the County (Marvel Howard and Bricklee Miller)
- Two members representing OCEDA, who will ultimately own the land (Jack Wallace and John Campbell)
- LINK Executive Committee members Steve Langston and Michelle Amos were also invited to attend the work sessions

There are currently two options under consideration by the Steering Committee:

- 1) 384 acres contiguous acres located at the intersection of Highways 82 and 389. This is commonly referred to as the “Strange Waldrop Stanley” properties.
- 2) 100 acres of 16<sup>th</sup> Section land immediately south of the current Industrial Park. While only 100 acres can be purchased outright, an additional 100 acres could be secured with a project in hand. Additional acreage (approximately 20 acres) will be purchased to connect Airport Road with Highway 25. This will be for a road only (no building allowed).

“Givens” regarding either option:

- 1) Any option would include “clearing and grubbing” Cornerstone at a cost of about \$225,000.
- 2) The natural gas supply is a concern for the community. There is only about 100 MCF of natural gas available. This becomes an issue should a new subdivision require natural gas. It is enough to heat a manufacturing facility but not enough to run equipment. This is a \$10,000,000 fix. The LINK has volunteered to work with the city on options should the city decide to pursue this. It is more than just an economic development issue—it’s a community development issue.
- 3) We are looking at 18-24 months for any option to be totally completed and ready to go. However, the project can be marketed almost from the get-go with the bonds in place securing the work.
- 4) Regulatory concerns exist with any city development.

**Funding:**

The Board of Supervisors voted to move forward with Option #1 on May 5, 2016.

Option #1 is a \$20 million park at a taxpayer cost of \$14 million. When you hear talk of a \$30 million park, that is including a \$10 million gas fix that would actually be necessary for both parks and the community as a whole. **So in terms of cost to the community, an “apples to apples” comparison is \$14 million to \$6 million.**

*Current Local Millage Rates:*

Starkville:	52.96 (county) (38% higher than Lowndes, 7% higher than Clay) 21.98 (city) (50% lower than Columbus, 41% lower than West Point) 66.03 (school) (41% higher than Columbus, 20% higher than West Point)
Columbus:	38.36 (county) 43.89 (city) 46.71 (school)
West Point:	49.43 (county) 37.01 (city) 55.00 (school)

The City of Starkville has the capability to issue \$22 million in bonds over what has been issued. Oktibbeha County has the capability to issue \$30 million in bonds over what has been issued.

A mill in Starkville produces \$220,200 in income.  
A mill in Oktibbeha County produces \$327,335 in income.

*What would it mean per \$100,000 of assessed property?*

In the city: \$44 annually for Option #1—includes city and county taxes  
In the county: \$18 annually for Option #1

In the city: \$20 annually for Option #2—includes city and county taxes  
In the county: \$8 annually

Difference: For each \$100,000 of assessed value (residential), it will cost \$24 more in the City for Option #1, \$10 more annually in the County

For a \$250,000 house in Starkville proper, that amounts to \$109 annually for Option #1, \$49 annually for Option #2. It would be a \$60 annual difference to have the optimal industrial park option as recommended by one of the top economic developers in the country.