

Eagles Flock — City & County Benefits Summary

Location: Hattiesburg, Mississippi (Inside City Limits) **Project:** 103 Homes, 40-Slip Marina, 6-Acre Riverfront Park, Amphitheater, Commercial Services **31 Acres on the Leaf River — Principal Tributary of the Pascagoula, the Largest Undammed River System in the Contiguous United States**

Estimated Annual Recurring Revenue & Economic Activity at Full Build-Out

Benefit Category	Low Estimate	High Estimate	Notes
Ad Valorem Tax Revenue (Residential)	\$379,000	\$665,000	103 homes at \$200K-\$350K avg; 10% assessment, ~184 mills
Ad Valorem Tax Revenue (Commercial/Marina)	\$28,000	\$110,000	\$1M-\$4M commercial value; 15% assessment, ~184 mills
Marina Operations	\$150,000	\$400,000	40-slip facility; slip rentals, fuel, bait, supplies, transient dockage
Kayak & Canoe Rental Operations	\$50,000	\$150,000	Paddle craft serving residents and Pinebelt Blueways through-traffic
Amphitheater & Event Revenue	\$200,000	\$500,000	Live music, community events, food truck nights; vendor fees and local spend
Food Truck & Vendor Activity	\$75,000	\$200,000	Permit fees, sales tax from event-driven commerce
Utility Revenue (Water/Sewer/Garbage)	\$150,000	\$250,000	103 new residential accounts + commercial services
Tourism & Expedition Economy	\$200,000	\$500,000	Destination paddling, fishing, river expeditions; lodging, dining, supplies

Estimated Total Annual Recurring Economic Activity

Scenario	Estimated Range
Conservative (Low)	~\$1.2 million per year
Base	~\$1.8 million per year
Higher Scenario	~\$2.8 million per year

One-Time & Construction Period Benefits

Benefit	Estimated Range	Notes
Construction Employment	50-150 jobs	Phased build-out across residential, marina, park, and commercial
SIP Workforce Development	20-40 certified workers	Structural Insulated Panel training — transferable advanced construction skills
Permit & Impact Fees	\$200,000-\$500,000	Building permits, utility connections, impact fees during build-out
Local Material & Services Spend	\$2M-\$5M	Lumber, concrete, equipment rental, subcontractor wages circulating locally

Grant Revenue Positioning

Eagles Flock infrastructure positions the City of Hattiesburg and Forrest County to pursue funding streams that require built assets as a qualifying condition.

Relevant Precedent: The Sims Road boat ramp project (approximately 5 miles downstream) exceeded \$1 million in total investment, including a \$480,000 Mississippi Outdoor Stewardship Trust (MOST) grant for river access infrastructure.

Hattiesburg's Current Investment Trajectory: Since 2019, the city's 1% tourism sales tax has generated over \$8 million for parks investment and leveraged an additional \$3 million in state, federal, and private grants — a total of \$11 million. The city recently secured a National Park Service Land and Water Conservation Fund grant for new park construction. Currently, only 1% of Hattiesburg's land is dedicated to parks, compared to a 15% national median.

Applicable Grant Programs Include:

- **Mississippi Outdoor Stewardship Trust (MOST)** — River access, trails, conservation; same program that funded the Sims Road project
 - **Land and Water Conservation Fund (NPS)** — Park acquisition and development; Hattiesburg has already received awards from this program
 - **FEMA Hazard Mitigation Grants** — Elevated construction in flood-prone areas reduces future federal exposure
 - **EPA/State Environmental Grants** — Water trail infrastructure, conservation access on the Pascagoula system
 - **USDA Rural Development** — Community facilities, recreational infrastructure in qualifying areas
 - **EDA Tourism & Economic Development** — Destination infrastructure supporting regional economic growth
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Strategic Context

The Pascagoula River System. The Leaf River at Hattiesburg is a principal tributary of the Pascagoula — identified by *Science* magazine in 1994 as the largest undammed, unchannelized major river system in the lower 48 states. The Nature Conservancy, American Rivers, and the Mississippi Department of Environmental Quality all affirm this designation. Eagles Flock provides direct public access to this nationally significant natural asset.

The Pinebelt Blueways. Eagles Flock connects to a 52-mile mapped and signed paddle trail system on the Leaf and Bouie Rivers. The city, county, and state have already invested over \$1 million in this network. The project adds a new access point, rest stop, and launch facility — filling a gap in existing infrastructure rather than building something from scratch.

Workforce Development. Structural Insulated Panel (SIP) construction is an advanced building technology gaining traction nationally for energy efficiency and disaster resilience. Workers trained and certified during Eagles Flock construction carry those skills into the regional labor market — a tangible workforce development outcome the city can point to beyond the project itself.

Reduced Flood Risk Exposure. All 103 homes are elevated SIP construction on timber piers, designed for the floodplain rather than fighting it. This approach eliminates the repetitive FEMA claim cycle and reduces the city's long-term flood risk liability — no buyout exposure, no ongoing mitigation costs.

No Ongoing Public Subsidy Required. Eagles Flock is market-rate development. There are no annual operating subsidies, affordability compliance obligations, or monitoring costs for the city. Revenue flows in; nothing flows out.

Summary Statement

At full build-out, Eagles Flock is projected to generate between \$1.2 million and \$2.8 million per year in combined tax revenue and local economic activity for the City of Hattiesburg and Forrest County — from 31 acres of land that currently produces negligible public revenue. The development requires no ongoing public subsidy, adds resilient housing stock, creates permanent employment, and positions the city to capture grant funding through built infrastructure on a nationally significant river system.

All figures are conceptual estimates drawn from comparable projects, published industry data, and representative local rates. Ranges are intended to convey order of magnitude and are pending formal market studies and further analysis. Final outcomes depend on actual sales values, occupancy rates, operating models, millage adjustments, and market conditions.