

By: Representative Creekmore IV

To: Ways and Means

HOUSE BILL NO. 1205

1 AN ACT TO CREATE THE MISSISSIPPI MAIN STREET REVITALIZATION
 2 GRANT ACT; TO PROVIDE THAT THE MISSISSIPPI MAIN STREET ASSOCIATION
 3 SHALL ACCEPT APPLICATIONS FROM MAIN STREET PROGRAMS IN THIS STATE
 4 FOR DOWNTOWN REVITALIZATION PROJECTS; TO PROVIDE THAT THE
 5 MISSISSIPPI MAIN STREET ASSOCIATION SHALL PRIORITIZE SUCH
 6 APPLICATIONS AND SUBMIT A LIST OF SUGGESTED RECIPIENTS TO THE
 7 LEGISLATURE NO LATER THAN DECEMBER 1 OF EACH YEAR AND THAT THE
 8 LEGISLATURE SHALL REVIEW THE SUBMITTED LIST AND DETERMINE THE
 9 PROJECTS FOR WHICH TO AWARD GRANTS THROUGH THE DEPARTMENT OF
 10 FINANCE AND ADMINISTRATION IN AN APPROPRIATION BILL; TO CREATE THE
 11 "MISSISSIPPI MAIN STREET REVITALIZATION GRANT FUND" AS A SPECIAL
 12 FUND IN THE STATE TREASURY FOR THE PURPOSE OF PROVIDING FUNDS FOR
 13 GRANTS UNDER THIS ACT; AND FOR RELATED PURPOSES.

14 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

15 **SECTION 1.** This act shall be known and may be cited as the
 16 "Mississippi Main Street Revitalization Grant Act." The
 17 Mississippi Main Street Revitalization Grant Act will authorize
 18 the Department of Finance and Administration through
 19 appropriations by the Legislature to make grants available to
 20 designated Main Street programs for projects leading to the
 21 revitalization of Mississippi's downtowns.

22 **SECTION 2.** (1) For the purposes of this section:



23 (a) "Eligible recipient" means a Main Street designated
24 program that is a good-standing member of the MMSA, has obtained
25 Section 501(c) (3) tax-exempt status from the Internal Revenue
26 Service and possesses match funds to match twenty percent (20%) of
27 the total project cost. A Main Street program will be ineligible
28 for a grant under this section, if their community was a recipient
29 of a grant under this section in previous years.

30 (b) "Main Street designated program" means a local Main
31 Street program that has achieved and maintained Designated
32 Community status by the MMSA.

33 (c) "Matching funds" means and includes both cash and
34 the value of any contribution made towards the proposed
35 revitalization project. No state funds may be included in
36 determining the amount of the match.

37 (d) "MMSA" means the Mississippi Main Street
38 Association.

39 (2) The MMSA shall accept applications from eligible
40 recipients, prioritize their applications and submit a list of
41 suggested recipients to the Legislature no later than December 1
42 of each year. The Legislature shall review the submitted list and
43 determine the projects for which to award grants to eligible
44 recipients through the Department of Finance and Administration in
45 an appropriation bill. The MMSA will consider projects in
46 relation to the following criteria:

47 (a) Demonstration of local financial need;



- 48 (b) Projects that demonstrate high local impact;
49 (c) Projects that produce a high level of public
50 benefit;
51 (d) Projects that demonstrate best practices in
52 preservation;
53 (e) Projects that will possess local administration and
54 implementation capacity;
55 (f) The distribution of geographic size and location of
56 the project;
57 (g) Projects that will be completed on time; and
58 (h) Whether the community for which the project is
59 located has not received funding under this section for the
60 previous year.

61 (3) The Department of Finance and Administration shall
62 provide grant funds to the Main Street programs under this section
63 on a reimbursement basis, not to exceed the Five Hundred Thousand
64 Dollars (\$500,000.00) per program each year, and grantees shall
65 not receive compensation for their required twenty percent (20%)
66 local match.

67 (4) Eligible costs for the expenditure of grant funds
68 include the acquisition of land and any improvements thereon,
69 preservation of historic downtown structures and sites, and
70 initiatives that will produce a revitalization to the economy of
71 the historic downtown areas.



72 (5) Grants may be awarded for prospective purchases or for
73 acquisitions of which the applicant has closed. In the latter
74 case, the applicant shall demonstrate:

75 (a) The closing occurred no more than twelve (12)
76 months prior to the date of application for the grant; and

77 (b) The subject purchase was made to help preserve and
78 revitalize the location and economy of a historic downtown
79 community.

80 (6) Any eligible organization making an acquisition of
81 downtown property or interest therein pursuant to this section
82 shall grant to the Department of Finance and Administration or
83 other holder a perpetual easement placing reasonable restrictions
84 on the use or development of the land. In cases where the
85 easement is granted to a holder other than the Department of
86 Finance and Administration, all terms and conditions of the
87 easement shall be reviewed by and found by the Department of
88 Finance and Administration to accomplish the perpetual
89 preservation of the historic downtown property. Such other holder
90 shall demonstrate to the department that it has the capacity and
91 expertise to manage and enforce the terms of the easement.

92 (7) Grantees must adhere to Mississippi state procedures and
93 guidelines relating to the implementation and financing of the
94 approved project. Grantees must also submit any and all audit and
95 financial statements as required by the State of Mississippi.



96 (8) Nothing in this section shall preclude the subsequent
97 transfer or assignment by a state agency or other owner or holder
98 of any property interest acquired pursuant to this section to the
99 State of Mississippi, the county, city, town or municipality in
100 which the land is located, for the purpose of further preserving,
101 improving, or maintaining the downtown property. The Department
102 of Finance and Administration shall facilitate transfers and
103 assignments of any such interests held by the department.

104 (9) There is created in the State Treasury a special fund to
105 be known as the "Mississippi Main Street Revitalization Grant
106 Fund," which shall consist of funds made available by the
107 Legislature in any manner and funds from any other source
108 designated for deposit into such fund. The fund shall be
109 maintained by the State Treasurer as a separate and special fund,
110 separate and apart from the General Fund of the state. Unexpended
111 amounts remaining in the fund at the end of a fiscal year shall
112 not lapse into the State General Fund, and any investment earnings
113 or interest earned on amounts in the fund shall be deposited to
114 the credit of the fund. Monies in the fund shall be used by the
115 Department of Finance and Administration, upon appropriation by
116 the Legislature, for the purposes provided in this section.

117 (10) The Director of the Department of Finance and
118 Administration shall establish guidelines for the expenditure of
119 grant funds and reports relating to the expenditure of grant
120 funds. The department may utilize no more than two percent (2%)



121 of the amount of funds deposited into the Mississippi Main Street
122 Revitalization Grant Fund for administrative expenses in carrying
123 out its duties under this section.

124 (11) To carry out this act, the Department of Finance and
125 Administration may enter into cooperative agreements with entities
126 in the public and private sectors, including:

- 127 (a) Colleges and universities;
- 128 (b) Historical societies;
- 129 (c) State and local agencies; and
- 130 (d) Nonprofit organizations.

131 (12) To develop cooperative land-use strategies and conduct
132 activities that facilitate the conservation of the historic,
133 cultural, natural and scenic resources, the Department of Finance
134 and Administration may require that recipients seek and secure
135 technical assistance from the MMSA, to the extent that a recipient
136 of technical assistance is engaged in the protection,
137 interpretation or commemoration of historically significant
138 property in the area in and around the historic downtown site.
139 The MMSA will provide administrative support to local Main Street
140 grantees to ensure proper grant administration and project
141 implementation.

142 **SECTION 3.** This act shall take effect and be in force from
143 and after July 1, 2023.

