



# HANCOCK

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PORT • AIR • SPACE

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HANCOCK COUNTY PORT & HARBOR COMMISSION

## 2024-2025 ANNUAL REPORT



**INSPIRED.  
INVESTED.  
INTERCONNECTED.**





This past year brought significant change at the federal level, impacting trade policies, production costs, and investment decisions for many of our industrial partners. Shifts in tariffs and national priorities created uncertainty across several industries, leading some companies to scale back production, pause projects, or delay decisions on new capital investments while they evaluated evolving market conditions.

Even with these challenges, Hancock County Port and Harbor Commission remained focused on progress and growth. We advanced key infrastructure projects, hosted major events, and strengthened partnerships across Stennis International Airport, Port Bienville, and Stennis Space Center. Highlights from the year include completing a new warehouse, expanding rail capacity, signing new contracts, acquiring additional property, and supporting tenant expansions. We also continued work to permit and prepare new sites for future investment.

Our most extensive marketing effort yet introduced new materials and a national digital campaign aimed at attracting industries that align with Hancock County's strengths. With renewed federal focus on aerospace and defense, our community is well-positioned to seize new opportunities in these growing sectors.

Looking forward, our newly adopted budget emphasizes continued investment in infrastructure and job creation including new facilities at Stennis International Airport and Port Bienville, Phase I of the Port Bienville Intermodal Yard, and ongoing development at Ignition Park at Stennis. These efforts will strengthen Hancock County's economic foundation and support sustainable growth for years to come.

**Blaine LaFontaine**

Executive Director/CEO  
Hancock County Port and Harbor Commission



# BOARD OF COMMISSIONERS



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Board Members



# NEW HIRES

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**RACHELLE BERRY**  
ADMINISTRATIVE ASSISTANT

We're pleased to introduce Rachelle, who joined the HCPHC as our new Administrative Assistant. A lifelong resident of Hancock County, Rachelle brings 17 years of administrative experience, previously serving the Hancock County Board of Supervisors Maintenance Department. She's already an invaluable asset, providing essential support and ensuring our office runs smoothly.



**BROOKE GLASS**  
MANUFACTURING DEVELOPMENT

We're excited to welcome Brooke Glass as our new Manufacturing Development Specialist. Brooke plays a vital role in attracting new industries to Port Bienville Industrial Park, supporting existing businesses, guiding site development, and strengthening our local workforce. A lifelong Hancock County resident, she brings deep community ties and valuable experience from more than 13 years in education and insurance.

# RETIREMENTS

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**DAVID ODOM**  
MAINTENANCE DIRECTOR

After 25 years of exceptional service, David Odom, our dedicated Maintenance Director for Port Bienville Industrial Park, announced his retirement in 2025. David has been instrumental in ensuring the seamless operation and meticulous maintenance of our facilities, providing support across all port operations. His commitment and expertise have significantly contributed to our success. We extend our deepest gratitude to David and wish him a well-deserved, fulfilling retirement.

# INNOVATION LEADS THE WAY

At Hancock County Port and Harbor Commission, we continue to believe that real results stem from strategically combining the right people and resources with moments of unparalleled opportunity. Building on our legacy from the space age revolution, we remain a powerful catalyst for business and economic growth, leveraging the local ingenuity and unique logistical advantages found within our distinctive port, air, and space footprint. With strategic access points, sustainable innovation, strong community engagement, and an empowered workforce, we are ready to propel established enterprises toward even greater success.

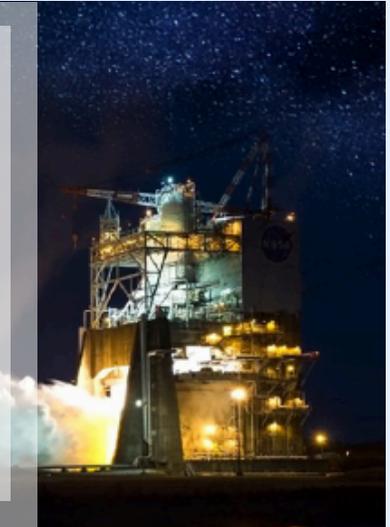
While breakthroughs may happen unexpectedly elsewhere, here, every move in 2025 is made with intention and backed by expertise that isn't afraid to accelerate, venture into the unknown, and create something truly legendary. Join us as we continue to shape Hancock County's remarkable future.





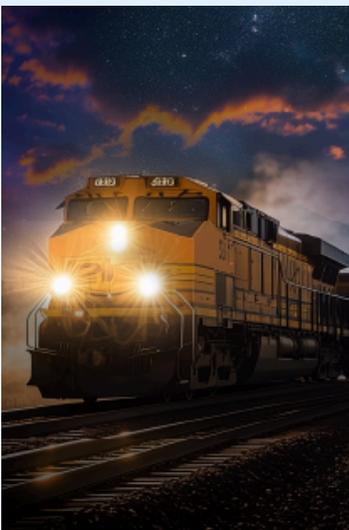
## STENNIS SPACE CENTER

Stennis Space Center remains a powerful economic engine for our region, fueling countless jobs and groundbreaking research. By attracting a highly skilled workforce and driving advanced technological development, Stennis actively shapes a dynamic future for Hancock County.



## PORT BIENVILLE INDUSTRIAL PARK

Located minutes from three major interstates, Port Bienville Industrial Park is a hub for advanced manufacturing and global innovation. With direct rail and waterway access, it connects regional industries to international markets with efficient shipping and logistic channels.



## STENNIS INTERNATIONAL AIRPORT

Stennis International Airport & Airpark offers 1,800 acres of Airpark space, a runway for the world's largest aircraft, and reliable all-weather service. With easy highway access and a Foreign Trade Zone designation, it delivers cost-effective transit and shipping solutions connecting businesses worldwide.



## A MILESTONE COMPLETION

HCPHC proudly announces the successful completion of the \$6 million Port Bienville Railroad Storage Yard, a significant investment funded by the Maritime Administration's Port Infrastructure Development Program. This project marks a significant milestone, expanding the rail line with a new sidetrack and storage yard track ladders, increasing the Port's capacity by 150 car spaces to a total of 610 cars.

These enhancements now allow for smoother operations, reduced congestion, and improved coordination with regional rail partners. By increasing our ability to manage rail traffic and store equipment safely and efficiently, the project strengthens our overall transportation network and positions Port Bienville to meet the evolving needs of the tenants we serve.

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This project represents a major step forward, delivering improved safety, greater efficiency, and increased capacity. By utilizing steel ties designed for a 50-year lifespan, we're also committing to substantial long-term maintenance cost reductions.

**Shane LaFontaine**  
Port Director of Port Bienville Industrial Park

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## WATERTOWER

In 2025, Port Bienville successfully completed the construction of a new water tower. This significant infrastructure upgrade enhances the port's utility capabilities and ensures reliable water service and fire suppression capabilities to support current and future operations.



## SOUTHROAD REPAVING

This year, South Road at Port Bienville was completely repaved, significantly enhancing the flow and efficiency of transportation within the port. This crucial infrastructure improvement ensures better access and support for all businesses utilizing the port facilities.



## NEW LOCOMOTIVE

Port Bienville Shortline Railroad announced the arrival of its newest locomotive in 2025, a powerful addition that underscores its commitment to providing top-tier rail transportation. This investment will allow the railroad to better serve its industries and continue supporting the growth of Port Bienville.



# PORT BIENVILLE



**30,000  
SQ FT**



Warehouse 3 is Hancock County Port & Harbor's newest publicly owned facility in Port Bienville in nearly 20 years.

**Blaine LaFontaine**  
Executive Director



## EXPANDING CAPACITY, WELCOMING GROWTH

HCPHC significantly advanced Port Bienville Industrial Park's capabilities in 2025 with the completion of the new 30,000-square-foot Warehouse 3. Funded by a \$2 million Mississippi Development Authority Port Improvement Grant, it will house an existing tenant and enhance regional logistics.

Additionally, Port Bienville welcomed Salacia Logistics & Holdings LLC as a new tenant in the 36,047-square-foot Warehouse 1. Salacia's expertise in dry bulk material logistics, including various salt products, will further support existing industries like Alpek Polyester, collectively expanding the port's operational capacity, fostering economic growth, and solidifying Mississippi's position as a vital transportation and logistics hub.



## NEW HORIZONS FOR GROWTH

In a strategic move to expand its industrial capabilities and attract new businesses, HCPHC successfully acquired the former Solvay property on Webre Road within Port Bienville Industrial Park. This 7.1-acre site features over 22,000 square feet of diverse, heated, and cooled buildings, including a main complex, factory, and office space, all of which were constructed in 2004.

Its prime location offers unparalleled logistical advantages with proximity to 12-foot draft industrial canals for barge operations, the Port Bienville Shortline Railroad, and excellent interstate connectivity (I-10, I-12, I-59). HCPHC is actively rehabilitating and marketing this facility, aiming to replicate past successes in attracting significant investment and creating jobs, thereby enhancing Port Bienville's capacity for sustained economic growth.



Just as we successfully transformed the former Manufab property to welcome Point 8 Power, our goal is to rehabilitate this facility, cultivating new investment and jobs for its future and for Port Bienville.

**Blaine LaFontaine**  
Executive Director



**22,000**  
**SQ FT**

## NAMMO MAC LLC SECURES \$95 MILLION CONTRACT

Nammo MAC LLC, a key tenant at Port Bienville Industrial Park, secured a five-year IDIQ contract from the Marine Corps Systems Command, valued up to \$95,000,000, for the production of .50 Caliber Polymer Cased Ammunition. This contract, which runs from June 2025 to June 2030, reinforces the company's commitment to local operations and job creation at its Bay St. Louis facility, while also allowing Nammo MAC to pursue other NATO markets.



We're thrilled to secure this follow-on IDIQ, which represents another five-year commitment from the U.S. Government to Nammo MAC LLC. While the contract has a ceiling of \$95 million, we're in constant dialogue with the government and are simultaneously working hard to enter other NATO markets, actively quoting five countries.

**Rich DesCoteaux**  
Nammo MAC General Manager





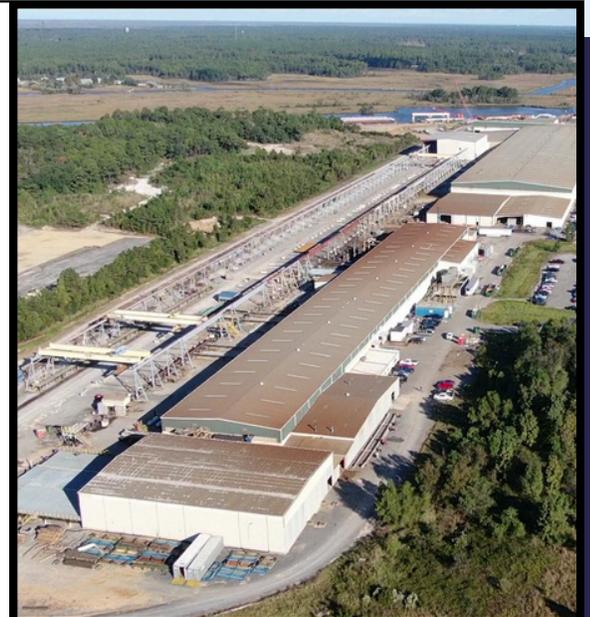
## SNF POLYCHEMIE EXPANSION

In the summer of 2025, SNF Polychemie awarded contractor DNP a \$2 million office renovation project at the former Beier Radio facility. This investment marks an important step in the company's long-term commitment to its Hancock County operations. In addition to the renovation, SNF Polychemie also secured the abandonment of a portion of Road D, allowing the company to consolidate its property for future expansion and planned growth. These efforts reflect SNF Polychemie's dedication to strengthening its presence within Port Bienville Industrial Park.



## JINDAL EXPANSION

Jindal Tubular USA is embarking on a major \$12 million expansion that will introduce a forming mill and one welding line by the end of 2026, creating 21 new jobs. The company continues to invest in the facility's future, committing \$6 million to industrial automation and robotics for improved output and safety. The company has submitted for Mississippi Development Authority incentives tied to an additional \$20 million in capital expenditures for equipment and process upgrades.



# PORT BIENVILLE

## KEY INDUSTRIAL REDEVELOPMENT

A major milestone in the Commission's strategy to redevelop existing assets was achieved with the successful sale of the 72,000 square-foot Point Eight Power building within Port Bienville Industrial Park. Adler Industrial, the preferred development partner for Point Eight Power, acquired the property after negotiations with Point 8 Power and HCPHC to invest an additional \$2M dollar of upgrades into the facility to support the long-term needs for Point 8 Power and its customers.



HCPHC is grateful we have partners like Adler Industrial that are willing to invest in Port Bienville and give companies like Point 8 Power facilities needed to secure its foundation and workforce in Hancock County.

**Blaine LaFontaine**  
Executive Director





## HANGAR RENOVATION ATTRACTS NEW TENANT

In October, WCF Aerospace signed a lease for a renovated hangar at Stennis International Airport, becoming the first FAA Part 145 certified maintenance, repair, and overhaul facility on the airfield. This milestone marks an expansion of the airport's aviation service capabilities, underscoring its growing role as a center for aviation operations along the Gulf Coast.

The hangar renovation, funded in part by a grant from the Mississippi Development Authority, included substantial improvements such as a new roof, exterior sheet metal wrap, HVAC system, energy-efficient lighting, and upgraded office and restroom spaces. WCF Aerospace's investment enhances the airport's ability to support a broader range of aircraft maintenance activities, creates new skilled job opportunities, and contributes to the continued economic growth of Hancock County and the surrounding region.



We're thrilled to welcome our newest FAA Part 145 Repair Station. Their investment enhances our airport's capabilities, creates and helps retain valuable jobs here on the Gulf Coast, and reinforces Stennis as a key hub for aircraft maintenance and innovation in the Southeast.



**Austin Jenkins**  
Airport Director



## FROM TECHNOLOGY PARK TO *IGNITION PARK*

The former Stennis Technology Park is now transforming into Ignition Park at Stennis, a significant development project poised to become a unique cluster for new industry and technologies adjacent to Stennis International Airport. With a total investment of \$11.6 million, this initiative is underway thanks to the support of Governor Reeves and the Mississippi Development Authority. The initial progress timeline includes several key phases: Phase I delivered an 11,000 square foot office facility for I-ATLAS in December 2025. Following this, Phase II and Phase III will add two light-industrial, pad-ready sites each, with square footage ranging from 21,000 to 37,000 square feet, all with an anticipated completion in Q1 2026 and Q3 2026, respectively. The completion of Phase 1 marks the start of several planned phases of development, helping to retain existing tenant operations while "Igniting Ideas That Take Flight."

<b>PROGRESS TIMELINE</b>	
<b><u>PHASE I</u></b>	<b>NEW FACILITY FOR I-ATLAS</b> 11,000 SQUARE FOOT OFFICE COMPLETED DECEMBER 2025
<b><u>PHASE II</u></b>	<b>2 PAD-READY SITES FOR LIGHT INDUSTRIAL DEVELOPMENT</b> 30,000 SQUARE FOOT AND 37,000 SQUARE FOOT PADS ANTICIPATED COMPLETION Q1 2026
<b><u>PHASE III</u></b>	<b>2 ADDITIONAL PAD-READY SITES</b> 31,000 SQUARE FOOT AND 21,000 SQUARE FOOT PADS ANTICIPATED COMPLETION Q3 2026



**Igniting Ideas That Take Flight**



## BUILDING A LAUNCHPAD FOR INNOVATION

“ After years of anticipation, this project is the start of several planned phases of development which will help existing tenant expansion and offer future sites for new industry and technologies to create a unique cluster at Stennis International Airport. We are thankful for Governor Reeves and Mississippi Development Authority for the support and funding to make this concept a reality. ”

**Blaine LaFontaine**  
Executive Director

**\$11.6  
MILLION  
TOTAL INVESTMENT**



# STENNIS INTERNATIONAL

## AWARD-WINNING TRAINING

Stennis International Airport won the American Association of Airport Executives (AAAE) Digicast Excellence Award for Airport Training. The award recognizes the airport's exceptional commitment to employee training, including extensive federally mandated and airport-specific training for its Operations, Maintenance, and ARFF teams.



## ENHANCING COMMUNITY CONNECTIVITY

The Fred Haise Road extension opened in early 2025, significantly improving commutes for Hancock High School and Hancock Middle School students and staff. This vital project, actively used since its opening, has greatly enhanced traffic flow and access to the schools, showcasing the HCPHC's dedication to better local connectivity and public safety.



## SAFETY & STABILITY RESTORED

Stennis International Airport, in collaboration with Warren Paving Inc., completed critical runway repairs in 2025, addressing subsurface irregularities to enhance safety and longevity. This 30-day project involved replacing a 350-foot section of the runway's asphalt and subbase, necessitating a temporary closure of all movement areas.



# PORT AIR SPACE



PROJECT TITLE	BUDGET	GRANT AMOUNT	% COMPLETE
I-ATLAS OFFICE FACILITY	\$6,300,000	\$5,200,000	100%
TECH PARK PHASE II	\$2,900,000	\$2,200,000	80%
TAXILANE SIERRA EXTENSION	\$2,300,000	\$1,700,000	5%
SITE 2 APRON EXPANSION	\$5,300,000	\$3,000,000	5%
SITE 1 HANGAR	\$2,300,000		2%
HANGAR 1 & HUTCHINSON PAVING	\$400,000		100%
TECH PARK PHASE III	\$3,000,000	\$2,700,000	5%
AIRPORT TERMINAL HVAC REPAIRS	\$1,200,000		100%
TAXIWAY ALPHA PAVEMENT REHAB	\$400,000	\$400,000	3%
RUNWAY DRAINAGE	\$2,000,000	\$1,900,000	40%
AIRPORT SUBTOTAL	\$26,100,000	\$17,100,000	
SITE 1 WATER & SEWER TO SITE	\$3,200,000	\$1,700,000	80%
PORT ASPHALT IMPROVEMENTS	\$400,000		100%
DOCK C REPAIRS	\$500,000		3%
PORT SUBTOTAL	4,100,000	\$1,700,000	
INTERMODAL YARD PHASE I	\$2,500,000	\$1,900,000	3%
RAILROAD SUBTOTAL	\$2,500,000	\$1,900,000	
<b>TOTAL</b>	<b>\$32,700,000</b>	<b>\$20,700,000</b>	

# EXTERNAL DEVELOPMENT

## MAJOR FEDERAL INVESTMENT STRENGTHENS NASA STENNIS SPACE CENTER

NASA Stennis Space Center, the nation's premier rocket propulsion test facility, has received substantial new federal investment. This funding, referred to as the "One Big Beautiful Bill," includes a critical \$120 million specifically earmarked for infrastructure upgrades at Stennis.

This investment is vital for replacing aging systems and ensuring the operational readiness of the facility as it supports NASA's Artemis deep space missions (testing the RS-25 engines for the Space Launch System) and expands its role in the commercial space market.

This commitment secures Stennis' future as a key aerospace and technology hub, supporting over 5,000 jobs and driving significant economic activity across South Mississippi. The Commission recognizes this funding as a direct validation of Stennis' national importance and its continued growth as an economic engine for Hancock County.

**\$120 MILLION  
INFRASTRUCTURE INVESTMENT**





## HCPHC INVESTING IN LOCAL TALENT

The Hancock County Port and Harbor Commission (HCPHC) is committed to building a strong local workforce. This year, HCPHC provided a \$10,000 sponsorship to Hancock High School's Career Technical Center's Precision Machining class. This crucial funding, matched by the EquipMS Grant from Accelerate MS, enabled the purchase of a new lathe for the program.

This investment ensures students from Hancock, Bay, and Pass Christian High Schools gain hands-on experience with modern equipment, preparing them for high-demand careers in manufacturing. Additionally, HCPHC continued its support for the school's robotics team with a \$3,000 sponsorship. These initiatives underscore HCPHC's commitment to equipping Hancock County students with the skills necessary to succeed in local industries.



A \$10,000 matching fund from the Hancock County Port & Harbor Commission for the Accelerate MS Equip MS Grant will purchase a new lathe, making a significant investment in our Precision Machining program and enhancing student employability.



**Vanessa Martinez**  
HCCTC Director



# EXTERNAL DEVELOPMENT

## 7 BREW

The launch of 7 Brew Drive-Thru Coffee in Waveland is a major achievement, successfully attracting one of the nation's fastest-growing national retail brands to Hancock County. The establishment brought a substantial private investment, with numerous new employment opportunities for local residents. This addition strengthens commercial retail offerings, signaling continued economic activity and high consumer confidence. The Commission views this success as a vital positive indicator for securing further commercial recruitment and development in the future.



## FRANCHISEE INTEREST SESSION

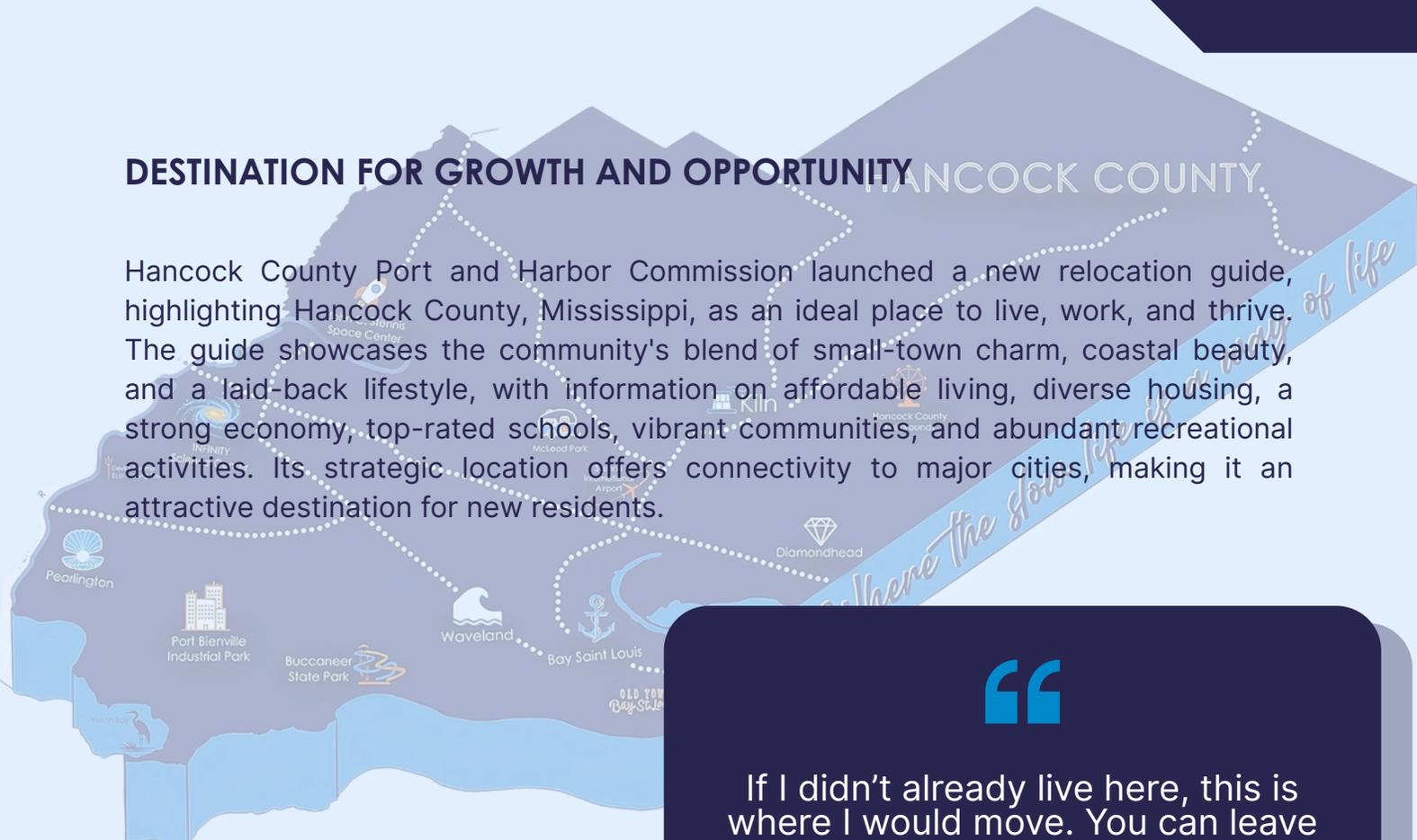
In a focused effort to broaden our retail and service sector, the Commission hosted a highly successful Franchisee Interest Session. This strategic event was designed to connect qualified franchise groups and prospective local operators directly with current market data, prime available properties, and essential local service providers. These proactive recruitment efforts are crucial for diversifying Hancock County's business landscape and laying the groundwork for substantial new, job-creating projects in the upcoming fiscal year.





## DESTINATION FOR GROWTH AND OPPORTUNITY HANCOCK COUNTY

Hancock County Port and Harbor Commission launched a new relocation guide, highlighting Hancock County, Mississippi, as an ideal place to live, work, and thrive. The guide showcases the community's blend of small-town charm, coastal beauty, and a laid-back lifestyle, with information on affordable living, diverse housing, a strong economy, top-rated schools, vibrant communities, and abundant recreational activities. Its strategic location offers connectivity to major cities, making it an attractive destination for new residents.



“

If I didn't already live here, this is where I would move. You can leave your doors unlocked, you can let your kids run around - it's a very safe place to raise your family.

**Jerilyn Dryden**

Rocket Lab

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**HANCOCK COUNTY LEADERSHIP INDUSTRIAL DEVELOPMENT DAY**



**GULF COAST BUSINESS COUNCIL**



**PORT AIR SPACE DAY IN THE BAY**



**PORT AIR SPACE DAY IN THE BAY RECEPTION**



**PEARL RIVER COMMUNITY COLLEGE INDUSTRY LUNCHEON**



**HALLOWINGS FLIGHTFEST**



**HANCOCK COUNTY CHAMBER  
SALUTE TO BUSINESS & INDUSTRY GALA**



**PORT BIENVILLE  
LUNCHEON**



**CASA  
MISSISSIPPI  
TOUCH A TRUCK**



**MISSISSIPPI AEROSPACE  
& DEFENSE CONFERENCE**



**HANCOCK COUNTY CHAMBER  
ANNUAL MEETING**



**ACHIEVEMENT  
RECOGNITION**



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Hancock County Port and Harbor Commission



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