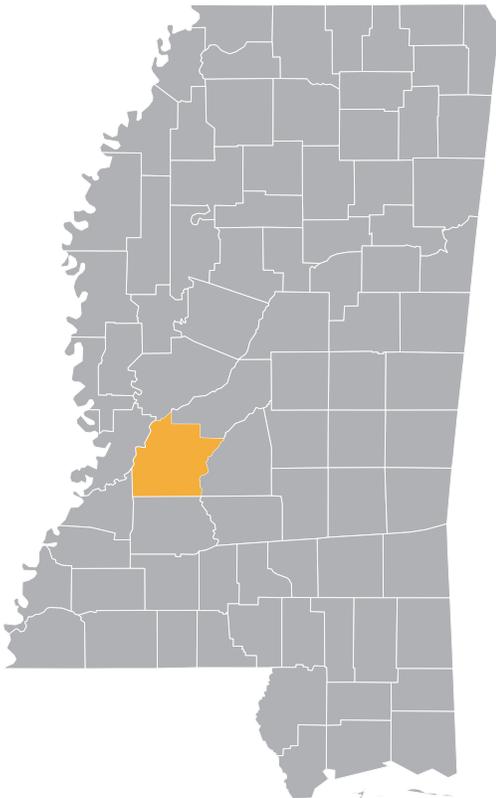


NEW MARKETS TAX CREDIT FUNDS

# UB COMMUNITY DEVELOPMENT BOOSTS THE ECONOMIC FORTUNES OF CLINTON, MISSISSIPPI



Clinton, Mississippi, a town of about 27,000 located near Jackson, has seen its economic fortunes rise and fall over the years. But this charming Southern town is about to get a new economic boost with some help from UB Community Development.

From the 1800s to the 2000s, Clinton was home to more than 40 businesses, professional offices, one of the largest cotton gins in the country, an automotive component manufacturer and headquarters to a Fortune 500 company. Those companies came and went over the years boosting the economy and population, bringing success and career opportunities to the people of Clinton.

And now Clinton has a new economic success story to tell in McNeely Plastic Products, which just received a \$4.5 million federal NMTC allocation through UBCD to construct a new warehouse and rehabilitate, expand, and equip its existing plastic product manufacturing facility in Clinton, Mississippi. The project also includes \$4.38 million in Mississippi State NMTC allocations. United Bank provided a \$17 million source loan while the project received additional NMTC allocations from PB Community Impact Fund, LLC and Cadence Community Capital, LLC.

McNeely Plastics is headquartered in Clinton and has locations in Hazelhurst and Terry, Mississippi as well as Forest Park, Georgia with approximately 85 employees total. The company is a single-source supplier for over 100 companies in multiple markets and industries. Their primary products are plastic films and bags for food and non-food use.

This project will expand the existing facility by 30,000 square feet and add an additional 57,000-square-foot warehouse and distribution facility. The project is anticipated to create approximately 50 new

*Project Location*

**McNeely Plastic Products**  
1111 Industrial Park Drive  
Clinton, Mississippi 39056

**Project Name**

McNeely Plastic Products  
Clinton, Mississippi

**Amount of New Markets Tax Credit Funds**

- \$4.5 Million

**Community Profile**

- Population: 26,996
- Poverty Rate: 9.0%
- Unemployment Rate: 4.40%
- Household Median Income: \$65,781

**Project Highlights**

- Expand the existing facility by 30,000 square feet and add an additional 57,000-square-foot warehouse and distribution facility.
- Create approximately 50 new full-time positions in Clinton over the next four years and 84 indirect supplier jobs.
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McNeely Plastics promotes sustainability in their products by minimizing production energy, water and air usage. Initially founded in 1983 as a distributor of plastic packaging products, they invested in their own manufacturing facilities in 1996. McNeely has the world's most advanced blown film extrusion and bag-making machinery.

The McNeely Plastics project promises to bolster the economy and add to the success of the well-loved Southern town of Clinton, which has been named a Mississippi Main Street City, Designated Retirement City and Mississippi Most Livable City. Clinton is also home to some of the best schools in the state and is considered one of the safest, most affordable places to live in Mississippi.

**About UB Community Development**

UB Community Development's strong history and experience in New Markets Tax Credit transactions, coupled with our passion for improving the communities around us, make UBCD Alabama's premier financial partner for economic and community development. Through our NMTC projects, Community Facilities Lending Program and Community Housing Capital Fund, UBCD is working with community development partners in the fields of healthcare, education, manufacturing, public works, affordable housing and more. For more information about UB Community Development, visit our website at [www.UBCommunityDevelopment.com](http://www.UBCommunityDevelopment.com).

For more information about the impact of the Community Facilities Lending Program, Community Housing Capital Fund, and New Markets Tax Credit visit:

**[WWW.UBCOMMUNITYDEVELOPMENT.COM](http://WWW.UBCOMMUNITYDEVELOPMENT.COM)**

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