

INDUSTRIAL DEVELOPMENT AUTHORITY OF MADISON COUNTY  
MINUTES  
Regular Meeting  
July 23, 1984  
Courthouse Annex, 7:00 P.M.

PRESENT: Billy Cooper, Fred Estes, Thomas Johnson, Duke Loden, Bob Montgomery, Jim Ritchie, Larry Smith-Vaniz, Joe Waggoner, and John Wallace

ABSENT: Johnny Brown, Lewellyn Dean, and Hite Wolcott

- I. MINUTES - After the meeting was opened by President Wallace, Secretary-Treasurer Johnson moved that the Authority dispense with the reading of the minutes from the last meeting. With a second from Mayor Estes, the whole group so agreed.
- II. DRAINAGE EXTENSIONS - President Wallace explained the need of additional drainage extensions in Park #2 at Gluckstadt to keep water off the street behind the ABC Warehouse as well as to open up land on either side of the larger drainage channel for future sale. He went on to say that the dirt from such excavation could be put on the proposed east-west street behind ABC which would connect to Old Jackson Road, thus providing a route through the Central Mississippi Industrial Center especially once the new state-aid road back to Highway 51 is connected at the south end of Industrial Drive North. A motion was made by Mayor Estes that the Authority first clear and grub the channel route with a change order to Vaughan Construction Company and then advertise for a contract with two alternates to do the channel and road work. Following a second from Secretary-Treasurer Johnson, the motion passed.
- III. BOULDIN CROSSING - The group was informed by Executive Vice President Loden that his attempt at assisting Arthur Bouldin get to his property on the east side of the main line of the Illinois Central Gulf Railroad could cost seven or eight thousand dollars considering rocked ramps, drainage culverts, movement of an electrical line along the railroad, and an ICG installed crossing of \$5224.46. After some discussion, it was felt that he should check on other alternatives, and that the lawyers should check on the legality of doing any such thing.
- IV. MADISON AIRPORT - President Wallace explained the situation at the Madison Airport where the fixed base operator's lease is running out, where residential growth has encircled the Airport, and where citizen and pilot safety is being endangered. Engineer Waggoner added that the proposed metro sewer line would be opening up that area to even more residential and commercial construction once it is installed. A motion was made by Mayor Estes that Engineer Waggoner put together

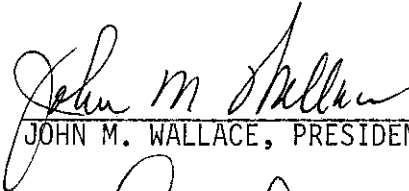
a study for presentation to the Madison Mayor and Board of Aldermen to convince them to apply for a Federal Aviation Administration study of that airport. Mr. Ritchie seconded the motion, and full approval was then given by the Authority membership.

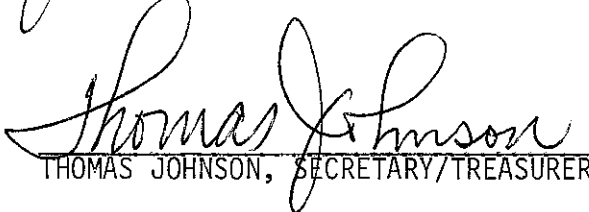
- V. CANTON CASKET LAND SALE - Executive Vice President explained Canton Casket Company's request to purchase small strips of land on the north and south sides of their facilities in Canton's Industrial Park #2. Mayor Estes moved that the Authority sell the twenty-five foot strips at the regular acreage price once an agreement has been made on the payment period. Upon a second by Mr. Ritchie, the motion passed unanimously.
- VI. WEISENBERGER LISTING AGREEMENT - President Wallace and Executive Vice President Loden explained that they needed the right to enter into a real estate listing agreement with Elizabeth Weisenberger so that the Authority could sell and thereafter develop her property along the proposed state aid road from Industrial Drive North back to Highway 51. Such a motion was given by Mayor Estes, followed by a second from Mr. Ritchie, and then approved by the membership.
- VII. DIRECTORY SIGNS - President Wallace and Executive Vice President Loden explained the need of one and probably two metal directory signs along Gluckstadt Road showing the four industries there. Mr. Ritchie moved that the Authority spend between \$1000 and \$2000 on two such signs. After a second by Secretary-Treasurer Johnson, the motion was approved by the membership.
- VIII. FINANCIAL BALANCES - Clerk Cooper and Executive Vice President Loden stated the Authority's accounts contained the following amounts: Construction Checking - \$9898.53 as of June 29th; Levi Money Market - \$52,381.55 as of June 14th; Interest & Sinking Checking - \$22,799.91 as of June 29th; Interest & Sinking Fund - \$139,961.00 as of June's end; and Operating Fund - \$9450.67 as of June's end.
- IX. LEVI PAYMENT - President Wallace asked Mr. Smith-Vaniz to again write Levi Strauss regarding their lateness on the 1984 Excess Interest Payment of \$90,000.
- X. OPERATING BUDGET INCREASE - President Wallace spoke of the Chamber of Commerce's desire that the Authority raise its share of the Executive Vice President's employment cost from one-third to two-thirds through an increase in the operating fund tax levy from the Board of Supervisors. After discussion, Mayor Estes moved that the Authority present the Supervisors with a new budget of up to \$40,000 containing more salary and more county promotion and a continuation of the present 1/4 mil tax levy even after their reappraisal adjustments. Secretary-Treasurer Johnson followed with a second, and then full approval followed from the membership.

- XI. CENTRE SOUTH - President Wallace noted that there was some dissatisfaction among the Centre South membership about its industrial recruitment efforts and future funding. He hoped that at least the communication aspect of the regional association would remain after negotiations conclude about Centre South's 1985 budget.
- XII. AUTHORITY APPOINTMENTS - Executive Vice President Loden mentioned that President Wallace's appointment on the Authority would run out in the fall and also that Mr. Brown needed to be replaced since he was always missing the Authority's meetings. Secretary-Treasurer Johnson moved that a letter be sent to the Board of Supervisors asking for Mr. Wallace's reappointment and for a new appointment in Mr. Brown's place. Mr. Ritchie seconded the motion, and approval followed thereafter.
- XIII. KEY COMMUNITY RECERTIFICATION - President Wallace mentioned the new requirements for Key Community Recertification, and that each of the Authority membership and staff would have to take part in the Recertification effort.
- XIV. INDUSTRIAL PROSPECTS - Executive Vice President Loden reported that commitments had been received from a Kansas City firm on a \$3.5 million and 40 employee cold storage distribution center in Madison and from Marshall Durbin on a \$3 million and 80 employee expansion in Canton. Serious inquiry was also presently underway by a California plastics company on the Thermoject building near Flora and by a Fortune 500 Company on a rail site at Gluckstadt for a 100,000 square foot facility.
- XV. FLORA PARRISH CAMP - Secretary-Treasurer Johnson informed the membership that the Optimist Club was considering taking the Flora Parrish Camp for a county recreation spot.

There being no further business, the meeting was adjourned upon a motion duly made, seconded, and approved.

WITNESS OUR SIGNATURES

  
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JOHN M. WALLACE, PRESIDENT

  
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THOMAS JOHNSON, SECRETARY/TREASURER

(SEAL)