

INDUSTRIAL DEVELOPMENT AUTHORITY OF MADISON COUNTY
MINUTES

Regular Meeting

July 29, 1986

Chancery Clerk Building, 7:00 p.m.

PRESENT: Billy Cooper, Lewellyn Dean, Fred Estes, Thomas Johnson,
Duke Loden, Bob Montgomery, Jim Ritchie, John Wallace, and
Hite Wolcott

ABSENT: John Brown, and Joe Waggoner

GUESTS: Ted Clark of the City of Madison Board of Aldermen, and
Mayor Sidney Runnels of the City of Canton

- I. MINUTES - After President Wallace called the meeting to order, Secretary-Treasurer Johnson summarized the minutes from the last meeting. A motion to approve the minutes was made by Mr. Ritchie, seconded by Mr. Dean, and approved by the membership.
- II. MEMBERS REAPPOINTMENT - President Wallace spoke of Mr. Estes, Secretary-Treasurer Johnson, and Mayor Wolcott having been reappointed to the Industrial Authority by the Board of Supervisors. Mr. Estes' term would end in the fall of 1988 with Secretary-Treasurer Johnson's and Mayor Wolcott's terms ending in 1990. President Wallace stated that the terms of Mr. Dean and Mr. Ritchie were nearing their ends, and that he hoped that they could continue especially since they had both attended virtually every meeting of the Industrial Authority since its creation in 1979. A motion that the Authority recommend their reappointments for another five years by the Board of Supervisors was made by Mayor Wolcott, seconded by Secretary-Treasurer Johnson, and approved by the group.
- III. FINANCES - Copies of a financial report handout, hereafter attached, showing the Authority's account balances as of July 29, 1986 to total over \$410,000 was passed out to everyone in attendance by Executive Vice President Loden. Chancery Clerk Cooper mentioned that the county wished to get the \$10,000 UDAG money for a transportation system with buses and were applying for it with Larry Anderson's help at the Planning and Development District. He added that the Authority needed to present its upcoming year's budget in about two weeks, and that some of the accounts' millage would need swapping.
- IV. DIRTWORK - Executive Vice President Loden spoke of dirtwork and repairs being needed at the Central Mississippi Industrial Center. He suggested that the dirtwork be done on an hourly basis, with Bruce Bennett and the prisoners to pile and to burn the willow trees, and that Contract #5 be continued with a changeorder for the repairs. After some discussion, Mayor Wolcott moved that the Executive Vice President and Waggoner's Engineering firm check further on the total amount of time needed to clear the willow-filled ditch behind ABC, and that a total

price estimate on changeorder #5 be prepared for approval at the next meeting to patch the streets and to fix a storm drain near Levi Strauss. Mr. Ritchie provided the second for this motion which was thereafter approved by the membership.

- V. CONTRACT #6 AND BUILDING CHANGEORDER - President Wallace told of the present status of the UNR building at Gluckstadt, and asked that the Authority ratify changeorder #2 of June 17, 1986 with Universal Steel Buildings to put in a concrete driveway by July 15, 1986. Such a motion was made by Mayor Wolcott, seconded by Secretary-Treasurer Johnson, and approved by the Authority.
- VI. PROSPECT ACTIVITY AND AVAILABLE BUILDINGS - Executive Vice President Loden said that in the last two months, the county had had eight prospect visits with the most promising being two carbon dioxide companies along the ICG Railroad south of Canton, and a prefab housing plant in Canton. The Regal Ware building in Flora would likely be purchased by another Flora company within three weeks. The Canton Apparal building was still empty in Canton although several have looked at it. As of September 1st, the 140,000 square foot AT&T Warehouse building along I-220 would be empty, but a DED prospect would be looking at it on Thursday.
- VII. COVINGTON STREET PROPERTY AND SCRAP - Executive Vice President Loden spoke of the EPA having cleaned up creosote on the Covington Street property and widened the ditch by taking out alot of dirt. Mr. Loden said that much scrap had been left over the years on the property. He asked for a motion to sell scrap from the property after receiving written quotes for it. Such a motion was made by Mayor Wolcott, seconded by Mr. Dean, and approved by the membership.
- VIII. BEAR CREEK LAWSUIT AND UTILITY DISTRICT PROPOSAL - Attorney Montgomery recommended that the Authority defer further consideration on the Bear Creek lawsuit until a utility district proposal is discussed by the Board of Supervisors and the County Planning Committee about a district which could include water, sewer, and fire protection for South Madison County. Mr. Clark said that the State Health Department has stopped subdivision connections in the Bear Creek area in and adjacent to Madison, but he added that Madison had lost part of the condemnation case last week.
- IX. SCHOOLS - President Wallace and Secretary-Treasurer Johnson mentioned the Ridgeland Separate School District court case. Attorney Montgomery said that the Madison County School Board had joined suit against the Ridgeland District, and that Ridgeland district had just agreed to merge back on July 1, 1987. Mr. Wallace and Mr. Johnson spoke that the Board of Supervisors or someone needs to start planning for a county-wide district or two districts so that everyone can receive a quality education and continue the county's current

residential development. Possibly a commission of all schools boards to discuss future facilities needs to be formed.

- X. KEARNEY PARK - Mr. Estes noted he and Mr. Loden would investigate getting one or two leases of acreage at Kearney Park.

There being no futher business, the meeting was adjourned until August 7th at 7:00 p.m. upon a motion duly made, seconded and approved.

WITNESS OUR SIGNATURES:

JOHN M. WALLACE, President

THOMAS JOHNSON, Secretary/Treasurer

(SEAL)