

INDUSTRIAL DEVELOPMENT AUTHORITY OF MADISON COUNTY
MINUTES

Special Meeting
September 26, 1986

CMU Boardroom, Canton City Hall, 5:15 p.m.

PRESENT: Lewellyn Dean, Fred Estes, Duke Loden, Bob Montgomery, Jim Ritchie, John Wallace, and Charles Williford

ABSENT: John B. Brown, Billy V. Cooper, Thomas Johnson, and Joe A. Waggoner

GUESTS: Ernest Buttross, Hugh Edwards, Don Varner, and George Washington of Canton Municipal Utilities' Board of Commissioners, and Brother Harris of Madison County's Board of Supervisors

- I. REASON FOR MEETING - Mr. Wallace and Mr. Buttross opened the meeting for discussion over the counterproposal that IDAMC and CMU had made three weeks ago which had been changed after Monday's meeting with the Bear Creek Water Association.
- II. CHANGES - Attorney Montgomery explained the changes from the last counterproposal after the meeting with Bear Creek as shown on the attached September 23, 1986 revision. After much discussion that the newest revision did not protect the integrity of the fire protection system in the Central Mississippi Industrial Center enough, a motion was made by Mayor Wolcott to approve the revised counterproposal with changes giving Bear Creek unrestricted use of the top 250,000 gallons of the elevated storage tank for their not tying into the Industrial Center water distribution system, and that the water well be left connected to the Industrial Center distribution system. After a second was supplied to the motion by Mr. Dean, all the IDAMC membership voted in favor. The CMU Board unanimously concurred after a motion by Mr. Edwards, and a second by Mr. Washington. Mr. Loden asked that wording be added to protect the Industrial Center from impact fees other connection charges by Bear Creek. This change was okayed by the consensus of both boards. Mr. Williford said he wanted to insure that the capacity of the water well be dedicated first to the industrial park.

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

WITNESS OUR SIGNATURES:

JOHN M. WALLACE, PRESIDENT

THOMAS JOHNSON, SECRETARY/TREASURER

(SEAL)

INDUSTRIAL DEVELOPMENT AUTHORITY OF MADISON COUNTY
MINUTES

Regular Meeting
October 23, 1986

Chancery Clerk Building, 7:00 P.M.

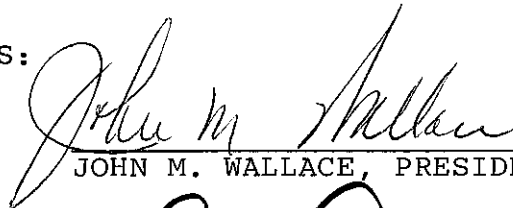
- PRESENT: Lewellyn Dean, Fred Estes, Thomas Johnson, Duke Loden, Bob Montgomery, Jim Ritchie, John Wallace, and Charles Williford
- ABSENT: John Brown, Billy Cooper, Joe Waggoner, and Hite Wolcott
- I. OPENING REMARKS - After opening remarks by President Wallace, Attorney Montgomery commented on the need of broadening our scope of activities to more than just industrial. IDAMC should meet more regularly and sometimes with other governmental boards as a matter of public relations and project coordination, and to do more planning regarding county growth and problems.
 - II. OFFICERS ELECTION - President Wallace opened the floor for nominations for IDAMC's officers for the 1986-87 year. Mr. Ritchie made a motion to reelect the present slate of officers by acclamation. After a second from Mr. Estes, such acclamation was given by all in attendance.
 - III. CROPLAND LEASE - Executive Vice President Loden asked the members and the attorney if the cropland lease at Gluckstadt could be readvertised just as before. The cotton land in Park #3 and the soybean land in Park #1 would be readvertised for a one year lease with two option years along with cancellation clauses.
 - IV. GRASSCUTTING PROPOSAL - A grasscutting proposal of \$20 per hour by Bruce Bennett was brought up by Executive Vice President Loden for better maintenance of all the Authority's owned and optioned property. Upon the advise of the attorney, everyone agreed for the need to bid this grasscutting work for 1987.
 - V. CLOSEOUT CHANGEORDER - Engineer Williford spoke of the dirtwork contract #5 closeout changeorder still pending at Gluckstadt. Executive Vice President Loden asked that the changeorder be amended to include the repair of another storm inlet beside the ABC Warehouse and that he could bill them for it just as Levi had agreed to pay for the one their trucks had broken. Such a motion was passed by the membership upon a motion by Mr. Dean and a second from Mr. Ritchie.
 - VI. BEAR CREEK LAWSUIT - An update on the Bear Creek lawsuit was given to the membership by Attorney Montgomery. The Bear Creek Board and staff had two changes to the Authority's last offer in the lawsuit. If no agreement could be reached, consensus was to attend and to win at the Public Service Commission on November 24.

- VII. WATER SUPPLY DISTRICT STUDY - President Wallace and Attorney Montgomery explained that the Board of Supervisors have proposed a water supply, water distribution, sewage disposal, and fire protection study including the Reservoir becoming the water supply for the whole area. The study would cost \$50,000 with each participant putting up part of the cost. A motion that the Authority contribute \$5,000 to this study was made by Mr. Ritchie, seconded by Mr. Dean, and passed by the membership.
- VIII. AUDIT - Executive Vice President Loden asked if he could seek proposals for an audit of the 1984-85 and 1985-86 fiscal years since the 1984-85 audit had never been agreed to with Paul Stockwell's firm. After much discussion, especially about costs and the need for a thorough, quality job, a motion to hire Mr. Stockwell's firm at his proposed hourly rate up to a maximum of \$5,000 was made by Mr. Ritchie, and seconded by Mr. Estes. Mr. Dean, and President Wallace joined them in voting for the motion while Secretary-Treasurer Johnson cast an opposing vote.
- IV. WEISENBURGER PROPERTY - Executive Vice President Loden and President Wallace asked for permission to execute an option for purchase and development of Mrs. Weisenburger's property south of Park #2 at Gluckstadt. This permission was unanimously given by the Authority after a motion by Mr. Ritchie and a second by Mr. Estes. A motion to offer an option to a medical waste incineration company on the Weisenburger property was fully approved after a motion by Mr. Estes and a second by Secretary-Treasurer Johnson.
- X. PROSPECT ACTIVITY - Executive Vice President Loden next updated the group on prospect activity of the last three and one half months. He said that there had been fifteen prospect visits, eight of which during the last four weeks, and three of which during the last three days. Options have been taken by Hanes Underwear on the AT&T building along I-220, and by a CO-2 company on property south of Canton. Other options are desired by the medical waste incineration firm at Gluckstadt, by another CO-2 company south of Canton, and by the National Guard in Canton. A third visit was made that day by a lace and embroidery company interested in the Canton Apparel building. Mr. Loden continued that Mayfield Furniture Manufacturing Company had opened up on the old Canton Plating and Bumper plant, and that expansions had been undertaken by Flav-O-Rich in Canton and by Magnolia Tool and Manufacturing Company in Ridgeland.
- XI. RETIREMENT BENEFITS - Mr. Dean encouraged everyone to vote for resolution #518 regarding retirement benefits as "retirement is big business in our county in benefit checks and in retirement complexes".

- XII. SCHOOL SYSTEMS - Secretary-Treasurer Johnson spoke of Madison County's school systems being in a critical situation now. He said the schools were key to South Madison's continuation of growth, and that a high standard for education throughout the county needs to be set.
- XIII. GLUCKSTADT INDUSTRIAL BUILDING - Engineer Williford asked about IDAMC's control of the Gluckstadt Industrial Building on matters such as UNR's pouring of concrete around the building. It was agreed that IDAMC probably needed to write Bob Hunt that any expansion or outside alterations need IDAMC approval.
- XIV. TRANSPORTATION AND LANDFILL - Attorney Montgomery noted that the county's Human Resource Agency under Walter Jones was attempting more transportation programs in Madison County including a \$10,000 project with Levi Strauss. He also spoke of Canton's landfill permit being appealed, but that it would likely receive full approval as a state of the art landfill.

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

WITNESS OUR SIGNATURES:



JOHN M. WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY/TREASURER

(SEAL)