

FINAL MINUTES OF THE AUGUST 23, 2012, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 23<sup>RD</sup> DAY AUGUST 2012,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 23<sup>rd</sup> day of August, 2012, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bob Williams, Lanny Slaughter, Dick Hutchinson, and Calvin Harris.

Also present were Tim Coursey, Lenita Knight, Danielle Winningham and Attorney Andy Clark.

Guests: Jan Collins

At 8:39 a.m., Chairman Williams announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Hutchinson made a motion to approve the agenda as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Slaughter made a motion to approve the minutes of the July 20, 2012 MCEDA Board meeting as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey presented the proposed building plans for MadCAAP as received from Karen Robison, MadCAAP Director. After discussion, Mr. Hutchinson made a motion to approve the building plans for MadCAAP with the requirement of bricking the entire front of the building, as well as partially bricking the building sides, approximately 10 feet towards the rear. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey presented the proposed MCEDA 2012-2013 budget for review. Mr. Coursey stated that the Board of Supervisors will inform MCEDA of the approved level of funding. It is the consensus of the MCEDA Board to review the budget as presented and vote to approve at the next MCEDA Board meeting.

Mr. Coursey reported that the Town of Flora has identified the Flora Industrial Park as the proposed site of the new Flora water well and tank. This tank would service the entire town of Flora. Mr. Harris made a motion to approve the location of the new water tank for the Town of

Flora to be located in the Flora Industrial Park, near and to the east of Monsanto. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey provided an update regarding the Bio Medical Accelerator. Mr. Coursey met with MDA regarding the land near the CAVS Center. MDA has requested a proposal from MCEDA for the purpose of making a request to the Legislature to transfer the property. Mr. Coursey stated that if this is successful, MCEDA will have 5 years to utilize the land or it would default back to MDA. Additionally, Mr. Coursey stated that should MCEDA advance on the project, funds should be budgeted for consulting and to continue the work currently provided by Jeff Ballwebber with Pickering. Mr. Coursey suggests that MCEDA should consider budgeting funds for this service for the upcoming year.

Mr. Coursey reported that he has continued meeting with Bubba Weir regarding the fiber optic and broadband service industry. Mr. Coursey and Mr. Weir have met with Inline, Telepak, Cytec, SkyFrequency and Cohoma County. Future meetings are scheduled to continue to gather information and a better understanding of what could be done for Madison County.

Mr. Coursey provided an update on the grant efforts that are being pursued on MCEDA's behalf. Mr. Coursey reported that efforts for the Sulfur Springs Recreation Park project continue and are being led by Supervisor Paul Griffin. Mr. Coursey stated that Mr. Jeff Ballwebber continues to work on this project as well. Additionally, it appears that there will be a site visit for the CDBG grant associated with the West Madison Utility District Sewer request.

Mr. Coursey reported that a letter was sent to Butler Snow regarding a contract with MCEDA. A letter was also sent to the Madison County Board of Supervisors regarding a MCEDA contract. It is the sense of the MCEDA Board that the MCEDA Chair and/or Executive Committee meet with the BOS President, or the entire Board regarding a contract with Butler Snow. Furthermore, the MCEDA attorney advises that MCEDA should not sign any contract with Butler Snow unless MCEDA is noted by name, on said document. Mr. Harris made a motion that MCEDA submit a resolution to the Madison County Board of Supervisors, in support of the letter previously drafted and submitted to the Madison County Board of Supervisors, requesting MCEDA be included by name on the BOS, Butler Snow lobbyist contract. After a second by Mr. Dick Hutchinson the motion was unanimously approved. The resolution would be drafted by the MCEDA attorney. The MCEDA Board would also like to have a meeting with BOS President, John Bell Crosby, Gerald Steen and Mike Espy.

Mr. Coursey reported that regarding the Livingston Township, additional documents have been executed by the MCCFC for the USDA loan for the meeting facilities at Livingston. Mr. Coursey also reported that MCEDA closed on property in Camden and that Phase 1 and 2 have been completed on the property. Additionally, Mr. Coursey reported that the final documents have been executed as it relates to the Gluckstadt property purchased by MDOT. This will remove the MCEDA Industrial Park sign on that property.

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Ms. Jan Collins proved a Madison County Business League report. Ms. Collins reported that the Visions Celebration was a successful event. The Governor's Luncheon has been rescheduled for September 5<sup>th</sup> at Embassy Suites in Ridgeland. Ms. Collins also reported that the Education and Government Relations joint committees will have a combined meeting to discuss the Excel by 5 focus for Madison County. As it relates to Excel by 5, Ms. Collins reported that the Back to School Readiness event was successful and the next event will be the community health fair.

Mr. Slaughter made a motion that MCEDA Financial report be accepted as presented. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Coursey reported that the managing group for the strategic plan for Madison County held a workshop. The consultants will take the information gathered and prepare a mission statement and plan of action. There will be another meeting scheduled during the month of September.

Mr. Coursey reported that the Foreign Trade Zone status has been granted for Levi's. Also Mr. Coursey will serve on the Secretary of State's Task Force for business incentives. Additionally, at the request of Senator Will Longwitz, Mr. Coursey is working with Senator Longwitz on drafting some healthcare industry incentives for Madison County. The MCEDA Board would like to have Madison River Oaks Director, Glen Silverman to provide a guest presentation during a MCEDA Board meeting.

Mr. Coursey reported that Ms. Winningham will travel to Atlanta and Dallas for Meet the Consultant Events with the Greater Jackson Alliance.

Ms. Winningham provided an Existing Industry report. Ms. Winningham reported that Madison County was selected as one of the top three locations for Project Hopscotch, a customer service, tech support center. Ms. Winningham also reported that information is being gathered and submitted for Project Bear, a healthcare company. Ms. Winningham also reported that MCEDA has received 3 new projects, an aluminum wheel manufacturer, an automotive supplier, and a call center project.

Ms. Winningham also reported that existing industry visits were conducted with Max Draughn of Cypress Pharmaceuticals, which is considering a merger to create more distribution. This merger could result in an expansion of the Madison County facility as well as new jobs. Ms. Winningham also reported that Mr. Draughn is considering building a small pecan shelling business in Madison County. MDA is providing grant and possible incentive information for this project. Ms. Winningham stated that she continues to work with Marketing Alliance in writing copy and providing photography for the MCEDA Website.

Ms. Knight provided a Community Development Update. Ms. Knight stated that the Leadership Madison County 2012-2013 plans are underway with the recent selection of the class from

submitted applicants. Plans are currently underway to plan and schedule for the class. Ms. Knight also assisted with the preparation for the Excel by 5 Readiness Event.

Ms. Knight reported that she has been working with the Flora Area Chamber and the City of Canton to ensure proper documentation is received prior to the distribution of funds for the MCEDA Marketing Grants. As well as continuing to submit ACE grant information to MDA on Nissan's behalf.

Ms. Knight attended the presentation meeting for the Final Report of the Canton Economic Development Charrette, held at the Canton City Hall. This report was delivered and the review was facilitated by Mr. Randy Wilson with recommendations that can be achieved in multiple time frames, up to 5 years out. Ms. Knight also attended the Madison County Strategic Planning meeting. Ms. Knight attended the monthly Canton Chamber Board meeting and attended ribbon cuttings in the Canton area for new chamber members.

Ms. Knight reported that she has been in contact with the Flora Area Chamber and the Madison the City Chamber Executive Directors regarding possible ways of involvement for MCEDA. Both were receptive, Ms. Knight will work with the Flora Chamber on upcoming chamber events with the Flora Area Schools. Ms. Knight also assisted with the MCEDA/ MCBL Visions Celebration.

Mr. Coursey provided a Keynote and Accomplishments presentation for the MCEDA Board. This presentation can be utilized as an ongoing marketing tool for MCEDA.

There was a motion by Mr. Harris and second by Mr. Hutchinson to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales and personnel. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Slaughter and a second by Mr. Harris to do so. This motion was adopted unanimously. Chairman Williams then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales and personnel. Chairman Williams convened an Executive Session for this purpose.

Mr. Harris made a motion to adjourn Executive Session. After a second by Mr. Hutchinson, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Harris made a motion to authorize the MCEDA Executive Director to approve and sign closing documents for canton Wal-Mart property. After a second by Mr. Slaughter the motion was unanimously approved.

Mr. Slaughter made a motion to authorize and execute the sale of up to 8 acres of land next to the Wal-Mart site at a minimum price of \$3.00 per square foot or higher. After a second by Mr. Harris the motion was unanimously approved.

Mr. Hutchinson made a motion to request the MCEDA Executive Director provide completion dates or projected completion dates on MCEDA projects so all MCEDA Board members can review. After a second by Mr. Harris the motion was unanimously approved.

At 11:35 a.m., upon a motion made by Mr. Hutchinson, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

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Robert Williams, Chairman

ATTEST:

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Bill Guion, Secretary-Treasurer