

FINAL MINUTES OF THE MARCH 5, 2012, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 5<sup>TH</sup> DAY MARCH 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 5<sup>th</sup> day of March, 2012, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Lanny Slaughter, Dick Hutchinson, Jack Harrington,  
Calvin Harris, Bill Guion and Bob Williams

Also present were Tim Coursey, Lenita Knight,  
NaToya Hill, and Attorney Andy Clark.

Guests: JoAnn Gordon, John Wallace, Jan Padgett and Jan Collins

At 8:37 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 with an amendment to add Business League Appointment under New Business. After a second by Mr. Harris the motion was unanimously approved.

Mr. Harrington made a motion to approve the minutes for the February 9, 2012 MCEDA Board meeting. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported that he has been in discussion with JoAnn Gordon regarding the needs of the MS Film Studio at Canton. These conversations have expanded and there have been needs identified that require further discussion for solutions that could maximize the facility. Mr. Coursey stated that Ms. Gordon and Mr. John Wallace are present to discuss the topic further.

Mr. Wallace provided a brief history on the relationship between MCEDA and the Canton Convention and Visitors Bureau which included the building of the sound stage, ownership and grants. This facility is the only purpose built stage in Mississippi. Mr. Wallace stated that the goal is to make the area around the studio a hub.

Mr. Coursey stated that the Canton Convention and Visitors Bureau would like to propose for MCEDA to cancel the current lease agreement and take ownership and control of some of the operations and management of the physical facility for the greater benefit of the Sound Stage. It was further discussed that CDBG funds have been granted to be used for improvements at the

facility. Some of the named improvements would include a cyc wall, red light system and cat walk.

Representing the CCVB, Joann Gordon and John Wallace request that MCEDA recover the facility and allow the CCVB to cancel the current lease purchase agreement. CCVB will complete improvements to the building utilizing the CDBG funds and MCEDA will regain 31 acres of property and consider contract with Nick Smerigan and associate for film knowledge.

Mr. Harrington made a motion to enter into an Agreement to Terminate Lease Purchase Agreement with the Canton Convention and Visitors Bureau and Film Office pursuant to the terms of the Lease Purchase Agreement executed on October 29, 2009. This motion was made in order to transfer control of the land, and the building that houses the Mississippi Film Studios at Canton to MCEDA with the understanding that the Canton Convention and Visitors Bureau and Film Studio will be obligated to complete improvements to the building with CDBG funds as listed in a Letter of Intent between MCEDA and CCVB, to include the needed HVAC system ducting, "red light system," and "grid system." MCEDA will also agree to continue to pursue the success of the Mississippi Film Studios at Canton consistent with its obligations as the Madison County Economic Development Authority. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey reported that he has met with Gerald Steen to discuss the Madison County Collective trip to Washington DC. Mr. Steen has requested that Mr. Coursey act as a point of contact for the congressional delegation. Mr. Coursey stated that he has agreed to serve in this capacity.

Mr. Coursey reported that Jeff Ballweber has a revised scope of work to facilitate projects from the Washington trip and has a renewed effort towards grant writing. Mr. Ballweber continues to assist in locating funding sources for various components of recreational parks for Northeast Madison County. Mr. Coursey requests approval to hire Mr. Ballweber.

Mr. Harris made a motion to approve the scope of work to hire Jeff Ballweber in the amount of no more than \$30,000.00 to pursue grants in MCEDA's behalf. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported that MCEDA has been asked to pass a resolution in support of pay raises for the Judges. Mr. Williams made a motion to approve a resolution from MCEDA in support of the judges pay raise. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Coursey reported that efforts continue to attempt to gain control of the property next to CAVS. MDA has introduced legislation that includes a means that could transfer the property over to MCEDA. Also, Jeff Ballweber has been working to get the NSF grant application completed and submitted. MCEDA is applying for \$600K to further research for two companies.

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Mr. Coursey reported that Rudy Warnock is developing a site plan for the retail site currently under option in Camden. Once the plan is complete, we will be able to determine if the property is suitable for an expansion and we will be able to determine if there is room for parking and fuel tanks etc.

Mr. Coursey reported that a draft Master Plan of Parkway East has been developed by CMPDD.

Mr. Coursey reported that the expenses for the Madison County Collective trip will be shared by MCEDA, the Madison County Business League and the Madison County Foundation.

Mr. Coursey reported that MCEDA will act as a pass through organization for a \$6 Million Dollar Ace Grant to assist Nissan with training employees to assemble the new truck and car lines coming to the Canton Facility (Frontier and Altima). Periodically, for the next three years, MCEDA will make payment requests to MDA when reimbursable expenses are requested by Nissan.

Attorney Clark provided an update from legal council stating that most business has been discussed throughout the course of the meeting.

Ms. Collins provided an update for the Madison County Business League. Ms. Collins reported that the Creative Economy Event is scheduled for Tuesday, April 24, 2012 at the Madison County Center for the Arts in Madison. Ms. Collins also reported that the League and Legislature luncheon is scheduled for March 21, 2012 at 11:30 am at the MS State Capital. Plans are under way for the economic symposium to be held in May and the upcoming Youth Leadership Day in March.

Ms. Collins stated that it is time to appoint a new member to the MCBL board from MCEDA. It is the sense of the MCEDA Board that Mr. Lanny Slaughter will serve as the new appointee to the MCBL Board effective May 2012.

Ms. Knight reported that there have been approximately 5 Ad Valorem Exemption requests filed and received from the Chancery Clerks office. Ms. Knight has been assisting with the preparation for the Youth Leadership Economic Development Day and the Creative Economy event preparation. Ms. Knight continues to work with the Canton Chamber attending Board and committee meetings and participation in Excel by 5 meetings. Ms. Knight reported that she visited M-Tek to meet new HR manager and also participated in the Economic Development and Workforce Development Roundtable hosted by Holmes Community College.

Ms. Knight stated that she continues to monitor the needs at the 152 Watford Parkway location for maintenance and building concerns.

There was a motion by Mr. Guion and second by Mr. Harris to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The

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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. Preliminary Mins  
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Harrington and a second by Mr. Slaughter 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. Chairman Williams convened an Executive Session for this purpose.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Guion, 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. Slaughter made a motion to approve the Executive Director the authority to sign contract to amend the sale of property in Canton for an additional 2.70 acres. After a second by Mr. Harrington the motion was unanimously approved.

At 12:00, upon a motion made by Mr. Harris, seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

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Robert Williams, Chairman

ATTEST:

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Bill Guion, Secretary-Treasurer