

MINUTES OF THE APRIL, 1998 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16TH DAY OF APRIL, 1998,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The Regular April, 1998, meeting of the Madison County Economic Development Authority was held and conducted on the 16th day of April, 1998, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi. Chairman Mark S. Bounds presided and called the meeting to order.

Members Present: Mark S. Bounds; Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips; and John Wallace. Also present were President Steve Vassallo; Bob Montgomery; John Bourgeois; Jake Hoglund and Joy Foy.

Guests: Charles Williford; Gene Magee; Maureen Simpson; John Stribling; Tom Ashcraft; Kim Donahue; Winston Gilbert; Brian Jamison; Duane Gordon; and Ken Wilbanks.

Chairman Bounds announced that the members of the Authority present constituted a quorum and declared the meeting duly convened.

Following discussion of the March 26, 1998 Minutes, Mr. Johnson moved to approve the Minutes with a correction to the Madison County School Bond Resolution. After a second from Mr. Wallace, the Minutes were unanimously approved.

Messrs. John Stribling and Tom Ashcraft with Love's Country Stores, Inc. presented a request for a 5 acre location for a fuel stop facility in the Canton Commercial and Industrial Center (CCIC). The facility will cost approximately \$3M and will create up to 30 new jobs. Interstate visibility is mandatory. Due to the upcoming report on the Master Plan proposed for the CCIC, action on the request was delayed.

Ms. Kim Donahue of Lafayette Venetian Blind, Inc. presented a request for a ten (10) year tax exemption for \$123,931 of improvements. Mr. Estes made a motion to recommend to the Board of Supervisors that the proposed tax exemption be granted. After a second by Mr. Phillips, the motion was unanimously approved.

Messrs. Brian Jamison and Winston Gilbert presented plans for a Williams Scotsman facility on a 4 acre leased site (from Mr. John Campbell) on the west side of Interstate 55. The building will not be visible from I-55. After reviewing pictures of a similar facility, Mr. Wallace made a motion to approve the proposed building for the site. After a second by Mr. Phillips, the motion was unanimously approved.

Ms. Maureen Simpson presented drawings and updated the Board on progress being made on the proposed Multi-purpose building for the CCIC 80 acre site. The front of the facility will be fashioned after Churchill Downs. Mr. Brown made a motion to authorize Messrs. Bounds and Vassallo, after verification through the City of Canton that all conditions have been met, to transfer title of the property to the City of Canton. After a second from Mr. Estes, the motion was unanimously approved.

Mr. Gene Magee presented a request for tax exemption transfer from Hederman Brothers, Inc. to Hederman Brothers, Division of Premier Graphics, Inc. The tax abatement request would transfer the remaining five years of the exemption to the new company at the same amount granted to Hederman Brothers on 1/1/94. Mr. Wallace made a motion to recommend to the Board of Supervisor that the balance of the tax exemption for Hederman Brothers be transferred to Hederman Brothers, Division of Premier Graphics, Inc. After a second from Mr. Johnson, the motion was unanimously approved.

At 9:35 a.m., Chairman Bounds called for a ten minute recess.

At 9:45 a.m. Chairman Bounds reconvened the meeting.

The financial reports were presented and reviewed. Ms. Foy presented a listing of the different accounts showing the current interest rate for each. Mr. Montgomery recommended to the Board that the accounts be consolidated for a better return. Mr. Phillips made a motion to authorize the consolidation of the Construction Checking; Construction Saving; KTSF; and Levi Savings accounts and to get bids from the local banks for the best rate of interest. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Brown moved to accept the monthly financial statement and to approve payment of the monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and to make them a part of the Minutes by reference. Mr. Johnson seconded the motion, which was unanimously approved.

Mr. Vassallo reported that actual expenditures year-to-date for the operations account is nearing the 2/3 amount of the total budget.

Mr. Bourgeois reported that three surveys of the 8 acres along Weisenberg Road in Central Mississippi Industrial Center (CMIC) were completed. One of the surveys shows the utility easement for the sewer; the second is for the Kenny Simmons 1.55 acre site; and the third is for Environmental and Petroleum Consultant's one acre parcel. He recommend that the pond on the remaining acreage be drained. The county will be asked to assist in draining the pond.

Mr. Montgomery reported that the letter to Capitol Printing was delivered concerning the past due rent status and Capitol has until May 5th to respond to the letter requesting that the account be bought up-to-date. He also reported good support from the state legislative delegation along with Karl Banks and Louise Spivey in getting the local and private bills passed.

Mr. Vassallo announced that the U.S. Census Bureau has selected Madison County as the only county in the State of Mississippi for a field survey. The selection was based on the fast and diverse growth that Madison County is experiencing. A panel discussion is scheduled for May 27 from 9 - 11 a.m. to discuss the merits of the program. The service would enable Madison County to receive demographic information more often than the 10 year census information. He also confirmed that Environmental and Petroleum Consultants does not generate or store hazardous materials. Lot #3 at CMIC can be sold to the company as approved at the March meeting.

The Institute for Technology Development (ITD) has invited MCEDA to be a \$500 co-sponsor of a visit planned for May 12-13 by a group of individuals from four agricultural-related companies. Also, included in the visit will be Len Vernamonti, Chairman of the Board for ITD and John Burr, President of Resource 21. The group will be possibly looking for re-location sites. Mr. Wallace made a motion for MCEDA to support and provide representation for the visit. After a second by Mr. Johnson, the motion was unanimously approved. Chairman Bounds and possible Mr. Wallace will participate in the visit.

An individual from the movie "My Dog Skip" has requested MCEDA's support in securing the balloon field for June 16th filming. Mr. Wallace made a motion to recommend to the City of Canton that the field be made available. After a second from Mr. Brown, the vote was unanimously approved.

Mr. Vassallo asked the Board's approval to travel to Gulfport for the Gaming Summit on Tuesday, May 5th. After discussion on the matter, Mr. Vassallo was authorized to attend the Summit.

A report entitled "Ridgeland Business Park Reconciliation" was distributed for the Board's information. Copy of the report is made a part of these Minutes by reference and attachment thereto.

Mr. Wallace reported that the Canton Municipal Utilities (CMU) Board had approved engineers to proceed with steps for the improvements of the CMIC sewer system.

After discussion of concerns for lack of Americans making the Swedish visit, Mr. Wallace made a motion to sponsor Mr. Vassallo's visit in July. After a second from Mr. Johnson, the motion was unanimously approved.

A copy of Ms. Foy's report is attached to and made a part of these Minutes by reference.

Mr. Wallace made a motion to approve travel for Ms. Foy to the AFCEA TechNet Trade Show in Washington D.C. from June 9- 11. After a second by Mr. Johnson the motion was unanimously approved.

A copy of Mr. Hoglund's report is attached and made a part of these Minutes by reference.

Mr. Phillips made a motion to approve travel for Ms. Kimbrough to the Southern Retiree Symposium in Vicksburg as requested by the City of Madison. The cost to register is \$275. After a second by Mr. Johnson, the motion was unanimously approved.

At 11:15 a.m. Chairman Bounds called for a ten (10) minute recess.

After reconvening the meeting at 11:25 a.m., Mr. Johnson made a motion to enter closed session to consider whether or not to declare an executive session. After a second from Mr. Brown, the motion was unanimously approved. Chairman Bounds then closed the General Session and convened the Closed Session.

After discussion of matters, Mr. Johnson made the motion to return to Open Session. Mr. Brown seconded the motion and it was unanimously adopted, whereupon Chairman Bounds reconvened the Open Session. The reasons stated for executive session were 1.) land acquisition matters and 2.) potentially pending and proposed litigation.

For the stated reasons, Mr. Johnson made a motion to declare an executive session which was seconded by Mr. Phillips and unanimously approved. Whereupon Chairman Bounds closed the General Session and declared an Executive Session at 11:35 a.m.

Mr. Larry Smith-Vaniz joined the Executive Session.

A tax exemption request from the Madison County Journal was discussed. Attorney Montgomery advised that the requested exemption is not allowable under the present guidelines for the state.

An offer for \$135,000 plus accrued interest on the CCIC property was discussed in settlement of the lawsuit bought by Mr. Vaughn against MCEDA. Mr. Wallace made a motion to settle the lawsuit and sell the property provided the buyer agrees to uphold the same covenants enforced in the CCIC at the offered price and dismiss the suit. After a second by Mr. Phillips, the motion was unanimously approved.

A problem with buried cable on a lot in the Ridgeland Business Park was discussed. Mr. Meeks elected not to perform soil borings before buying the property. Mr. Wallace made a motion to deny Mr. Meek's request for reimbursement of costs due to buried cables. After a second by Mr. Thomas, the motion was unanimously approved.

A counter proposal from Mr. Joe W. Martin was submitted to the Board for consideration and action. After a review of the counter proposal, Board members recommended the following regarding desired amendments: 1.)The contract will need to provide that at closing everyone (Martin family members) who holds title to any portion of the N ½ Section 21 will sign a Right of First Refusal; 2.)MCEDA wishes to acquire the tower site as a part of the original sale subject to the lease; 3.)Any and all crop allotments are to go with the land; 4.)Possession will transfer at closing; however, if the Martins elect to commence farming they can continue the 1998 operations at their own risk. In the alternative, we will close upon completion of harvest, but no later than January 1, 1999; and 5.)\$9,200 per acre payable at closing is acceptable.

Upon a discussion of the matter and upon motion by Mr. Wallace and a second by Mr. Johnson

the attorney was directed to draft appropriate provisions to incorporate the above items into the contract to submit to Mr. Martin and the President was authorized to execute the contract upon resolving all pending issues.

Mr. Vassallo presented a summary of the details for the loan proposals received from banks on the Martin property, and Mr. Vassallo advised that Trustmark National Bank submitted the most favorable proposal. Upon motion by Mr. Wallace and a second by Mr. Johnson, the Trustmark National Bank proposal was accepted and the President was given the authority to work out the details of the proposed loan and execute loan documents.

Mr. Wallace reported that the Martin property is in an un-certificated sewer area, but CMU will service the area and will report this fact to the Board of Supervisors prior to purchase.

The ongoing large industrial project was discussed as well as a new project requiring a 200 - 300 acre site. A visit from this project is anticipated for either June or July.

Mr. Vassallo asked that the Board Members to consider sending letters of support to Ole Miss in Jimmy Heidel's behalf for the position of athletic director.

At 12:50 p.m., Mr. Johnson moved to adjourn the Executive Session. After a second from Mr. Phillips, the motion was unanimously adopted. Chairman Bounds adjourned the Executive Session and reconvened the open meeting.

An upcoming visit by the Chickasaw Indians was discussed.

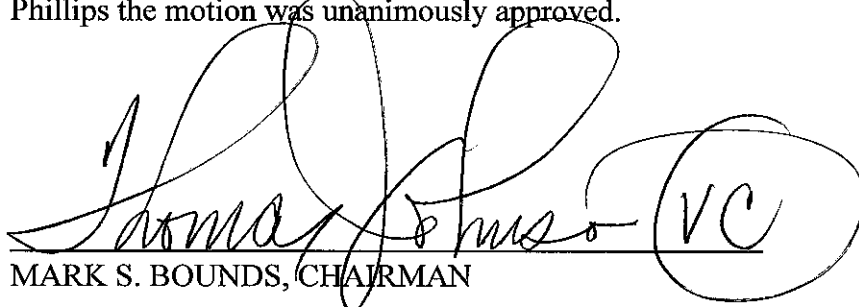
Chairman Bounds appointed Mr. Johnson to head the Budget Committee and for Mr. Phillips to serve with Mr. Bounds to make-up the 1998 Budget Committee for MCEDA.

Chairman Bounds asked for Board input to be considered in Mr. Vassallo's review.

It was decided to delay an answer on the Love's Store request until the planning process for the Park is completed. Mr. Victor Gray-Lewis will be contacted to start the re-zoning process on the property.

Mr. Vassallo concluded with an announcement about Rita Martinson's "Delegation for Alliance" planned for May 1st at Ridgecrest Baptist Church from 9:00 a.m. - 3:00 p.m. Tougaloo College is working with Mr. Vassallo and Madison County to develop their property along County Line Road.

A motion was made by Mr. Wallace to adjourn the meeting at 1:20 p.m. After a second by Mr. Phillips the motion was unanimously approved.

A handwritten signature in black ink, appearing to read "Mark S. Bounds", with a circled "VC" to the right. Below the signature is a horizontal line.

MARK S. BOUNDS, CHAIRMAN

ATTEST:

A handwritten signature in black ink, appearing to read "C. Ray Phillips", with a horizontal line below it.

C. RAY PHILLIPS, SECRETARY-TREASURER