

MINUTES OF THE APRIL 19, 2001, MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 19TH DAY OF APRIL, 2001, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 19th day of April, 2001, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Thomas Johnson, Billy Thames and John Wallace. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Joy Foy.

Guests: Chuck Morris, Larry Johnson, Hunter Arnold, Bobby Neal, Mike Kincses and Charles Williford.

Chairman Estes announced that the members who were present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to approve the Minutes of the March 19, 2001, meeting as presented. After a second by Dr. Thames, the Minutes were unanimously approved.

Messrs Mike Kincses and Bobby Neal presented a request for ten year ad valorem tax exemption for Kincses Tool & Molding Corporation. They are located in Kearney Park, Flora. They explained that previous expansions totaling \$7M have been with no request for tax relief. This request comes with the addition of 22 new jobs with an investment of \$501,979. The taxes due without an exemption would be \$7,803.81 according to the Madison County Tax Assessor's office. Mr. Wallace made the motion to grant the ten (10) year exemption. After a second by Mr. Johnson, the motion was unanimously approved.

The consensus of the Board was to give Bulldog Construction a check list in submitting site plans for review.

ABC Distribution is requesting a variance to the set back along Industrial Drive South in connection with an expansion needed on the west side of the facility. They requested to have 25 feet set back in place of the required 35 feet. Until a final design from the Mississippi Department of Transportation is acquired, the consensus of the Board was to consider no variances.

Mr. Larry Johnson presented a "Resolution of Board of Director" from the Madison County Development Foundation. A copy of the resolution is attached to and made a part of these Minutes by reference. Mr. Johnson will work with the Foundation in a name change. It was agreed that the Foundation will be included on the MCEDA agenda each month.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Davenport made a motion to approve the April financial reports and the payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously approved.

Ms. Veronica Peppers reported on the upcoming Minority Conference to be hosted by MCEDA and Entergy, Friday, April 20, 2001.

Canton Municipal Utilities (CMU) comment to Nissan includes ample water supply and sewer capabilities. Mr. Hunter Arnold explained on behalf of CMU, that two sites in Park #3 of the Central Mississippi Industrial Center (CMIC) and one alternate site at the north end of the 16-Section land, Park #4 have been identified for the test wells. Approximately one acre sites will be required for each well. Sewer easements and water line easements are also required to accommodate the incentives offered to Nissan. Mr. Johnson made a motion to authorize the transfer of land for the easements required by CMU to develop the CMIC and the Canton Commercial and Industrial Center (CCIC). After a second by Dr. Thames, the motion was unanimously approved.

Mr. Acy presented a requirement from the Mississippi Department of Transportation (MDOT) along Highway 22 at the CCIC area to utilize MCEDA's property as right of enter on, over, or across the property as required by the Nissan Project. Mr. Wallace made a motion to authorize

the right of entry for MDOT for any land owned or controlled by MCEDA in keeping with the Mississippi Impact Authority. After a second by Mr. Johnson, the motion was unanimously approved. The consensus of the Board was to swap land for land with the MDOT in lieu of payment.

Dr. Thames made a motion to authorize MCEDA to apply for available grant funds in connection with storm water. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy reported that work on the new access road into the Nissan Training Facility will begin May 7, 2001.

Communisite Tower Rental, in a letter dated April 10, 2001, and made a part of the Minutes by reference, plans to sell the tower and assign the ground lease from MCEDA to American Tower Corporation. Mr. Johnson made a motion to approve the sell and transfer of lease subject to the present lease being current. After a second by Mr. Wallace, the motion was unanimously approved.

At 10:30 a.m. the Board took a break

At 10:40 a.m., Chairman Estes reconvened the Board meeting. Mr. Williford presented a map, which is attached and made a part of these Minutes by reference, showing the requests made by the local mayors and supervisors at a meeting with Mr. Bennie Thompson and Mr. Chip Pickering.

Mr. Johnson made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Davenport, the motion was unanimously approved. Whereupon, Chairman Estes recessed the general session and convened the closed session.

After discussion of matters, Dr. Thames made the motion to return to open session. Mr. Wallace seconded the motion, which was unanimously adopted, whereupon Chairman Estes reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales and acquisition.

For the stated reasons, Mr. Johnson made a motion to declare an executive session at 10:50 a.m.. After a second by Dr. Thames, the motion was unanimously approved. Whereupon, Chairman Estes closed the open meeting and convened an executive session.

Mr. Clint Herring, Jr. with the Keriorth Corporation presented an overview of his company and the major developments they have in and around the Metro area. In summary, the Keriorth Corporation owns and manages quality real estate. Mr. Herring requested that Keriorth Corporation be hired by MCEDA to develop a comprehensive master plan for the undeveloped land at CMIC at a price of \$28,500. He also addressed Keriorth's wishes to purchase 50 - 100 acres of MCEDA land to develop as available warehouse space. Mr. Wallace made a motion to hire Keriorth Corporation at a price of \$28,500 to develop a comprehensive master plan for the Martin property, Park 3 and Park 4 at CMIC. After a second by Mr. Johnson, the motion was unanimously approved.

The Madison County School Board has declared .08 acres of land as surplus along Highway 22 in Canton. The minimum bid for the 50 feet of frontage adjoining CCIC is \$17,970. Mr. Davenport made a motion to authorize a bid be entered for \$18,001. After a second by Mr. Wallace, the motion was unanimously approved.

After discussion, Mr. Johnson made a motion to authorize MCEDA to sign the deed wherein Leavitt Tube exercises their option to purchase the land at CMIC for \$14,500 per acre. Mr. Davenport seconded the motion with all present voting aye.

Mr. Davenport made a motion to grant Raytheon's request to take up to five (5) years to build on the eight (8) acres to the south of their present facility. They will be required to maintain the property and a recapture clause shall be part of the contract whereby MCEDA can repurchase the property at the selling price if the conditions of the contract are not fulfilled.

A request from Harreld Chevrolet to re-locate their dealership to the CCIC south of Peco was discussed. Mr. Wallace made a motion to sell approximately twelve (12) acres south of Peco's to Harreld Chevrolet for \$20,000.00 per acre. After a second by Mr. Johnson, the motion was unanimously approved.

No action was taken on the land request (5-7 acres) from a Jackson water company. The consensus of the Board was to delay the decision until completion of the master plan study by Mr. Herring.

Mr. Montgomery informed the MCEDA Board of a subpoena from the Hixon case concerning the land along Interstate 55 at the Nissan site. The subpoena asked for any MCEDA appraisals and options for land along the Nissan corridor. Mr. Johnson made a motion to authorize Mr. Acy to be the MCEDA representative. After a second by Mr. Davenport, the motion was unanimously approved. Mr. Acy will give the deposition for MCEDA.

Mr. Acy gave the following information concerning the development of the CMIC. A land pricing formula for the Nissan suppliers has been developed for the area. The rail improvements will cost approximately \$90,000 for rail switch and \$170,000 for and additional 1,000 feet of rail. The wetlands are being mitigated. The projection for completion of the Old Jackson Road improvements is March, 2003.

The Pearl River Valley Water District has suggested that surface water from the Ross Barnett Reservoir could be a better solution than digging wells for the water required by Nissan and its suppliers. Mr. Wallace made a motion that MCEDA support the need for considering surface water in relations to adequate water supply for present and future develop. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy reported that Hydro Ellay Enfield is still uncertain concerning the work status of the improvements.

At 1:20 p.m., Mr. Johnson made a motion to adjourn executive session. With a second from Mr. Wallace and with all voting "aye" the executive session was adjourned and the general session reconvened.

Mr. Davenport made a motion to sell Lot #2 at the Madison Business Park to Edward Honore for \$60,000.00. After a second by Mr. Johnson, the motion was unanimously approved.

There being no further business to come before the meeting, Mr. Johnson made a motion to adjourn. After a second by Mr. Davenport, the motion was unanimously approved. The meeting was adjourned at 1:30 p.m.


BRYAN W. "CHIP" ESTES, CHAIRMAN

ATTEST:


STEVE DAVENPORT, SECRETARY-TREASURER