

FINAL MINUTES OF THE APRIL 21, 2005, MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 21ST DAY OF APRIL, 2005, 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 21st day of April, 2005, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Steve Davenport, Barbara Gray, Deborah Martin and Thomas Johnson. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Cecil Harper, Elizabeth Raley, Sylvain Metz, Chad Wages, Charles Bryan, Martin McGee, Ray Steele, Cecil Palmer, Mike McKenzie and John Bourgeois

Chairman Gray announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to adopt the agenda. After a second by Mr. Almond, the motion was unanimously adopted.

Ms Martin made a motion to adopt the March 17, 2005, minutes. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Harper reported that the Madison County Foundation (MCF) had a successful lobbying trip to Washington in March. He explained that plans are underway to have a salute to Nissan special ceremony.

Mr. Broughton made a motion to give \$15,000.00 to the MCF in consideration of the direct and indirect support the MCF's efforts garners for MCEDA. After a second by Mr. Almond, the motion was discussed. Mr. Broughton withdrew his motion awaiting a legal opinion from Attorney Panter.

Mr. Broughton temporarily left the meeting.

A construction easement request from Madison County along Gluckstadt Road was reviewed. The request is attached to and made a part of these minutes by reference as attachment "A". Mr. Wages suggested that future Mississippi Department of Transportation requirements in the planned upgrade of the interchange should also be considered. It was the general consensus to wait voting on the easement until a written agreement with Andrew Mattiace, who has a contract to purchase this subject property, can be obtained.

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An easement request from Bear Creek was also considered across the same property as discussed above. The request is attached to and made apart of these minutes by reference as attachment "B". It was the consensus of the board to request that Bear Creek agree to close the Madison County Waste Water Authority (MCWWA) deal in conjunction with granting the requested easement.

Messrs. Steele, Bryan and McGee from Entergy presented a request for obtaining the bare minimum right of way for the relocation of the electrical lines along Gluckstadt Road. The 15 foot non-exclusive easement will be required for the widening of Gluckstadt Road. They also presented the possibility of installing the utilities underground across the eight acres owned by MCEDA north of Levi. Since the lines in this area are used for service from Gluckstadt Road to Highway 463, two systems would need to be installed. One of the systems would serve as a backup and the projected cost for installing the underground service was \$255,000.00. It was agreed that this option would be shared with Andrew Mattiace and if he chose the underground service route it would be at his expense.

Mr. Coursey reported that County Administrator Donnie Caughman is working to renegotiate the contract between MCEDA and Central Mississippi Planning and Development District (CMPDD) for operating the WIN Job Center. Mr. Caughman would then recommend that the Board of Supervisors approve a reduced rental rate to be paid to MCEDA, at a rate to cover the loan payment on that facility. No action required. This concept is being discussed with CMPDD.

Mr. Coursey also reported that the printing of the MCEDA brochure is proceeding with verification of previous quotes for the printed materials.

Electrical service for the Creative Logistic site in the Canton Commercial Industrial Center (CCIC) was discussed. Approximately 3 – 4 poles will be required to carry the service to the site. Wooden poles are supplied at no cost, but the cost of steel poles is \$765 each. Mr. Johnson made a motion to purchase steel poles. After a second by Mr. Almond, the motion was unanimously adopted.

A request to approve Ms Gray to attend the Picnic on the Potomac with Tougaloo and Congressman Bennie Thompson the week of July 15 -17, 2005 was considered. Mr. Davenport made a motion to approve the requested travel. After a second by Mr. Almond, the motion was unanimously adopted.

Other upcoming travel includes an Economic Development Outreach Forum at Mississippi State University, April 27, 2005, and the SEDC Automotive/Logistics Seminar, scheduled June 15-17, 2005 in Birmingham, Al. Mr. Davenport made a motion to approve the travel. After a second by Mr. Almond, the motion was unanimously adopted.

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A draft for Earnest Money Options was presented, a copy of the draft is attached to and made a part of these Minutes as attachment "C". Mr. Davenport made a motion to adopt guidelines as follows: 2% of the total contract cost if the option is for a period of 180 days; 4% if for 6 months and 8% if over 6 months, with a minimum requirement of \$5,000.00. After a second by Ms Martin, the motion was unanimously adopted.

Mr. Coursey reported plans to hold a county wide summit and to include the area chambers in determining a platform. From the summit, a plan will be presented to be adopted by all.

Attorney Panter suggested that MCEDA consider options that would force the MCWWA to finalize the closing of the transfer of the debt and associated infrastructure from MCEDA to the MCWWA. He reported a conference call with Murray Wiykol, owner of Anika and the Anika attorney concerning the \$10,000.00 option money owed by Anika to MCEDA on the Oxford Automotive building. According to the phone conversation, Mr. Wiykol is still interested in purchasing the building. Attorney Panter explained that the contract has expired. A letter from Anika was reviewed and is attached to and made a part of these minutes as attachment "D".

Ms Martin made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Davenport, the motion was unanimously adopted.

At 9:45 a.m., Mr. Johnson made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Almond, the motion was unanimously adopted. At that time, Chairman Gray adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss: (1.) potential sale of property in the Flora Industrial Park; (2.) potential litigation in connection with Anika and the MCWWA; and (3) potential land acquisition in Central Mississippi Industrial Center (CMIC).

After discussion, Mr. Johnson made a motion to return to open session, which was seconded by Mr. Almond and unanimously adopted. Whereupon, Chairman Gray adjourned the closed session and reconvened the open session.

For the above stated reasons, Mr. Almond made a motion to enter executive session. After a second by Mr. Johnson, the motion was unanimously adopted. Chairman Gray recessed the open session and convened the executive session.

Pricing for a 1 acre request in the Flora Industrial Park was reviewed. A copy of the appraisal of the property stating a value of \$12,000.00 for the site and a summary from Board Member Chip Estes reflecting the estimated cost of replacement of this property and Mr. Estes's suggestion of selling the acre lot for \$25,000.00 was examined. Mr. Davenport made a motion to sell Mike Green a one (1) acre site on the south side of

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Primos Parkway in the Flora Industrial Park at the appraised price of \$12,000.00. After a second by Mr. Almond, the motion was unanimously adopted.

After discussion on the MCWWA options, it was the consensus of the Board to have Attorney Panter present legal alternatives at the May Board meeting.

After review of the Anika contract and discussion of possible litigation results, Mr. Johnson made a motion not to pursue litigation against Anika for the \$10,000.00 option money. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Broughton returned to the meeting.


It was agreed that Mr. Coursey will meet with the Tom Cat committee members and make a recommendation in May of how to proceed with this project.

Crown Logistics purchased 28.3 acres in the CMIC April 30, 2004. They were not successful in securing contracts with Nissan to the degree anticipated so they have missed the set deadlines for building on the property. According to the contract MCEDA has the option to repurchase the property. Mr. Broughton made a motion to repurchase the 28.3 acres at the original contract price of \$19,000.00 per acre. After a second by Mr. Almond, the motion was unanimously adopted.

At 10:35 a.m., Mr. Johnson made a motion to adjourn executive session. After a second by Mr. Broughton, the motion was unanimously adopted. Chairman Gray adjourned the executive session and reconvened the open session.

Mr. Coursey explained the need to obtain private money to aid in funding budget requirements including chamber functions, certain memberships and meeting expenses. The unanimous consensus was absolutely confirmed, provided the funds are supplied without interference with the MCF or the chambers memberships. Attorney Panter recommended that a broad scope for the use of the funds be outlined to use when soliciting these monies.

At 10:40 a.m., upon motion made by Mr. Johnson, seconded by Mr. Broughton and unanimously adopted, the meeting was adjourned.


Barbara Gray

ATTEST:


Bryan "Chip" Estes, Secretary-Treasurer