

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
MINUTES  
Regular Meeting  
April 24, 1995  
North Liberty Street Office; 6:25 P.M.

PRESENT: Brance Beamon, Mark Bounds, Anne King, Duke Loden, Bob Montgomery, and John Wallace

ABSENT: Steve Duncan, Mary Hawkins, Thomas Johnson, Joe Waggoner, and Hite Wolcott

GUESTS: Allen House of Mac's 76, Emad Alturk and John Bourgeois of Waggoner Engineering

- I. WELCOME - After sandwiches had been enjoyed since 6:00 p.m., President Wallace opened the meeting with a welcome and introductions of the guests. Mr. Alturk spoke of Mr. Bourgeois having been recently hired by Waggoner Engineering with part of his responsibilities being to serve as project manager for MCEDA projects.
- II. SPIVEY PROPERTY RESTRICTIVE COVENANTS - Executive Vice President Loden made some comments of introduction for Allen House whom would be the first tenant of the new business park being developed at Gluckstadt by Lloyd Spivey, and some comments about the property's restrictive covenants. A motion approving the review of the covenants was made by Mr. Bounds, seconded by Mr. Beamon, and given an unanimous vote.
- III. ARCHITECTURAL REVIEW OF A CONVENIENCE STORE - Mr. House showed plans for a 2,500 square foot store to be build at Gluckstadt near the Amoco. Suggestions by the Board to improve these plans included enlarging the corner island to better control traffic flow and to show drainage and utility locations. With these recommended changes to be made to the plans, Ms. King made the motion to accept the plans, and Mr. Beamon seconded the motion. While Mr. Bounds voted no, because of one of his former associates having sold the site, the rest of the Board voted yes.
- IV. MINUTES - President Wallace continued the meeting by asking if anyone had any corrections or additions to the Minutes of the last meeting. Mr. Bounds made a motion to accept the Minutes of the Meeting of March 24, 1995, as mailed out. After a second was given to the motion by Mr. Beamon, an vote of approval was given by everyone present.
- V. FINANCES - Executive Vice President Loden noted that a folder of invoices of the prior month was available for inspection on the table. The Account Balances sheet (hereafter attached) shows no balances for the Economic Development Fund Account or for the Interest & Sinking Account due to a county holiday falling on this day. He continued that the largest amount on the balance sheet is \$86,349.46 in the Construction Money Market Savings Account including a share of the recent land sale in the Canton CIC. The largest item shown on the Expense Docket for the month was \$20,000.00 paid as annual aid to construction to Raytheon Aerospace under the 1988 employment clause agreement. Mr. Loden noted that an addition to the Docket would be made to also show the annual payment to McCarty Farms. The financial report was accepted with an unanimous vote of approval after a motion by Mr. Bounds and a second by Ms. King.
- VI. INTERNATIONAL PAPER COMPANY RENTAL EXTENSION - After reviewing the proposed lease agreement amendment for an extension of International Paper Company's rental of acreage along Covington Avenue, Ms. King made the motion to approve the extension. Mr. Beamon seconded the motion and all approved.

VII. MARKETING PROPOSALS FOR 1994-95 AND 1995-96 - Attorney Montgomery and Executive Vice President Loden commented on the handout showing marketing proposals for 1994-95 and 1995-96. After questions on the brochure for the Highland Colony Parkway and the budget totals, there was a motion by Ms. King to approve the proposals provided that the Supervisors supplement our budgets funding. After a second was given by Mr. Beamon, the motion passed unanimously.

VIII. STRATEGIC PLANNING - Committee Chairman Bounds reported that 190 letters had been mailed for the May 4th kickoff breakfast meeting. He shared with the Board his plans to use parts of the Wagner/Kennedy executive summary for his Thursday presentation. He also scheduled a 9:00 a.m. committee meeting on May 2, 1995 to finalize all of the plans.

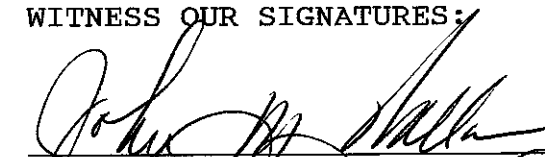
IX. INDUSTRIAL/COMMERCIAL ACTIVITIES -

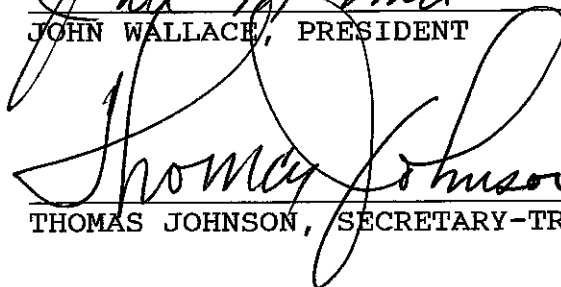
- A. SAM WILLIFORD SALE OF PROPERTY - The first Industrial/Commercial Activity spoke of by Executive Vice President Loden was the recent sale of a lot in the Canton CIC to Sam Williford. Mr. Williford would start his construction soon.
- B. MADISON INDUSTRIAL PARK - Mr. Loden spoke of the status of the Madison Business Park. The property has been rezoned to "Limited Industrial". The parties still have not agreed on covenants or on the four party agreement. The Memo of Understanding for the CDBG is still not signed, but the house has been removed. Some trees will have to be removed and the building permit issued before construction can start. A meeting would be set up of all parties to get these things resolved.
- C. PROSPECTING TRIPS - The handout showing the trade shows and prospecting trips of the MDECD, MP&L, and the Metro Alliance was summarized by Mr. Loden. He requested our agency's personal involvement in the Plant Maintenance Show in Montreal, the DGNB Golf Classic at Annadale, and the October recruiting trip to Europe. This involvement was approved in conjunction with MP&L, MDECD, and/or Metro Alliance by an unanimous vote after a motion by Ms. King and a second by Mr. Beamon.
- D. FLOOD AT GLUCKSTADT - Mr. Loden spoke of UNR and others flooded by the 5 1/2 inch rain last Thursday night.
- F. OTHER PROSPECTS AND PROJECTS - Mr. Loden spoke of a food distribution prospect looking at Gluckstadt, a mold & tool shop interested in Canton, an electronics repair business checking out Ridgeland, an office building prospect for the Canton CIC, a wood products company having located in Canton, and of Ridgeland's proposed industrial park. Mr. Loden stated that he had made 15 visits to existing industrial companies during the month.

X. UPCOMING EVENTS - As for upcoming events, President Wallace asked if the next MCEDA meeting could be held on Wednesday, May 24, 1995. The consensus was for Wednesday since the Madison County Leadership Class will hold their graduation ceremony on that Tuesday night. Other upcoming events noted were the Madison County Chamber Salute to Industry on Tuesday, April 25, 1995, the Madison County Economic Foundation Kickoff Breakfast on Thursday, May 4, 1995, and the Metro Jackson Salute to Industry on Friday, May 5, 1995. Ms. King invited everyone to the Open House of Bear Creek's new office on Monday, May 22nd.

- XI. OTHER BUSINESS - In other business, there was a consensus to revise the Canton Commercial & Industrial Center Master Plan for more small lots.
- XII. ADJOURNMENT - There being no other business mentioned, a motion for adjournment was made by Mr. Beamon, seconded by Ms. King, and approved by all.

WITNESS OUR SIGNATURES:

  
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JOHN WALLACE, PRESIDENT

  
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THOMAS JOHNSON, SECRETARY-TREASURER