

FINAL MINUTES OF THE AUGUST 11, 2011, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 11TH DAY OF AUGUST 2011,
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 11th day of August, 2011, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

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

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

Guests: Dave Boyer, Gina Daniels, Will Longwitz, John Wallace Cecile Harper,
David Landrum, Ed Bruninni and Rod Cadenhead, Jerry Pierce, Jeff
Redding, and Jan Collins

At 8:37 a.m., Chairman Harris 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. Guion made a motion to adopt the agenda as presented. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey introduced Mr. Will Longwitz. Mr. Longwitz stated that he is a candidate for the State Senate District 25 seat. This area includes Northeast Jackson, Ridgeland, Colony Crossing and areas of Madison on Highway 463. Mr., Longwitz asked for the help of the MCEDA Board in getting the word out about his candidacy and the run off. He stated that he would be an advocate for the county as he is a resident of Madison County. The runoff election is set for August 23, 2011.

Mr. Coursey introduced Gina Daniels, Executive Director for the Madison County Foundation, and some of the Foundation board members -to the MCEDA Board. Ms. Daniels thanked the MCEDA Board for the opportunity to meet with them. Ms. Daniels stated that the Madison County Foundation has a revised mission that they wish to share with MCEDA. Ms. Daniels stated that the Foundation feels that it is important for MCEDA and the Foundation to come back together and get on one page. The Foundation wishes to extend the olive branch to work together as one cohesive group with MCEDA and the Madison County Business League.

Ms. Daniels stated that the annual meeting for the Foundation will be held on September 8th and 9th. Jim Barksdale and Ray Perkins will be the keynote speakers.

Mr. John Wallace spoke on behalf of the Foundation stating that differences of opinion and personality conflicts certainly were an issue in the past and is hopeful that MCEDA and the Foundation have gotten past all of this. Mr. Wallace stated that the Foundation wants to be able to work together to find a commonality that will allow our two organizations to work together.

Mr. Cecile Harper spoke and added that the Foundation existed for the benefit the county. Mr. Harper stated that the Foundation is here to help with anything that they can help with and that the Foundation welcomes MCEDA's input.

Mr. Dave Boyer added that the Foundation is ready to focus on the future, which is bright for everyone if we work together.

MCEDA Board member Jack Harrington stated that as a MCEDA Board member he hopes that everyone has good intentions. It is time to think about how we move forward and how to advance the economic goals of the county.

Chairman Harris thanked the Foundation representatives for coming. Mr. Harris added that the MCEDA Board will discuss and explore how we can all work together.

Mr. Coursey asked what the revised mission was for the Foundation. Ms. Daniels shared that the Foundation plans to have a bigger and broader influence on the business sector of Madison County that will emphasize networking. In her words, "the goal of the Foundation is to promote, grow, and support Madison County".

Mr. Coursey next introduced the representatives of Pine Lake Church to present their architectural plans for MCEDA board review. Pine Lake Church has multiple sites in the area. A discussion on whether there would be children playing outside the church took place. Church representatives explained that there would not be an outside playground area and that all recreation activities would take place indoors at the church.

Mr. Hutchinson inquired if Pine Lake has considered buffer fencing in the event an industrial and/ or commercial business moves in next door to them. Pine Lake representatives stated that if a buffer is needed then they will provide it and will also consider all other recommendations that MCEDA offers. The covenants were then discussed with a focus on the exterior masonry requirement.

Mr. Harrington made a motion to approve the plans and to draft a letter to the Pine Lake Church explaining the approval for the renovation and construction plans. The letter also needs to explain that the landscape plans will still need to be approved by the MCEDA board before the church moves into the building. After a second by Mr. Williams the motion was unanimously approved.

Mr. Harrington made a motion to approve the minutes of the July 7, 2011 Special MCEDA Board meeting. After a second by Mr. Williams the motion was unanimously approved.

Mr. Slaughter made a motion to approve the financial report as presented. After a second by Mr. Williams, the motion was unanimously approved.

Mr. Coursey introduced Ms. NaToya Hill to the MCEDA Board. Ms. Hill is the newest MCEDA employee.

Mr. Coursey reported that Mr. Bubba Weir of MTA has arranged a trip to Lafayette, La to investigate further broad band opportunities for Madison County. While in Lafayette, they will visit the Lafayette Utilities Fiber Network and the Immersion Technology Enterprise Center, which serves as an incubator. They will also visit the Lafayette Economic Development Agency. Mr. Coursey extended the invitation to all MCEDA Board members. Currently, Board members Jack Harrington and Dick Hutchinson will participate. Chairman Harris inquired as to where MCEDA stands with New Market Funds. It was reported that no application has been completed on MCEDA's behalf at this point for New Market funds. Additionally, new market funds are still available to pursue.

Mr. Coursey presented a draft of the MCEDA comprehensive budget. Additionally, Mr. Coursey reported that the Madison County Board of Supervisors have approved allocating an amount of \$500,000.00 for the 2011-2012 operations. Mr. Coursey also discussed how potential land sales will help to reduce total MCEDA debt.

Mr. Coursey also stated that he will meet with Mr. Jeff Ballwebber to discuss alternate funding plans for the Northeast Madison County retail store. Mr. Coursey advised that this project needs to be funded in the 2011-2012 MCEDA budget so that we can move it forward.

Mr. Hutchinson made a motion to pay down MCEDA debt with the proceeds of any land sales that close before the next MCEDA Board meeting. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey stated that the cities of Ridgeland and Madison are seeking MCEDA's support for a Tiger Grant, for road construction. A resolution from Ridgeland to this effect was presented to the board. Mr. Coursey anticipates receiving a resolution from Madison as well. It is the sense of the MCEDA Board that they would agree to sign the resolution provided it does not conflict with any plans that the Board of Supervisors may have. Mr. Coursey will check with the Board of Supervisors before he signs the resolution.

Mr. Coursey reported that he and Mitch Stringer met with the Mayor of Canton and others regarding the Falcon Furniture building in Canton. They toured the facility as a result of an MDA inquiry regarding the availability, ownership, and condition of the building. The visit

Allowed the group to see that the building is broken up into different large areas and that some of these areas are in very good condition with high ceilings, suitable for storage and distribution. Other areas have low ceilings and are in good to fair condition. There is an investigation underway to determine who actually owns the building. Mr. Coursey stated that MCEDA should perhaps consider working with the City to determine what can be done to make the building more attractive and marketable.

Mr. Coursey reported that the County was able to create a large drainage ditch on the MCEDA owned Parkway East property and that the property should now be drying out after removing several beaver dams. Mr. Coursey stated that the developers of the water park are completing a feasibility study and investigating the possibility of resort area status.

Mr. Coursey reported that the Government Relations committee will host a lunch with the newly elected Board of Supervisors during the month of November.

Ms. Collins provided a report for the Madison County Business League. Ms. Collins stated that a photo of the Excel by 5 Coalition team is in the Madison County Herald. Ms. Collins also reported that the breakfast with Senator Cochran is scheduled for August 25, 2011 at Butler Snow. The program will begin at 8:30 am. Ms. Collins also reported that Congressman Harper will be hosted during an event scheduled for September 6th at Embassy Suites.

Ms. Collins also reported that the Board of Supervisors and the town of Flora have given resolutions of support of Excel by 5 and the city of Canton is scheduled to adopt a resolution of support during their next work session.

Attorney Andy Clark provided an update for the legal counsel. Mr. Clark stated that he has been working to complete a contract for the Gluckstadt property and continues to work with Walmart representatives.

Mr. Coursey reported that his travel request includes Lafayette, La for Broadband, Greater Jackson Alliance travel and Continuing Education courses.

Mr. Stringer provided an Existing Industry update. Mr. Stringer stated that MDA has granted BCI the status of High Tech Data Center for tax incentive purposes. Mr. Stringer is also working with the City of Canton regarding the Falcon Building. Nissan is conducting realignment and Levis is conducting an internal expansion and continues to seek free trade zone status for their plant in Gluckstadt.

Ms. Knight reported that a classified ad for the sale of the MCEDA truck was run in the Clarion Ledger and the Madison County Herald. There were no calls or inquires. Ms. Knight reported that the restroom renovations at the 152 Watford Parkway location are going well and on time.

There was a motion by Mr. Harrington and second by Mr. Slaughter to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The 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. Hutchinson and a second by Mr. Guion to do so. This motion was adopted unanimously. Chairman Harris then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Harris convened an Executive Session for this purpose.

Mr. Guion made a motion to adjourn Executive Session. After a second by Mr. Slaughter, 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:

There were no actions taken during executive session to be reported.

Ms. Knight stated that she will be out of the office for an extended period of time. As a result, Mr. Mitch Stringer will be temporarily added to the banking signature cards.

At 11:30, upon a motion made by Mr. Harrington seconded by Mr. Guion and unanimously adopted, the meeting was adjourned.

Calvin Harris, Chairman

ATTEST:

Lanny Slaughter, Secretary-Treasurer