

FINAL MINUTES OF THE AUGUST 14, 2008, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 14TH DAY OF AUGUST 2008,
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 14th day of August, 2008, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: John Almond, Chip Estes, Calvin Harris, Jack Harrington and Dick Hutchinson

Also present were Tim Coursey, Lenita Knight, Mitch Stringer, Mitch Stringer and Attorney Leslie Scott.

Guests: Philip LeRoux, Mayor Gene Magee, Alan Hart, Brad Griffin, Jeff Ballweber, Heath Hall, Tom Bryant, Curt Craig, John Laws, and Harold Calloway

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

Mr. Coursey introduced Mayor Gene McGee and Mr. Alan Hart to present a final report on the Ridgeland Master Plan. Mr. Hart presented a summary report of the Master Plan which has been adopted by Ridgeland. The City of Ridgeland secured Moore Planning Group to develop the Master plan. Mr. Hart stated that this has been a 2 year project that they feel has been successful. Mayor McGee thanked the MCEDA Board for their support and expressed his hope for their continued support.

Mr. Coursey presented Mr. Heath Hall with Strategic Marketing Group. Mr. Hall shared the highlights of the Marketing Plan that has been completed for MCEDA. He stated that the focus will be to update the MCEDA website, update printed marketing material, and focus on earned media relations and special events. Mr. Hall emphasized that the implementation of the plan is significant and should not be delayed.

Mr. Estes made a motion that the MCEDA Marketing Plan be implemented and functioning by January 1, 2009, with the implementation of Phase I by November 28, 2008 and the introduction of Phase II by December 19, 2008 with its full implementation by January 9, 2009. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey introduced Mr. Jeff Ballweber to present an update on the Northeast Madison County Lake initiative. Mr. Ballweber stated that this is a proactive approach to the growth that is heading to Northeast Madison County. He stated that within the timeframe of April 21 through October 21, 2008, three tasks will be addressed: 1) Preparation of a site selection matrix, 2) Preparation of a wetlands mitigation bank, and 3) Conduct a pre-permitting meeting. Mr. Ballweber also stated that there are Federal programmatic funding opportunities available. Mr. Ballweber stated that the site selection matrix will be completed by October 1, 2008, the pre-permitting meeting will be conducted during the month of October, and the mitigation banking draft report will be available at the September MCEDA Board meeting.

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

Mr. Coursey presented Mr. John Laws with Laws Construction. Mr. Laws is seeking Board approval to begin construction of an addition to an existing building. Mr. Laws stated that the owners of the Polycon building located in the CMIC behind Levi's are seeking to expand. They wish to build a 12,000 square foot warehouse facility behind the existing structure. Mr. Laws stated that 95% of the view of the new building will be obstructed by the existing building. Mr. Almond made a motion to approve the site plan presented by Laws Construction as it is in compliance with the MCEDA covenants and to require Polycon to seek MCEDA approval before Polycon receives a certificate of occupancy to move into the building. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey introduced Mr. Philip LeRoux to present the audit report for MCEDA financials. Mr. LeRoux distributed copies of the audit report to be reviewed by the MCEDA Board. He further stated that MCEDA is in good financial standing. Mr. Harrington made a motion to approve the Oct. 2006 – Sept. 2007 MCEDA Financial Audit report as presented. After a second by Mr. Almond, the motion was unanimously approved. It is the will of the MCEDA board that Mr. LeRoux completes a proposal to conduct MCEDA's 2008 – 2009 audit report for the Board's consideration.

Mr. Coursey presented the MCEDA Budget Committee report. Mr. Coursey reported that the proposed budget was developed by the budget committee. In addition to the Operations budget, the committee has established 2 additional budgets, Projects and Facilities. Mr. Coursey discussed the proposed budget with the Board. From the discussion it was determined that it is the will of the MCEDA Board that all Board members call Mr. Coursey about legal matters and let him act as the Board's source for communication with legal counsel, as appropriate, to reduce the amount of legal fees. Additionally, Ms. Knight will pursue alternative options for janitorial services provided at the WIN Center.

Mr. Harrington made a motion to approve the 2008-2009 proposed budget. After a second by Mr. Almond, the motion was unanimously approved.

Attorney Scott reported that the legal team has focused on routine matters this month.

Mr. Coursey reported that landscape architect, Brad Tackett, has completed the conceptual land-use rendering for the Northeast Madison County Lake project. The drawing was presented to the MCEDA Board. Mr. Coursey stated that he met with Mr. Calvin Harris and Supervisor Paul Griffin to discuss the original rendering. As a result, some changes were suggested and made that improved the rendering.

Mr. Coursey reported that Dr. Bill Smith has finished the baseline study and it will be presented to him next week. Mr. Coursey stated that the report uncovers some very interesting population statistics that might prove to be useful.

Mr. Coursey reported that quotes have been received from two companies to update and re-develop the MCEDA website and develop a new logo. Quotes were received from Frontier Strategies and Solve. Mr. Estes made a motion to hire Frontier Strategies for the MCEDA website and logo development. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey made a travel request for Mr. Stringer to go to Atlanta GA to attend a Greater Jackson Alliance consultant trip. Mr. Estes made a motion to approval this travel request for Mr. Stringer to travel to Atlanta, GA. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey reported that our Greater Jackson Alliance completed a workforce study, which MCEDA will make available to the business community in the Madison County. The report is available online and shows that Madison County does have a good available workforce and ranks well compared to other metros of the same size and population.

Mr. Coursey reported that MCEDA has received two quotes to clear and grub the 14 acre site at Parkway East in an attempt to keep it in a marketable condition. The lower quote is for \$5,900.00. Mr. Harris made a motion to approve the clearing cost of the MCEDA property on Parkway East not to exceed \$6,000.00. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Stringer reported that he has a meeting scheduled with Bomgar, a new business that is locating in Madison County. He also reported that Cellular South will be sponsoring a Golf Tournament with the Greater Jackson Alliance. Mr. Stringer also stated that he met with Mr. Steve Seal, Supervisor DI Smith and Senator Thad Cochran to discuss Reunion Parkway.

Ms. Knight reported that the video is scheduled to shoot on August 23. Ms. Knight stated that she had been working with Ms. Beverly Luckett at Canton Public Schools to ensure that they

were involved in the planning process of the video. Unfortunately, Ms. Knight was informed that Canton Public Schools could not provide the students needed for the video production as originally planned. This will require the solicitation of students and a change in concept. But this should not hinder the process of the production.

Mr. Coursey reported that he is continuing the search for a satellite MCEDA location. He also stated that there has been an interest by other county departments in locating in the Historic Canton Courthouse. Mr. Coursey reported that bids are currently being secured for roof repair at the courthouse. However, he would like to delay any roof repair until further direction is received from the county. It is the direction of the MCEDA Board for staff to continue to secure the bids for roof repair to be discussed at the September MCEDA Board meeting.

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

Mr. Harrington made a motion to adjourn Executive Session. After a second by Mr. Harris, 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:

Mr. Almond made a motion to authorize Mr. Coursey to sell 10 plus or minus acres of property at the 20 acre Parkway East site for \$2.00 per square foot. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Almond made a motion to authorize Mr. Coursey to subdivide 13.25 acre property at Parkway East into two parts, ensuring that it is not made undesirable because of any set backs. After a second by Mr. Estes, the motion was unanimously approved.

At 12:00 p.m., upon a motion made by Mr. Harris, seconded by Mr. Almond and unanimously adopted, the meeting was adjourned.

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Thomas Johnson, Chairman

ATTEST:

Jack Harrington, Secretary-Treasurer