

FINAL MINUTES OF THE AUGUST 15, 2014, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 15th DAY OF AUGUST, 2014,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 15th day of August, 2014, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bill Guion, Dick Hutchinson, Baxter Strain, Lanny Slaughter and Calvin Harris

Also present were Tim Coursey, Taquana Mack, and Attorney Andy Clark.

Guests: Jan Collins

At 8:39 a.m., Chairman Guion 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. Slaughter made a motion to adopt the agenda as presented. After a second by Mr. Strain, the motion was unanimously approved.

Mr. Strain made a motion to approve the minutes of the July 17, 2014 MCEDA Board meeting. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Strain reported that he had reviewed that Financial Report and everything appeared to be in order. Mr. Hutchinson made a motion to approve the MCEDA financial report as presented. After a second by Mr. Slaughter the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League (MCBL). Ms. Collins gave an update on the MCBL board meeting that was held on August 13, 2014 and stated that Glen Silverman resigned. Trace Swartzfager with St. Dominic is next in line. Ms. Collins offered an update on the Entrepreneurship Committee and it's progress with certain MCBL members being trained as coaches and trainers on how to mentor entrepreneurs.

Ms. Collins stated that Government Relations is looking to do another survey and will send it out to the membership. The results of this survey will be sent to elected officials showing them what businesses are most interested in. Ms. Collins stated that the Excel by 5 back to school event was a success and invited the board to the Madison County Celebration being held on September 25th at Livingston.

Mr. Coursey stated that a For Sale sign would be put up on the MCEDA surplus property in Madison. He says that there is approximately 4 to 5 acres.

Mr. Coursey reported to the board that the latest Panther Creek site assessments are almost complete and suggested getting a quote and conducting the endangered species survey for that land.

Mr. Coursey presented a draft of the operations budget for the upcoming fiscal year. He stated that the MCEDA auditor asked that line items be consolidated. Mr. Hutchinson made a motion to approve the operating budget. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that Attorney Clark has the Quitclaim deed prepared for the Flora water well site transfer. Mr. Hutchinson made a motion to authorize the execution of the deed. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey provided an update on the new office progress stating that the loan closed last week and the notice to proceed with construction was issued to the contractor at the pre-construction meeting that was held on Monday. Construction will begin any day.

The Panther Creek video interviews are almost complete and Mad Genius will be taking the aerial shots in the upcoming weeks.

Mr. Coursey thanked Mr. Harris for his help on the Parkway East and Levi's site. Mr. Coursey also stated that he believes it is best to bring the site up to grade so it will be more marketable.

Attorney Clark provided an update to the board and stated that he had found an opinion regarding the Parkway East PID assessment. He stated that it should be acknowledged but not paid. Mr. Slaughter made a motion that when Parkway East Public Improvement District sends its next assessment to the MCEDA Board on the Parkway East property, Attorney Andy Clark should respond with a letter denying the MCEDA's board obligation to pay any assessment, citing opinion received from Attorney General Hood that PID assessments are treated the same as ad valorem taxes. The denial letter should further state that the MCEDA Board, as a governmental entity, is exempt from paying the assessment. Lastly, the denial letter should request reimbursement for prior assessments paid by the MCEDA board. After a second by Mr. Hutchinson, the motion was unanimously approved.

Attorney Clark stated that he would be out of the country for about 30 days and will not be in attendance for the next board meeting but would have another attorney lined up.

Mr. Coursey provided that there would be travel September 11-13 in Atlanta for the MDA Consultants Mission.

There was a motion by Mr. Hutchinson and second by Mr. Strain to go into closed session for the purpose of discussing the need for an Executive Session to discuss land sale and personnel. 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. Strain to do so. This motion was adopted unanimously.

Chairman Guion then opened the meeting to announce publicly that the Board was going into Executive Session to discuss land sales and personnel. Chairman Guion convened an Executive Session for this purpose.

Mr. Coursey presented that depending on the response that Attorney Clark receives he thinks that the board should move forward with the Panther Creek 100 acre MCEDA land purchase.

Mr. Coursey stated that the Committee established to review the Film Studio project met and recommended for the rent to stay at \$8,000 per month with Rick Moore. Mr. Coursey presented it to him and Mr. Moore countered. Mr. Hutchinson made a motion to approve Mr. Coursey to negotiate and amend the lease for Rick Moore. After a second by Mr. Strain, the motion was unanimously approved.

Mr. Coursey reported that MCEDA received the award letter regarding the Ace Grants. He also stated that meetings have been set up regarding Parkway East projects.

Mr. Coursey stated that Project Phoenix is down to 3 sites.

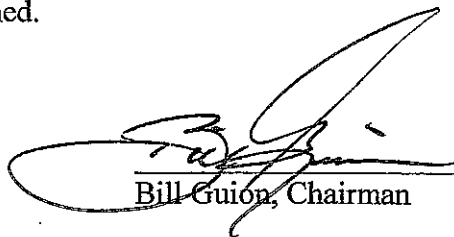
Mr. Coursey provided an update on the MCEDA marketing position and after interviewing 5 people he thinks he has found someone and will inform the board.

Mr. Harris excused himself from the room.


Mr. Strain made a motion to engage Jim Turner regarding business/industry letters of support. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Slaughter there was a unanimous vote to adjourn Executive Session. And reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

At 11:55 a.m., upon a motion made by Mr. Slaughter, second by Mr. Strain and unanimously approved the meeting was adjourned.


Bill Guion, Chairman

ATTEST:


Baxter Strain, Secretary/Treasurer

