

MINUTES OF THE AUGUST 16, 2001, MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 16H DAY OF AUGUST, 2001, 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 16h day of August, 2001, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Steve Davenport, Thomas Johnson, Billy Thames and John Wallace. Also present were Jerry Acy, Bob Montgomery, Tracy Huffman, and Joy Foy.

Guests: Charles Williford, Ken Wilbanks, Larry Johnson, Bill Estes, Randy Tucker, Paul Ingram, Sam Smith-Vaniz, Steve Johnson and George Johnson

Vice-Chairman Johnson announced that the members who were present constituted a quorum and declared the meeting duly convened.

Dr. Thames made a motion to approve the Minutes of the July 19, 2001, meeting as presented. After a second by Mr. Davenport, the Minutes were unanimously approved.

Mr. Randy Tucker of Mid-East Contractors presented site plans for a lot at 140 Enterprise Drive, Gluckstadt. The building will be a 24 foot wide 44 foot long trailer similar to the William Scotsman facility across the street. Based upon the plans presented with the professional landscaping and agreeing to no outside storage, Dr. Thames made a motion to recommend to the Madison County Zoning Board that a building permit for the trailer be issued. After a second by Mr. Wallace, the motion was unanimously approved.

Messrs Paul Ingram and Sam Smith-Vaniz presented plans for a development on the north side of Highway 22 at the Canton Commercial Industrial Center (CCIC). The Kentucky Fried Chicken and Summrall Oil Company will be erected across the five (5) acres previously owned by MCEDA that was sold to Bill Vaughn with the CCIC covenants in tack. A copy of the proposed site plan, already approved by the City of Canton, is attached to and made a part of these Minutes by reference. Mr. Davenport made a motion to grant architectural approval for the proposed plans. After a second by Mr. Wallace, the motion was unanimously approved.

Mr. Bill Estes reported on the support form the Central Mississippi Procurement Center to Madison County industry. He requested that MCEDA continue to fund the CMPC efforts in the year 2002 at the \$5,000.00 level previously approved for the year 2001. Mr. Acy reported that the \$5,000.00 funding was built into the MCEDA budget and would require no official action.

A status report from Mr. Clint Herring was withheld pending settlement of the 16<sup>th</sup> Section land issues.

Mr. Larry Johnson reported 160 attendees at the Madison County Development Foundation annual meeting. The newly adopted name for the Foundation is "Madison County Foundation." He reminded the MCEDA Board members of the joint meeting with MCF on August, 30, 2001. Lunch is planned for the Annadale Country Club with golf in the afternoon at Whisper Lake.

A tax exemption policy for the County was reviewed. Mr. Wallace made a motion to officially recommend the proposed policy (a copy is attached to these Minutes and made a part thereof by reference) to the Madison County Board of Supervisors as a guideline for granting exemptions. After a second by Mr. Brown, the motion was unanimously approved.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Davenport made a motion to approve the August financial reports and payment of the monthly invoices. After a second by Dr. Thames, the motion was unanimously approved.

Mr. Acy reported that Harreld sale was completed and the Joe Lusteck plans will be modified according to the recent activity in the CCIC.

At 9:40 a.m., the Board took a break.

At 9:50 a.m., Mr. Charles Weems, recently appointed Chancery Clerk of Madison County, reported plans for a good working relationship with MCEDA. He pledged to attend MCEDA Board meetings as his time allowed.

Mr. Wallace made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Brown, the motion was unanimously approved. Whereupon, Vice-Chairman Johnson recessed the general session and convened the closed session.

After discussion of matters, Mr. Brown made a motion to return to open session. Mr. Davenport seconded the motion, which was unanimously adopted, whereupon Vice-Chairman Johnson reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales and potential litigation.

For the stated reasons, Mr. Brown made a motion to declare an executive session at 9:55 a.m. After a second by Dr. Thames, the motion was unanimously approved. Whereupon, Vice-Chairman Johnson closed the open meeting and convened an executive session.

Mr. Montgomery alerted the Board of potential litigation surrounding the purchase and resale of the Kennedy property south of the CCIC as well as the Edward Smith property.

Mr. Acy reported that the bank closing is pending awaiting City approval of platted road in the CCIC.

Mr. Acy told of two (2) Nissan suppliers looking at the CCIC area. One of the companies will employ 175 - 200 individuals. Mr. Acy requested pricing the property around \$5,000.00 per acre. It was the consensus of the Board to authorize Mr. Acy to be competitive with the land prices of the other cities competing for the project.

The Phase I Environmental study is underway on the Kovarik property. An existing industry in the CMIC is interested in 15-16 acres additional acres.

The Nissan Training Facility lease was explained as ½ of the Nissan specific built-out to be paid by the state up front, approximately \$1.2M. This will leave a \$3.3M balance to carry on a loan and Nissan's lease will cover the debt service for a two (2) year period. Nissan will pay the balance of the custom build-out, not covered during the lease arrangement, in a lump sum payment at the end of the lease.

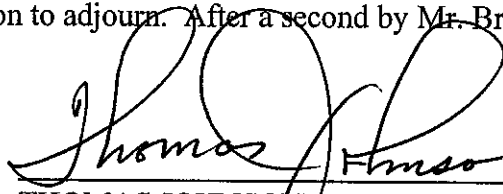
Upon Mr. Acy's recommendation, Mr. Davenport made a motion that MCEDA finance the Hydro improvements in place of borrowing the funds from M&F Bank as previously approved. Mr. Brown seconded the motion. This arrangement will allow MCEDA to recapture the funds already expended toward Hydro's expansion, with a 6.5% interest rate, amortized in the rental payment over a nineteen year period. The motion was unanimously approved.

Waggoner Engineering will take the lead on the design and funding options of the \$5.5M pumping station to compete the sewer project for the Nissan suppliers. No action will be required by the MCEDA Board until additional planning takes place.


At 11:25, Dr. Thames made a motion to adjourn executive session. With a second from Mr. Davenport and with all voting "aye" the executive session was adjourned and the general session reconvened.

After discussion, Monday, August 27, 2001, 5:00 p.m. was selected for the Board's next work session date.

At 11:30 a.m., Mr. Davenport made a motion to adjourn. After a second by Mr. Brown, the motion was unanimously approved.

  
\_\_\_\_\_  
THOMAS JOHNSON, VICE-CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
STEVE DAVENPORT, SECRETARY-TREASURER