

FINAL MINUTES OF THE AUGUST 17, 2006 MEETING OF THE MADISON  
COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17<sup>TH</sup> DAY OF AUGUST, 2006  
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 17<sup>th</sup> day of August, 2006, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Chip Estes, Barbara Gray, Thomas Johnson and Deborah Martin. Also present were Tim Coursey and Lenita Knight.

Guests: Mayor Gene McGee, Ken Heard, Kevin Holder, Scott Jones, Larry Roberts, Gerald Steen, Charles Williford, Nathan Gaspard, Patrick Moore, Cory Winders, Alan Hart and Tom Bryant, John Aldy and Terry Ivy.

At 8:30 a.m., Vice Chairman Estes announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Almond made a motion to approve the agenda as presented. After a second by Mr. Johnson, the agenda was unanimously adopted.

Mr. Johnson made a motion to approve the minutes of the July 18, 2006 meeting as presented. After a motion by Mr. Almond, the motion was unanimously adopted.

Ms. Raley reported on the Annual Meeting for the Foundation scheduled for August 23, 2006 and that MCEDA is noted as a partner on the invitations. Washington trip scheduled for September 19, 20 and 21<sup>st</sup>. Ms. Raley noted that Washington partnership is noted on Foundation invitations based on MCEDA's past funding relationship. The Foundation is asking MCEDA for \$5,000.00 for the purpose of Washington Partnership. Ms. Martin made a motion to grant \$10,000.00 to the Madison County Foundation as a Washington Partner. After a second by Mr. Thomas, the motion was unanimously adopted.

Mr. John Aldy presented site plans for architectural approval for B&B Electrical site to be located on 12 acres in the CCIC to the west side of the fire station along Soldier Colony Road. Architectural design includes fencing to cover front with chain link fence on side.

Mr. Johnson made a motion to grant architectural approval of the proposed plans for B&B Electrical as presented. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Terry Ivy presented a request to renew the lease for two (2) billboards owned by Lamar Lease Company. Mr. Johnson asked is the current lease rate equal to the market price for billboard leases. As a result, it was determined that further investigation is needed before agreeing to extend the lease(s). Mr. Johnson made a motion to table the discussion. After a second by Mr. Almond, the motion was unanimously adopted.

Gene Magee, Mayor, City of Ridgeland and Mr. Alan Hart, Director of Planning for Ridgeland introduced the City of Ridgeland's Master Plan. Mr. Patrick Moore and Mr. Nathan Gaspard, with Moore Planning Group, presented a visual presentation illustrating the planning of quality of life. Some of the specific areas of the plan's focus will include Northpark Mall Area, Highway 51 Area and recreational opportunities. Local consultants and engineers will be utilized for the process. The total cost of the study is \$400,000.00. The completion of the study will take 15 months. The City of Ridgeland is requesting \$200,000.00 from MCEDA to contribute toward payment for the study.

Ms. Gray made a motion to table further discussion on Ridgeland's Master Plan until Executive Session, stating the efforts need to be broadened to help the outlining areas. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Tom Bryant provided an update on the Economic Analysis of Northeast Madison County Initiative. The target date for completion is August 31, 2006.

Mr. Bryant stated that he and Mr. Chad Wages are meeting with Mississippi State University representatives. The study results will be available for MCEDA Board and staff to take to Washington in September. Mr. Bryant also reported that an additional study would be completed in September by Mississippi State University graduate students to provide a different angle to supplement the primary study. This additional study will be completed at no additional costs.

Mr. Coursey reported that Mr. Kevin Broughton's last day as a member of the MCEDA board would be August 31, 2006. Mr. Steve Davenport also submitted a letter of resignation from the MCEDA board effective August 16, 2006.

Mr. Coursey stated that, per the by-laws, the Vice-Chairman rotates to the position of Chairman to complete the existing term and their full term. The Board will need to hold an election for the office of Secretary Treasurer at the next scheduled Board meeting.

The newly appointed MCEDA board member, representing Tim Johnson's district, will be Mr. Dick Hutchinson, effective September 1, 2006.

Mr. Coursey requested the approval to add Lenita Knight to signature cards for MCEDA bank accounts and to pursue bonding coverage and Notary enrollment. Ms. Gray made a motion to approve Lenita Knight as an authorized signer on MCEDA bank accounts, to pursue bonding information and notary application. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Coursey requested an extension on behalf of Crown Enterprises to begin construction 180 days later than stated in the contract. Ms. Scott stated that MCEDA would need to amend the agreement from Crown Enterprises. Building construction should start in December and should be completed by a certain date. Ms. Martin made a motion that Mr. Coursey and Ms. Scott would determine the exact date(s) and amend date to begin construction for Crown Enterprises. After a second from Mr. Almond, the motion was unanimously adopted.

Mr. Coursey reported on the Airport study stating that the Madison County Board of Supervisors is in favor of exploring the need for a new Airport. The Madison County Board of Supervisors told Mr. Coursey that they would provide a resolution requesting MCEDA to conduct a needs assessment. The cost associated with the study is \$18,000.00. Ms. Martin made a motion that MCEDA complete and support the airport study. After a second from Mr. Almond, the motion was unanimously adopted.

There was a motion and second to go into closed session for the purpose of discussing the need for an Executive Session to address personnel matters, i.e. the hiring of additional and changing of existing staff, potential litigation and land sale and purchase matters. 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. Johnson and a second by Mr. Almond to do so. This motion was adopted unanimously. Vice Chairman Estes then convened an Executive Session for this purpose.

Mr. Johnson made a motion to adjourn Executive Session. After a second by Mr. Almond, Vice Chairman Estes adjourned the Executive Session and reconvened the open session.

Mr. Coursey submitted a letter of resignation from Joy Foy.

Mr. Almond made a motion that MCEDA pass a resolution stating that, "municipalities, counties and cities should be included on decisions concerning the location of substations in Madison the City and any other city located in Madison County. After a second by Mr. Johnson, the motion was unanimously adopted.

With respect to Parkway East, it was decided that it is in MCEDA's best interest to explore other options for the Parkway commitment. Mr. Martin made a motion that

MCEDA have the Parkway property appraised and solicit bids to sell the land. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Johnson made a motion not to extend the billboard lease for Lamar Companies and request that the billboards be removed as soon as possible. The motion was seconded by Ms. Martin. After further discussion, it was determined that the Billboard lease would be tabled until next month's meeting. The next MCEDA Board meeting is scheduled for September 14, 2006.

Attorney Scott will review the Parkway East agreement to determine if we can sell the land or if there are restrictions to selling the property.

The next MCEDA meeting will be held on Thursday, September 14, 2006.

Mr. Coursey suggests that the MCEDA Board and Executive Director visit the Madison County Board of Supervisors during Executive Session to reaffirm that MCEDA is out of land.

Mr. Coursey proposed the opportunity to sit down with the MCEDA board members to develop a plan to purchase the Industrial Park on Hwy 22 during a work session. The MCEDA Board would then meet with the Madison County Board of Supervisors to determine their level of support.

Work Session scheduled for August 30, 2006 at 11:30 A.M. in the MCEDA board room.

After having concluded discussion on the personnel, potential litigation and land matters, Mr. Johnson made a motion to adjourn the Executive Session and reconvene the Open Session. Ms. Martin seconded the motion and the motion was unanimously approved.

At 11:05 a.m. Chairman Estes adjourned the Executive Session and reconvened the Open Session.

Regarding the infrastructure for the 16<sup>th</sup> section land in the CMIC, Mr. Coursey reported that the requested CAP loan would not pay for the construction of water and sewer lines unless they are publicly owned. However, the road does qualify for CAP funds. Also, there are \$150,000.00 DIP funds allowable.

Mr. Coursey also reported that he has facilitated the application for CAP funds up to \$750,000.00 and DIP grant funds in the amount of \$150,000.00. MCEDA would be responsible for paying approximately \$117,000.00 out of the MCEDA Construction account to pay for the water and sewer lines. Mr. Johnson made a motion to authorize Bear Creek Water Association to proceed with construction of water and sewer

lines upon the approval of DIP Grant Funds. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Coursey reported that the video portion of the interactive CD is complete and will be shown at the August 30<sup>th</sup> work session. Ms. Gray made a motion to authorize the payment of up to \$1,600.00 to duplicate and package the CD. After a second by Ms. Martin, the motion was unanimously adopted.

The MCEDA board requested that Duane O'Neil attend the next MCEDA board meeting to provide an update on the NBAF project.

Ms. Martin made a motion to approve Washington travel for Tim, Barbara, Chip and Dick, September 19 – 21, 2006. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Almond made a motion to approve the request for travel Mr. Coursey to attend the MEDA event in Atlanta. After a second by Ms. Martin, the motion was unanimously adopted.

Ms. Martin made a motion to reauthorize the Executive Director to have the authority to hire any non exempt employee without board approval. After a second by Mr. Almond, the motion was adopted. Ms. Gray abstained.

Mr. Johnson made a motion that the financial report be approved. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Johnson made a motion to support Ridgeland's Master Plan in the amount of \$200,000.00 over a 2 year time frame provided Ridgeland includes a member from the MCEDA Board or other representative in the planning process. After a second by Mr. Almond, the motion was unanimously adopted.

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At 12:11p.m., upon a motion made by Mr. Johnson, seconded by Ms. Martin and unanimously adopted, the meeting was adjourned.

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Bryan "Chip" Estes, Chairman

ATTEST:

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Thomas Johnson, Secretary-Treasurer