

FINAL MINUTES OF THE AUGUST 18, 2005, MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 18TH DAY OF AUGUST, 2005, 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 18th day of August, 2005, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Steve Davenport, Chip Estes, Barbara Gray and Deborah Martin. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Chad Wages, Elizabeth Raley, Charles Williford, Charles Doty, Armedar Danzer, Bob Crosidale, Rhonda Muhlenkamp, Gene Magee, Chad Davis, Hamid Muhammad, Jeffery Rhodes, Ken Courtney, Deborah Williamson, Jason Sanderson, Fernando Duran, Dave Drane, Patrick Nolan Alveno Castilla, Bo Bullock, David Brown, Trudy Allen, Mark Bailey, Robert Anderson and Cindy Hudson.

Chairman Gray announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Davenport made a motion to adopt the agenda. After a second by Mr. Almond, the agenda was unanimously adopted.

Ms. Martin made a motion to approve the minutes from the July 13th and July 27th MCEDA meeting as presented. After a second by Mr. Davenport, the motion was unanimously adopted.

Ms Raley reported 26 new members for the Madison County Foundation (MCF) for the 2005 year. Mr. Barney Daley has been elected as MCF Chairman and new board members include Dave Boyer, Dan Grafton, Donna Sims and Dudley Bozeman.

Industrial leaders from Lextron-Visteon, IMS Autrans, LLC, Calsonickansei Mississippi, LLC Johnson Controls, Inc, Mi-Tech Steel Mississippi, Inc., Yazaki North American, Inc., Sun-Pine Corporation, LTD, Peco Foods, Inc, and Primos requested ad valorem tax exemptions representing \$33M in new investment for Madison County. A copy of the position statements from the request is attached to and made a part of these minutes by reference as attachment "A". Mr. Davenport made a motion to recommend to the Madison County Board of Supervisors that the requested exemptions be granted based upon the tax exemption policy as adopted. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Jason Sanderson representing Cypress Pharmaceutical, Mr. Fernando Duran representing Levi Strauss & Co and Mr. Bo Bullock representing Parker Hannifin Corporation requested Free Port Warehouse Licenses for their respective companies. Mr. Estes made a motion recommend that the requested licenses be granted to the companies. After a second by Mr. Davenport, the motion was unanimously adopted.

Engineer Mark Bailey with Neel Schaffer's office presented proposed plans from Mississippi Department of Transportation for the interchange improvements at Gluckstadt. Mr. Mattiace, who has an option on the 8 acres impacted by the improvements, had asked that the board review the plans. No action was required.

At 8:40 a.m., Mr. Panter joined the meeting.

Mr. David Brown with Sain Construction presented expansion plans for M-TEK Mississippi, Inc. The 130,000 square foot expansion will match the existing building with 7' – 9' of charcoal colored masonry on a metal building. The existing silos on the south side of the building will remain in place and the new facility will be built around them. Mr. Estes made a motion to grant architectural approval for the M-TEK Mississippi proposed expansion as presented. After a second by Mr. Almond, the motion was unanimously adopted.

Attorney for the Madison County Waste Water Authority (MCWWA), Ms. Trudy Allen presented an overview of the location of MCEDA owned lines and easements required from MCEDA on a map. She presented a resolution for approval. Mr. Davenport made a motion to authorize signing the resolution once Attorney Panter approves the requested changes and to grant the 4 required easements or quit claim the required right of way, again with Attorney Panter's oversight. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Broughton made a motion to cancel the agreement between MCEDA and Canton Municipal Utilities for transferring waste water. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Coursey requested travel approval for a MetroJackson Economic Development Authority (MEDA) sponsored Chicago consultant trip scheduled for September 12 -14, 2005; IEDC conference in Chicago for September 25 – 26, 2005; MetroJackson Chamber's trip to Richmond, VA, September 25, 26 & 27, 2005 and the MCF trip to D.C. September 27 & 28, 2005. Mr. Broughton made the motion to approve the requested travel. After a second by Mr. Almond, the motion was unanimously adopted.

A request for utility easement from Bear Creek Water Association across MCEDA owned property at Central Mississippi Industrial Center (CMIC) was reviewed. Mr. Broughton made a motion to approve the requested easement and to convey the easement once the WWA closing is complete. After a second by Mr. Almond, the motion was unanimously adopted.

The 16th Section development lease in the CMIC will expire in December, 2005. Mr. Estes made a motion to renew the lease. After a second by Mr. Davenport, the motion was unanimously adopted.

Based on chamber funding requests for brochures, Mr. Coursey recommended that MCEDA offer matching grants to the city chambers in the county of up to \$2,500 per chamber. Mr. Estes made a motion to authorize MCEDA matching grants to the City Chambers up to \$2,500.00. After a second by Ms. Martin, the motion was unanimously adopted.

Given the scarcity of land in the CMIC, Mr. Coursey recommended that a feasibility study of developing the 20 acre site east of ABC Warehouse be conducted. Mr. Broughton made a motion to authorize Mr. Coursey to expend necessary funds for professional services to determine the cost of developing the green field site. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Estes made a motion to partner with the Madison County Foundation, the Madison County Chamber and the Swedish American Chamber with a Memorandum of Understanding or a contract between the other organization and MCEDA whereby MCEDA could offer \$10,000 to the organization. After a second by Ms. Martin, the motion was adopted with Mr. Estes, Ms. Martin, Mr. Almond and Chairman Gray voting aye, Mr. Davenport voting nay and Mr. Broughton abstaining.

Mr. Coursey reported that Mr. Andrew Mattiace has approved, in writing, the utility easement for Entergy across the 8 acre site along Gluckstadt Road in the CMIC.

The Board of Supervisors has approved the MCEDA budget to last years funding level according to Mr. Coursey.

Mr. Anderson and Mr. Williford presented a request to execute a correction deed from MCEDA to the Canton Convention and Tourism Bureau on the 25 acres south of Commercial Parkway designated as the sound stage development. According to the engineers, the maps and the deed reflect some discrepancies. Mr. Broughton made a motion to authorize Chairman Gray to sign the corrected deed subject to approval of the MCEDA attorney. After a second by Mr. Estes, the motion was unanimously adopted. A copy of the map outlining the changes requested is attached to and made a part of the minutes by reference as Attachment "B".

At 9:45 a.m., Chairman Gray excused herself from the meeting and turned the chair over to Vice-Chairman Davenport.

Mr. Coursey explained that the original HVAC thermostat control system was taken off-line sometimes in the past. This is causing several problems including severe strain on the HVAC unit compressors, compressor failure and system air flow control imbalance. The system needs to have a new thermostat control installed and other necessary repairs according Atherton Engineering, the company that provided the original HVAC system design. Atherton is providing a list of parts to be purchased. MCEDA will hire a professional HVAC service company to install the parts. Mr. Broughton made a motion to approve up to \$15,000 for the repairs at the WIN Center. After a second by Mr. Almond, the motion was unanimously adopted.

Attorney Panter reported that the repairs to the Oxford Building have been delayed awaiting possible transfer of the lease or transfer in ownership of the facility. Mr. Murray Wiykol has hired local attorney Hall Bailey, but no other information was available.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Broughton, the motion was unanimously adopted.

Mr. Almond made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Broughton, the motion was unanimously adopted. At that time, Vice Chairman Davenport adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss potential land acquisition and personnel matters.

After discussion, Mr. Broughton made a motion to return to open session, which was seconded by Ms. Martin and unanimously adopted. Whereupon, Vice Chairman Davenport adjourned the closed session and reconvened the open session.

For the above stated reasons, Mr. Broughton made a motion to declare an executive session. After a second by Ms. Martin, the motion was unanimously adopted. At 10:20 a.m., Vice Chairman Davenport declared the executive session convened.

Chairman Gray returned to the meeting. Engineering proposals for the Tom Cat project were discussed. Mr. Davenport made a motion to send a letter to the four firms making the proposals stating that MCEDA has elected to avail ourselves of the expertise from each of the firms and request that they meet together to devise a plan to work jointly in the feasibility study within the proposed \$60,000 budget. After a second by Mr. Broughton, the motion was unanimously adopted.

There followed a discussion about increasing the salary of Joy Foy. There was a consensus to address that at the beginning of the next fiscal year.

At 10:50, upon motion made by Mr. Broughton, seconded by Ms. Martin and unanimously adopted the closed session was adjourned.

Whereupon, Chairman Gray reconvened the open session.

