

MINUTES OF THE AUGUST, 1999 MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 19TH DAY OF AUGUST, 1999, AT 8:30 A.M.,  
IN THE MCEDA CONFERENCE  
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The August, 1999, meeting of the Madison County Economic Development Authority was conducted on the 19th day of August, 1999, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Cindy Alford; Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips; John Wallace and Hite Wolcott. Also present were President Steve Vassallo; John Bourgeois; Bob Montgomery; and Joy Foy.

Guests: Robert Anderson; Willie Mae Robinson; Olivia Ates; Charles Williford; Carla Flaherty and Duane Gordan.

Chairman Wallace announced that the members of the Authority who were present constituted a quorum and declared the meeting duly convened.

Ms. Willie Mae Robinson requested, for the second time, that MCEDA consider being an active partner with the group, "Concerned Organization & Partners for Education", C.O.P.E. This program is designed as an enrichment program to prepare students in taking standardized tests. Mr. Phillips made a motion to sign the letter of intent and to authorize Veronica to work with Ms. Robinson on the grant application. After a second by Mr. Brown, the motion was unanimously approved.

Ms. Olivia Ates presented plans for architectural approval for MD Barns to build to the north of Dr. Donnie Vice's equine veterinary facility on the west side of Interstate 55 at Gluckstadt. Mr. Johnson made a motion to approve the plans as presented for a 36 X 36 barn with the same color and appearance as Dr. Vice's facility. After a second by Mr. Wolcott, the motion was unanimously approved.

Landscaping plans for the fence at Cardinal Health at the Central Mississippi Industrial Center (CMIC) were reviewed. Ms. Carla Flaherty from Cardinal described the overall plans as giving a campus look to handle the security issue. Tim Follen will be doing the actual landscaping work and plans to begin planting in October. Mr. Phillips made a motion to approve the landscaping plans as presented by Cardinal. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Wolcott made a motion to approve the Minutes of July 15, 1999, meeting as presented. After a second by Ms. Alford, the Minutes were unanimously approved.

The financial reports were presented, reviewed and attached to and made a part of these Minutes by reference. Mr. Vassallo reported year-to-date expenses totaled approximately 87.2% of the annual operations budget. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Johnson made a motion to accept the monthly financial reports and to approve payment of the monthly invoices with the exception of the Ridgeland Business Park work on Waggoner invoices. The payment was approved for payment for all but \$1,757.50 on invoice 15478 and \$350.00 on invoice 15412 from Waggoner Engineering. Mr. Estes seconded the motion, which was unanimously approved.

Ms. Foy presented interest information on the EPA note. The Board consented to withhold the second payment due to EPA for the year that is allowed at 4.53% interest rate, to reserve MCEDA's cash.

Mr. Johnson made a motion to authorize Mr. Wallace and Mr. Vassallo to revise line items within the budget so that it will balance. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Bourgeois reported that the subdivision plat for the Ridgeland Business Park has been completed. Engineering work for the month of August also included the Cottonwood project and the railroad agreement.

Mr. Montgomery reported the Restrictive Covenants for the Martin property will be recorded following Mr. Wallace's approval. The Interlocal Agreement between MCEDA and the Town of Flora has been submitted to Attorney General and upon approval will be presented to the Madison County Board of Supervisors.

Mr. Vassallo reported good attendance at the Hydro Ellay Enfield grand opening. Madison County Development Foundation's semi-annual meeting had 110 attendees with the cash reserves increased by 33% from a year ago. He also reported optimism for finalizing the railroad agreement by the end of August. Mayor Harvey Johnson has appointed Mr. Vassallo and Mr. Montgomery to an ad hoc committee to work in bringing a college bowl game to Jackson by the year 2001.

A change order recommendation from Yates Engineering concerning the routing of rain water at the Hydro Ellay Enfield building was discussed. A copy of the letter is attached and made a part of these Minutes by reference. Mr. Phillips made a motion to approve the change order work. After a second by Ms. Alford, the motion was unanimously approved.

Ms. Foy presented her report (attached to the Minutes) and made a part by reference.

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

At 9:50 a.m. the meeting was reconvened.

Mr. Robert Anderson presented site plans for the proposed new sound stage, Project Cottonwood. He reported that the City Zoning Committee and the Architectural Review Board have approved the plans. Mr. Estes made a motion to approve the site plans and specification as presented. After a second by Mr. Brown, the motion was unanimously approved. The Board consented to request formal support of the sound stage from all county municipalities.

Mr. Phillips made a motion to enter into closed session to consider whether or not to declare an executive session. After a second from Ms Alford, the motion was unanimously approved. Chairman Wallace then closed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made the motion to return to open session. Mr. Brown seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reason stated for executive session was 1.) Strategy sessions in respect to threatened, pending or prospective litigation and 2.) Sale or repurchase of land.

For the stated reasons, Mr. Wolcott made a motion to declare an executive session. After a second by Mr. Phillips, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an executive session at 10:25 a.m.

A 3.59 site purchased by Sunbelt Properties at the Ridgeland Business Park was presented for repurchase. Mr. Johnson made a motion to decline the option to repurchase the site and to work with Sunbelt Properties (Charles Molphus) to sell the property. After a second by Mr. Brown, the motion was unanimously approved.

A proposal to sell 1.9 acres of land in the Canton Commercial and Industrial Park for a hotel was reviewed. Mr. Johnson made a motion that denies the sale of land for a hotel. After a second by Mr. Phillips, the motion was unanimously approved.

A prospect to purchase property on Covington Road in Canton was discussed. Mr. Phillips made a motion to fund up to \$1,000 as MCEDA's ½ of the appraisal for the property and to proceed to acquire an agreement from the EPA to hold harmless any buyer of the property. After a second by Mr. Johnson, the motion was unanimously approved.

At 10:55 a.m. Mayor Alice Scott joined the meeting.

Attorney Montgomery reported that in the sale of land to Gideon - Lott on the Kountry Tyme property, 4.27 acres of a public road (Stout Road) was sold to Gideon-Lott at \$2,050 per acre. Mr. Estes made a motion to repay Gideon - Lott for the public road. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson made a motion to draft a letter to the Board of Supervisors requesting that John Wallace be reappointed to the MCEDA Board when his term expires. After a second by Mr. Wolcott, the motion was approved with Mr. Wallace voting "no."

At 11:10 a.m., Mr. Johnson made a motion to adjourn executive session. After a second by Mr. Wolcott the motion was unanimously approved. Chairman Wallace then adjourned the executive session and re-convened the open meeting.

Deborah Anderson; Marion Buttross; Susan Barber; Dr. William Truly; Charles Williford; Archie Smith; and Frank Street joined Mayor Scott as the Economic Development Committee for the Chamber of Commerce of Canton. They asked to be included in decision that directly affect the City of Canton. After much discussion, it was agreed that the Committee would put together a proposed marketing plan for the CCIC and schedule a work session with the MCEDA Board to address the plan.

Mr. Estes made a motion to request that the Board of Supervisors authorize MCEDA to borrow up to \$1.5 M to build a new sound stage. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Johnson made a motion, provided the Board of Supervisors approve the borrowing of money for the sound stage, that the City of Canton be authorized to use the city contractor to perform the needed dirt work on the MCEDA property for the new sound stage. After a second by Mr. Brown, the motion was unanimously approved.

At 12:25 p.m., Mr. Johnson made a motion to adjourn the meeting. After a second by Mr. Wolcott, the motion was unanimously approved. Chairman Wallace adjourned the meeting.

  
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JOHN WALLACE, CHAIRMAN

ATTEST:

  
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CHIP ESTES, SECRETARY-TREASURER