

MINUTES OF THE MCEDA MEETING
AUGUST 22, 1996

Chairman Mark Bounds called the monthly meeting to order at 8:35 a.m. on the above date in the MCEDA Conference Room of the 1855 Courthouse on the square in Canton. Board Members present included Chairman Bounds; Brance Beamon; Mayor Mary Hawkins; Thomas Johnson; Ray Phillips; John Wallace; and Hite Wolcott. Also present were President Vassallo; Bob Montgomery; and Joy Foy. Guests attending were Jim Hust; Louise Spivey; Troy Burg; Gary Beeland; Hal Braswell; Allen Perry; Janet McMurtry; Jim Herring; Dianne Dyar; Josh Zimmer; and two representatives from the WAPT TV-16 news team.

Mr. Montgomery said that his recommendation to UNR-Leavitt's request for the transfer of the lease agreement with MCEDA to Leavitt Tube would be to leave UNR as obligator with assignment to Leavitt Tube. After discussion, Mr. Wallace made the motion to keep UNR-Leavitt as guaranty and assign Leavitt Tube as an additional guaranty. Mr. Wolcott seconded and all approved.

Chairman Bounds asked for a motion to approve the Minutes of the July 16th meeting. Mr. Johnson motioned to approve and accept the Minutes of the MCEDA July 16 meeting. Mr. Beamon seconded and all approved.

Mr. Troy Burg with Laws Construction presented the plans of Bath & Kitchen Services for architectural review. He explained that his request is only for an addition of 100' X 80' to an existing building on Distribution Way, Gluckstadt. Mr. Johnson made a motion to approve the plans. Mr. Beamon seconded with all but Mayor Hawkins voting yes. Ms. Hawkins' opposition was due to lack of enforcement of subdivision regulations in the Gluckstadt area. The motion carried.

Mr. Gary Beeland of Majestic Metals presented his plans for an office building for architectural approval. He explained that the manufacturing facility was already in place. The building would be attached by a breezeway to the manufacturing area and measure 54' X 176'. The office facility would be constructed of brick, glass and light stone colored metal across the front. Mr. Phillips made the motion to approve the plans for this property on the west side of I-55. Mr. Johnson seconded and all but Mayor Hawkins approved. Again Mayor Hawkins opposed for aforementioned reason.

Ms. Foy presented the monthly financial reports. Approval on each item of the financial report was voted on separately. The folder of invoices was motioned for acceptance by Mayor Hawkins. Mr. Johnson seconded and all approved. Mr. Wallace made the motion to accept the financial statement. Mr. Wolcott seconded and all approved. Mr. Johnson motioned to approve the account balance sheet. Mr. Wallace seconded and all approved. Mr. Johnson motioned to accept the docket of expenses. Mayor Hawkins seconded and all approved. A closing statement showing details of transactions for land sales from Cardinal and Cypress was presented. Mr. Johnson made the motion to accept the proposed closing statement providing \$297,868 to the County and transferring \$37,625.00 to the Construction Savings Account. Mayor Hawkins seconded. Mr. Wallace suggested that other expenses could be assigned to land sales in the future. The vote was unanimous to approve the closing statement as presented. All reports are attached.

Mr. Jim Hust (in Mr. John Bourgeois' absence) offered to answer any engineering questions stating that he had no report for MCEDA. Mr. Vassallo suggested that someone from Waggoner begin immediately with the surveys at the Ridgeland Business Park. Mr. Hust agreed to look into the matter.

Mr. Montgomery suggested that MCEDA draft a marketing agreement on the Madison Business Park similar to other agreements already in place. Mr. Wallace motioned to allow Mr. Vassallo to work with the Board of Supervisors to perfect a marketing agreement for the Madison Business Park. Mr. Phillips seconded and all approved. Mr. Vassallo thanked the County for the steps taken to clean up the Madison Business Park.

Mr. Allen Perry; Ms. Janet McMurtry; and Mr. Jim Herring were recognized to provide a status report on Kountry Tyme Sports Foundation (KTSF). Mr. Perry first summarized MCEDA's options on the past due note at Trustmark Bank. He added that MCEDA cannot chart its' own course of action in this matter because of lack funds to pay the note. The extension granted to Mr. Larry Foley to respond to the fraud charges filed against him will expire on August 26th.

There are three Deeds of Trust to consider in this matter: 1.) Trustmark's DOT; 2.) MCEDA's DOT; and 3.) Southern Farm's DOT. Mr. Perry presented several options and concluded that MCEDA needs to seek direction from the Board of Supervisors. Mr. Herring stated his opinion and concluded that he concurs with Mr. Perry's advice. After much discussion, Mayor Hawkins motioned to table discussion until after August 26th at which time a special meeting could be called to review Mr. Foley's action (if any) on the fraud charges. Mr. Phillips seconded and all approved.

At 10:10, Chairman Bounds called for a five minute break.

Dianne Dyar was recognized as a visitor at the Board meeting.

The meeting reconvened at 10:15 with President Vassallo presenting his director's report (attached). Action was required to adopt modifications to the Ridgeland Business Park covenants. The request is to have the words "residential construction" changed to "residential uses." Mr. Wolcott motioned to adopt the change to the covenants as read. Mr. Beamon seconded and all approved.

Item A. To assist Flora with the Industrial Park financing is not necessary at this time, President Vassallo stated.

Mr. Vassallo reported that five option payments have been received for the lots at Ridgeland Business park: 1.) Robot Coup; 2.) Stanley Steemer; 3.) Raymond Dallas; 4.) The Phoenix Group; and 5.) Acme Printing. He added there are potentially two more companies who will come forward with the \$5,000 required deposit. The announcements for these new facilities are planned for Thursday, September 19 at 5:30 p.m. The City of Ridgeland Chamber of Commerce will jointly sponsor the announcements with MCEDA.

Mr. Vassallo reported that the City of Madison has approved Hagolf, Inc.'s building plans for the forestry manufacturing facility in the Madison Business Park. The public announcement is scheduled for Friday, September 6 (1:30 p.m.) at Madison City Hall. A Sister City program between Madison and a Swedish city is being sought.

One hundred and twenty five copies of the promotional video have been distributed. The negative publicity of the video presented in the Clarion Ledger was so noted. Mr. Vassallo explained that he had met with Mr. John Brown, head of the NAACP of Madison County, to discuss his concerns. It was agreed that Mr. Brown would serve on the next video committee. Thomas Johnson suggested that Mr. Brown work with MCEDA to obtain membership in the black community for the Madison County Development Foundation.

The Foundation membership was reported at 72 members.

Ms. JoAnn Gordon is currently working with various legislators to obtain financing from the State for the Sound Stage. This would enable the Sound Stage to be maintained as an entertainment facility, thus keeping open another area for economic development, Mr. Vassallo commented.

Mr. Vassallo will be in Germany from September 8 -15. The trip is being co-funded by the MCDF and MEDA.

The Deposit Guaranty Golf Classic was noted as a success for the county.

Approval of travel expenses for Mark Bounds and Steve Vassallo to attend SEDC in Ft. Lauderdale, Florida and IDRC in New Orleans, Louisiana was requested. Mr. Bounds explained that IDRC is a unique worldwide real estate corporation and that SEDC is the economic development organization for the South. Mr. Bounds has previously served as a Board Member of SECD. Mayor Hawkins motioned to approve travel expenses for both Messrs. Bounds and Vassallo. Mr. Wallace seconded and all approved.

Mr. Vassallo next asked for a motion to go into closed session for discussion of real estate matters and prospects.

Mr. Wolcott asked that before the closed session commenced that the Board agree to abide by the scheduled meeting dates of the third Thursday of each month at 8:30 a.m. for regular meeting times. Chairman Bounds so noted.

Mayor Hawkins motioned to go into closed session to discuss a possible executive session. Mr. Beamon seconded and all approved. Mr. Vassallo explained that discussion was needed concerning an existing industry request; a potential real estate purchase; a state prospect; and a Flora prospect. Mr. Wolcott motioned to enter into executive session and Mr. Johnson seconded. All approved.

At 10:48, Chairman Bounds declared the meeting in executive session and Mr. Vassallo proceeded with his explanation. An existing industry has asked for MCEDA's approval for condemnation of a street right-of-way across near-by industrial property. Mr. Wolcott motioned to not condemn the property. Mr. Johnson seconded and the vote carried with Mayor Hawkins abstaining. The consensus of the Board was to have Chairman Bounds and Mr. Vassallo continue discussion to explore the possibilities of accommodating the needs of the industry.

The option to purchase land was presented to the Board. Chairman Bounds updated the Board Members with the information gathered from an executive session with the Board of Supervisors stating that the Board of Supervisors voted 4-1 to give financial support to MCEDA in the purchase of the property. The immediate cash requirement needed is \$175,000 to serve as a down payment. Mr. Vassallo recommended that the purchase of the property at the present time would not be wise given MCEDA's present debt service as well as pending economic development obligations. Mr. Johnson motioned to convey the land acquisition to the Supervisors to purchase. Mr. Montgomery explained that the Board of Supervisors cannot purchase property. He also stated that the \$175,000 would hold open the option to purchase the property until 12/31/97 at which time MCEDA's financial status could have improved. Mr. Johnson motioned not to purchase the proposed property at the present time. Mayor Hawkins seconded and the motion carried with Mr. Wallace not voting.

Mr. Vassallo mentioned of two other pressing projects 1.) Project Magnolia - a state prospect and 2.) City of Flora - regarding infrastructure to the Highway 49 industrial park, and he said that monies would be needed for these items, if a decision was made to locate in Madison County by either prospect.

Mayor Hawkins motioned to end executive session. Mr. Beamon seconded and the vote was unanimous.

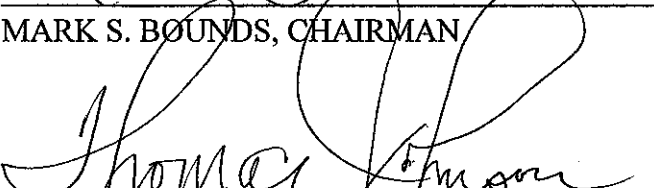
A request to send Ms. Foy to Las Vegas for the International Gaming Trade Show; September 29 - October 2 was next on the agenda. After some explanation, Mr. Wallace motioned to allow Ms. Foy to attend and to approve reimbursement of expenses of the trip. Mr. Wolcott seconded and all approved.

Mr. Vassallo mentioned a scheduled meeting with the area commercial realtors at the Sound Stage on Thursday, September 5 from 8:00 - 9:00. Other dates mentioned included August 25, Rebel Picnic Rally; September 19, Ridgeland Business Park announcement and the next MCEDA monthly meeting at 8:30 a.m.

With no further business Chairman Bounds adjourned the meeting at 11:45 a.m.

WITNESS OUR SIGNATURES:


MARK S. BOUNDS, CHAIRMAN


THOMAS JOHNSON, SECRETARY-TREASURER