

MINUTES OF THE AUGUST, 2000 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 24TH DAY OF AUGUST, 2000, AT 9:00 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The August, 2000, meeting of the Madison County Economic Development Authority was conducted on the 24th day of August, 2000, at 9:00 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Thomas Johnson, Billy Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Bill Collins, John Bourgeois, and Joy Foy.

Guests: John Morganti, Stacy Holt, Tracy Huffman, Robert Anderson and Artie Crump

Chairman Wallace announced that the membership present constituted a quorum and declared the meeting duly convened.

Mr. Davenport made a motion to approve the Minutes of the July 27, 2000, meeting as presented. After a second by Dr. Thames, the Minutes were unanimously approved.

Mr. John Morganti and Mr. Stacy Holt presented plans of an expansion to the Natcom facility at 222 Marketridge Drive, Ridgeland, MS. The expansion will include an additional 30,000 square foot addition to the building. One hundred employees will be hired in the next six months at an average wage of \$10.00 per hour. With this growth, Natcom will work three shifts per day, seven days per week. Holmes Community College has facilities on site at Natcom for training its employees. Prentiss, MS has approached the company and offered land and building as an incentive if it will move to their area. Mr. Estes made a motion to recommend that the Board of Supervisors grant the 10 year ad valorem tax exemption to Natcom to ensure the expansion of its Madison County facility. After a second by Mr. Davenport, 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. Johnson made a motion to approve the August financial reports and the payment of the monthly invoices. After a second by Mr. Wolcott, the motion was unanimously approved.

It was the Board's consensus to forward a "Memorandum of Agreement" to the Flora Chamber of Commerce with check #751 for \$3,000.00 as MCEDA's share of furniture for the depot to evidence MCEDA's right to occupy office space in the depot.

Mr. Acy told of the budget presentation to the Madison County Board of Supervisors, presentation to the Madison County Chamber of Commerce on the sales tax report, and numerous prospect activity for the month including three inquires from Plants, Sites and Park ad. He also gave an update on Hydro 's addition of dock doors and expansion. The design work is complete and advertising to take bids is underway. With Mr. Bourgeois assistance, Mr. Acy negotiated with the contractor on the Hydro foundation re-work to bring the estimated cost from \$40,000 to approximately \$13,000.

Carson Industries is now strongly considering staying in Kearney Park at Flora and expanding across the street rather than relocating to Hinds County.

The City of Canton has applied for funding to improve Solider Colony Road in connection with Mail South's purchase of Dr. Sethi's property. After some discussion, Mr. Johnson made a motion to send a letter to the EDA supporting the project. After a second by Mr. Davenport, the motion was unanimously approved.

According to Mr. Acy, the VA-HUD Grant construction can proceed by mid November.

Joe Lusteck's plan of the commercial property at Central Mississippi Industrial Center (CMIC) was discussed. The Board directed Mr. Acy to solicit a proposal from Mr. Lusteck for developing a similar plan for the commercial land at Canton Commercial & Industrial Center (CCIC).

A summary of the Governor's economic plan was distributed, a copy of which is attached to and made a part of these Minutes by reference. Mr. Johnson made a motion to draft a letter to Madison County Legislators stating that there is a need to address the economic incentives offered by the State of Mississippi to make Mississippi more competitive within the region. After a second by Mr. Wolcott, the motion was unanimously approved.

At 9:55 a.m., the Board took a break.

At 10:05 a.m., Chairman Wallace reconvened the meeting.

At 10:05 a.m., Mr. Johnson 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. Wolcott, the motion was unanimously approved. Whereupon Chairman Wallace recessed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made the motion to return to open session. Mr. Wolcott seconded the motion, which was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reasons stated for executive session were personnel matter, potential litigation and land acquisition.

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

Mr. Acy summarized August prospect activities with report of an existing industry at CMIC requiring additional land outside the presently owned MCEDA land area. It was the consensus of the Board to have Mr. Acy to meet with the land owner to discuss their interest in selling the property.

The appearance of Hartley Fairchild's building on lot #4 at CMIC was discussed, specifically the fact that the building, as constructed, is different than the plans approved. It was the consensus of the Board to invite Mr. Fairchild to the Sept. meeting and to submit the final plan with an expected completion time frame.

Mr. Estes suggested that in place of a long term lease with the Madison County School Board on the 190 acres of 16 Section land at Gluckstadt that a marketing agreement be considered. The agreement would enable MCEDA to develop the property and recoup development expenses while all profits over and above the development cost could be returned to the school system. It was agreed this possibility will be explored with the School Board.

At 1:05 p.m., Mr. Estes 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.

At 11:15, Mr. Johnson made a motion to adjourn the executive session. Mr. Davenport seconded and the motion was unanimously approved.

Mr. Estes suggested that the MCEDA Board meet with the Madison County Development Foundation (MCDF) in an informal session to keep communication lines open. The next MCDF meeting is scheduled for September 6, 2000. It was agreed that MCEDA would attempt to schedule a work session with MCDF following the MCDF meeting.

Chairman Wallace recommended that a special Resolution recognizing Mr. Lewellyn Dean's service on the MCEDA Board be drafted in memory of Mr. Dean, who died recently. The Board

consented.

There being no further business to come before the special meeting, at 11:20 a.m., Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:

THOMAS JOHNSON, SECRETARY-TREASURER