

FINAL MINUTES OF THE AUGUST 9, 2007, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 9TH DAY OF AUGUST 2007,  
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 9<sup>th</sup> day of August, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Thomas Johnson, Barbara Gray, Deborah Martin, Jack Harrington, Dick Hutchinson and John Almond.  
Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Sam Keyes and Attorney Ronnie Loeb  
Via conference phone.

Guests: Guy Edwards, Steve Richardson, Tommy Hixon, Mayor Scott Greaves and Wendy Shelton.

At 8:30 a.m., Vice Chairman Johnson announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Almond made a motion to adopt the agenda as presented. After a second by Ms. Martin, the motion was unanimously approved.

Ms. Martin made a motion to adopt the July 12, 2007 minutes. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Martin made a motion to approve the financial report as presented. After a second by Mr. Almond, the motion was unanimously approved.

Vice Chairman Johnson noted that the Foundation report would be omitted because no representative was present to present the report.

Mayor Scott Greaves of Flora requested funding from MCEDA for a Master Plan for the Town of Flora. Mayor Greaves stated that the average cost of a Master plan is approximately \$90,000.00. Flora has already spent about \$80,000.00 on an outline. The Town of Flora is asking MCEDA for \$90,000.00 stating that anything above the \$90,000.00 would be secured through other sources and grants. The Mayor stated that he has been conversing with Gray Swoope with MDA regarding future funding opportunities that might be available through the state. Mayor Greaves stated that this plan would be great for the Town of Flora and Madison County.

Mr. Almond made a motion for MCEDA to provide, not to exceed, \$90,000.00 to the Town of Flora to fund preparation of a Comprehensive Master Plan, provided however, Mayor Greaves will work with MCEDA's Executive Director to complete a RFP looking at October as a start date before deciding on a company to complete the Master Plan. After a second by Ms Martin, the motion was approved by unanimous affirmative vote of the Board.

There was a motion by Ms. Gray and second by Ms. Martin to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales, land acquisition and potential litigation. The motion passed unanimously. 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. Hutchinson and a second by Mr. Almond to do so. This motion was adopted unanimously. Vice Chairman Johnson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales, land acquisition and potential litigation in connection with the Fore Investment industrial site. Mr. Estes then arrived at the meeting and Vice Chairman Johnson yielded the meeting to Chairman Estes and Chairman Estes convened an Executive Session for the forgoing purpose.

The Board proceeded to meet in Executive Session upon the conclusion of which, Mr. Johnson made a motion to adjourn Executive Session. After a second by Mr. Hutchinson, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Ms. Gray made a motion to allow Mr. Coursey to negotiate with Fore and Ironwood to discuss viable options number 1 and 2 for resolution on the Gluckstadt property. The following options would be the order of negotiation, Option 1- to allow the originally proposed deal between Fore and Ironwood to go through with MCEDA approving the transfer of property and in exchange, MCEDA will withdraw the letter of recapture previously communicated to Fore. If either Fore or Ironwood do not agree with Option 1, Option 2 is to allow Fore to keep the property. During discussion, this motion was amended to require a release from Fore and then amended additionally to withdraw the letter of recapture. After a second by Mr. Johnson this motion was unanimously approved.

During Open Session, Mr. Coursey reported that the lease for the WIN Center renovations has been signed. A CAP loan in the amount of 1.1 Million has been tentatively approved. The Board of Supervisors will need to secure this funding. Mr. Coursey is requesting that MCEDA provide a resolution asking the Board of Supervisors to apply for the CAP Loan. Ms. Martin made a motion for MCEDA to request the Madison County Board of Supervisors to apply for a CAP loan for up to 1.1Million dollars for the purpose of funding for the WIN Center renovations. After a second by Ms. Gray the motion was unanimously approved.

Mr. Coursey presented to the MCEDA Board members a letter received from Mark Jordan, Chairman of the Madison County Foundation requesting among other things, an outline of the budget funds being requested by MCEDA from the BOS. Mr. Hutchinson made a motion that MCEDA will send a letter to the Foundation noting that MCEDA is an arm of Madison County and that MCEDA's financial information is public record. After a second by Ms. Gray the motion was unanimously approved.

Mr. Coursey reported that Chris Snowpeg has requested a special use permit to build a baseball park facility on Parkway East. He stated that the Bozeman family is in full support of this and have petitioned for this special use permit.

Mr. Stringer reported that MCEDA is currently working with Primos on a sign issue. This is ongoing. He is also working with the Road Department regarding land near L-3 for clean up and in the process of scheduling a time for a ride around with County Road Manager, Lawrence Morris to look at these areas of concern. Mr. Stringer reported that he and Ms. Knight will start visiting the local city Board of Alderman meetings on a quarterly basis. He also reported that Brad Sellers has sent a request for clean up letter to the property owners of Kearney Park with a 15 day response time. He also reported that MCEDA will be receiving a proposal from USM's Center for Community Economic Development regarding the impact of manufacturing study.

Ms. Martin asked Mr. Stringer to inquire at the upcoming Madison County Human Resource meeting whether the attendees have experienced any union activity at their employment facilities.

Ms. Knight reported that regarding the Workforce Training initiative with Nissan. The focus of discussion has changed from the original intent of developing a workforce training program. As a result of our previous meetings, Nissan is currently looking at ways to partner in the public school district. Ms. Knight has been in contact with the Mr. Boyer, Mr. Webster and Mr. Mullins with Nissan to ask the question, Has MCEDA benefited you in this process? Ms. Knight stated that we recognize the direction has changed and want to make sure that the assistance provided has been beneficial and continue to offer MCEDA's support.

Mr. Estes asked Mr. Stringer to review the annual cost of what MCEDA is paying Mike Schmidt Custom Tractor Works and investigate the possibility of the county maintaining this property.

There was a motion by Mr. Johnson and second by Ms. Martin to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales, land acquisition and potential litigation. The motion passed unanimously. 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. Almond and a second by Ms. Gray to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce publicly that the

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Board was going into Executive Session to discuss possible land sales, land acquisition and potential litigation. Chairman Estes convened an Executive Session for this purpose.

Mr. Johnson made a motion to adjourn Executive Session. After a second by Mr. Hutchinson, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Almond made a motion that Mr. Coursey would write a letter stating that MCEDA is committed to securing 150 acres of land to replace the 150 acres in the Flora Industrial Park. After a second by Mr. Hutchinson, the motion was unanimously approved.

At 10:55, upon a motion made by Mr. Johnson, seconded by Mr. Hutchinson and unanimously adopted, the meeting was adjourned.

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Bryan "Chip" Estes, Chairman

ATTEST:

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Deborah Martin, Secretary-Treasurer