

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

DECEMBER 11, 1995

MCEDA OFFICE, 11:00 A.M.

PRESENT: Brance Beamon, Mark Bounds, Joy Foy, Mary Hawkins, Anne Marini, John Wallace, and Hite Wolcott

ABSENT: Steve Duncan, Thomas Johnson, Bob Montgomery, and Joe Waggoner

GUESTS: Bill Collins of Montgomery, Smith-Vaniz & McGraw, and Dudley Bozeman, James Foy, Raiford Phillips, Parker Sartain, Maureen Simpson, Lisa Stewart, and Charles Williford for CCIC land request

I. WELCOME - President Wallace called the meeting to order.

II. MINUTES - October Minutes were reviewed and Ms. Hawkins make the motion to approve the October 24th Minutes and Mr. Bounds seconded. All approved. The November 9th and 20th Special Meeting Minutes were approved unanimously after a motion from Mr. Bounds and second from Mr. Beamon.

III. MULTIPURPOSE BUILDING SITE AT CCIC - Mr. Bozeman spoke for the group explaining that MCEDA had previously granted support if funding could be acquired for the multipurpose building for Madison County. Mr. Bozeman offered a signed letter from Commissioner Jim Buck Ross with an attachment showing the \$430,000.00 allocated for this Madison County project from the State. Mr. Bozeman asked this Board to approve a site to locate this facility. First choice from these interested citizens is the 19.2 acres site at the end of Industrial Drive across Solider Colony Road in the Canton Commercial and Industrial Center.

Ms. Marini made the motion to convey the 19.2 acre tract to the County for the purpose of constructing this Multi-purpose building, contingent on funding by County. Mr. Collins said that is enough information to write the deed. Mr. Beamon seconded the motion and all approved.

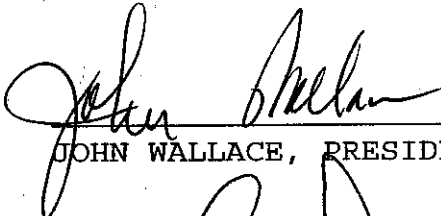
IV. CARDINAL PROPERTY - President Wallace explained that Cardinal has a problem with the survey presented by Waggoner Engineering, in that the survey shows an Entex gas easement across the property and the street, Industrial Boulevard has never been dedicated to the county. Mr. Bounds made the motion to have our lawyers contact Entex to acknowledge termination of easement and to ask for dedication of Industrial Boulevard to the County. Vice President Wolcott seconded the motion and all approved.

V. TTK BUILDING - Per an agreement with Supervisors, Wilcar and MCEDA it is time to exercise our option to either rent or purchase the building built for the sound studio of the movie a Time To Kill. After discussion Ms. Hawkins asked that this vote wait until later so she can read over the agreement. Discussion was tabled until meeting reconvenes tomorrow.

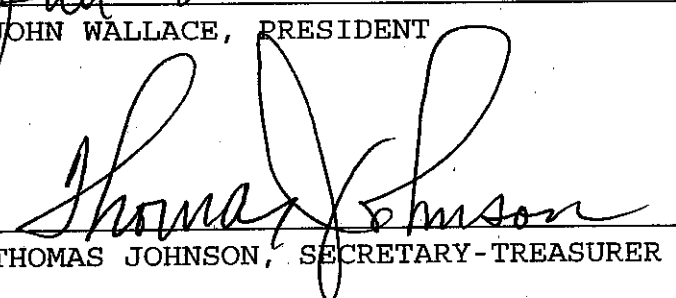
VI. BYLAWS CHANGE - Mr. Bounds present to each member a copy of his proposed bylaws changes. He made a motion that they be reviewed to be voted on at 5:00 p.m. tomorrow. Ms. Marini seconded the motion and none opposed.

- VII. THEME PARK - After much discussion Mr. Bounds made a motion to have this subject brought back up when additional information could be supplied on Kountry Tyme and a vote by the entire Board could be taken at that time. Ms. King seconded and all agreed.
- VIII. MACO FARM SETTLEMENT - Ms. Foy explained that 2.33 acres of cotton crop was destroyed to build the sound studio building and through figures obtained from ASCS office and financials from Maco Farms the cost per acre was determined to be \$397.54. Mr. Bounds made a motion to pay \$397.54 per acre in the form of a rent adjustment to Maco Farms partnership. Ms. Marini seconded and all approved.
- IX. ATTORNEY'S REPORT - Mr. Collins reported the November rent check from Capitol was promised to be delivered this morning to his office. The railroad agreement will be discussed later with this Board by Mr. Montgomery.
- X. RIDGELAND PARK - The Moon property has been offered at approximately \$45,000 per acre on a first come, first serve basis. The price is the estimated cost of the land and improvements. Mr. Bounds moved to market the property by solicited bid with two options, bid parcel by parcel or by square foot. Ms. Marini seconded and none opposed.
- XI. UPCOMING EVENTS - The upcoming events announced were MS Area Development Meeting, December 13th, MCDF lunch with supervisors for December 15th, and Metro Jackson Legislative Reception to be January 23rd which is in conflict with regularly scheduled time for MCEDA Board Meeting. It was agreed MCEDA meeting date would be decided later.
- XII. OTHER BUSINESS - Mr. Collins confirmed for the Board that the State has approved \$.30 per mile to be paid to employees as reimbursement for mileage. Ms. Marini moved that MCEDA pay \$.30 per mile to it's employees for mileage and Mr. Beamon seconded. All approved.
- XIII. ADJOURNMENT - Ms. Marini made a motion to recess this meeting and continue Tuesday, December 12th at 5:00 p.m. Mr. Bounds seconded and all approved.

WITNESS OUR SIGNATURES:



JOHN WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER