

MINUTES OF THE SPECIAL DECEMBER, 1997 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16TH DAY OF DECEMBER, 1997,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

A special December, 1997, meeting of the Madison County Economic Development Authority was duly called, held and conducted on the 16th day of December, 1997, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi. Chairman Mark S. Bounds presiding called the meeting to order and directed that the notice and call of the meeting filed with the Minutes of the meeting.

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

Guests: Ed Cheshire; Jim Prince; Andrew Rushing; Brian Smitter; Larry Miller; Duane Gordon; and Ken Wilbanks.

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

Chairman Bounds welcomed the two new Board Members, Sammy Brown and Bryan "Chip" Estes to the meeting. Each were given an "Oath of Office".

Following discussion of the November 20, 1997 Minutes, Mr. Wallace moved to approve the Minutes as mailed to the Board. After a second from Mr. Phillips, the Minutes were unanimously approved.

Larry Miller presented building plans for the CGM Group's office complex. The proposed 5,000 square foot building will be constructed of metal with two brick sides. He told of future plans for an additional building at the back of the property, leaving 20 feet between the two buildings. The brick will be the Ridgeland Ole South brick with two drives into the property. He reported that the architectural approval has been granted by the City of Ridgeland. Mr. Johnson made a motion to grant architectural approval for the CGM Group's site plan. After a second from Mr. Wolcott, the motion was unanimously approved.

Jim Prince presented building plans for the Madison County Journal proposed 5,000 square foot office building at 293 Commerce Park Drive, Ridgeland Business Park. The two tone beige chip block building will have a green roof. Mr. Prince reported approval by the City of Ridgeland was contingent upon adding additional toilets. Mr. Wolcott made a motion to grant architectural approval. After a second from Mr. Wallace, the motion was unanimously approved.

Ed Cheshire presented building plans for the International Network's 8,000 square foot facility. All sides will be brick with doors of Cypress, as well as artificial chimneys at both ends for an overall southern Louisiana look. Mr. Wallace made a motion to grant architectural approval. After a second from Mr. Phillips, the motion was unanimously approved.

financial statement and to approve payment of the monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and made a part of the Minutes by reference. Mr. Johnson seconded the motion to approve the financial statements and payment of the monthly invoices was unanimously approved.

Ms. Foy updated the Board of the status of the past due rent for Capitol Printing. The rent is outstanding from June, 1997 and the last four invoices from Capitol to MCEDA have been applied toward that past due balance. The balance of \$16,706.00 past due was reported. Mr. Vassallo reported working with Ms. Gunter and Tony Acy in an attempt to bring the account up-to-date.

Mr. Montgomery reported that an agreement was mailed to Illinois Central Railroad (ICRR) to accept ownership and maintenance of the rail spur at CMIC. Once the agreement is signed, John Bourgeois will be instructed to release the contract for repair of the rail. Mr. Montgomery also reported that the Canton Commercial and Industrial Center loan which matured with a balance of \$881,333.00 will be renewed by the Merchant and Farmers Bank at the low bid rate of 7.225% per Steve Duncan. This note will be secured by 248 acres of property.

A letter from L. Lee Tyner, Jr. on behalf of the Madison County Journal was discussed. The letter outlined complaints from the Journal alleging that MCEDA fails consistently to properly execute executive session. Mr. Montgomery presented a detailed report of the laws governing executive session. Mr. Gordon with the Journal was invited to ask specific questions if ever in the future he has concerns for the reasons that executive session is called. The Board gave unanimous consent for Mr. Montgomery to respond to the letter stating that MCEDA will continue to operate within the guidelines and intent of the open meeting law.

Stating that this has been his busiest December in Economic Development since 1993, Mr. Vassallo reported that the County had agreed to sell lots 4 and 5 in the Madison Business Park to two new Swedish Companies. The Minitube contract was signed last week. The second contract will be signed in January. Both Swedish companies will be announced in January. He also reported very good support from the State and Governor Fordice's office in particular with working on the Swedish/American Business Congress planned for May 11th and 12th.

Mr. Vassallo reported a cost of \$120,000 per year to join both the Pearl River Basin Development District and the Water Management District. A request has been made to the Board of Supervisors to consider membership for Madison County. The Supervisors will make a decision prior to February 1.

A request to co-sponsor the Paul Ott show "Listen to the Eagle" was discussed. The total annual cost to sponsor the weekly radio show was reported at \$25,000.00. Plans were discussed for a joint venture with MCEDA; MCDF; the Board of Supervisors; and the local municipalities to fund the cost. After discussion, Mr. Phillips made a motion to fund up to one half the cost of the sponsorship of the show. The motion failed for lack of a second. Additional discussion led Mr. Wallace to make a motion to approve \$5,000.00 contingent upon the other participants approving the expenditures. This motion also failed for lack of a second. The discussion ended with plans to invite Messrs. Ott and Walker to the January Board Meeting for an in-depth discussion.

Reporting from the meeting with Madison County Mayors, Mr. Vassallo requested that the Board approve travel expenses to Arkansas to visit the Tyson headquarters along with Mayor Scott to discuss Tyson's plans for the property and building in the CCIC. Mr. Phillips made a

Meeting; and 6.) City of Canton Chambers meeting with local legislators.

At 10:45 a.m. Mr. Johnson made a motion to enter closed session to consider an executive session. After a second from Mr. Wallace, the motion was unanimously approved.

After discussion of matters, Mr. Johnson made the motion to return to open session. Mr. Phillips seconded the motion and it was unanimously adopted. The reasons stated for executive session were 1.) Prospective purchasing of land; 2.) The settlement of pending ligation; and 3.) A personnel matter in regards to Veronica Peppers.

Based upon the information discussed, and on motion duly made, seconded and unanimously approved, Chairman Bounds declared executive session at 10:45 a.m.

A project code named "Cougar" was discussed. No action was taken.

An opportunity to acquire 100 acres of property was discussed. It was the Board's consensus that Waggoner Engineering be consulted to help with calculating the cost for infrastructure. After discussion, Mr. Wallace made a motion to request the Board of Supervisors approve and guarantee a note for the purchase of the property up to approximately \$1,000,000.00. Mr. Phillips seconded and the motion was unanimously approved.

Ms. Veronica Peppers' annual review resulted in Mr. Johnson making a motion to accept the President's recommended raise for Ms. Peppers' salary to \$25,000.00 per year effective January 1, 1998. After a second by Mr. Phillips, the motion was unanimously approved.

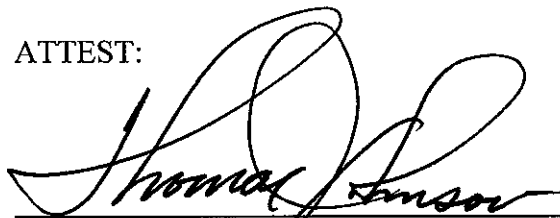
Mr. Montgomery then reported on pending ligation concerning the Covington Drive property in Canton.

At 11:54 a.m., Mr. Johnson moved to adjourn the Executive Session. After a second from Mr. Brown, the motion was unanimously adopted. Chairman Bounds adjourned the Executive Session and reconvened the open meeting.

A memo, made a part of these Minutes by reference, from Jake Hoglund to sponsor the Solleftea Ski Club was discussed. With concerns about this type of expenditure conforming with the intended use of public funds, the Board consented to seek an alternate method to fund the request, mentioning the Foundation as a possibility.

There being no further business to come before the meeting of the Madison County Economic Development Authority, on motion duly made, seconded and unanimously adopted, the meeting was adjourned on this the 16th day of December, 1997 at 12:03 p.m.

ATTEST:



THOMAS JOHNSON, SECRETARY-TREASURER

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