

FINAL MINUTES OF THE DECEMBER 18, 2008, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 18TH DAY OF DECEMBER 2008,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 18<sup>th</sup> day of December, 2008, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: John Almond, Jack Harrington, Dick Hutchinson and Calvin Harris

Also present were Tim Coursey, Lenita Knight, Mitch Stringer, Taravia Seals and Attorney Leslie Scott.

Guests: Curt Craig, William Killen, and Sonny Thomas.

At 8:48 a.m., Vice-Chairman Hutchinson 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 Mr. Harris, the motion was unanimously approved.

Mr. Almond made a motion to adopt the November 13, 2008, minutes as presented. During discussion it was determined that the comments made by Supervisor Griffin should be removed from the minutes. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Harrington made a motion to accept the financial report as presented. After a second by Mr. Almond the motion was unanimously approved.

Mr. Curt Craig with Pickering Engineering provided the monthly update for the Northeast Madison County Lake Initiative. Mr. Craig reported that a pre-permitting meeting was held on November 20, 2008. Agencies represented were USFWS and MDEQ. The topics addressed were Governing Body, impacts to stream banks and wetlands and endangered species and species of special concern.

Mr. Craig presented a matrix update identifying a focus on the Doaks watershed and the Lottville watershed. He stated that the congressional visit will take place during the later part of February 2009 and possibly as late as March 2009 to make a request of \$2.5 million dollars.

The MCEDA Board requested from Pickering, a line item budget of \$2.5 million dollars that will be sought. Also, Pickering will provide a completion schedule and provide an estimate of the total cost of the lake project. Also, it was stated that MCEDA would need to enter into specific contracts with Pickering for engineering services beyond the current contract on an as needed basis.

Mr. Coursey introduced Mr. Sonny Thomas from the MS Development Authority. Mr. Thomas is the Deputy Director of Asset Development and Regional Services. Mr. Thomas has been accompanying Mitch Stringer on visits to existing industries in Madison County. Mr. Thomas stated that he truly appreciates MCECA and its staff and stated that MDA is willing to help us with our efforts in any way possible.

Mr. Jack Harrington and Mr. John Almond provided a Gluckstadt Master Plan Committee update. A design/layout was presented for review. From the plan Mr. Almond suggests building either building (lot) A or D since both lots have the best access to the adjacent existing road. The Board suggested developing a subdivision plat to include the access driveway and submitting it to the County for approval.

Mr. Almond made a motion to allow Mr. Coursey to select an architect and proceed with developing the subdivision plat and plans for the new MCEDA office building and associated roads, parking, and other needed infrastructure. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that the MCEDA Staff is working to complete the State of the Economy Report in house. Approximately 80% of the data has been compiled. Topics to be covered include population, employment, community development, construction permits, retail trade, residential development, tourism, education and transportation. This report will be developed in a print ready publication that can be sent to our businesses and published to our website.

Mr. Coursey reported that he has a meeting scheduled with Mr. Dan Bednarzyk of Nissan. The purpose of this meeting is to open a new line of communication with Nissan beginning with Dan while expressing our support for Nissan on the local level. In addition, Mr. Coursey will inquire as to the progress of the panel van and any needs MCEDA may be able to help with.

Ms. Harris reported that the MCEDA website is scheduled to go live next week. The current website will remain active until the new one is in place. Additionally, Ms. Harris reported that half page ad rates for the Clarion Ledger are \$5,059.53 Monday through Saturday and \$7,605.99 on Sunday. Full page ad rates for the Madison County Herald are Tuesday, \$2,036.16, Thursday, \$1,554.84. Full page ad rates for the Madison County Journal are \$1,032.00. These ads could be completed for a January release date. It is the will of the MCEDA Board to delay any advertisement at this time.

Mr. Coursey stated that he and Mr. Stringer visited Tupelo to look at their incubator which is called The Renasant Center. Renasant Bank pays \$35K per year for the naming rights of the building. This facility is approximately 31,000 square feet of which half of it is currently available. Toyota is their largest current tenant. Mr. Coursey stated that we will continue to seek best practice examples of incubators and present them to the Board.

Mr. Coursey reported that Manhattan, Kansas was chosen as the site of the new NBAF facility.

Mr. Hutchinson reported that he along with Todd Burwell, Tim Coursey, and Mitch Stringer met with Sara Williams last week to gauge her level of interest in providing fund-raising services for the Madison County Business League. She seemed very interested and will provide a proposal for the League to review.

Ms. Leslie Scott reported that the legal team has focused on routine matters for the month. She stated that Mr. Coursey has been working with Mr. Loeb regarding Parkway East.

Mr. Coursey reported that Ms. Knight has been working with Mr. Gerald Barber and Mr. Arthur Johnston to schedule the next Industry Primer. At the request of Gerald Barber we have moved the date of the seminar to February. This primer will be the second forum to present the process for applying for tax exemptions and freeport warehouse licenses.

Mr. Coursey reported that he met with St. Dominics representatives including CFO Deidre Bell, and VP of Ops Lester Diamond and their team of land use planners and architects to discuss their development plans for the south end of the new Parkway East by the planned interchange. St. Dominics has purchased over 500 acres to develop a healthcare and sports fitness related campus.

Mr. Coursey reported that he had a meeting with Robert Scheely to discuss options in regard to having some type of presence at the CAVS Center.

Mr. Coursey reported that he presented an economic development outlook for the Madison County Leadership Class. This year the presentation focused on more of the community development projects which MCEDA supports.

Mr. Coursey reported that the staff recently completed an RFP submission for the Flora Industrial Park for a large alternative energy prospect. Since the Flora site is certified, this helps to have the information needed to provide a competitive submission in short order.

Mr. Coursey reported that he staff spoke with and met with Toyota company officials who are assessing current retail locations in the Metro area and possible sites for new locations for Toyota dealerships.

Mr. Coursey also reported that he has found a potential buyer for the 2.25 acre parcel at the corner of Gluckstadt Rd. and Industrial Dr. He will continue to work towards selling this property.

Mr. Coursey requested travel approval for he, Mr. Hutchinson and Mr. Stringer to the IEDC Leadership Summit in Tempe, Arizona, January 25, 26, and 27, 2009. Mr. Harrington made a motion to approve travel request as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Stringer reported that the Levi's ribbon cutting went well and was an impressive event. He also reported that he made an existing industry visit with Mr. Sonny Thomas to M-Tek. They will follow up with them at the beginning of the year to discuss their training needs in cooperation with Holmes Community College. Mitch also visited with Euro Plastics. Euro recently relocated to Flora from Jackson. Mr. Stringer also reported that he has visited Electro National, Primos, and Bomgar, one of the fastest growing companies in the nation.

Ms. Knight provided an update on the mentoring video. The first shipment of videos was received on December 14. Ms. Knight reported that this shipment will cover distribution to all Canton Public School students which is approximately 3,350 students. However, in order to provide DVD's to all of the students in Madison County Schools as well, we will need approximately 10,000 more DVD's. This will cost an additional \$10,000.00.

It is the decision of the MCEDA Board that Ms. Knight and Mr. Coursey will seek additional funding sources to assist with the reproduction costs of the DVD's. Mr. Knight also reported that copies of the DVD's have been sent to all of the students who participated in the video. Also Ms. Knight has a meeting scheduled with Canton Schools Superintendent and Asst. superintendent and PR director to show the video and discuss mode of distribution to their students.

Mr. Coursey reported that all of the old MCEDA boxed files have been transported to A to Z printing for scanning pending approval by the Board. Mr. Almond made a motion to approve funding of \$5,000.00 to \$6,000.00 to complete OCR scanning of all old MCEDA boxed files. After a second by Mr. Harrington the motion was unanimously approved.

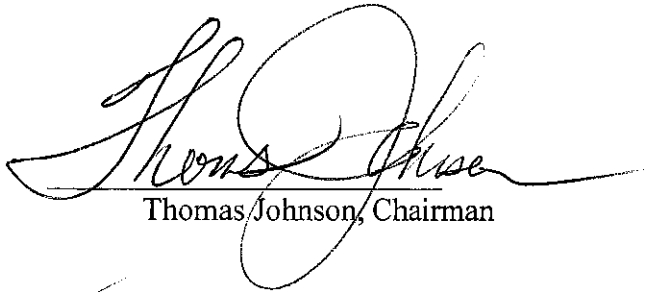
There was a motion by Mr. Harris and second by Mr. Almond to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Harrington and a second by Mr. Harris to do so. This motion was adopted unanimously. Chairman Johnson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Vice -Chairman Hutchinson convened an Executive Session for this purpose.

Mr. Harris made a motion to adjourn Executive Session. After a second by Mr. Harrington, 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 Vice-Chair:

Mr. Almond made a motion that MCEDA request the City of Canton to sell 2 to 3 acres of Canton property to Red Sewer Works for \$15,000.00 per acre, and require the buyer pay for survey as well as all closing costs. After a second by Mr. Harrington, the motion was unanimously approved.

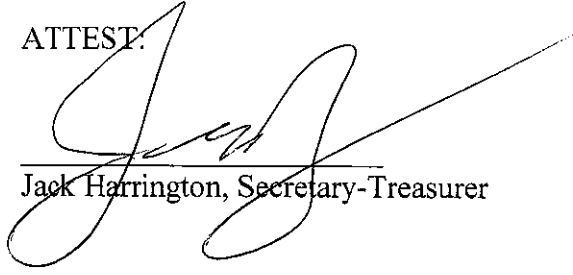
Mr. Almond made a motion that the MCEDA Board has decided on an economic basis that it will not be necessary to have representation by Butler Snow at each MCEDA Board meeting. The MCEDA Board and or Staff will contact Butler Snow as legal questions arise on an as needed basis. After a second by Mr. Hutchinson, the motion was unanimously approved.

At 11:13 a.m., upon a motion made by Mr. Harris, seconded by Mr. Almond and unanimously adopted, the meeting was adjourned.



Thomas Johnson, Chairman

ATTEST:



Jack Harrington, Secretary-Treasurer