

MINUTES OF THE DECEMBER, 2000 MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 22<sup>ND</sup> DAY OF DECEMBER, 2000 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 22<sup>nd</sup> day of December, 2000 at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Thomas Johnson, Hite Wolcott, John Wallace, Chip Estes, Billy Thames and Steve Davenport. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Veronica Peppers.

Guests: Charles Williford, Rob Long, Lloyd Spivey, William Young and Joe Lusteck.

Chairman Wallace announced that the members who were present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to approve the Minutes of the November 16, 2000, meeting as presented. After a second by Dr. Thames, the Minutes were unanimously approved.

The City of Madison presented a second request for \$4,000 to fund a promotional business testimonial brochure (a copy of this request is attached and made a part of these Minutes by reference). Concerns as to what will be included in the brochure was taken into consideration. Mr. Davenport stated that with the upcoming year being an election year, and without knowing what will be included in the brochure, it could be a politically based. Dr. Thames stated that he had met with some of the officials in Madison who shared concerns as to being left out of MCEDA's marketing plans. He also made mention to the chambers, municipalities and MCEDA coming together to share marketing strategies for promoting the county.

Mr. Wallace suggested the board examine any request for funding be based upon its merits. This being stated that due to the reality that equal amount of monies can't be given on an equal basis because of the different nature of every circumstance with each municipality.

Several other questions were raised concerning the aspects of the brochure: the City of Madison's contribution; the role of the Foundation as it relate to such economic development request; assurance of editorial review on what is included in the brochure; the differentiation from the request for office space in Flora; and budgeted expenditures allotted to include such expenses.

After further discussion as to what role MCEDA should play in assisting each municipality, Mr. Johnson made a motion to table the issue until a representative from the City of Madison could be contacted. With a second from Mr. Davenport, the motion was unanimously approved.

Mr. Acy was excused from the meeting to call the City of Madison to see if a representative was available to come and present plans for the brochure.

The Mississippi Major Economic Impact Authority (MEIA) request for a Right of Entry Agreement for access to MCEDA property was presented. Mr. Wallace made a motion to approve the Right of Entry Agreement. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Don Young of Pinnacle Construction presented site elevation plans for Phillips Smith -Vaniz Realty in reference to delay in construction of the new office building. He gave an overview of the plans and showed what the site will constitute once flood elevation plans were complete. He also stated that the firm's expectations are to move ahead as planned if an extension was given to allow for completion of flood elevation.

Mr. Davenport made a motion to grant Phillips Smith-Vaniz Realty the extension until the next meeting. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Johnson made a motion to amend the agenda to include the Right of Entry Agreement with MEIA. After a second by Mr. Davenport, the motion was unanimously approved.

The Central Mississippi Procurement Center (CMPC) request presented for MCEDA's commitment of \$5,000 toward the yearly operational cost was considered. Mr. Acy stated that from his understanding, this was something the organization has contributed to over the past years. He also made mention to Ms. Foy being the incoming president for the year. Mr. Estes gave a brief overview of the organization and its representation in the state. Mr. Johnson made a motion to approve the \$5,000 request from CMPC. After a second from Mr. Wolcott, the motion was approved with Mr. Estes voting against the motion due to the legal aspects of the request.

A lease proposal presented by the Lamar Advertising Company was discussed. Mr. Wallace stated that the Board needed to consider whether it was a good idea to put signs on property that has not been zoned. The aesthetic value of what MCEDA is trying to accomplish should be taken into consideration. Discussion as to the consistency of signage use by MCEDA was also considered. If MCEDA should elect to put signs along this property, control as to what kind of sign is there should also be in the hands of MCEDA. After further discussion as to what are the existing county sign ordinances, Dr. Thames made a motion to table the issue until the next meeting. After a second by Mr. Johnson, the motion was unanimously approved.

Adoption of a resolution to dedicate the right-of-way of the roads in the Ridgeland Business Park to the City of Ridgeland was discussed. Mr. Johnson made a motion to convey to dedicate the right-of-way. After a second by Mr. Davenport, the motion was unanimously approved.

There was discussion regarding the 16-section development lease of the 181.57 plus or minus acres located just east of Interstate 55. Mr. Montgomery pointed out items within the agreement that the Board needed to be aware of from a legal standpoint. Several points were highlighted as to MCEDA's rights under the contract: Lamar billboard lease; school district ten year billboard lease payment continuation; additional insurance coverage of no less than 500,000 to include the school district; and payment of advalorem taxes with attorney clarification. The consensus of the Board was to approve the developmental lease with expectations that the school district will cover any MCEDA cost when land is leased or sold; MCEDA will have control over the leasing of signage in which a separate letter is to be attached to the agreement in reference to this matter; school district will be allowed to continue to receive the revenue from the lease until lease is expired; school district assign rights of the lease of the property to MCEDA. Mr. Estes made a motion to sign the developmental lease based on items presented. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy presented three items for agenda amendment: Madison Gymnastics proposed land inquiry, MEDA request for sponsorship for the Majesty of Spain exhibit, and Graphic Reproduction request for tax exemption. Mr. Johnson made a motion to amend the agenda to include these three items. After a second from Mr. Davenport, the motion was unanimously approved.

Madison Gymnastic proposal for purchase of property in the Madison Business Park was taken into consideration. Mr. Acy suggested splitting the lot to acquire an additional land sale. Mr. Bourgeois also gave an overview of what splitting the lot could do for the site. Mr. Estes made a motion to approve sale of the property upon an appraisal being completed and no discrepancies from the City of Madison with revised site plans. After a second by Dr. Thames, the motion was unanimously approved.

MEDA request to sponsor the Majesty of Spain exhibit at \$50,000 was discussed. Mr. Acy stated that there were still unanswered questions, but Rankin First agreed to approve sponsorship contingent upon other members. Mr. Johnson made a motion that MCEDA

assist MEDA with its \$10,000 sponsorship if other members of MEDA concur. After a second by Mr. Wallace, the motion was as follows there being a tie the motion failed.

Mr. Acy presented at request from Graphic Reproduction for recommendation to the Board of Supervisors for tax exemption. The existence of tax exemption criteria's as to amount of investment and new jobs created was discussed. A motion to recommend that the Board of Supervisors grant the request was not made. Mr. Wallace stated that the Board of Supervisors would be notified by letter of MCEDA's decision.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of invoices is attached to the Minutes and labeled "Docket". Mr. Johnson made a motion to approve the December financial reports and the payment of the monthly invoices. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy reported that he received the notice to proceed with the Martin Property.

Mr. Johnson shared his concern as to the negative publicity from the people on the south side of the Ragsdale property. He stated that he would like to see everybody happy with the proposed plans of the Nissan plant. The people would be more subjective to sale the additional land that Nissan is trying to acquire if more local Madison county officials were involved.

Mr. Acy reported on possible changes to the proposed Gluckstadt Interchange. The changes would allow for notification to Trustmark Bank, whose acquired property lies within the proposed widening plans.

Mr. Acy also reported on the Nissan training center proposed site location below Hydro in the Canton Industrial Park. He stated that due to time constraint, estimates on the building and site work would have to be done as quickly as possible, in order to meet the April -May deadline. He also stated that the site could be possibly altered due to Hydro's preliminary expansion plans.

At 12:00 the Board took a break for lunch.

At 1:20 the meeting was reconvened.

Mr. Acy presented a land inquiry list for the Canton Industrial Park. He reported that several inquiries for land sales ranging from automobile dealerships, to restaurants, motels, storage facilities and dry wall supply companies had been made. After a brief overview of who the inquirers were, he presented Mr. Lusteck.

Mr. Lusteck highlighted the possibilities of the park due to the Nissan location. He stated that MCEDA needed to look at development of the park more commercial than industrial. Discussion as to what type of businesses would generate the most sales tax revenue was taken into consideration. It was Board consensus that the City of Canton zoning administrator Victory Grey-Lewis be included to assist with preliminary planning for the park. Mr. Johnson made a motion to approve Mr. Wallace, Dr. Thames and Mr. Acy work with Mr. Lusteck to refine plans for the park. After a second by Mr. Wolcott, the motion was unanimously approved.

At 1:30 p.m., Mr. Johnson made a motion to enter into 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 a motion to return to open session. Mr. Wolcott seconded the motion, which was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reason stated for executive session was land acquisition, economic development issues, and potential litigation.

For the stated reason, Mr. Wolcott made a motion to declare an executive session at 1:35 p.m. After a second by Dr. Thames, the motion was unanimously approved. Whereupon Chairman Wallace closed the meeting and convened an executive session.

Mr. Acy presented expansion plans for DeBeukelaer Corporation and North American Plastics. The DeBeukelaer proposed expansion would not require acquiring property adjacent to site, but would require 10 to 15 acres of additional land. North American Plastics addition would require purchase of the Kovarik property. After discussion as to when the Kovarik estate would be settled, Mr. Johnson made a motion to proceed with purchase of the property once filing conditions were complete. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Davenport made a motion to authorize acquisition of the Dabbit property, as funds become available. After a second by Dr. Thames, the motion was unanimously approved.

Mr. Davenport made a motion to accept Bulldog Construction, Inc. proposal for purchase of the last one-acre commercial site on Wisenberger road for an office building. A \$5,000 deposit payment which will be non-refundable would be required upon approval by the board, with the remaining \$25,000 due payable upon signed contract. After a second by Mr. Estes, the motion was unanimously approved.

Further discussion of preliminary steps to proceed with plans for the Nissan training facility was taken into consideration.

Mr. Montgomery suggested three ways the Board could act legally in the quickest manner in order to meet the proposed deadline: 1.) complete building designs and advertise twice in the newspaper; 2.) Mr. Acy, Mr. Burns and Mr. Pittman meet with the Attorney General's office to request an exemption under the Impact Authority Act; 3.) or use the Sound Stage approach.

Dr. Thames made a motion to secure professional services as required in order to advertise for bids to construct an 84,000-sq. ft. building based on specifications provided by Nissan and in accordance with ruling 2.) above. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Johnson left the meeting at 2:15 p.m.

Mr. Estes made a motion to authorize Mr. Acy to advertise for bids for construction loans up to \$5M (a copy of the resolution is attached hereto and marked as Exhibit A). After a second by Mr. Davenport, the motion was unanimously approved.

At 2:33 Mr. Wolcott made a motion to adjourn executive session with a second from Mr. Estes and with all voting "aye" the executive session was adjourned and the general session reconvened.

There being no further business to come before the meeting, Chairman Wallace made a motion to adjourn. After a second by Mr. Wolcott, the motion was unanimously approved. The meeting was adjourned at 2:35 p.m.

  
JOHN WALLACE, CHAIRMAN

ATTEST:

  
THOMAS JOHNSON, SECRETARY-TREASURER