

MINUTES OF A SPECIAL MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 8TH OF DECEMBER, 2003, AT 3:30 P.M.
IN THE MCEDA CONFERENCE ROOM
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The special meeting of the Madison County Economic Development Authority was conducted on the 8th day of December, 2003, at 3:30 p.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Barbara Gray, Thomas Johnson, Billy B. Thames, and John Wallace. Also attending were Jerry Acy and Joy Foy.

Guests: Doug Jones, Johnny and Margaret Stewart

Chairman Davenport announced that the members who were present constituted a quorum and declared the meeting duly convened and ordered the Notice and Call of the meeting filed with the minutes of the meeting as "Exhibit A."

A site plan for Mr. And Mrs. Johnny Stewart's addition to the Two Rivers Restaurant and a new sports bar that will be called, the Oyster Bar was discussed. A copy of the site plan is attached to and made a part of these minutes as "Exhibit B." The Canton Zoning Committee has voted to approve the requested variances for the expansion of the existing restaurant, Two Rivers, but had a tie vote over the requested variances for the new Oyster Bar. The present zoning requires 35 feet set backs from the property line along Commercial Parkway. The Stewart's are asking that 26 feet along Commercial Parkway be acceptable. The requested position of the Oyster Bar would allow it to be visible from Highway 22, however, due to the configuration of the property the building, not the property line, would still be 37 feet from Commercial Parkway. Mr. Stewart reported that public signs have been displayed as required to allow a zoning variance with no objections. Ms Gray made a motion that MCEDA convey to the City of Canton that the Board has no objections to the requested variances as outlined for both the Oyster Bar and the Two Rivers expansion and recommend that the City approve the request as presented. After a second by Dr. Thames, the motion was unanimously adopted.

Mr. Acy's version of the evaluation of the Executive Director's job performance and Ms Gray's version were discussed. After considerable examination, Dr. Thames made a motion to adopt Ms Gray's version of the job performance, and to work out the differences at a later date. When the motion died for lack of a second, Chairman Davenport recommended that Ms Gray, himself and Mr. Acy work together to compile the two documents into one. Ms Gray's version is made part of these minutes as , "Exhibit C," and Mr. Acy's version as "Exhibit D." They will work to present to the Board at the regular meeting, December 18, 2003, a new documents from the two versions.

Mr. Acy reported the Waste Water Authority (WWA) voted unanimously this morning to purchase the Catlett Road force main from MCEDA. The approved draft agreement is attached to these minutes as "Exhibit E." According to the agreement, the individual boards, represented by the Waste Water Authority members, must now approve assuming their pro-rata share of the debt.

Mr. Acy reported that MCEDA has repurchased the 17.19 acres tract from AJA Southstar in the Canton Commercial and Industrial Center for \$146,107.00. A Nissan supplier is interested in 15 acres of the AJA site. This logistic company would employ 100. These jobs would be used as leverage for a Community Development Block Grant. Mr. Wallace made a motion to authorize Mr. Acy to negotiate a sale to the logistic company at a price of \$30,000 - \$35,000 per acre for the site facing Solider Colony and excluding the frontage along Watford parkway of the AJA site. Road. After a second by Dr. Thames, the motion was unanimously adopted.

A second logistic company is interested in a 26 acre site at the Central Mississippi Industrial Center along Old Jackson Road behind Mi-Teck Steel and Johnson Controls. This site is in the flood plain and the project will require 11.2 acres of adjacent private property. The owner of the private property has refused an initial offer of \$23,000 per acre. MCEDA's role in securing the private land will continue to be that of taking an option on the 11.2 acre site, at a determined price, and then assigning the option to the prospect. Mr. Wallace made a motion to authorize Mr. Acy to work with the prospect to determine if asking price will be acceptable to the logistic company or if it will require an appraisal. Provided the

logistic company is willing to take the asking price for the private land, authorize Mr. Acy to continue working with the private land owner for an option and to negotiate on the MCEDA land at a price of not less than \$15,000 per acre. After a second by Mr. Johnson, the motion was unanimously adopted.

Ms Gray requested annual salaries of all MCEDA employees.

At 5:15 p.m. by motion duly made, seconded and unanimously adopted, Chairman Davenport adjourned the meeting.


STEVE DAVENPORT, CHAIRMAN

ATTEST:


JOHN WALLACE, SECRETARY-TREASURER