

FINAL MINUTES OF THE FEBRUARY 13, 2007, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 13TH DAY OF FEBRUARY 2007,  
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 13<sup>th</sup> day of February, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Thomas Johnson, Barbara Gray, Deborah Martin, John Almond and Jack Harrington. Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Leslie Scott.

Guests: Charles Williford, Chad Wages and Brian Granger.

At 8:35 a.m., Chairman Estes 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. Johnson made a motion to adopt the agenda. After a second by Mr. Almond, the motion was unanimously approved.

Ms. Gray made a motion to adopt the January 18, 2007 minutes and the January 26, 2007 minutes with the addition of the recommended language necessary for land donations made by public bodies. After a second by Ms. Martin, the motion was unanimously approved.

Mr. Coursey reported that the Madison County Foundation has discussed with MCEDA and the Madison County Chamber a need for a project to secure a convention center in Madison County.

Mr. Coursey stated the Madison County Wastewater Authority is requesting a permanent utility easement that would run through the property in the CMIC owned by MCEDA. Mr. Coursey requested direction from the MCEDA board on whether to donate the easement or have it appraised and sell it to them.

Mr. Almond stated that if the easement is exclusive, he doesn't feel that it would be in the best interest of MCEDA to offer the easement.

Mr. Almond made a motion that MCEDA would be willing to grant a utility easement as a donation to the Madison County Wastewater Authority if it is non exclusive and there would be no opposition to covering over the easement. After a second by Mr. Johnson, the motion was unanimously approved.

Ms. Martin inquired about carpet cleaning costs at the WIN Job Center. Mr. Coursey responded that this was needed as result of water intrusion caused by landscaping problems.

Mr. Johnson made a motion that MCEDA should have a conversation with the landscape contractors that caused this problem and informed them of the issue and cost associated with it. After a second by Ms. Gray, the motion was unanimously approved.

Ms. Martin made a motion to approve the financial report as presented with one voucher change. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Coursey suggested that MCEDA pay to have the grass cut in the Flora Industrial Park.

Mr. Johnson made a motion that MCEDA advertise for someone to cut the grass in the Flora Industrial Park. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey stated that the Board should consider seeding and fertilizing the field with red clover for beautification purposes. He will get quotes and bring it back to the next board meeting.

Mr. Coursey stated that MDES would like to renovate the manufacturing side of the WIN Center for a call center and IT Training area. He suggested that MCEDA might want to consider constructing a mezzanine above this space as well. MDES proposes that MCEDA bid the renovations and then renegotiate a new lease for 10 years at a rate which would service the debt and other construction expenses. They are on a tight schedule; therefore, this issue may require a special meeting.

Mr. Almond stated that MCEDA needs to have a plan about the buildings owned by MCEDA and where MCEDA is headed to ensure that MCEDA does not end up with class C property. It was stated that Attorney Scott would need more information about the status and condition of the building, possibly a document that outlines the deficiencies of the building.

Ms. Martin suggested a quarterly inspection of the buildings MCEDA owns to be good stewards of the facilities. Mr. Johnson suggested a discussion with the Board of Supervisors to possibly hire someone to inspect county buildings to ensure that everything is operable and maintained.

Mr. Coursey stated that MEDA is restructuring its board and management. There have been several meetings concerning the concept to get the private sector involved. Duane O'Neill of the Metro Jackson Chamber proposed that the working professional from each county should not be a voting member. Mr. Estes stated that he would like to see MCEDA take a stand and not allow the professional to be excluded from the Board.

The MCEDA Board has concerns about a private entity making the decisions, but questioned what MCEDA can do about it. Mr. Estes would like for the Board to authorize him and Mr. Coursey to discuss how MCEDA wants to reply to MEDA.

Mr. Almond would like to receive MEDA's plans in writing to provide more information to MCEDA. Mr. Coursey stated that MEDA does a lot for MCEDA and is a voice for MCEDA when needed. Ms. Martin stated that prospect hosting is something that the Mississippi Development Authority should handle instead of MCEDA.

Mr. Coursey stated that MDOT is currently conducting a mobility study. It is scheduled to be released in June. It was the direction of the MCEDA Board to invite MDOT to attend the next board meeting along with Larry Smith of CMPDD.

Attorney Scott stated there were only routine items to report for the month. She stated that Mr. Bill Collins has been in touch with her to discuss proper procedures concerning the City of Canton and our contribution to the Multipurpose Center.

Mr. Coursey reiterated the need for a change of the monthly meeting date. Ms. Martin made a motion that the official meeting date of the MCEDA Board should be moved to the second Thursday of each month. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey stated that Konstance Smith will be leaving the MCEDA office to work for another county agency. He stated that in seeking a new person for this position, the next individual hired will need to have technical writing and grant writing capabilities. Until the position is filled a temporary employee will be hired to assist the staff.

Mr. Coursey request that the MCEDA Board to provide a budget of \$5,000.00 for audio visual equipment. Mr. Johnson made a motion to approve expenditures up to \$5,000.00 for an audio visual display system for the MCEDA Board room. After a second by Ms. Martin, the motion was unanimously approved.

It is the opinion of the MCEDA Board that it would like the ability to participate in meetings via telephone if there are unable to attend a meeting. Attorney Scott will research this matter to determine whether or not this can be done.

Mr. Coursey reported on existing industry projects stating that there is not enough warehouse space in Madison County to fulfill the needs of potential users. He also stated that the Chase press release is pending the approval of Chase's corporate office.

Mr. Coursey reported that the lease for the Nissan Titan expires March 25, 2007. His recommendation is to lease a new vehicle. The payoff amount of the current vehicle is approximately \$18,000.00. Attorney Scott is examining the purchasing procedures for MCEDA to lease the vehicle. Mr. Coursey suggested that is a good idea for MCEDA to have late model product. Mr. Hutchinson will assist Mr. Coursey with writing the specifications for the vehicle.

Ms. Martin made a motion to take bids and advertise, if required, to acquire a new vehicle for MCEDA. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Coursey requested travel authorization to attend the CoreNet off Site event April 22, 2007 through May 1, 2007. Ms. Martin made a motion to approve the travel request for Mr. Coursey's attendance at CoreNet. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Chad Wages reported that an update has been made to the last Northeast Madison County Study presented to the Board. Changes have been made to Section D with two paragraphs added. Edits have been left at the MCEDA office to be added to the final report. The engineer group is still available to make a presentation to the Madison County Board of Supervisors and Foundation. Mr. Coursey will contact the Board of Supervisors to get on their agenda and invite the Madison County Foundation as well as let the MCEDA Board members know of the scheduled date. MCEDA would like input from the Madison County Board of Supervisors. The amount requested from the federal government is \$750K.

Ms. Gray made a motion to adopt the Northeast Madison County Economic Development Initiative Final Report as amended. After a second by Ms. Martin, the motion was unanimously approved.

A project coordinator will be identified for the next step of this process. The suggested managers are AJA and Barks, Fek, LLC. Mr. Almond advised that for this position the individual needs to have experience facilitating public meetings.

Mr. Charles Wiliford asked if the MCEDA Board would allow the engineering consultant team an opportunity to discuss this.

Ms. Gray will talk with Congressman Bennie Thompson. The MCEDA Board will communicate to Congressman Thompson that the project coordinator will be someone that is acceptable to MCEDA. A renewed request for \$750,000.00 will be sent to Congressman Thompson by the end of February.

Mr. Wages reported that every thing has gone well with the 16<sup>th</sup> section road since the lime treatment.

There was a motion and second to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales and potential litigation. 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. Johnson and a second by Ms. Martin to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales and litigation. Chairman Estes convened an Executive Session for this purpose.

Ms. Gray made a motion to adjourn Executive Session. After a second by Mr. Johnson, 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 Chair:

Mr. Johnson made a motion to request that the Town of Flora indicate in writing to the to approve or object to the donation of 150 acres of land in the Flora Industrial Park as approved by the MCEDA Board in its January 26, 2007 special meeting. After a second by Mr. Almond, the motion was approved with five yeas and Chairman Estes abstaining.

Ms. Martin made a motion to buy the 16<sup>th</sup> section land back from First Choice Medical. After a second by Ms. Gray, the motion was unanimously approved.

In open session Ms. Gray suggested that the MCEDA Board meetings become more streamlined to reduce the length of meetings.

There was no action taken for professional services.

Mr. Coursey reported that that a private group has shown an interest in developing an airport in Madison County. They requested the commitment of MCEDA funds to conduct a feasibility study which Mr. Coursey explained could not be committed.

Mr. Stringer presented an Existing Industry report. He stated that the staff intends to visit 2 businesses per week. He stated that MCEDA intends to work with the Madison County Chamber for future industry appreciation events.

Ms. Knight presented a Workforce Training Report. She stated that she and Mr. Coursey met with Dave Boyer, Jeffery Webster and Bob Mullins at Nissan to clarify what we want to achieve with this process. Nissan North America in Canton would like to create a training avenue that would allow students to gain automotive knowledge at a high school level that would ready them for possible employment at the Nissan Facility. She stated that next step will be to seek the opinions and advice of several sources that will help to make this a success. Some sources named as contacts for discussion were former Governor William Winter, Dr. Kaye Berry and Rod Paige, the former Secretary of Education under President George Bush.

Mr. Coursey reported that the National Guard did not receive funding for the new facility. Regardless, the City of Canton has asked MCEDA to negotiate an MOU with the National Guard.

Ms. Martin stated that the Chairman of MCEDA should not be in the newspapers with his or her own opinion, when speaking for the MCEDA Board.

It is the direction of the MCEDA Board that the personnel committee should be responsible for the goals and objectives.

At 11:35 a.m., upon a motion made by Ms. Gray, seconded by Mr. Johnson and unanimously adopted, the meeting was adjourned.

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Bryan "Chip" Estes, Chairman

ATTEST:

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Deborah Martin, Secretary-Treasurer