

FINAL MINUTES OF THE FEBRUARY 13, 2014, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 13th DAY OF FEBRUARY, 2014,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 13th day of February, 2014, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Dick Hutchinson, Bob Williams, Baxter Strain, Jim Smith
Bill Guion and Calvin Harris

Also present were Tim Coursey, Lenita Knight, Danielle Winningham and Attorney Andy Clark.

Guests: Rudy Warnock, Lon Burt, James Turner, and Jan Collins

At 8:30 a.m., Chairman Guion 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. Williams made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Williams made a motion to approve the minutes of the January 9, 2014 MCEDA board meeting. After a second by Mr. Hutchinson, the motion was unanimously approved.

There was a motion by Mr. Williams and second by Mr. Harris 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. Strain and a second by Mr. Williams to do so. This motion was adopted unanimously. Chairman Guion then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Guion convened an Executive Session for this purpose.

Mr. Williams made a motion to adjourn Executive Session. After a second by Mr. Harris there was a unanimous vote to adjourn Executive Session. And reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Williams made a motion the MCEDA Board approve a budget in the amount of \$30,000.00 for the build out of office space at the Canton 152 Watford Parkway building, with the condition of a commitment of a 4 year lease extension. After a second by Mr. Harris the motion was unanimously approved.

Mr. Strain made a motion to authorize and approve the MCEDA Executive Director to execute all documents related to the sale and closing of land in the Flora Industrial Park. After a second by Mr. Harris the motion was unanimously approved.

Mr. Hutchinson made a motion that the financial report be accepted as presented. After a second by Mr. Williams the motion was unanimously approved.

Ms. Collins provided an update for the Madison County Business League. Ms. Collins reported that the League and Legislature event is scheduled for February 26th at the MS State Capital, with Phillip Gunn as the Speaker. This is the same day of Government Day for the Madison County Youth Leadership program. Ms. Collins stated that the youth will attend the luncheon.

Ms. Collins also reported that an invitation has been extended to Senator Thad Cochran for a Coffee with the Senator event during the month of April. Ms. Collins also report that the MCBL and MCEDA Health and Wellness Joint Committee recently met as well. Ms. Collins added that the MCBL currently has a membership of over 150 members.

Mr. Coursey reported that there was a recent meeting with representatives from the Madison County Business League and the Madison County Foundation for the purpose of a discussion regarding the merging of these two organizations. Mr. Coursey stated that further discussions will continue.

Mr. Coursey reported that he is gathering price quotes for providing and the extension of fiber optic cable to the 152 Watford Parkway building and the MCEDA office in Canton. Mr. Coursey stated that he has contacted Bubba Weir to help negotiate a price.

Mr. Coursey reported that Pickering has completed all requested work and submitted a close out report for all the work completed.

Mr. Coursey provided an update on the new MCEDA office. Mr. Coursey stated the site plans have been approved by the City of Canton. Mr. Coursey added that the building plans and design will be reviewed by Canton's architectural review committee. Once this is completed, MCEDA will be able to solicit for bids on the project. Mr. Coursey added that the retention pond has been removed from the plans.

The MCEDA Board inquired on the possibility of purchasing land in Flora near the Flora Industrial Park. Mr. Coursey will investigate the potential offer and feasibility of the land

purchase and report his findings to the MCEDA Board. The MCEDA Board additionally discussed the possibility of utilizing income from the sale of Flora property towards the purchase of the subject property located in Flora, if feasible.

Mr. Coursey reported that the pre bond clearance effort had to be restarted. The advertisements are scheduled to run in the local newspaper January 30, 2014 through February 21, 2014. The public hearing has been set for February 24, 2014.

Mr. Coursey also reported that he met with Lt. Governor Tate Reeves regarding the MCEDA local and private authorizing legislation amendment. Mr. Coursey stated that this meeting took place after he was able to meet with the Senate Chairs and the Madison County Senators.

Mr. Coursey provided an update on the MCEDA Marketing videos. Mr. Coursey stated that the process is going extremely well. The interviews for the first video have been completed and the video is set to shoot within the week for the young and single topic. Ms. Winningham added that meetings have taken place with Entergy and Dr. Bill Smith of the University of Southern Mississippi for the Panther Creek video.

Mr. Coursey reported that MCEDA has been awarded an Industrial Site Development Match Grant from the Mississippi Development Authority in the amount of \$25,000.00. This will require a MCEDA match of \$25,000.00. Mr. Strain made a motion to approve to match the MDA Industrial Site Development Grant in the amount of \$25,000.00. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that MCEDA received a grant application form the town of Flora Chamber of Commerce. Ms. Knight added that all requested information for the grant application is in order. Flora will utilize the grant to promote the town during their Heritage and Daffodil Festivals. Mr. Williams made a motion to approve the awarding of the MCEDA Marketing Match Grant to the Flora Area Chamber of Commerce in the amount of \$2,500.00. After a second by Mr. Harris the motion was unanimously approved.

Attorney Clark provided an update from Legal counsel. Attorney Clark stated the all legal items have been covered during the Director's presentation.

Mr. Coursey reported that there are some issues with the drainage at the Watford Drive location in Canton. These issues are affecting the rear of the building. Mr. Coursey stated that this can be corrected with the installation of a drain near the loading dock. Mr. Coursey also added that in the coming months the renovations of the restrooms may need to be considered.

Mr. Coursey reported that he received information from a real estate developer, who presented an international aquatic center as a potential project. It is the sense of the MCEDA Board that this project is not something the Board wishes to pursue at this time.

Ms. Wunningham provided an Existing Industry update. Ms. Wunningham reported that there have been several projects on which MCEDA has submitted proposals. Ms. Wunningham added that the MEDC has asked MCEDA to participate on Project Competitiveness program that was presented during the MEDC Winter Conference.

Ms. Wunningham reported that there have been several visits made with the Existing Industry Committee as well as some scheduled. These visits include DeBeukelaer, Euro American Plastics, Axiall, Tenax Aerospace and Madison River Oaks.

Ms. Wunningham added that regarding marketing efforts for MCEDA she has continued work on the upcoming videos, met with Entergy for continued marketing of Panther Creek Site and attended the MEDC Winter Conference. Ms. Wunningham has also been working with Attorney Clark as it relates to reviewing and renewing covenants for Central MS Industrial Center and Canton Commercial and Industrial Centers.

Ms. Knight provided an update for Community Development. Ms. Knight stated that the Madison County Human Resource Managers meeting has been hosted for the months of January and February since the last MCEDA Board meeting with speakers Pamela Graef, Tobacco Quitline and Allan Cole, TownePlace Suites as presenters.

Ms. Knight also reported that the Madison County Youth Leadership Lifestyles Day, held on January 22, 2014 was a success. The next scheduled date is Government Day on February 26, 2014.

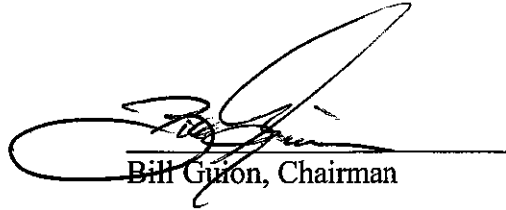
Ms. Knight reported that she attended the presentation for the launch of the Madison County Strategic Plan website, PWA, Creative Economy Committee meeting, Excel by 5 Steering Committee meeting and attended MEDC Winter Conference.

Ms. Knight reported that she has been working with maintenance consultant regarding issue at the WIN center to investigate and repair water damages at the facility. Leakage of water at the facility caused standing water in the main entrance and some offices and meeting spaces. Ms. Knight has been working to ensure this has been cleaned and repaired where necessary and working with insurance company to file claim.

Mr. Coursey reported that MCEDA received funds from Madison County Board of Supervisors in the amount of \$400,000.00 for special project funding purposes.

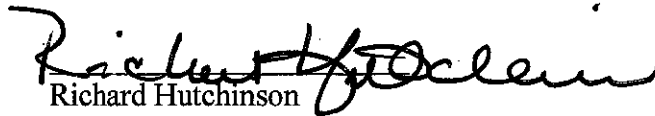
February 13, 2014
Final Mins
Page 5

At 11:25am, upon a motion made by Mr. Williams, second by Mr. Harris and unanimously approved the meeting was adjourned.



Bill Guion, Chairman

ATTEST:



Richard Hutchinson