

FINAL MINUTES OF THE FEBRUARY 14, 2008, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 14TH DAY OF FEBRUARY 2008,  
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 14<sup>th</sup> day of February, 2008, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Calvin Harris, and Jack Harrington and  
Dick Hutchinson.  
Also present were Tim Coursey, Lenita Knight,  
Mitch Stringer and Attorney Leslie Scott.

Guests: Donna Sims, Andy Stewart, Bruce Craft and Tina Craft

At 8:37 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. Estes made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Harrington made a motion to adopt the January 10, 2008 minutes. After a second by Mr. Estes, the motion was unanimously approved.

Ms. Donna Sims reported for the Madison County Foundation. She stated that the Foundation is planning a Board retreat for March 20, 2008. The mid year meeting for the Foundation is scheduled for March 27, 2008. Ms. Sims reported that the Foundation is currently working on a proclamation to present to Madison Central High School for seed money for a smart board for the school. Ms. Sims stated that the Foundation voted to give up to \$22,500.00 for the smart board on condition that the school provides matching funds.

Mr. Estes introduced Mr. Andy Stewart, Chairman of the Madison/ Hinds Preservation Committee. Mr. Stewart stated that the Preservation Committee is an organization formed by citizens in opposition of the SR22 project. He further stated that the proposed project to build a limited access road from Edwards to Canton is not feasible based on information gathered.

Mr. Stewart reported that the Madison/ Hinds Preservation Committee has met with the Town of Flora which passed a resolution in opposition to the SR22 project, the Madison County Board of Supervisors, who have passed a resolution in support of Flora's resolution and the City of Madison which has passed a resolution in support of Flora's resolution. He further stated that the committee has meetings scheduled with the Town of Canton, Dick Hall and Butch Brown. Mr.

Stewart stated that two million dollars remains in an earmark for this study and that the Committee would like to request that this money be redirected to another project in the county. The Madison/ Hinds Preservation Committee asked MCEDA to join them in their effort to stop the project and have the funds reallocated.

Mr. Estes made a motion that MCEDA join with the Town of Flora, the Madison County Board of Supervisors, the City of Madison and the Madison /Hinds Preservation Committee and adopt the resolution of the Town of Flora dated December 11, 2007, in its entirety. After discussion the motion was seconded by Calvin Harris and unanimously approved.

Mr. Coursey reported that Pickering Engineering is completing a cost proposal for a scope of services to develop a site selection matrix for Northeast Madison County Lake. He also reported that MCEDA along with Supervisor Paul Griffin is working to build a better relationship with Congressman Bennie Thompson's office. Ms. Knight has requested a meeting with the Congressman and Mr. Griffin.

In response to a previous request from the Swedish American Chamber, Mr. Coursey reported that he would be glad to serve as MCEDA's appointee to the Swedish American Chamber. The Board concurred with this appointment.

Mr. Coursey reported that he and Mr. Stringer met with Mike Stevens, VP of Development for Baptist Health Systems. Mr. Stevens shared the plans for future development of the 150 acres that Baptist owns at the corner of 463 and I-55. If all goes well, plans will include two/three more clinics including labor & delivery, expansion of diagnostic and imaging, a beautiful hospital, a state-of-the art fitness and sports performance center, a conference center, and an almost full service hotel. He stated that this was a very good meeting as it also helped mend some broken fences from years past. He will be communicating with Baptist in the near future to provide them with various pieces of economic data that should help support their project.

Mr. Coursey reported that the Greater Jackson (Chamber) Partnership has asked him to attend the Chamber's annual trip to DC. He stated that because of NBAF, it is in MCEDA's best interest to have a presence.

Mr. Coursey reported that MCEDA and the CMPDD have agreed in principle on the final terms of the ten year lease for the 152 Watford Parkway location that has been renovated. This lease will be at a rate of \$9.50 per square foot. Ms. Scott will review the final draft lease to ensure the language is legally appropriate before it is signed.

Mr. Harrington addressed his concerns about the cost of maintenance we are currently paying for janitorial services at the WIN Center. He stated that the Board might want to consider hiring a full time on site janitor for the facility. Ms. Knight will look at the current janitorial contracts before renewal.

Mr. Coursey provided an update on the status of the bond refinancing. Ms. Knight has been communicating with Mr. Parrish at BankCorp South. He verified that with the reduction of federal interest rates, MCEDA would get an even better interest rate on the refinanced loan.

Mr. Coursey reported that he met with the Madison County School Superintendent Mike Kent. Mr. Kent agreed to present to the School Board the idea of reducing the current 16<sup>th</sup> Section lease in Nue Markt to include only the land around the road.

Mr. Coursey requested the approval of travel for himself to NBAF – Washington DC with Jackson Partnership - February 26-27, the GJA Event, SEDC Meet the Consultants, March 10-12 Atlanta, the GJA Event, Consultant Event, April 21-23, Chicago and the MDA Event, World Trade Conference, April 2-4, Biloxi. He also requested Board approval for Mr. Stringer's travel to attend the Economic Development Institute ED Training, March 30-April 3, Reno and the GJA Event, Consultant Event, April 21-23, Chicago. Mr. Harrington made a motion to approve all travel requests for Mr. Coursey and Mr. Stringer. After a second by Mr. Estes the motion was unanimously approved.

Mr. Coursey reported that a for sale sign has been placed on our barn and an advertisement for bids to remove the barn has been published in the Clarion Ledger and the Madison County Herald.

Mr. Coursey reported that the Strategic Planning Retreat has been scheduled for March 6, 2008 at Holmes Community College.

Mr. Coursey reported that the Flora Charrette RFP is complete. It was suggested that a steering committee consisting of MCEDA representatives and the Flora Board of Alderman representatives be created. Mr. Coursey stated that Flora is comfortable with the RFP and ready to move forward. Flora will defer to MCEDA to manage the charrette. Mr. Coursey will communicate with Mayor Greaves to discuss further needs. The RFP will be advertised in the Clarion Ledger and the Herald.

Attorney Scott reported that the legal team has focused on routine matters this month. Additionally, legal time has involved continued attention to the Patrick Cascio matter and lease review for the WIN/ MDES lease.

Mr. Harrington made a motion to approve the financial report as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey reported that the Bass Pecan /Winery deal could not be completed, and that he will be working on a new amended Sixteenth Section Lease with the Madison County School Board with Attorney Scott's assistance.

Mr. Stringer reported that he and Ms. Knight met with Mr. Ken Redding of Red Recycling. Mr. Redding is requesting assistance from MCEDA with the expansion of his facility. Mr. Stringer has requested a proposal from Mr. Redding and will proceed from there. He reported that Air Liquide will remain in Madison County. Victor Plastics has been bought out and will be closing. Mr. Stinger stated that he has a meeting scheduled with L-3. He also reported that he has been attending the Madison County Board of Supervisors meetings and making visits to the Legislature.

Ms. Knight reported that the focus for the mentoring video remains the same. She has been reviewing the State Dropout prevention initiative, Get On the Bus. She has been able to participate in two conference calls and was able to schedule Dr. Sheryl Smith of the State Superintendent's office to be the presenter for the February Madison County Human Resource meeting. Ms. Knight stated that she would like to move forward with Eyvox for the production of the video for distribution in Canton.

There was a motion by Mr. Harris and second by Mr. Harrington to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales, land acquisition, potential litigation and personnel issues. 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. Estes and a second by Mr. Harris to do so. This motion was adopted unanimously. Vice Chairman Hutchinson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales, land acquisition, potential litigation and personnel issues. Vice Chairman Hutchinson convened an Executive Session for this purpose.

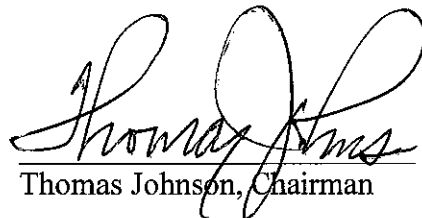
Mr. Harrington made a motion to adjourn Executive Session. After a second by Mr. Harris, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Vice Chair:

Mr. Estes made a motion to approve a salary increase to \$122,000.00 annually for Executive Director - Tim Coursey retroactive to January 1, 2008. After a second by Mr. Harris the motion was unanimously approved.

During open session, Mr. Coursey reported that the committee appointed for the purpose of reviewing the feasibility of a corporate partnership has had four committee meetings and has drafted by-laws for review by the MCEDA Board that were included in the Board packets. Mr. Coursey reported that interviews for lobbyists have been scheduled and the committee has met with a consultant to advise on the procedures for a capital campaign.

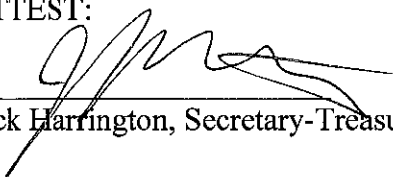
Final Minutes  
February 14, 2008  
Page 5

At 11:15, upon a motion made by Mr. Harrington, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.



Thomas Johnson, Chairman

ATTEST:



Jack Harrington, Secretary-Treasurer