

FINAL MINUTES OF THE FEBRUARY, 2004  
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 19<sup>TH</sup> DAY OF FEBRUARY, 2004, 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 19<sup>th</sup> day of February, 2004, at 8:30 a.m. in the 1855 Courthouse in the city of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Barbara Gray, Billy B. Thames, Thomas Johnson and John Wallace. Also present were Jerry Acy, Joy Foy and Bob Montgomery.

Guests: Ross Tucker

Chairman Thames announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Tucker, Executive Director for the Metro Jackson Economic Development Authority (MEDA) reported that Entergy has joined the organization. Plans for 2004 include an existing industry program, development of a resource center and quarterly visits to the partners from Mr. Tucker.

Chairman Thames expressed condolences to Ms Gray in the death of her husband. He also reported that Ms Veronica Peppers is home from her military tour of duty and that she expects to be back in the office by mid-March.

Mr. Davenport made a motion to approve the minutes of January 15, 2004, meeting. After a second from Ms Gray, the motion was unanimously adopted.

Chairman Thames presented Mr. Davenport with a plaque in recognition of his service as 2003 Chairman of the MCEDA Board.

Without representation from the Madison County Foundation (MCF) present for the meeting, Chairman Thames presented a report on the January 21, 2004, MCF meeting, a copy of which is attached to and made a part of these minutes as Exhibit "A."

Fire protection for Central Mississippi Industrial Center (CMIC) was discussed. The Bear Creek Water Association maintains that it holds the certificate for the water service and claims to have the capability to provide adequate fire protection as well. Flow test and pressure test will be conducted to ensure that the industry is protected. Canton Municipal Utilities (CMU) can provide a 250,000 gallon water tank, through funds from the State of Mississippi, if the other proves to be less than adequate. Ms Gray made a motion to authorize the Executive Committee to review the study and make the final approval. After a second by Mr. Estes, the motion was unanimously adopted.

Mr. Acy presented a request from the Bear Creek Water Association for an easement to construct the M-Tek permanent 15" sewer line. The contract with M-Tek mandates this service be in place by May 1, 2004. By granting the easement to Bear Creek, MCEDA will have done its part to accomplish this task in the given time frame. Mr. Estes made a motion to grant Bear Creek's request provided the easement states a time table to meet the May 1<sup>st</sup> commitment and to identify that the easement is for a 15" service line. After a second by Ms Gray, the motion was unanimously adopted.

Chairman Thames presented his recommendation on the 2004 board member assignments. A copy is attached to and made a part of the minutes as Exhibit "B."

Ms Gray made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Davenport, the motion was unanimously adopted. The financial reports, including the docket of invoices are attached to and made a part of these Minutes by reference as composite Exhibit "C."

Bear Creek has a request for an easement in front of the fire station property at Yandell Road and Highway 51 for a sewer force main. Mr. Estes made a motion to grant the requested easement provided MCEDA engineers review and approve the easement route. After a second by Ms Gray, the motion was unanimously adopted.

Mr. Acy informed the Board of 1.) A contractor is requesting mining privileges on the 16<sup>th</sup> Section property at CMIC, 2.) The status of the Mi-Tech expansion, 3.) The status of the Martin property HUD grant which will soon be closed out with the last APAC invoice of \$28,082 being refunded to the County from the remaining HUD funds.

At 10:05, Ms Gray made a motion to enter closed session. After a second by Mr. Davenport, the motion was unanimously adopted. Chairman Thames recessed the regular session and convened the closed session.

Mr. Acy explained the need to determine whether or not to declare an executive session as transaction of business and discussion regarding the prospective sale of land and transaction of business and discussion or negotiations regarding the location of an industry.

Mr. Johnson made a motion to return to open session. After a second by Mr. Wallace, the motion was unanimously adopted. Chairman Thames adjourned the closed session and reconvened the open session. Mr. Acy announced the reasons as stated above for requiring an executive session. After which, Mr. Johnson made a motion to declare an executive session. With a second by Ms Gray, the motion was unanimously adopted.

Whereupon, Chairman Thames recessed the open session and convened the executive session at 10:10 a.m.

Mr. Acy presented a prospect request to have MCEDA secure an option for the Bouldin land along Old Jackson Road in the CMIC, together with the MCEDA 27+/- acres joining the Bouldin property. Earlier, the Bouldin property was appraised at \$25,000.00 per acre. Mr. Bouldin is asking \$28,000 per acre. The plan is to have MCEDA secure an option on the Bouldin land, transfer the option to the prospect at which time the prospect will actually purchase the Bouldin property. The prospect is agreeable to the \$28,000 per acre price provided MCEDA will consider reducing the price from \$20,000 per acre to \$19,000 per acre for the 27 acres. Mr. Acy recommended accepting this arrangement given the MCEDA property is located in the flood way and this company will provide between 150 – 200 jobs. Mr. Wallace made a motion to authorize Mr. Acy to proceed with the Bouldin land option, transfer of the option and to reduce the price for the MCEDA property to \$19,000 per acre. After a second by Mr. Davenport, the motion was unanimously adopted.

Mr. Acy explained that another developer is looking at the site south of Tower Automotive. A price of \$35,000 per acre is being discussed. No additional information is available presently.

Mr. Acy reported that Johnson, Bailey, Henderson and McNeel was selected by the Executive Committee for the Oxford Automotive expansion design contract. The state may grant a Community Development Block Grant if Oxford commits to bringing the stamping operation here. If the grant is not available, MCEDA will need to 1.) request the Board of Supervisors to amend the Cap Loan application to include the money for the CDBG up to \$1.2M. or 2.) request the Board of Supervisors to authorize MCEDA to borrow \$750,000 to complete the renovations. The shell building will cost \$500,000 with the complete project estimated at \$1.2M.

Mr. Acy is working with outside developers to possibly purchase the building and handle the expansion project. The only offer that has been made is for \$1.8M. Mr. Estes made a motion to authorize Mr. Acy to negotiate a sale at or above \$1.8M and to ensure Oxford is comfortable with the developer. After a second from Mr. Johnson, the motion was unanimously adopted.

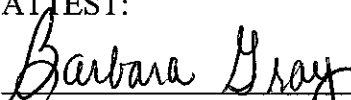
The proceeds from the sale of the Oxford building were discussed. Mr. Estes made a motion to escrow up to \$800,000 of the profits to be used in potentially replacing the sound stage for the City of Canton. After a second by Ms Gray, the motion was adopted with Chairman Thames, Mr. Estes, Ms Gray, Mr. Wallace and Mr. Johnson voting yea and Mr. Davenport voting nay.

At 10:35 a.m., with no further business to come before the Board in executive session, Mr. Johnson made a motion to adjourn the executive session. After a second by Ms Gray, the motion was unanimously adopted. Chairman Thames adjourned the executive session and reconvened the open session.

At 10:45 a.m., upon motion made, duly seconded and unanimously adopted, Chairman Thames adjourned the meeting.

  
DR. BILL W.B. THAMES, CHAIRMAN

ATTEST:

  
BARBARA GRAY, SECRETARY-TREASURER