

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES
REGULAR MEETING, FEBRUARY 27, 1996
MCEDA OFFICE, 2:00 P.M.

PRESENT: Brance Beamon, Mark Bounds, Joy Foy, Mary Hawkins, Bob Montgomery, Ray Phillips, John Wallace, Hite Wolcott, and Steve Vassallo

ABSENT: Thomas Johnson and Joe Waggoner

GUESTS: John Bourgeois, Waggoner Engineering; Charlie Ables, Illinois Central Railroad; Sam Vinson, City of Ridgeland; Ken King, UNR-Leavitt; Jerry Jones, Jerry L. Jones, P.E. Consultant; Charlie Peoples, DeBeukelear expansion; Bill Baker, North American Plastics; John Klinke, Klinke Brothers; Charlie Peoples, Prospect for CMIC; Frank Montgomery and Max Draughn Cypress Pharmaceutical

- I. WELCOME - President Bounds called the meeting to order and called on Vice President Wolcott for an opening prayer.
- II. MINUTES - President Bounds proceeded to take up the eight sets of Minutes for acceptance as well as approve the correction for February 1 Minutes that were approved with corrections on February 9, 1996.

December 11, 1995 Minutes - Mr. Wallace made a motion to accept the Minutes; Vice President Wolcott seconded; the Minutes were approved with Mr. Phillips and President Bounds abstaining.

December 12, 1995, Minutes - Mr. Wallace made a motion to accept the Minutes; Mr. Beamon seconded; Ms. Hawkins made a motion to change the Minutes to reflect adjournment instead of recess. Motion failed for lack of a second. The Minutes were approved with Mr. Phillips abstaining and Ms. Hawkins and President Bounds voting no.

December 15, 1995, Minutes - Ms. Hawkins made a motion to discuss these Minutes; Vice President Wolcott seconded. Ms. Hawkins and President Bounds asked that these Minutes reflect that both had duly noted to all present that they had limited time for this meeting. Ms. Hawkins also noted that the Minutes for December 15 did not reflect being the continuation of a recessed meeting. Mr. Wallace made a motion to have the Minutes reflect a recessed meeting. The motion failed for lack of a second. The Minutes were approved with, Mr. Phillips abstaining and Mr. Beamon, Vice President Wolcott, and Mr. Wallace voting for, and President Bounds and Ms. Hawkins voting against.

December 22, 1995, Minutes - Mr. Wallace made a motion to accept the Minutes; Mr. Beamon seconded. No discussion and the vote was unanimous to approve.

January 19, 1996, Minutes - Mr. Wallace made a motion to accept the Minutes; Mr. Beamon seconded. No discussion and the vote was unanimous to approve.

January 23, 1996, Minutes - Mr. Wallace made the motion to approve; Mr. Beamon seconded; and the Minutes were unanimously approved.

January 25, 1996, Minutes - Mr. Wallace made the motion to approve; Mr. Beamon seconded; and the Minutes were unanimously approved.

February 1, 1996, Minutes - The correction to these Minutes was accepted.

February 9, 1996 Minutes - Ms. Hawkins asked that these Minutes be amended to reflect that she made a motion to have the transcript of February 1 meeting inserted into the

Minutes and her motion failed for lack of a second. Also, Ms. Hawkins asked that Ms. Lentz's statement be added to para. 5, stating that Mr. Sartin was no longer an officer of Kountry Tyme Sports Foundation, but was only an agent. The Membership unanimously approved the Minutes.

Mr. Phillips made a motion to reconsider his vote on all of the Minutes from abstaining to a no vote. Ms. Hawkins seconded and all approved. Mr. Phillip's no vote will then cause a tie vote for Minutes from December 15, 1995 and December 12, 1995.

III. FINANCIAL REPORT - Ms. Foy stated a folder of invoices was available for inspection. The January statement, hereafter attached, the Account Balance (attached), and the Docket of Expenses (attached) were explained. Ms. Foy pointed out that the docket reflects three Montgomery, Smith-Vaniz & McGraw invoices. Two of the invoices are listed for information only, from an amendment to January 25 financial report. The \$10,000 to The Palaces of St. Petersburg is reflected on the Levi Docket. The financial report was unanimously approved.

IV. UNR-LEAVITT - Mr. Ken King expressed his concern to the Board about past flooding at UNR and asked the Board for recommendations. Mr. Vassallo shared that Mr. Tom Heard of the Soil Conservation Office, suggested the following:

- 1.) Box covers cleaned out next to the railroad
- 2.) Culverts and ditches cleaned out

Mr. Vassallo offered to go before the Board of Supervisors with Mr. King to request that the county address the remaining problems after UNR dredges ditches on the north and west side of their building. Mr. King agreed to this arrangement and it was further agreed to present a proposal to the Supervisors on Monday, March, 4.

V. RIDGELAND COMMERCIAL/BUSINESS PARK - Mr. Sam Vinson presented the Protective Covenants for the Ridgeland Commercial/Business Park that the city has approved. Ms. Hawkins made the motion to accept the covenants, Vice President Wolcott seconded and all approved. Mr. Vinson reported the CAP loan was being handled by Dean Patterson of the MDECD and with the vote of the MCEDA Board approving the covenants, the money could be available next week. The Board agreed to proceed with marketing the property at \$45,000 per acre.

VI. JERRY L. JONES, P.E. - Mr. Jones offered to buy Lot # 2 in the commercial part of the Central Mississippi Industrial Center at Gluckstadt. The plan is for a 4,000 sq. ft. consultant/engineering office building. Mr. Jones plans to occupy half the building with his firm and lease the other part to subcontractors that he works with. He asked for any consideration on reducing the asking price of \$35,000. After discussion, Ms. Hawkins made a motion to authorize Mr. Vassallo to work out details with Mr. Jones at \$35,000 for Lot #2, Mr. Phillips seconded and all approved.

VII. CYPRESS PHARMACEUTICAL - Messrs. Frank Montgomery and Max Draughn told of plans for locating their pharmaceutical distribution business to the Central Mississippi Industrial Center at Gluckstadt. The plans include a 15,000 sq. ft. warehouse on five acres, initially having 5 employees, adding twelve additional employees in the first twelve months. Within twenty four month the plans include moving the manufacturing facility to this same site. Mr. Montgomery's proposal included an offer of \$21,500 per acre.

Mr. Wallace made a motion to sell the 5+/- acres at \$21,500 and to encourage Cypress to become a Foundation Member; working with Mr. Vassallo on the details. Ms. Hawkins seconded and the vote was unanimous.

VIII. KLINKE'S ARCHITECTURAL REVIEW - Mr. John Klinke showed plans for his manufacturing facility planned for the Central Mississippi Industrial Center at Gluckstadt, noting that his plans to close the land transaction on 3/1/96 are still on schedule. Mr.

Wallace made the motion to approve the building plans, Mr. Beamon seconded and all approved.

- IX. DEBEUKELAER ARCHITECTURAL REVIEW - Mr. Charlie Peoples, contractor for DeBeukelaer Cookie Company, presented plans for a \$2,000,000 addition to the manufacturing facility at Central Mississippi Industrial Center in Gluckstadt. Ms. Hawkins made a motion to approve the building plans. Vice President Wolcott seconded and the vote was unanimous.
- X. PUBLIC AND PRIVATE LEGISLATION - Mr. Bob Montgomery asked for a motion to authorize he and Mr. Vassallo to request from the Supervisors a change for Mr. Vassallo's title from Executive Vice President to President and to proceed with addressing MCEDA's possibility of utilizing a commercial realtors to help market property. Mr. Montgomery further reported that in regards to division of sales proceeds, he will advise the Board at a later date.
- XI. KOUNTRY TYME LAND PURCHASE - Mr. Vassallo reported a verbal interest from Kountry Tyme Sports Foundation, (Gene Sartin) to purchase 5.5 acres at the Canton Commercial and Industrial Center. He requested direction on how to proceed, noting that he had discussed pricing between \$15,000 - \$17,00 per acre for the property shown on Solider Colony Road to Mr. Sartin.

Ms. Hawkins made a motion to put a hold on the project pending the outcome of all investigations and not spending any more county money, time or effort on Kountry Tyme Sports Foundation. Mr. Phillips seconded. The vote was Mr. Beamon, President Bounds, Ms. Hawkins and Mr. Phillips for and Mr. Wallace and Vice President Wolcott against.

President Bounds left the meeting to make arrangements for his children since the meeting was going longer than planned. Vice President Wolcott presided in the absence.

Vice President Wolcott asked that we come back to Kountry Tyme Sports Foundation item after the engineering report since Mr. Charlie Ables of Illinois Central Railroad and Mr. Bill Baker of North American Plastics had waited for so long.

- XII. ENGINEER REPORT - Mr. Bourgeois passed out a proposal for corrections to the railroad spur at Central Mississippi Industrial Center at Gluckstadt. The plan includes realign the main track with the left-hand turn out track and to level both tracks. Mr. Ables, as an Illinois Central employee, pointed out that ICRR reserves the right to inspect any repairs to the railroad. He will give Waggoner's proposal to the ICRR engineers in Jackson and they can work with Waggoner on a consulting basis to finalize the correction. Mr. Ables promised to work with the Board to offer a maintenance program that is new to this area.

Ms. Hawkins made a motion to authorize Mr. Vassallo to get proposals for the maintenance work, "waiving the bid process" since the safety hazard this condition poses is deemed an emergency. The fact that the Board views this condition an emergency is spread on the Minutes. Mr. Vassallo is further authorized to approve Mr. Bourgeois's plans and proceed with the maintenance work. Mr. Phillips seconded with unanimous approval.

A map showing the roads at the Central Mississippi Industrial Center at Gluckstadt to be dedicated in order to satisfy Cardinal's concerns. Vice President Wolcott made a motion to accept Mr. Bourgeois's proposal and submit to the Supervisors for their consideration. Mr. Phillips seconded and all approved with Ms. Hawkins being out of the room.

- XIII. STEVE VASSALLO EMPLOYMENT CONTRACT - President Bounds returned to the meeting and explained the contract is presented for final approval. Mr. Bounds made a motion to approve, Mr. Phillips seconded and the vote was unanimous.

- XIV. ATTORNEY'S REPORT - Mr. Montgomery reported that Ms. Gordon had requested holding off on the TTK arrangement until she works out all the details of ownership on the props.

The gas line across the property that Cardinal has option to buy is an abandoned line and will pose no problem, he reported.

Mr. Montgomery also noted that the closing date for Klinke Brothers is set for Friday, March 1, 1996.

- XV. DIRECTOR'S REPORT - (include)

- XVI. INDUSTRIAL/COMMERCIAL ACTIVITIES - Mr. Vassallo presented an invoice from Entex at North American Plastics dated August, 1994 in the amount of \$5,825.40 for payment. The Board directed Mr. Vassallo to check into the invoice with Mr. John Almond of Allen & Hoshall for verification before a decision could be made on payment.

Legal advertisement for the 95.2 acres of farm land at Gluckstadt has been announcement in the Madison County Herald for the past two weeks. Closing for the bids is set for Monday, March 4, 1996 at 11:00 a.m.

Mr. Mike Schmidt was given the contract for taking care of the grooming of the industrial parks instead of purchasing a truck to keep Mr. George Breland in that position for this year.

The Pace Group had sent a proposal for doing a strategic plan for Madison County. President Bounds will talk with The Pace Group.

The Board agreed to have Mr. Vassallo to look into the possibilities of a spec building for the industrial property owned by MCEDA.

Mr. Wallace made a motion to order 3 - 4 additional street lights for the Central Mississippi Industrial Park at Gluckstadt, behind ABC Warehouse and in front of Haverty's at the railroad crossing. Vice President Wolcott seconded and all approved.

Foreign Trade Zones were discussed by Mr. Bassallo.

Mr. Doc Gardner allowed Mr. George Malouf to do soil boring in the property south of Solider Colony Road to check for possibly using the soil from these properties to build the I-55 interchange. Mr. Vassallo has asked for a copy of the report.

Vice President Wolcott made a motion to allow Waggoner Engineering to handle the dedication of the road in the Central Mississippi Industrial Center. Mr. Phillips seconded and all approved.

- XVII. UPCOMING EVENTS - The next regular meeting for MCEDA was planned for 8:30 a.m. on Monday, March 25. The MCEDA moving date for relocation to the renovated 1855 court house is scheduled for March 22, 1996. The next Foundation Meeting is scheduled for Wednesday, March 6, 7:30 a.m. at the Ramada Plaza. A meeting of property owners along the Highland Colony Parkway is tentatively set for Tuesday, April 2 at 7:00 p.m.; and finally the strategic planning retreat has been booked at the MP&L Lodge for Thursday, May 23, from 9:00 a.m. until 4:00 p.m.


(To go back to the Kountry Tyme item XI.)

- B. President Bounds stated the urgent need to resolve the issue of legal representation for Kountry Tyme. After much discussion and no agreement, Mr. Wallace made a motion to have President Bounds offer to the Board three recommendations for legal counsel for the Kountry Tyme Sports Foundation. Vice President Wolcott seconded and all approved.

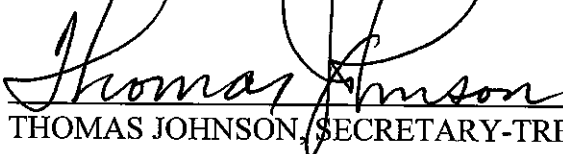
- C. A letter from Mr. Donaldson was read and President Bounds asked for the Board for approval to extend a personal invitation to Mr. Donaldson to attend the next meeting. Everyone agreed.
- D. Mr. Wallace made a motion to pay all out-of-pocket expenses to the Montgomery, Smith-Vaniz & McGraw law firms for invoices dealing with Kountry Tyme Sports Foundation. Vice President Wolcott seconded and all approved.
- E. President Bounds announced that he was delivering the transcript from the February 1, 1996 meeting to the Board at this time. He stated his preference to have the transcript remain at the MCEDA office. The final conclusion was that the Board will decide if and when to release the transcripts.

XVIII. ADJOURNMENT - At 7:00 p.m. President Bounds adjourned the meeting.

WITNESS OUR SIGNATURES:



MARK S. BOUNDS, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER