

FINAL MINUTES OF THE FEBRUARY 9, 2012, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 9TH DAY OF FEBRUARY 2012,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 9th day of February, 2012, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Lanny Slaughter, Dick Hutchinson, Jack Harrington,
Calvin Harris, Bill Guion and Bob Williams

Also present were Tim Coursey, Lenita Knight,
Mitch Stringer, NaToya Hill, and Attorney Andy Clark.

Guests: Ross Tucker, Jennifer Turner, Thomas Lewis, Lindsey Françoise, Keith
Tart and Jan Collins

At 8:39 a.m., Chairman Williams 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. Harrington made a motion to approve the agenda as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Harrington made a motion to approve the minutes for the January 12, 2012 MCEDA Board meeting. After a second by Mr. Hutchinson, the motion was unanimously approved.

Chairman Williams thanked the MCEDA and MCBL Executive Directors and the MCEDA staff for a well organized trip to Washington DC. He stated that it was a great success.

Mr. Coursey stated that he met with the Madison County Chancery Clerk and County Administrator regarding the Parkway East property PID. Mr. Coursey stated that the discussion included the option of MCEDA taking on additional Parkway East property transferred to the county by the state, including the assessment payment. Mr. Coursey stated that a Parkway East meeting is scheduled for February 9, 2012.

Mr. Coursey introduced Thomas Lewis with Yates Construction, and Lindsey Françoise and Keith Tart with Tower Automotive. Mr. Lewis explained that Tower Automotive is planning to expand the current facility to accommodate the moving of additional product lines from Smyrna, TN to Canton. Mr. Lewis presented full size plans of the proposed expansion as it would affect Tower and SEC, for the MCEDA Board.

Mr. Harrington made a motion to approve the proposed modifications of buildings as prescribed in the presented plans based on the review of the Executive Director pending architectural review and approval. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey introduced Ross Tucker and Jennifer Turner of the Greater Jackson Alliance. Mr. Tucker shared the purpose of the GJA and their relationship with MCEDA, emphasizing the marketing efforts and the recruitment and attraction of businesses. Mr. Tucker provided a general overview of the Greater Jackson Alliance. This overview included how the organization was created, its purpose, regional emphasis and how it operates.

It is the sense of the MCEDA Board that it would be beneficial to the Madison County Board of Supervisors if they had an opportunity to hear this presentation. The Board would like for Mr. Coursey and Mr. Tucker to visit the BOS to make this presentation.

Mr. Guion made a motion to approve the Financial Report as presented. After a second by Mr. Slaughter, the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the trip to Washington was a success. Ms. Collins stated that the next League and Legislature event is scheduled for March 21 at the MS State Capital. Ms. Collins reported that the Government Relations Committee will meet on February 15 and a Certification Manager has been identified for Excel by 5. Ms. Collins also reported that the Youth Leadership date is scheduled for March.

Mr. Coursey reported that he received a letter from MDOT regarding property at Levi's. MDOT intends to condemn the MCEDA Industrial Park sign currently on the Levi's property. There has been some delay in the process because of a site consultant issue.

Mr. Coursey reported that the Washington DC, Madison County Collective event was a great success. The group presented a prepared booklet which included a compiled list of projects for the entire county. Mr. Coursey reported that the meetings went well with the various Senators and Representatives. The group was told that there are no earmarks available for funding.

Mr. Coursey reported that he met with Bubba Weir regarding broadband. Two different models will be developed and cost estimates will be secured for Wi-Fi equipment.

Mr. Coursey reported that he has talked with Representatives Rita Martinson and Will Longwitz and Senator John Horn regarding the property at the CAVS Center as it relates to the Incubator concept. The property is approximately 28 acres total. Senator Horn shared that he thought the concept was a good idea. Mr. Coursey will continue to work on this project. It is the sense of the MCEDA Board to establish a subcommittee for guidance regarding this project to assist Mr.

Coursey. The committee will consist of Bob Williams, Dick Hutchinson, Jack Harrington, Bill Guion and Calvin Harris.

Mr. Coursey reported that he has asked Rudy Warnock to develop a site plan and provide a cost estimate for a retail store in northeast Madison County. Mr. Coursey will work on a development budget and identify what phase one for the project will be and where to go from there. Mr. Coursey will also work with JH&H to develop specifications for the building. Mr. Harris will discuss the availability of dirt from other projects for this project.

Mr. Coursey stated that Jeff Ballweber will help to define development funds for a Northeast Madison County recreation park project. This project would need approximately 5 million dollars to complete. Mr. Ballweber will complete a scope of work for this project and the Bio-medical accelerator.

Mr. Coursey reported that Wal-Mart has requested to purchase an additional 1.6 acres of property in Canton. Mr. Coursey stated that he will need authorization to sell an additional 1.6 acres should they contact him for purchase. It is the sense of the MCEDA Board to allow Mr. Coursey to negotiate the additional land sale after discussion with the established committee. The committee will include Bill Guion, Dick Hutchinson, Calvin Harris and Lanny Slaughter.

Mr. Coursey reported that a conference call with Nick Smerigan and the appointed MCEDA committee was conducted to discuss the possibility of some kind of pay back for the purchase of a syc wall for the Film Center. From this conversation, it does not appear that the Film Center is in a position to make a reimbursement for the purchase. It is the sense of the MCEDA Board that to have the funds needed documented for review by the MCEDA Board. Mr. Coursey will get more information and bring it back to the Board.

Attorney Andy Clark stated that he had no legal matters to discuss at this time.

Mr. Coursey reported that the USDA loan application for Livingston has cleared at state level and has been sent to Washington for review. Mr. Coursey stated that Nissan Trading will be locating into the Promax building.

Mr. Coursey stated that he is considering travel to the Arroyo Development in LaCanada, CA and possibly to visit Nick Smerigan while in California.

Mr. Stringer provided an Existing Industry report. Mr. Stringer stated that he worked on several projects for potential locations to the county. Mr. Stringer also visited with Yates regarding the upcoming Tower expansion. Mr. Stringer stated that he has heard from several staffers following Washington. The staffers have stated that they are willing to help. Mr. Stringer stated that he also visited Leavitt Tube.

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

Mr. Slaughter 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 Chair:

Mr. Harrington made a motion to authorize the Executive Director to execute a sales contract for 3 acres at fair market price with a reasonable amount of earnest money but not less than 3% for 90 days. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Harris made a motion to approve a 5% cost of living increase for Lenita Knight and NaToya Hill. After a second by Mr. Guion the motion was unanimously approved.

At 12:32, upon a motion made by Mr. Harrington, seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

Robert Williams, Chairman

ATTEST:

Bill Guion, Secretary-Treasurer