

PRELIMINARY MINUTES OF THE FEBRUARY 9<sup>th</sup>, 2017, REGULAR MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 9TH DAY OF FEBRUARY 2017,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,  
CANTON, MISSISSIPPI

The regular meeting of the Madison County Economic Development Authority was conducted on the 9th day of February 2017, at 8:30 a.m. in the MCEDA Office at 135 Mississippi Parkway, Canton, MS.

Members Present: Doug Jones, Lanny Slaughter, Sells Newman, Calvin Harris, Ed Gardner, Jim Smith  
Also present were Ken Oilschlager, Taquana Mack, Danielle Winningham, and Attorney Andy Clark

Guests: Gray Swoope, Melissa Medley, and Jan Collins

At 8:33 a.m., Chairman Slaughter announced that the members present constituted a quorum, declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Harris made a motion to adopt the agenda as presented. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Jones made a motion to approve the minutes of the January 12, 2017, MCEDA Board Meeting. After a second by Mr. Harris, the motion was unanimously approved.

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

Mr. Gray Swoope with VisionFirst Advisors and Ms. Melissa Medley presented the MCEDA Board with the final assessment on the MCEDA Visioning study. They provided key take-aways and how to build upon them.

Mr. Newman made a motion that the MCEDA board acknowledge completion of the visioning assessment and that the board would take it under advisement. After a second by Mr. Harris, the motion was unanimously approved.

There was a motion by Mr. Gardner to publish the visioning assessment to the MCEDA website and Mr. Ken Oilschlager be authorized to forward it to the Board of Supervisors and all questions and concerns be sent to Ken Oilschlager. After a second by Mr. Harris, the vote was unanimously approved.

There was a motion by Mr. Smith and a second by Mr. Newman to go into closed session for the purpose of discussing the need for an Executive Session to address prospective purchase and/or sale of land in Madison County. 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. Smith and a second by Mr. Jones to do so. This motion was unanimously adopted. Chairman Slaughter then opened the meeting to announce publicly that the Board was going into Executive Session to discuss prospective purchase and/or sale of land in Madison County. Chairman Slaughter convened an Executive Session for this purpose.

Mr. Jones 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 were taken in Executive Session were then reported by the Chair:

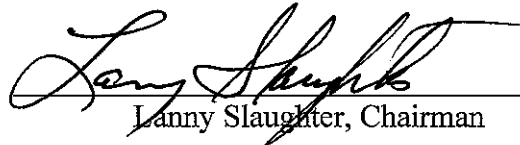
Mr. Smith made a motion to authorize Mr. Ken Oilschlager to execute a sales contract on the remaining +/- 6 acre MCEDA parcel located on Industrial Drive North to Project Teeball. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Jones made a motion to allow Mr. Ken Oilschlager to execute an Option and Joint Marketing Agreement with Walker Lands, II on the property which includes the Megasite, with the understanding that any project placed on the property by MCEDA will have a contractual provision, and deed restriction, that the Buyer intends to purchase the entire property for its intended use, and that construction should begin within twenty-four (24) months of Closing. Further contractual language should include provisions that MCEDA shall retain an option and first right of refusal to re-purchase the property for the purchase price if construction has not begun within said twenty-four (24) month period, and if Buyer wishes to sell any "unused" portion of its property, MCEDA should retain an option and first right of refusal to re-purchase said portion of the property for the per acre purchase price. After a second by Mr. Newman, the motion was unanimously approved.

Mr. Newman made a motion to draft a formal resolution that all MCEDA real estate sales contracts contain language and deed restrictions granting MCEDA an option and first right of refusal to repurchase the property if construction has not begun within a reasonable time, and that MCEDA have first right of refusal to re-purchase any property not used for Buyer's intended use. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Oilschlager reminded the board of the League and Legislature event on February 22<sup>nd</sup> at the Old Capitol Inn. He stated that he had attended the Japan-Mississippi's Japanese New Year's Celebration along with his wife.

At 12:16 p.m., upon a motion made by Mr. Newman, seconded by Mr. Jones and unanimously adopted, the meeting was adjourned.

  
Lanny Slaughter, Chairman

ATTEST:

  
Sells Newman, Secretary/Treasurer