

FINAL MINUTES OF THE JANUARY 12, 2011, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 12TH DAY OF JANUARY 2011,
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 12th day of January, 2011, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Jack Harrington, Calvin Harris, Lanny Slaughter, Baxter Strain, Dick Hutchinson and Bob Williams

Also present were Tim Coursey, Lenita Knight, Taravia Seals, Mitch Stringer and Attorney Andy Clark.

Guests: Mayor William Truly and Jan Collins

At 8:40 a.m., Chairman Harrington 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. Hutchinson made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Election of officers

Secret ballots were marked to elect the 2011 Secretary/Treasurer. In keeping with the By-Laws, Vice Chairman Harris moved in to the Chairman position, and Secretary/Treasurer Williams moved into the Vice Chairman position. After tallying of the votes by Attorney Clark, there was an initial vote of 3/ 3/ 1, with a tie between Mr. Lanny Slaughter and Mr. Bill Guion. After discussion, Mr. Guion made a motion that it is the sense of the MCEDA Board that according to past practices and length of service on the Board, the position of Secretary/Treasurer should be filled by Mr. Lanny Slaughter. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Williams made a motion to amend the agenda to include Mayor William Truly under Guest Presentations to provide an update on the proposed Canton Town Center.

Mr. Truly thanked the MCEDA Board for the opportunity to provide an update. Mayor Truly reported that preparations are being made to meet with Regal Theater and Malco representatives regarding a theater option for the town center. Mayor Truly stated that he would like to be added to the February MCEDA agenda to provide an update on the Town Center. Mayor Truly stated that one of the locations being considered for the Town Center is at I22 and I55. He also stated

that the committee is currently looking at separating the entertainment district as separate part of the town center to be located in the Hickory Street area of Canton. Another location option is 16th Section property located on Highway 43. Mayor Truly stated that the City of Canton would like to request funding for a feasibility study for the Town Center.

Chairman Harrington expressed his thanks to the MCEDA Board for the opportunity to serve as chairman. Chairman Harrington then relinquished the responsibilities of Chairman to the newly elected Chairman, Calvin Harris.

Mr. Williams made a motion to approve the minutes for the December 8th MCEDA Board meeting. After a second by Mr. Slaughter, the motion was unanimously approved.

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

Mr. Coursey reported that he has been in contact with representatives from Absocom and has agreed to extend the contract terms for one additional month. Mr. Coursey also reported that Mr. Fowler has communicated with Cellular South as suggested during a previous MCEDA Board meeting.

Mr. Williams stated that he has been asked to serve on the Governor's Broadband Initiative. Mr. Williams inquired of Attorney Clark as to whether his serving on this board would be a conflict of interest with his duties on the MCEDA Board. Attorney Clark stated that in his opinion, this is not a conflict.

Mr. Coursey stated that he has communicated with Arthur Johnston regarding the Broadband Feasibility Study. Mr. Coursey stated that Mr. Johnston is impressed and supportive on the MCEDA Broadband efforts.

Mr. Coursey stated that he has been approached by individuals looking to develop a water park project and he has proposed the Parkway East property as an option for these developers. These developers are looking to develop more than a water park. Mr. Coursey stated that the developers are looking at their options and plan to get back with MCEDA.

Mr. Coursey reported that there are multiple issues with the current MCEDA website. Mr. Coursey stated that the current MCEDA website does not do what it needs to do for the organization. It has search engine issues, background color issues, unable to handle content and it can not accommodate the social network components needed. Mr. Coursey stated that the current website can not be converted into the website needed for MCEDA. Mr. Coursey shared that the current service provider has not performed to the level expected and that it would be in the best interest of MCEDA to secure the services of another provider.

Mr. Coursey stated that he has received a proposal from Maris, West and Baker. This firm can provide a new website that will function at the level needed for MCEDA. Mr. Coursey requests a budget of \$35,000.00 to create a new MCEDA website.

Mr. Williams stated that Mr. Coursey and Attorney Clark should look at the contract and make sure that is useful and all aspects of MCEDA's needs are clearly identified. Additionally, it is the sense of the MCEDA Board that there is some leverage with Frontier, who created the current MCEDA website, as such Attorney Clark should review the contract and make an attempt to recover something from Frontier to compensate for the services not completed.

It is the will of the MCEDA Board that Mr. Coursey will complete a contract for Maris, West and Baker to be reviewed by Attorney Clark. And also investigate the possibility of recouping funds from Frontier for previous website work not completed.

Mr. Williams made a motion to approve a budget of \$15,950.00 for a new MCEDA website with a contract that is reviewed by MCEDA council that ensures that this website functions as needed for the success of MCEDA. After a second by Mr. Hutchinson, this motion was unanimously approved.

Mr. Hutchinson made a motion that a review take place of the Frontier contract for the current MCEDA website to determine any monies that might be due as a result of unfilled tasks and that these funds be applies to an update of the quality of life video to be completed by Frontier. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey reported that the ACS/Xerox build out is complete and they are currently hiring and training personnel.

Mr. Coursey provided an update on the Livingston Township Development. Mr. Coursey stated that there has been an issue with USDA's understanding of how the loan program operates. This has resulted in a lot of questions. Mr. Coursey stated that he has met with Nick Walters and suggests that Mr. Walters meet with some of the MCEDA Board to discuss further. It is the will of the MCEDA Board that Mr. Coursey, Mr. Guion, Mr. Hutchinson and Mr. Harrington will meet with Mr. Walters along with Attorney Clark. It was further stated that it is the sense of the MCEDA Board that it is clear to all parties involved that MCEDA has not committed to and not responsible for any development.

Mr. Coursey reported that the Omega-Tec prospects have signed the lease with MDES and the tenant improvements have been ordered.

Mr. Coursey stated that the he has met with Carl Franco of JH&H Architects regarding the management of the renovations/ bathroom additions at the Watford Drive building. Mr. Coursey presented cost estimates for architectural work of between \$8,000.00 and \$17,000.00. The cost

difference will be determined by whether or not a build suit contractor can be secured as the lowest bidder. Mr. Coursey suggest hiring JH&H Architects as project managers to manage the bid and construction process. Mr. Slaughter made a motion that MCEDA enter into contract with JH&H Architects for the management of the build out of new restrooms at the 152 Waterford Parkway location. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey stated that Mayor Truly has made a financial request of the MCEDA Board in the amount of \$15,000.00 for the Canton Town Center Feasibility Study. Mr. Slaughter made a motion to approve financial support for the City of Canton in the amount up to \$15,000.00 to assist with the feasibility study for the Canton Town Center. After a second by Mr. Harrington, the motion was unanimously approved.

Ms. Collins provided an update for the Madison County Business League. Ms. Collins stated that 60 businesses have been approached for new MCBL membership. Ms. Collins also reported that plans are under way for the League and Legislation event to be held at the MS State Capital, on Wednesday, February 16th. 2 students from each school that are members of the MCBL will be invited to attend. Also plans are underway for the Health Care Forum which will be hosted in conjunction with MCEDA.

Ms. Collins also reported that plans are underway to conduct a Youth Economic Development Leadership Day. This will consist of 2 students from each Madison County school, public and private. This event is scheduled for March 20, 2011. Ms. Collins stated that the MCBL would like to consider MCEDA as a Platinum Sponsor. As a Platinum Sponsor, the MCEDA logo will be added to the MCBL website.

Attorney Clark provided an update from legal counsel. Attorney Clark stated the 16th Section agreement with the Madison County School Board is completed. Mr. Clark also stated that he will contact Trudy Allen to find out the more about the title issues for the water well in Flora.

Mr. Coursey reported that he is considering making a trip for a New Markets Tax Credit Workshop in San Diego, CA.

Mr. Stringer provided an Existing Industry report. Mr. Stringer reported that he continues to work with Levi's to negotiate lease terms.

Ms. Knight provided a Community Development report. Ms. Knight stated that the marketing grant has been awarded to the Canton Chamber of Commerce. Ms. Knight also participated in Diversity Day for Leadership Madison County and scheduled the monthly Madison County Human Resources meeting to be held at the Holmes Community College Workforce Development Facility.

There was a motion by Mr. Slaughter and second by Mr. Guion to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. 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. Hutchinson and a second by Mr. Strain to do so. This motion was adopted unanimously. Chairman Harris then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Harris convened an Executive Session for this purpose.

Mr. Williams made a motion to adjourn Executive Session. After a second by Mr. Slaughter, 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. Williams made a motion to approve an appraisal of Canton Property to establish price per square foot. After a second by Mr. Slaughter the motion was unanimously approved.

At 11:04, upon a motion made by Mr. Williams, seconded by Mr. Guion and unanimously adopted, the meeting was adjourned.

Calvin Harris, Chairman

ATTEST:

Lanny Slaughter, Secretary-Treasurer