

FINAL MINUTES OF THE JANUARY 12, 2012, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 12TH DAY OF JANUARY 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 12th day of January, 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, Baxter Strain and Bob Williams

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

Guests: Mayor Gene Magee, Ken Heard, Alan Hart and Jan Collins

At 8:40 a.m., Chairman Harris 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. Williams made a motion to adopt the agenda with the amendment of moving the Guest Presentations to take place prior to the Election of Officers. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey introduced Alan Hart with the City of Ridgeland to the MCEDA Board. Mr. Hart thanked the MCEDA Board for the opportunity to present. Mr. Hart stated that the Ridgeland Master Plan was started in 2006 and completed in 2008. MCEDA funded half of the cost for this plan.

Mr. Hart stated that as a result of the Ridgeland Master Plan, Southeast Ridgeland Redevelopment has been established. This was created to serve as a tool to partner with a developer to replace an existing blighted area with a more positive development.

Mr. Hart stated that the City of Ridgeland has completed an Economic Impact Study which determined that the quality of businesses in the area has dwindled. The City of Ridgeland wants to counter this by creating a wall of quality that improves Jackson. Ridgeland is a huge generator of sales tax for the state. Ridgeland is planning to propose legislation that would create a 1 cent sales tax for 5 to 7 years. This 1 cent would be in addition to items currently taxed at 7% which excludes cars, medicines, hotel, and food. The City of Ridgeland plans to seek state legislation asking for the right to have a referendum for this 1 cent increase. This will require a 60% majority vote of the citizens of Ridgeland to pass. The City of Ridgeland is asking

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MCEDA to support their proposed referendum by resolution to ask for support from the legislature.

Election of Officers

Secret ballots were marked to elect the 2012 Secretary/Treasurer. In keeping with the By-Laws, Vice Chairman Williams moved in to the Chairman position, and Secretary/Treasurer Slaughter moved into the Vice Chairman position. After tallying of the votes by Attorney Clark, there was a unanimous decision by vote, the position of Secretary/Treasurer should be filled by Mr. Bill Guion.

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

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

Mr. Harrington made a motion to approve the MCEDA Resolution requesting the introduction and passage of legislation to provide for the referendum and financing of the Southeast Ridgeland redevelopment project. After a second by Mr. Harris the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins reported that the League and Legislature Coffee is scheduled to be held at the MS State Capital on January 18th at 7:45 am. The MCBL Health and Wellness committee reports that the City of Canton has passed an ordinance to be smoke free. Ms. Collins also reported that the Ms. Debbie Renfro presented at the Excel by 5 meeting. Ms. Collins also reported that preparation continues for the Washington trip.

Mr. Hutchinson made a motion that the MCEDA Executive Director is authorized to sign checks and real estate documents to include deeds, options, and other legal documents following the approval of the MCEDA Board and in the normal course of business of the Madison County Economic Development Authority. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that he has received a tenant improvement request from the Movie Studio, through conversations with Nick Smerigan. Mr. Smerigan has communicated that there is a need for additional items. One of these items is a Cyc wall. Mr. Smerigan is asking MCEDA to install a Cyc wall as a tenant improvement. Mr. Coursey has received 2 quotes, the lowest of which is \$40,000.00. The MCEDA Board needs more information before making any decisions regarding tenant improvements and would like to establish a committee to get more information. This committee will include, Mr. Harris, Mr. Harrington and Mr. Slaughter.

Ms. Knight provided an update on the capital projects loan. Ms. Knight reported that MCEDA received proceeds from land sales for MDOT sale and property at Gluckstadt. The proceeds from these sales were applied to the principal balance of the capital projects loan held with Bancorp South. Reduction of the principal balance also reduces the monthly payment and allows for a monthly savings.

Mr. Coursey provided an update on the Washington trip. Mr. Coursey reported that JBHM will be producing a booklet for presentation. There will be a total of 12 projects included in the booklet. The group will be called the Madison County Collective and a logo is currently being developed. JBHM will bill MCEDA and the Madison County Foundation will split the cost of the booklets.

Mr. Coursey reported that he continues to work with Jeff Ballwebber, MSU and UMMC to try to secure funding for an incubator system. Mr. Coursey also reported that a plan needs to be established regarding Northeast Retail store and the cost associated with it.

Mr. Coursey reported that progress is being made regarding the two vacant sites in Gluckstadt to be designated as a Foreign Trade Zone.

Mr. Coursey reported that Wal-Mart has extended the sales contract for an additional 90 days. Also, the Water Park developers would like to extend their Letter of Intent for another 30 days. Mr. Coursey suggests drafting a new agreement with the Water Park developers that expires on February 29, 2012. Attorney Clark will complete this agreement.

Mr. Coursey reported that MS Main Street prefers to enter into an agreement directly with MCEDA for the funding of the Canton Charrette. Mr. Slaughter made a motion to enter into agreement with MS Main Street to conduct a Charrette for the City of Canton in the amount of \$34,900.00. After a second by Mr. Harris the motion was adopted unanimously.

Attorney Clark provided an update from legal council, stating that all legal matters have been previously discussed during the course of the board meeting.

Mr. Stringer provided an Existing Industry update. Mr. Stringer stated that he is working on several projects looking to potentially locate in Madison County. Mr. Stringer has communicated with the chief of staff for Senator Thad Cochran in preparation for the upcoming DC trip. Mr. Stringer also served as part of the Phil Bryant transition committee, job committee. This could result in the reevaluation of the MDA incentives.

Mr. Harris stated that there needs to be a discussion about purchasing new land, county incentives and a more aggressive marketing approach. Mr. Coursey stated that Property and Marketing will be added to the agenda for discussion at the next MCEDA Board meeting.

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Mr. Coursey stated that Mr. Stringer will get with Representative Rita Martinson regarding legislation to get CAVS property. Mr. Stringer will set up meetings with Rep. Martinson and other legislative leaders. Mr. Stringer will work with Mr. Williams, Mr. Harrington and Mr. Slaughter to schedule a meeting. Attorney Clark will secure a description of the CAVS property.

Ms. Knight provided a Community Development update. Ms Knight stated that the Hold Harmless agreement has been signed for the Flora Industrial Park and a letter was sent to Danny Murphy regarding the lease of property in the Canton Industrial Park. Ms Knight reported that she continues to work with the Madison County Chamber with Leadership Madison County. They have just completed Diversity Day. Ms. Knight also reported that she attended the Excel by 5 meeting and assisted in creating a display board for the meeting. Ms. Knight reported that construction of the restrooms at the MDES Call Center has completed and the final payouts have been received.

Ms Knight stated that the Ridgeland Chamber banquet is scheduled for January 23, the MEDC Winter Conference is scheduled for February 1, 2, and 3 and the Canton Chamber Banquet is scheduled for January 26th. Ms. Knight will register Board members for any of these events if they wish to attend. Mr. Harris and Mr. Slaughter would like to be registered for the Canton Chamber Banquet. Mr. Slaughter would like to be registered for MEDC.

Mr. Coursey stated that he spoke with Mr. Butch Hammock with Madison County Emergency Management. Mr. Hammock would like to consider locating the E911 offices in the WIN Center. Mr. Coursey will further discuss the options with Mr. Hammock.

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. 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. Harrington and a second by Mr. Strain 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. Chairman Williams convened an Executive Session for this purpose.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Harrington, 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:

There was no action taken during executive session.

Mr. Slaughter presented an invitation from Mayor William Truly for upcoming Martin Luther King Celebration events in Canton.

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At 11:32, upon a motion made by Mr. Harris, seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

Robert Williams, Chairman

ATTEST:

Bill Guion, Secretary-Treasurer