

FINAL MINUTES OF THE JANUARY 15, 2015, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 15<sup>TH</sup> DAY OF JANUARY, 2015,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 15<sup>th</sup> day of January 2015, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bill Guion, Dick Hutchinson, Lanny Slaughter, Baxter Strain, Bob Williams, Jim Smith

Also present were Tim Coursey, Attorney Andy Clark, Danielle Winningham, and Taquana Mack.

Guests: Jan Collins

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

Mr. Williams made a motion to approve the minutes of the December 12, 2014 MCEDA Board meeting. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Strain reported that he had reviewed the Financial Report and everything appeared to be in order. Mr. Williams made a motion to approve the MCEDA 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 (MCBL). She stated that the MCBL and the Foundation's merger are going well.

Ms. Collins reported that the Youth Leadership's Quality of Life Day is scheduled for January 21, 2015 and the League and Legislature will be held on February 25, 2015 and the guest speaker will be Philip Gunn. The planning for the Workforce Development Forum will begin soon and Waggoner Engineers has joined the MCBL&F.

#### Election of Officers

Secret ballots were marked to elect the 2015 Secretary/Treasurer. In keeping with the MCEDA By-Laws, Vice Chairman Hutchinson moved into the Chairman position, and Secretary/Treasurer Strain moved into the Vice Chairman position. After tallying of the votes by Attorney Clark, there was a decision by vote, the position of Secretary/Treasurer should be filled by Mr. Calvin Harris.

Chairman Guion yields to the newly elected Chairman, Mr. Dick Hutchinson.



Mr. Coursey presented the discussion regarding the terms of the lease for the Madison County Business League and Foundation in the new MCEDA office building. Mr. Coursey will retain market value prices and report back to the board with the findings.

Mr. Coursey stated that MCEDA owns the land under a large cell tower on I-55 and it is time to renew the Cell Tower lease. Mr. Williams made a motion approving Mr. Coursey to approve and execute the lease. After a second by Mr. Smith, the motion was unanimously approved.

Mr. Coursey indicated that Rick Moore is doing a great job with the film studio and is continuing to make the agreed upon repairs. A lease purchase option has been discussed with Mr. Moore where the current lease would be converted to a lease purchase. Mr. Williams made a motion to form a committee with Mr. Baxter Strain, Mr. Bill Guion and Chairman Hutchinson to consider the proposal and configure the numbers. After a second by Mr. Smith, the motion was unanimously approved.

Mr. Coursey provided that the new MCEDA office construction is going well and MCEDA is looking to move into the new building towards the end of March.

Mr. Coursey stated that Attorney Andy Clark has prepared the first right of refusal for the five acres at Sulfur Springs. Mr. Williams made a motion authorizing Mr. Coursey to sign the contract. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey met with the governor's office and Walker land trustee Steve Rogers to discuss the Panther Creek name change. The name, Madison Megasite A Biotechnology and Advanced Manufacturing Park, has been selected. A new sign will be installed at the site.

Mr. Coursey provided an update on the Collaboratory. New LED lights were installed in the hallway replacing the old fluorescent lights.

Mr. Williams made a motion that Board adopt a resolution, authorizing Tim Coursey, as Executive Director, to execute all necessary documents in connection with cancellation of Restrictive Covenants affecting the property at the Gluckstadt interchange which is under contract with Terra Holdings, LLC, and as part of conveyance of the property to that entity. After a second by Mr. Strain, the motion was unanimously approved.

Ms. Danielle Winningham provided the board with a business development report stating that MCEDA should hear a decision on Project Key and Sandberg by the end of the first quarter. She stated that she is working with Mr. Hutchinson on furnishings for the new office and that MCEDA is providing the door prizes for the Japan-American Society of Mississippi. There is also a new talent attraction video and an email campaign will go out with it as well as a video for the Collaboratory is being produced.

Ms. Winninham stated that the MDA grant will be reimbursed on next week.

There was a motion by Mr. Williams and second by Mr. Smith to go into closed session for the purpose of discussing the need for an Executive Session to discuss land sale and personnel. 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. Williams and a second by Mr. Smith to do so. This motion was adopted unanimously.

Chairman Guion then opened the meeting to announce publicly that the Board was going into Executive Session to discuss land sales and personnel. Chairman Guion 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 Executive Session. And reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Slaughter made a motion to approve a salary increase for Taquana Mack effective January 1, 2015 to \$45,000. After a second by Mr. Williams, the motion was unanimously approved.

At 10:35 a.m., upon a motion made by Mr. Williams, second by Mr. Slaughter and unanimously approved the meeting was adjourned.

  
Richard Hutchinson, Chairman

ATTEST:

  
Calvin Harris, Secretary/Treasurer