

MINUTES OF THE JANUARY, 2003
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16TH DAY OF JANUARY, 2003, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE ROOM
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 16th day of January, 2003, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Barbara Gray, Thomas Johnson, Billy B. Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Joy Foy and Bob Montgomery.

Guests: Andrew Jenkins, Dick Ambrosino, Carl Allen, Mike McKenzie, and Tom Cook

Chairman Johnson announced that the members present constituted a quorum and declared the meeting duly convened. He announced the first order of business is election of officers. Ballots were marked and votes counted. Mr. Davenport will rotate to Chairman, Dr. Thames to Vice-Chairman and Mr. Wallace was elected to Secretary/Treasurer. Tally of all ballots cast are as follows: Mr. Wallace received four votes, Mr. Johnson received one vote and Ms Gray received one vote. Mr. Davenport assumed the office of Chairman and conducted the meeting.

Chairman Davenport made a motion to have the Minutes reflect recognition of Mr. Johnson's many years of service. After a second by Mr. Wallace, the motion was unanimously approved. Then Chairman Davenport presented a plaque in appreciation and recognition to Mr. Johnson

Chairman Davenport asked that all cell phones be turned off during the board meeting.

Mr. Acy requested that an executive session be declared to discuss a personnel matter concerning additional staff for MCEDA.

Mr. Johnson made a motion to enter executive session for the reason stated. After a second by Dr. Thames, the motion was approved with Mr. Estes, Ms Gray, Mr. Johnson, Mr. Wallace and Mr. Wolcott voting aye. Whereupon, Chairman Davenport recessed the open meeting and convened the executive session.

Chairman Davenport reported that additional staff was included in the 2003 budget and noted that hiring of staff is the duty of the Executive Director.

Mr. Acy reported that Larry W. Mobley, Jr. from the University of Southern has submitted a resume for the job as MCEDA's Project Manager. Mr. Mobley is an Industrial Engineer and is currently enrolled in the Economic Development Master's Program at Southern. Without any objections, the job will be offered to Mr. Mobley at a yearly salary of \$48,500. While this salary is above the budgeted amount, the overall budget will still be \$13,000 below total salaries for the year. It was noted, that in the future, advertising for the position would garner better public perception and public relations. There were no objections.

At 8:55 a.m., Mr. Johnson made a motion to adjourn the executive session. After a second by Ms Gray, the motion was unanimously approved. Whereupon, Chairman Davenport adjourned the executive session and reconvened the open session.

Attorney Montgomery asked that on page 2 of the December minutes that the first sentence of the paragraph that discussed Wickey Mansell's sewer easement. (The Madison County Board of Supervisors are not allowed to pay beyond appraised value for ROW.) be removed and add "perpetual easement" in the second. With those corrections made, Mr. Wallace made a motion to approve the Minutes of the December 19, 2002, meeting as presented. After a second by Dr. Thames, the motion was unanimously adopted.

The financial reports attached to and made a part of these Minutes by reference as "Exhibit A" were presented and reviewed. Also, a list of the invoices is attached to the Minutes as "Exhibit B" and labeled "Docket." Dr. Thames made a motion to approve the January financial reports

and the payment of the monthly invoices. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Cook on behalf of the Madison County Foundation reported that a follow-up trip to Washington is being planned for mid-February. A signing ceremony in support of the strategic plan has been postponed to allow ample time for the chambers to receive and read the final plan. Ongoing projects are receiving good support, he reported.

Mr. Jenkins and Mr. Ambrosino presented plans for AJA SouthStar. They reported that the City of Canton approved the curb cuts for AJA. The block and brick exterior of the AJA building will blend well with the fire station. The parking lot will be paved with asphalt. Evergreen shrubs will be planted along Solider Colony Road. The site plan calls for the main office building and two other buildings, a warehouse and a maintenance facility. Every aspect of the plan is designed to allow for expansion. Mr. Wallace made a motion to approve the site plan. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Acy recommended that MCEDA pay a \$133,638.88 outstanding invoice from Utility Contractor for the construction of the sewer system. He reported that funds from the EDA grant cannot be released until the Board of Supervisors approve and sign the Memorandum of Understanding (MOU) for SEC and Mi-Tech. Once the MOU is signed and the funds are released, MCEDA will be reimbursed for this Utility Contractor's invoice and the \$98,970.48 approved in December. Mr. Wallace made a motion to approve payment to Utility Contractors as recommended. After a second by Mr. Wolcott, the motion was unanimously approved.

After discussion, Mr. Wallace made a motion to approve the Community Development Block Grant (CDBG) project to widen Watford Drive to a 3 lane (2,400 foot) with curb and gutter and to extend the road to Nissan Parkway and for MCEDA to grant a 15 foot utility easement along Watford Drive project across MCEDA owned property. After a second by Mr. Estes, the motion was unanimously approved. The cost of the project will be totally funded with the CDBG.

The City of Canton has encountered environmental problems with the widening and paving of Covington Drive from Highway 43 to Miller Street. Mr. Acy reported that he is working with the City and the DEQ to ensure that the City can accept the easement without any accountability for the environmental problems so the improvements to Covington Drive can continue.

Commercial development between Peco's building and Tate Furniture in the Canton Commercial and Industrial Center (CCIC) was discussed. Two set of plans were presented. Plan A represents development with Peco's land being jointly developed with the Canton Municipal Utilities' (CMU) land. Plan B is a proposal for developing just the CMU's land. (Both Plan A & B are attached and made a part of these Minutes by reference.) It was the consensus of the board to work with Peco and develop the property jointly if possible.

Dr. Thames made a motion to declare an executive session to discuss prospect activity. After a second by Ms Gray, the motion was unanimously approved.

At 9:45 a.m. Chairman Davenport recessed the open session and convened an executive session.

A Nissan supplier is looking for a 40,000 square feet building with a 7 - 8 year lease. It was discussed that this company could use the Leavitt Tube space since they prefer to lease a facility in case the Nissan contract isn't extended.

The film industry project was officially announced this week with a big birthday party and numerous announcement activities. Given that MCEDA has worked with Rick Moore and has a verbal agreement with Mr. Moore to move his production studio, Eyevox, to the sound stage complex in Canton, Mr. Wallace suggested that some action be taken to move the process along. After much discussion, Mr. Wallace made a motion to authorize up to \$5,000 for a conceptual design and cost estimated from the same architect being used by the Tourism Office for building number one in the complex, provided Mr. Moore's financials can support a lease back arrangement with MCEDA to cash flow the cost of the construction loan. After a second by Mr. Estes, the motion was unanimously approved.

At 10:50 a.m., upon motion made, seconded and unanimously approved the executive session was adjourned and the open session convened.

Attorney Montgomery reported that the MOU with the Board of Supervisors, Mi-Teck and System Electro Coating is still awaiting the Supervisor's signatures.

Attorney Montgomery also suggested that MCEDA and the Board of Supervisors should get a written agreement from Bear Creek outlining Bear Creek's policy and prices for service before proceeding to deal with individual clients. The Board of Supervisors own the pumping station for the sewer system as well as most of the easements, they will need to have capacity assurance and rate assurance before transferring infrastructure over to the Waste Water Authority (WWA).

Mr. Estes reported 500 - 600 acres of land are for sale in Flora along Highway 49 at a price of \$4,000 per acre. After discussion, Mr. Acy was directed to investigate interest rates for refinancing outstanding notes as well as new funds to purchase additional industrial property.

Chairman Davenport appointed Ms. Gray to represent MCEDA on the Metro Economic Development Authority Board and that he, himself will serve as the MCEDA's representative on the Madison County Foundation's board.

Mr. Estes made a motion to adopt the resolution, a copy attached to and made a part of these minutes by reference and labeled "Exhibit C, " identical to the resolution approved by the Board of Supervisors in support for the widening of Highway 22 from Canton to Bryan. After a second by Ms Gray, the motion was unanimously approved.

At 11:00 a.m., upon motion made by Mr. Wallace, seconded by Mr. Estes and unanimously approved, Chairman Davenport adjourned the meeting.

STEVE DAVENPORT, CHAIRMAN

ATTEST:

JOHN WALLACE, SECRETARY-TREASURER