

MINUTES OF THE JANUARY, 2002 MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17TH DAY OF JANUARY, 2002, 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 17th day of January, 2002, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Steve Davenport, Chip Estes, Thomas Johnson, Billy Thames, and John Wallace. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Joy Foy.

Guests: Ken Wilbanks, Joseph Orr, Donna Yowell, Angie Duram, Charles Williford, Cecil Harper, Tom Wiygul and George Tourart,

Chairman Estes announced that the members who were present constituted a quorum and declared the meeting duly convened.

In accordance with the Madison County Economic Development Authority's By-Laws, election of officers for the year 2002 was the first order of business. Mr. Davenport made a motion to amend the by-laws to support the rotation of officers from Vice-Chairman to Chairman and Secretary Treasurer to Vice Chairman. After a second by Mr. Brown, the motion was unanimously approved. However, according to the By-Laws any alteration or amendment shall be given to the Authority members with a notice of the meeting at which such alteration or amendment to the By-laws is to be considered. Such notice will be mailed before the next meeting of the Authority.

Dr. Thames made a motion to rotate Vice-Chairman Thomas Johnson to Chairman and Secretary Treasurer Steve Davenport to Vice Chairman. After a second by Mr. Brown, the motion was unanimously approved.

A secret ballot vote was taken for the Secretary/Treasurer position. The votes were tied with three (3) each for both Dr. Thames and Mr. Wallace. A second vote was taken with Dr. Thames winning by a vote of four(4) to two(2).

When voting was complete, Mr. Johnson assumed the Chairmanship responsibilities.

Mr. Estes made a motion to approve the Minutes of the December 20, 2001, meeting as presented. After a second by Mr. Wallace, the Minutes were unanimously approved.

The Minutes from the continuation of the December 20<sup>th</sup> meeting, held on January 7, 2002, was corrected to "local option sales tax" in item 3 and to add the word "also" in the last paragraph about supporting federal funding for widening of Highway 16 East. Mr. Davenport made a motion to approve the minutes with the suggested changes. After a second by Mr. Wallace, the motion was unanimously approved.

Mr. Larry Johnson gave an update from the Madison County Foundation (MCF). He reported good attendance at the Legislative Reception, plans underway for the mid-year meeting including Bob Rohrlack as speaker, and that the MCF voted to support the local option tax legislation.

With a reminder that MCEDA voted in October, 2001, to provide a site on Soldier Colony Road for the Nissan fire station, Mr. Joseph Orr and Mr. Charles Williford presented an overview of the site plan for the fire station. The \$1M grant will be matched with a \$250,000 redevelopment grant from the City of Canton. Mississippi Development Authority, Madison County and Nissan will have to approve the site before MCEDA votes to designate a certain site. Action was delayed until the end of the Board Meeting.

Mr. Cecil Harper and Tom Wiygal reviewed the 2001 Audit Report. Mr. Wallace made a motion to approve and accept the 2001 Audit. After a second by Dr. Thames, the motion was unanimously approved.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes 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. Davenport, the motion was unanimously approved.

Ms Donna Yowell presented an overview of the \$15,000 Urban and Community Forestry Grant MCEDA received for the planting of trees in Canton Commercial and Industrial Center (CCIC). This project will be used as a model for the state, Ms Yowell told.

At 9:55 a.m., the Board took a break.

At 10:15 a.m., Chairman Johnson reconvened the meeting.

Mr. Acy reported that the Mississippi Department of Transportation's (MDOT) Vision 21 plan was presented to the legislators. The counties to the east of Madison are seeking support from MCEDA to include the widening of Highway 16 between Carthage and Canton in the MDOT planning. Mr. Davenport made a motion to draft a resolution in support of the Vision 21 plan and to request that the Highway 16 project be included in future planning. After a second by Mr. Johnson the motion was unanimously approved.

A request for financial support of a large sign proclaiming Canton and Madison County as home to Nissan was presented. The consensus of the Board was that after the price and site of the sign is determined, a formal vote by the Board will be considered.

Mr. Acy reported that the sewer project is moving ahead with acquisitions of right-of-way. The Board of Supervisors will be required to apply for grant monies, on behalf of MCEDA, for the forced sewer main. Mr. Wallace made a motion to request the Board of Supervisors to make formal application to supplement the Economic Development Grant to build the waster water lines necessary for the Gluckstadt development. After a second by Dr. Thames, the motion was unanimously approved.

Mr. Acy requested authorization for travel and associated expenses for two automotive shows. The National Show in Michigan, March 3-7, 2002 and the South East Regional Show in South Carolina, April 8 -10, 2002. Mr. Wallace made the motion to approve the requested trade show travel. After a second by Mr. Estes, the motion was unanimously approved.

At 10:35 a.m., Dr. Thames made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Brown, the motion was unanimously approved. Whereupon Chairman Johnson recessed the general session and convened the closed session.

After discussion of matters, Mr. Wallace made the motion to return to open session. Dr. Thames seconded the motion, which was unanimously adopted, whereupon Chairman Johnson reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales and land acquisition.

After discussion of who should be included in the executive sessions, Mr. Estes made a motion to allow a Madison County Foundation representative and any engineer who could give information on an executive session project. After a second by Mr. Wallace, the motion was unanimously approved.

For the stated reasons, Mr. Davenport made a motion to declare an executive session at 10:40 a.m.. After a second by Mr. Estes, the motion was unanimously approved. Whereupon, Chairman Johnson closed the open meeting and convened an executive session.

Mr. Acy updated the Board on negotiations with the Madison County School Board surrounding the 16<sup>th</sup> Section School land as a possibility for a Nissan Supplier site. A third appraisal is being

sought on the property north of Church Road and the School Board will reconsider the pricing of the land based upon this third appraisal. The School Board should make a decision Tuesday night. The 16<sup>th</sup> Section property is the only site in Madison County this prospect will consider. Because these additional jobs would strengthen the Community Development Block Grant application for the new interchange at Gluckstadt, Mr. Estes made a motion to authorize MCEDA to meet with the MCF and make arrangements with the MCF to supplement the price of the property and negotiate a workable deal for the prospect. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Acy reported that another Nissan supplier is looking for a site in the metro area. Mr. Brown made a motion to offer a fifteen (15) acre site in the CCIC. This offer would include an option to pay \$20,000.00 per acre with no guidelines for the number of employees or to pay \$5,000.00 per acre that would include a recapture clause with the following arrangements: the company expands and employs at least 120 people by January 1, 2008, or the County will, at the company's discretion, be entitled to: a.) recapture of any of the unused portion of the original 15 (+/-) acres at a price of \$5,000 per acre or b.) receive payment in the amount of \$15,000 per acre for the 15 (+/-) acres. After a second by Mr. Estes, the motion was unanimously approved.

A company looking at the Hydro building is interested in an eight year lease for a 20 - 25 employee company. Mr. Davenport made a motion to accept the lease proposal provided the existing leaseholder gives a written statement to terminate their lease. After a second by Mr. Wallace, the motion was unanimously approved.

The Board consented to delay, for 60 days, consideration of any offer from Mr. Mark Bounds on the Hydro building. However, for negotiation purposes, the consensus was that \$1.8Million would be a good starting price. Mr. Bounds' commission must be included in the selling price over and above the \$1.8Million.

Mr. Davenport made a motion to offer a five (5) acre site at a price of \$20,000.00 per acre to an investor interested in a site in the CCIC to build available warehouse space. The five (5) acres would be made available in the west most corner along Solider Colony Road. After a second by Mr. Brown, the motion was unanimously approved.

No action was taken on a request for a four (4) acre commercial site in the CCIC for an entertainment facility. Additional information about the type of business will be gathered.

Mr. Acy reported that Mississippi Development Authority is discussing the specifics of how to reimburse MCEDA for the customer specific built-out portion of the Nissan Training Facility. The preference would be one lump sum to be paid up front.

Mr. Estes made a motion to authorize a study for a cost of up to \$1,000 by Williford, Gearhart & Knight Engineering to proceed with Project Bobcat. After a second by Dr. Thames, the motion was unanimously approved.

At 12:40 p.m. Mr. Davenport left the meeting.

Mr. Wallace made a motion to commitment to a 2 ½ acre site in the north/west corner of Watford Drive and Solider colony Road for the proposed new fire station. After a second by Mr. Johnson, the motion was unanimously approved.


There being no further business to come before the executive session, upon motion of Dr. Thames, second by Mr. Wallace and unanimously adopted, at 1:10 p.m., Chairman Johnson adjourned the executive session and reconvened the regular session.

The trip to Washington in the fall was discussed. It was agreed that this trip would be scheduled around the Central Mississippi Planning and Development District trip. Mr. Wallace suggested that MCEDA have a formal contract with Waggoner Engineering and/or Carl Ray Furr to represent MCEDA in Washington for longer term streams of funding. It was the consensus of the Board to work with Waggoner to develop such a contract.

Mr. Williford and Mr. Orr rejoined the meeting. They reported that the City of Canton prefers the Watford Drive / Solider Colony Road corner site for the fire station. Mr. Wallace made a motion to transfer the 2.5 acre site on the north/west corner of Watford and Solider Colony for the fire station site, subject to a letter of commitment from the City of Canton, approval from Madison County, MDA and Nissan. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Williford presented an over view of the site plan for the 5,300 square foot fire station. Investment in the building will include one rescue vehicle and a very specialized ladder fire truck in addition to the building for a total investment of \$1.25Million. The site plan included the building several feet above the natural grade, one and one half bays, with the front facing north and the visitor's parking area connected with a box culvert to the building site. The design and color scheme of the facility will mirror the baseball park buildings. (Gray stucco, green roof, red brick) A rendering of the fire station is attached and made a part of these Minutes by reference. Mr. Estes made a motion to approve the concept of the site plan and the design of the building, that has stucco on the south wall, instead of brick, with a request that is financial feasible, all sides be bricked. After a second by Mr. Brown, the motion was unanimously approved.

There being no further business to come before the meeting, Dr. Thames made a motion to adjourn. After a second by Mr. Brown, the motion was unanimously approved. The meeting was adjourned at 1:40 p.m.



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THOMAS JOHNSON, CHAIRMAN

ATTEST:



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BILLY THAMES, SECRETARY-TREASURER