

MINUTES OF THE JANUARY, 2000 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 20TH DAY OF JANUARY, 2000, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The January, 2000, meeting of the Madison County Economic Development Authority was conducted on the 20th day of January, 2000, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Chip Estes, Thomas Johnson, Ray Phillips, and John Wallace. Also present were Jerry Acy, Goran Berg, Bob Montgomery, John Bourgeois and Joy Foy.

Guests: Sylvian Mets, Charles Williford, Tracey Huffman and Duane Gordan.

Chairman Wallace announced that the members of the Authority who were present constituted a quorum and declared the meeting duly convened. He began the meeting with a welcome to Jerry Acy, the new Executive Director for MCEDA and Goran Berg, the Swedish intern.

After discussion, Mr. Johnson made a motion that the Board Officers maintain their current offices, i.e. Mr. Wallace as Chairman, Mr. Phillips as Vice-Chairman and Mr. Estes as Secretary-Treasurer until October, 2000. By October, the MCEDA By-Laws will have been reviewed and consideration given to having an elections at the same time as the beginning of the physical year for MCEDA. Mr. Brown seconded the motion which was unanimously approved.

Mr. Johnson made a motion to approve the Minutes of December 16, 1999, meeting as presented. After a second by Mr. Phillips, the Minutes were 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." Mr. Estes made a motion to accept the monthly financial reports and to approve payment of the monthly invoices. Mr. Brown seconded the motion, which was unanimously approved.

Ms. Foy requested the petty cash fund be increased to ensure sufficient monthly funds. Mr. Phillips made a motion to increase petty cash from \$1,500 to \$2,500. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Bourgeois introduced Mr. Tracey Huffman, of Waggoner Engineering as a visitor. He reported that general engineering support for the past month included surveys for land sales in the Canton Commercial and Industrial Center (CCIC) and in the Central Mississippi Industrial Center (CMIC). Mr. Bourgeois suggested that an Economic Development Grant be considered for storm water retention in the CCIC in connection with the Love's County Store project. The estimated cost, according to Mr. Bourgeois, is \$325,000. Mr. Johnson made a motion to authorize Mr. Acy to work with the engineers to pursue a grant application, including meeting with the City of Canton to adopt the storm water retention plans. After a second by Mr. Estes, the motion was unanimously approved.

After discussion of the Trustmark property lines at CMIC, the Board consented to have Mr. Bourgeois design a plan for the property in question including the placement of a road through the property. The Trustmark survey will be finalized after the design of the road is in place.

Mr. Montgomery reported that requirements mandated by the Canadian National - Illinois Central Railroad (CN-IC RR) have been addressed and he recommended that MCEDA approve the railroad agreement. Mr. Phillips made a motion to authorize MCEDA to sign the CN-IC RR agreement. After a second by Mr. Brown the motion was unanimously approved.

Mr. Montgomery reported that the Madison County School Board voted to give MCEDA a developmental lease on the 16th Section land to the north of CMIC. However, the agricultural lease for the year 2000 has already been accepted. Mr. Montgomery recommended that MCEDA accept the lease effective January 1, 2001. Mr. Estes made a motion to authorize MCEDA to

sign a five (5) year developmental lease for the 16th Section land to begin at the conclusion of the year 2000's agricultural lease. Mr. Johnson seconded the motion which was unanimously approved.

The Flora Interlocal Agreement is still in the Attorney General's office. They are questioning the public body right to transfer ownership of land. Mr. Montgomery feels that they are close to having the Attorney General approve the transfer.

At 10:10 the Board took a break.

At 10:20 the meeting was reconvened.

Mr. Acy reported a good crowd and favorable responds to the MEDC Conference held in Jackson. He serves as President-elect and told the Board that the first two weeks of his tenure with MCEDA was focused on this mid winter meeting. He noted that Governor Ronnie Musgrove and Mr. J.C. Burns, the new director for MDECD, participated in the conference.

Mr. Acy shared with the Board a report from Entergy giving the retail sales in the County broken by municipalities. He explained that a new computer for his office had been purchased and he will work to network the computer and for direct access to the Internet.

Mr. Acy asked for travel approval for himself and Ms. Foy to attend the Interplex Pharmaceutical Trade Show with the Mississippi Economic and Community Development, March 21-23 in New York. Mr. Estes made a motion to approve the requested travel to be made at Mr. Acy's recommendations either by both or either of the mentioned staff members. After a second by Mr. Johnson, the motion was unanimously approved.

The Executive Committee's recommendation for engineering services associated with the VA-HUD grant was to hire Waggoner Engineering, according to a summary passed out by Ms. Foy. Also, one bid was received for administrative services after a second advertisement was published. The summary of the engineering bids and a copy of the Sample and Associates, Inc. bid for the administrative services are attached and made a part of these Minutes by reference. Mr. Estes made a motion hire Waggoner Engineering and Sample and Associates, Inc. for matters surrounding the VA-HUD grant. After a second by Mr. Brown, the motion was unanimously approved.

The Kearney Industrial Park land owned by Pickens Brothers Lumber Company was discussed. The MCEDA Board reviewed an agreement signed by Donald Pickens, a copy attached to and made a part of these Minutes by reference, to have MCEDA market the property for Pickens. After some discussion, it was agreed that the Executive Committee should meet with Donald Pickens on the property to discuss any agreement prior to signing.

Ms. Foy presented a summary of the crop land bids received Friday, January 7, 2000. High bids for crop land came from Murphy Farms for \$53.24/per acre or \$5,5000.00 yearly for 103.3 acres at CCIC and from Joe Martin for CMIC land for \$60.00 per acres or \$5,712 yearly for 95.2 acres. Mr. Johnson made a motion to accept the high bids for the CCIC and the CMIC crop land. After a second by Mr. Phillips, the motion was unanimously approved.

At 11:00 a.m., Mr. Johnson 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. Phillips, the motion was unanimously approved

After discussion of matters, Mr. Phillips made the motion to return to open session. Mr. Johnson seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reasons stated for executive session were land acquisition, land sales and personnel matters.

For the stated reasons, Mr. Johnson made a motion to declare an executive session. After a second by Mr. Phillips, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an executive session at 11:10 a.m.

Mr. Richard Annaratone and Mr. Bill Baker of North American Plastics joined the meeting. They came requesting the 2.66 acres to the south of North American for additional rail services required to expand their production. The additional rail spurs and the expansion will cost approximately \$3.7M.. The Board considered the matter taking into consideration the size and shape of the property limiting its use to another tenant, the developmental cost of re-routing the ditch, and the fact that once North American owns the property it will go on the County tax roles. Mr. Estes made a motion to sell the 2.66 acres to North American for \$2,600 with language in the sale contract to require a green space being maintained to buffer the industry from the street on the south side of North American. Further, the property's drainage issues will be assumed by North American and the property appearance should be well groomed. The survey and closing costs will be bore by the MCEDA. After a second by Mr. Johnson, the motion was unanimously approved.

At 12:00 noon the Executive Session was recessed for lunch which was served on the second floor of the Historic Courthouse for the Madison County Board of Supervisors and the MCEDA Board. Mr. Jim Riley and Mr. Ray Daffron presented the consultant's findings from the recent survey concerning the economic growth cycle of Madison County.

At 2:30 p.m., Chairman Wallace reconvened the Executive Session, with Mr. Riley and Mr. Daffron of Hindsight and Mr. Joe Waggoner of Waggoner Engineering joining the group. Mr. Brown was no longer in attendance.

The Board discussed additional services that Hindsight might provide and requested that a proposal to be presented to the Board at a later date.

Mr. Johnson made a motion to authorize Mr. Acy to begin negotiations for the purchase the Kovarik property, at appraised value, to expand the CMIC. After a second by Mr. Phillips, the motion was unanimously approved.

Details of Mr. Acy's contract were discussed. The issue of disability insurance request by Mr. Acy will be reviewed in connection with the County's sick leave policy by Mr. Montgomery. The terminology of the termination clause of the contact will be amended to add a recourse action policy and a one (1) month salary compensation after written notice. This is a three (3) year contract that can be extended. Mr. Phillips made a motion to approve the recommended changes to Mr. Acy's contract with the final draft to be signed by the Chairman, after reviewed by the Board Attorney. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Acy's transitional expenses were discussed. Mr. Johnson made a motion to approve \$1,200 for three (3) months to assist with living expenses prior to the move and to approve his leasing of a car with liability insurance during the transition period that includes travel back and forth to Grenada. Mr. Acy will check on lease rates and report back to the Executive Committee for final approval. Mr. Phillips seconded the motion and it was unanimously approved.

The Board discussed Mr. Acy's permanent transportation requirements after his relocation. Mr. Johnson made a motion to authorize the purchase/lease of a full size automobile, at that time, according to the procedure mandated by the Board of Supervisors. After a second by Mr. Phillips, the motion was unanimously approved. Application for a credit card will be made to cover operational expenses of that vehicle and other expenses incurred on behalf of MCEDA.

At 3:45 p.m., Mr. Johnson made a motion to adjourn executive session. After a second by Mr. Phillips the motion was unanimously approved. Chairman Wallace then adjourned the executive session and re-convened the open meeting.

At 3:50 p.m., Mr. Estes made a motion to adjourn the meeting. After a second by Mr. Phillips, the motion was unanimously approved. Whereupon, Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



CHIP ESTES, SECRETARY-TREASURER