

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES
Regular Meeting
January 24, 1995
North Liberty Street Office; 6:20 P.M.

PRESENT: Brance Beamon, Mark Bounds, Mary Hawkins, Thomas Johnson, Anne King, Duke Loden, Bob Montgomery, John Wallace, and Hite Wolcott

ABSENT: Steve Duncan and Joe Waggoner

GUEST: Jim Hust of Waggoner Engineering

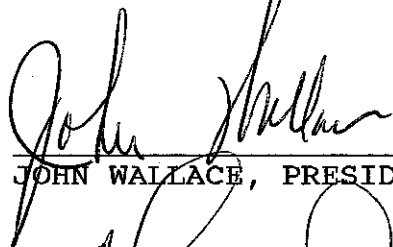
- I. MINUTES - After sandwiches had been enjoyed since 6:00 p.m., President Wallace spoke of the Minutes of the December 19, 1994, meeting being the first item on the agenda. A motion to accept the Minutes as mailed out was made by Vice President Wolcott. After a second was given to the motion by Mr. Beamon, an unanimous vote of approval was given by the Members.
- II. FINANCES - Executive Vice President Loden noted that a folder of invoices of the prior month was available for inspection on the table. He summarized the December 31, 1994, computerized statement showing current assets in capitol projects funds of \$147,114.92. The Account Balances sheet (hereafter attached) shows \$20.19 in the Industrial Park Interest & Sinking Fund and a questionable \$50,686.49 in the Economic Development Operations Fund. The largest items shown on the Expense Docket were \$5,105.00 to Waggoner Engineering and \$3,000.00 to Southern Consultants. The financial report was accepted with an unanimous vote of approval after a motion by Mr. Bounds and a second by Vice President Wolcott.
- III. STRATEGIC PLANNING - Committee Chairman Bounds spoke of the need for a steering committee to help establish a private development foundation for Madison County. He asked that names for this committee be given him within a week.
- V. ROADS PLANNING MEETING - President Wallace said that there had been a good response countywide during the Roads Planning interviews in December and the workshop held at the Duncan Gray Conference Center in January. He hoped that a thoroughfare plan for the Madison County Board of Supervisors comes from the workshop consensus map. Mentions were made by the Membership of future meetings held on a quarterly schedule for reviewing the roads consensus map, for updating the land use map, for uniform zoning classifications, and for volunteer fire departments.
- VI. ARCHITECTURAL REVIEW - Bill Bowers, the owner of Bowers Window and Door Company, came to the meeting with Charlie and Jeff Peoples of Peoples Construction Company to show his plans for a new building along American Way at Gluckstadt. The building would be a metal building of 15,000 square feet with brick on its front side facing a proposed new road. The discussion consisted mostly of recommendations to improve the property by making the south side of the building look better with more landscaping along American Way, a concrete driveway and pad to the truck docks rather than just clay gravel, and shutters on the windows. Ms. Hawkins noted that the county's subdivision ordinance needs to be more tightly enforced especially on new lots. A favorable architectural review on the site was then given on a six to one vote with Ms. Hawkins casting the negative vote. The motion for this favorable review having been made by Vice President Wolcott and seconded by Secretary-Treasurer Johnson.

- VII. MADISON BUSINESS PARK - Executive Vice President Loden lead a review of the work items as of January 20, 1995, to develop the county-owned property on County Barn Road into a Madison Business Park. The Board of Supervisors had accepted this schedule at its meeting the previous Friday in hopes of closing the land sale to Direct Mail and Computer Services by March 20, 1995.
- VIII. SF SERVICES WAREHOUSE - Executive Vice President Loden passed out a response prepared by him, and officials of the Mississippi Department of Economic and Community Development and of the pending purchaser of the SF Services Warehouse to Mayor Hawkins' letter dated January 18, 1995. Among the information included was that the local retail sales generated by the company and by its 225 employees will be over \$2,000,000 per year which will lead to increases in new retail establishments, non-manufacturing jobs, and population in the Madison County area. Mayor Hawkins said that she had hired a consultant to advise her on this project. She showed a letter that she had received by telefax that afternoon from the company. As there were several unknowns about the company's renovation plans for the warehouse and its request for general obligation bonds through MCEDA, the Development Authority membership voted unanimously to table further action on the project until sufficient financial statements are provided by the company. Such was done after a motion by Mr. Bounds and a second by Vice President Wolcott.
- IX. OTHER INDUSTRIAL/COMMERCIAL ACTIVITIES - After mentioning that the theme park developers were attempting to set up a meeting in London about the project's financing, Executive Vice President Loden showed the location of the commercial business park proposed by Lloyd Spivey on Gluckstadt Road. While there was consensus for the need of the small sites business park and for the commercial zoning, the Members voted unanimously to request that the Board of Supervisors require that restrictive covenants be reviewed by the Development Authority and filed on the property before the first building permit is issued. The motion having been made by Ms. Hawkins and seconded by Mr. Beamon.
- Mr. Loden then spoke of prospects for the egg plant building in Canton, for the Highland Colony Parkway, and for a plastic mold & tool shop along I-55. He showed a Metro Alliance joint proposal and the newly updated Madison County industry listing.
- X. UPCOMING EVENTS - President Wallace pointed out that upcoming events included the next MCEDA meeting on Tuesday, February 28th, the Madison County Chamber of Commerce Annual Banquet on Thursday, January 26th, and the Metro Economic Development Alliance Annual Meeting on Monday, February 6th.
- XI. ANNUAL PERFORMANCE REVIEW - As no other business was brought up, Mr. Loden was excused from the meeting so that the annual performance review of the staff could be conducted. After much discussion, approval was made to increase the salaries of the Executive Vice President by 5% and of the Administrative Assistant to \$23,000 per year, effective January 1st.

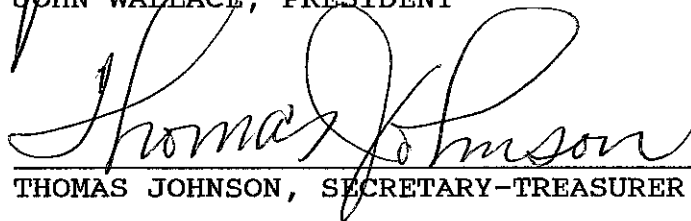
During a lengthy discussion relative to MCEDA's future staffing the Board reached a consensus that MCEDA should begin the execution of the strategic plan as previously adopted, the first step of which is to employ a professional experienced in the formation and development of an Economic Development Foundation.

- XII. ADJOURNMENT - There being no other business mentioned, a motion for adjournment was duly made, seconded and so approved.

WITNESS OUR SIGNATURES:



JOHN WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER