

MINUTES OF THE JANUARY 25, 2001, SPECIAL MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 25TH DAY OF JANUARY, 2001, AT 4:00 P.M.  
IN THE BOARD ROOM OF THE  
1855 COURTHOUSE IN CANTON, MISSISSIPPI

The January, 2001, special meeting of the Madison County Economic Development Authority was conducted on the 25th day of January, 2001, at 4:00 p.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Chip Estes, Thomas Johnson, Billy Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, George Malouf, George Anderson and Joy Foy.

Chairman Estes announced that the members of the Authority who were present constituted a quorum and declared the meeting duly convened at 4:00 p.m. and ordered the notice and call of the meeting filed with the minutes of the meeting.

Chairman Estes explained that the matters for discussion and consideration for this special called meeting were the transaction of business regarding the awarding of the construction contract, as well as, approving financing for the Nissan Training facility, and the Hydro ELLay Enfield expansion.

Mr. Acy reviewed a report entitled "Summary of Proposals," attached and made a part of these Minutes by reference, that summarizes the bids for the Nissan training facility construction. He pointed out that the low bid was submitted by Malouf Construction for \$1.261 Million. A letter faxed to MCEDA on January 16, 2001, entitled "Order" authorizes MCEDA to proceed with this project under the Major Impact Authority, whereby the project would be exempt from public bid laws. This Order and a Letter to Mr. Acy from Mr. James C. Burns dated January 25, 2001, stating the Mississippi Development Authority intention of leasing the facility from MCEDA for Nissan for a period of up to 60 months is also attached and made a part of these Minutes by reference. Additional information presented for consideration was the letter dated January 9, 2001, to Mr. Acy from Mr. George Malouf outlining additional options for the design of the Phase I of the facility and alternates for additional features to the building.

After review of all the above listed information, each alternate was addressed as follows;

Alternate #1 Provide 24 gauge concealed fastener standing seam metal roof in lieu of exposed fastener 26 gauge purlin bearing edge roof at an additional cost of \$40,000 -

Mr. Wallace made a motion to approve and accept alternate #1 as an addition to the building design. After a second by Dr. Thames, the motion was unanimously approved.

Alternate #2 (Applies to "B" and "C" proposal option only) Extend the tilt-up feature wall the full 420 foot length of the east elevation at an additional cost of \$17,700 -

Malouf Construction offered to add architectural improvements on either end of the building to dress up those sides visible from the streets. Mr. Johnson made a motion to approve and accept alternate #2 as an addition to the building design. After a second by Mr. Wallace, the motion was unanimously approved.

Chairman Estes appointed Mr. Wallace to select the colors for the outside of the training facility from the palette produced by Malouf construction that would best compliment the Canton Commercial and Industrial Center.

Alternate #3 Change 24 foot clear height to 24 foot eave height at a reduction in cost of \$9,500 -

There was no interest in this suggestion, so no action taken.

Alternate #4 Provide 3' x 6' fixed frame window in exterior wall at a cost of \$515 per window -

Mr. Wallace made a motion to approve and accept alternate #4 as an addition to the building

design. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson made a motion to approve the Malouf proposal to design and build Phase I of the Nissan training facility accepting Option "C" that states "rotates the building to a north/south axis, but does not require reconfiguration of the property boundary. This scheme does not allow for an end-wall expansion onto the concrete training pad and the pad is not designed for such. Considering the centerline crown in this pad, it would not work well as a building expansion slab" and to include Alternates 1,2 & 4 as outlined above. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Brown made a motion to authorize preparation of contract with Malouf for construction and construction management for Phase II of the Nissan training facility. After a second by Mr. Johnson, the motion was unanimously approved. Malouf's proposal for Phase II is outlined in the three (3) page letter to Mr. Acy from Mr. Malouf dated January 15, 2001, attached to and made a part of these Minutes by reference.

Mr. Johnson made a motion to authorize Chip Estes, Chairman of the Board of Directors to execute the necessary loan papers and documents to finance the Nissan training facility, up to \$5,000,000, with Merchant and Farmer's Bank at the low bid rate of 7.24%. A summary of the bid tabulations are attached to and made a part of these Minutes by reference.

After some discussion about Hydro Ellay Enfield's request for changes to the work order for the contracted improvements to the facility along Watford Drive, Mr. Wallace made a motion to authorize adding a mezzanine and additional dock doors based on the change order requested by Hydro. After a second by Mr. Wolcott, the motion was unanimously approved.

There being no further business to be considered, Chairman Estes announced the meeting adjourned at 6:10 p.m.

  
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CHIP ESTES, CHAIRMAN

ATTEST:

  
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STEVE DAVENPORT, SECRETARY-TREASURER