

FINAL MINUTES OF THE JULY 13, 2005, MEETING OF THE  
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 13TH DAY OF JULY, 2005, AT 9:15 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 13th day of July, 2005, at 9:15 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Chip Estes and Deborah Martin. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Chad Wages, Cecil Harper, Elizabeth Raley, Ray Steele, Tom Cook and Mike McKenzie

Secretary-Treasurer Estes presided and announced that the four members present constituted a quorum and declared the meeting duly convened.

Mr. Harper summarized the Madison County Foundation report with an overview of a new brochure, the membership breakfast scheduled for July 27<sup>th</sup> at the Parker House and the annual meeting planned for August 16. He requested that MCEDA participate with the annual meeting as a sponsor at a cost of \$2,500. For this level of investment, MCEDA would receive four tickets to the Preston Golf dinner in honor of Thad Cochran and a table at the annual banquet.

Ms. Raley added to the report saying the Washington trip is planned for the third week in September.

Mr. Broughton made a motion to adopt the agenda. After a second by Mr. Almond, the motion was unanimously adopted.

After corrections noted by Mr. Estes, including adding the word truck to item #3 on Page 2 in paragraph 5 and removing all references to the location of potential land acquisitions on the same page; removing the sentence "The legal opinion was shared with County Administrator..." on page 3 paragraph 4; and removing the last sentence beginning "Mr. Estes recommended..." on page 3 paragraph 7. The name Cascio was misspelled on page 3. On page 4 the 5<sup>th</sup> paragraph beginning, "The Sumrall's..." was removed. Mr. Broughton made a motion to adopt the minutes with the noted corrections. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Steele with Entergy presented plans for relocating the electrical line across the 8 acre site at Gluckstadt optioned by Mr. Andrew Mattiace. The proposal showed the lines crossing the back side of the property using steel poles from Industrial Drive to the Interstate. Mr. Broughton made a motion to authorize Mr. Coursey to talk with Mr. Donnie Caughman in transferring Denim Way and the required right-of-way to ensure that Entergy's easement remain in the right-of-way. This motion was dropped and Mr. Broughton made a motion to authorize Mr. Almond to work with Mr. Coursey and Attorney Panter to resolve the required Entergy easement. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Steele offered to release all electrical easements in the Canton Commercial and Industrial Center(CCIC) except for the existing lines in order to correct problems with title opinions due to vague descriptions on the right-of-way instrument of the location of the older easement. Mr. Almond made a motion to authorize the request to Entergy in identifying and platting the existing lines and releasing all other easements in the Watford part of the CCIC. After a second by Ms. Martin, the motion was unanimously adopted.

At 10:00 a.m. Mr. Tom Cook joined the meeting.

Mr. Almond made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Broughton, the motion was unanimously adopted. At that time, acting Chairman Estes adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss potential land acquisition.

After discussion, Mr. Broughton made a motion to return to open session, which was seconded by Ms. Martin and unanimously adopted. Whereupon, acting-Chairman Estes adjourned the closed session and reconvened the open session.

For the above stated reasons, Mr. Broughton made a motion to declare an executive session. After a second by Mr. Almond, the motion was unanimously adopted. At 10:05 a.m., acting-Chairman Estes declared the executive session convened. Both Mr. Wages and Mr. McKenzie were invited to stay for the executive session.

The Tom Cat project was discussed. No action was taken.

At 10:35, upon motion made by Mr. Broughton, seconded by Ms. Martin and unanimously adopted the closed session was adjourned.

Whereupon, Secretary-Treasurer Estes reconvened the open session.

Plans for a warehouse at 135 American Way for Madison Fireplace and Patio were reviewed. Mr. Almond made a motion to grant architectural approval for the 10,000 square foot warehouse. (See the letter to Brad Sellers attached to and made a part of these minutes with details of the design plan.) After a second by Ms. Martin, the motion was unanimously adopted.

A request by letter from Mr. Rudy Warnock, a copy is attached to and made a part of the minutes by reference, requesting that MCEDA lower the sewer main at Church Road where Calhoun Station connects. Action was deferred until the next meeting when Rudy will be invited to answer questions.

Repairs needed at the 123 Watford Drive building for Nissan were discussed. Mr. Broughton made a motion to authorize Attorney Panter to discuss and work out an agreement with Nissan on the repairs and re-negotiate the lease agreement to clear up gray areas in the contract. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Coursey explained the Board of Supervisors' demand for the lowering of rent to them for office space at the WIN Job Center. A financial chart was presented to explain the changes expected at the Supervisors' request. A copy of the chart is attached to and made a part of the minutes by reference.

Mr. Almond made a motion to approve \$2,500.00 to the MCF as a sponsor of the annual banquet. After a second by Ms. Martin, the motion was unanimously adopted.

Corrections were made to the proposed budget to include an additional \$30,000 in Grants and Subsidies; \$24,300 as an increase in Staff Salaries for a total budget of \$767,957. With these corrections, Mr. Almond made a motion to approve the budget as presented to the Board of Supervisors for 2006. After a second by Mr. Broughton, the motion was unanimously adopted.

Mr. Broughton made a motion to increase the attorney fee rates from \$100 hour to \$125 hour. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. McKenzie explained a \$60,000 surplus in the Community Development Block Grant for the extension of Commercial Parkway in the CCIC. Mr. Broughton made a motion to request a change order to the grant that would request the remaining funds be used to add curb and gutter to the new street between the Liquid Assets site and the Creative Logistic's site.. After a second by Ms. Martin, the motion was unanimously adopted.

Ms. Martin made a motion to approve travel for the staff to attend the Chicago MEDA consultant trip September 12, 13 & 14<sup>th</sup>. After a second by Mr. Estes, the motion was unanimously adopted.


Repairs needed to the A/C units at the WIN Job Center were discussed. Mr. Almond made a motion to authorize \$1,000 for plans and specifications to be drawn for advertising for the required work. After a second by Kevin, the motion was unanimously adopted.

Mr. Broughton made a motion to send a resolution from MCEDA to the City of Madison in recognition of the city being named in the Top 100 Livable Communities. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Ms. Martin, the motion was unanimously adopted.

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At 12:00 noon, upon motion made by Mr. Broughton, seconded by Ms. Martin and unanimously adopted the meeting was recessed until 9:00 a.m. July 27, 2005.

  
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Barbara Gray

ATTEST:

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Bryan "Chip" Estes, Secretary-Treasurer