

MINUTES OF THE MCEDA
BOARD MEETING
JULY 17, 1997; 8:30 A.M.

Chairman Mark S. Bounds called the Board Meeting to order at 8:39 a.m. on the above date in the MCEDA Conference Room of the 1855 Courthouse on the square in Canton. Board Members present included Chairman Bounds; Brance Beamon; Thomas Johnson; Ray Phillips; and Hite Wolcott. Also present were President Steve Vassallo; Bob Montgomery; and Joy Foy. Guests were Hall Brumfield; Stan Dobbs; David Harris; and Ken Wilbanks.

After discussion of the June 19, 1997 Minutes, Mr. Wolcott moved to approve the Minutes with amendments. The first correction is to explain the contents of the Madison County Development Foundation letter of support to Venture Properties referenced in paragraph four on page one as opposed to attaching the letter to the Minutes. The second correction, on page two in paragraph four, is to incorporate the "Resolution" authorizing \$40,994.50 in emergency repairs to the railroad at Central Mississippi Industrial Center (CMIC) into the Minutes as opposed to referencing as attached. After a second by Mr. Johnson, the Minutes were unanimously approved.

Stan Dobbs of Van Leer Containers presented a ten year ad valorem tax exemption request in the amount of \$1,738,849.00 starting May 10, 1997 through May 10, 2007. Mr. Johnson moved to recommend the requested exemption. After a second from Mr. Phillips, the motion to recommend to the Board of Supervisors that the ten year tax exemption to Van Leer be granted was unanimously approved.

Hal Brumfield, architect for Robot Coupe and Harris Contractors, presented a site plan for the new proposed 30,000 square foot manufacturing facility for Robot Coupe. The building will be split face block to the area exposed to the street and metal to the back. It will be erected in the Ridgeland Business Park. The City of Ridgeland had previously approved the site plans. Mr. Johnson moved to grant architectural review approval to Robot Coupe. After a second by Mr. Phillips, the motion was unanimously approved.

Mr. Brumfield next presented site plans for Harris Contractors who will also locate in the Ridgeland Business Park. The City of Ridgeland had previously approved the plan for the 5,000 square foot office building that will be used for the administrative part of the Harris Contractors business. Mr. Phillips moved to grant architectural review approval to Harris Contractors. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson moved to approve payment of monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and made of part of the Minutes by reference. After a second by Mr. Beamon, the motion was unanimously approved.

The financial reports, copies of which are attached to these Minutes are made a part by reference, were examined and discussed. Ms. Foy explained the \$47,233.20 balance in the Ridgeland Park Account reflects the \$110,000.00 buy-out of S R Associates (John Tracy) property. The property was reacquired on July 14, 1997. Current assets were reported at \$528,863.96. The year-to-date analysis was distributed by Mr. Vassallo. Mr. Wolcott moved to approve the financial reports as presented. After a second from Mr. Beamon, the financial reports were unanimously approved.

After discussion of the \$90,000.00 Levi check paid to the City of Canton in connection with the UDAG Grant at CMIC, the consensus of the Board was to invite Mayor Scott to attend the August 21st Board Meeting.

Mr. Johnson reported to the Board that the MCEDA 1997-98 Budget requesting \$497,704 (the same amount requested last year) was submitted to the Board of Supervisors on Tuesday, July 15, 1997. He reported that the budget request was accepted with a positive attitude by the Board of Supervisors.

The audit report dated September 30, 1996, presented at the June 19, 1997, meeting by Billy Simpson, was accepted with a motion from Mr. Phillips. Mr. Johnson seconded the motion to

accept the 1996 audit report and the vote was unanimous for approval.

Invoices from McHann Railroad Services, Inc. and Hulcher Services, Inc. totaling \$40,994.50 were discussed. After a motion from Mr. Phillips and a second by Mr. Wolcott, the Board voted unanimously to authorize Ms. Foy to pay the invoices using funds from the Trustmark Construction Checking account.

Mr. Bourgeois reported that the monthly engineering work had centered around the Ridgeland Business Park. No action was required.

Mr. Montgomery reported that discussions with Illinois Central Railroad (ICRR) were going well in seeking an agreement for ICRR to accept ownership and maintenance to the rail in the CMIC. He distributed a letter from John O. Crowley, Assistant Vice President of ICRR to Mr. Smith-Vaniz stating conditions of 1.) Said lead track is to be brought up to acceptable railroad standards with the cost to be borne by MCEDA, and 2.) MCEDA will provide, at its expense, evidence of title and title insurance acceptable to the railroad. Also presented was a letter from Mr. Smith-Vaniz to Mr. Crowley with the following questions 1.) Will ICRR draft an updated contract or will you look to MCEDA to handle that matter? 2.) MCEDA will be required by law to prepare plans and specifications setting forth the scope of work to be done. When can ICRR inspectors get to the project to determine the details of work to be required to bring the lead tract up to acceptable standards? 3.) Does ICRR have records available which will enable us to accurately determine the eligible cars moved over the lead tract between September 1983 and current date? 4.) If not, how does ICRR propose that we calculate the sum due, assuming the user industries will be unable to provide accurate information back to 1983? 5.) It is assumed that "total cost of lead track and connecting track" as defined in the 1989 agreement includes original construction and all subsequent improvements and expansion. Is that your intent? The letter also states that David Collins of Waggoner Engineering will be ICRR contact for MCEDA.

Mr. Vassallo asked that the Minutes reflect an expression of appreciation to Larry Smith-Vaniz for his diligent work with ICRR.

After a motion from Mr. Johnson and a second from Mr. Beamon, the terms of the proposed agreement with ICRR were adopted by unanimous vote by the Board.

Next, Mr. Montgomery explained the contents of a letter to Lamar Advertising Company from Larry Smith-Vaniz. The letter requested renegotiations for MCEDA regarding sign usage. The progress in this negotiation will be forwarded to Mr. Vassallo.

Mr. Vassallo summarized the Sister City trip to Sweden saying that the relationship far exceeded his expectations. Jake Hoglund of Sweden will come to work with MCEDA on September 10, and Minitube has confirmed that they will acquire the 3.5 acre Madison site in August.

Quotes from BAPCO for \$2,600; Hazclean \$2,910; and Waggoner for \$9,500, as well as a letter from Geo Science (stating that the MS State Board of Registration for Engineers and Land Surveyors prohibits the solicitation of professional engineering services based solely on a cost basis) were discussed for a Phase I Environmental study on the 1,923 acres. Mr. Johnson moved to authorize Mr. Vassallo to proceed, using his own judgment as to the best proposal to perform the service, in obtaining a Phase I Environmental Report for the 1,923 acres. After a second from Mr. Phillips, the motion was unanimously approved.

Outstanding prospect activity for the month of July was reported by Mr. Vassallo. The activity included the possibilities of the largest land sale to-date in the Ridgeland Business Park; August 5 visit scheduled with a shopping center site selection firm looking at Madison County sites; Swedish bank from New York to visit in September; Gary Moore and another delegation from Sweden are scheduled to visit Madison County also in September.

After discussion of the 10 acre site east of ABC Distribution Center at CMIC, the Board agreed to look at bids to clear the property with selectively cutting the area to make it more appealing to prospects. Ms. Foy was directed to get bids to present at August Board meeting.

Mr. Wolcott moved to recognize, by Resolution, Finn Terrell for his work to enhance the sister city relationship. Mr. Phillips seconded and the vote was unanimous.

Due to the low elevation, the commercially zoned eight acres to the south of ABC Distributing Center will be discussed with Canton Municipal Utilities to determine the most economical use of the property.

Ms. Foy reported that the Cap Loan application to fund (interest free) the Sound Stage for ten years was completed and submitted to the MS Department of Economic and Community Development. Mr. Vassallo suggested that at which time the loan is approved, an appreciation dinner honoring the legislators of our area for assisting with passing of this legislation be planned. It was the Board's consensus to follow through with an annual appreciation dinner for legislator's assistance to MCEDA and Madison County.

Ms. Foy reported an incomplete environmental status on the Canton Industrial Park property at Covington Avenue. A letter reporting incomplete findings was included in meeting folders from the MS Department of Environmental Quality signed by Russell Smith.

Ms. Foy stated that she had been accepted into the Economic Development Institute at Norman, OK for year one classes. After requesting Board's approval of expenses related to attending the classes, it was the Board's consensus that Mr. Vassallo be authorized to make decisions on education expenditures for his staff, rather than request Board approval.

The San Diego trip for the Sister City International Conference with the City of Ridgeland and City of Canton has been extended from two days to four days. The Board acknowledged that expenses would exceed the \$1,500.00 approved at the June 19, 1997, meeting.

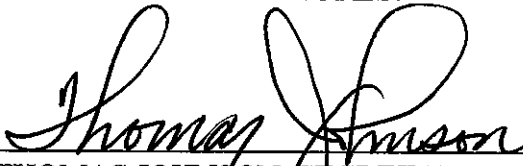
After a report that Capitol Printing's rent was four month past due (\$9,800.00) and that from month to month insurance premiums were not made in a timely matter. Chairman Bound directed MCEDA to guarantee and pay any delinquent insurance premiums. The insurance amount would be billed to Capitol for reimbursement to MCEDA.

Ms. Foy reported that at the request of the Board of Supervisors an additional street light was being added at CMIC. The light will be on the corner of Gluckstadt and Weisenburger Road.

A summary report of the Madison County Manufacturing, Processing and Distribution Companies reflected 4,709 total jobs created by Madison County industry. With approximately 50% of the companies reporting payroll totals, these jobs equate to \$48,040,931 in salaries.

With no other action taken by the Board, Chairman Bounds adjourned the meeting at 10:35 a.m.

ATTEST OUR SIGNATURES:


THOMAS JOHNSON, SECRETARY-TREASURER


MARK S. BOUNDS, CHAIRMAN