

MINUTES OF THE JULY, 2003
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 17TH DAY OF JULY, 2003, AT 8:30 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 17th day of July, 2003, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Chip Estes, Barbara Gray, Thomas Johnson, Billy B. Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Joy Foy, and Bob Montgomery

Guests: Tom Cook, Elizabeth Raley, Hunter Arnold, Jim and John Harreld, Ray Turman, JoAnn Gordon and Linda Case

Vice-Chairman Thames announced that the members present constituted a quorum and declared the meeting duly convened at 8:30 a.m.

Mr. Johnson made a motion to approve the minutes of the June 19, 2003, meeting as presented, which was seconded by Ms. Gray. The motion was unanimously adopted.

Mr. Wallace made a motion to approve the minutes of the June 27, 2003, meeting as presented, which was seconded by Mr. Johnson. The motion was unanimously adopted.

Messrs. John and Jim Harreld presented an overview of the site plan for the new Chevrolet dealership planned for the Canton Commercial and Industrial Center (CCIC). The plan will include a car wash and a quick lube area. A copy of the proposed site plan is attached to and made a part of the minutes by reference as Exhibit "A". Mr. Estes made a motion to approve the plan as presented. After a second by Mr. Johnson, the motion was unanimously adopted.

Ms. Raley reminded the MCEDA Board of the Madison County Foundation annual meeting, August 20, 2003, at the Jackson Country Club. Representative Chip Pickering will be the key note speaker. She asked that MCEDA be a major sponsor of the event at a cost of \$1,000.00.

Dates for the Washington trip has been set for September 23 - 25, 2003. The planned activities will be similar to the schedule in 2002. In addition to MCEDA inviting the Board of Supervisors and paying for their trips, the Foundation also requests that MCEDA participate as a "Sponsor" at a cost of \$4,500.00. Ms Raley reported that there were already 18 committed to make the trip. The Foundation will also invite the Chamber Executives and Presidents.

After the annual meeting, Mr. Cook's term as Chairman will end. He thanked the MCEDA Board and officers for the support MCEDA has given to the Foundation.

Mr. Wallace made a motion to participate with the Foundation as a "Major Sponsor" for the annual meeting at a cost of \$1,000.00. After a second by Mr. Johnson, the motion was unanimously adopted.

No action will be taken on sponsorship of the Washington trip until August.

Mississippi Major Economic Impact Authority (MMEIA) potential route for a water main from the O.B. Curtis treatment plant in Jackson through the Central Mississippi Industrial Center (CMIC) was explained by Mr. Arnold of Waggoner Engineering. This will provide surface water to Nissan. The 30 year contract with the City of Jackson will begin May 1, 2004. A price of \$18,420 per acre has been offered to MCEDA for the easements through MCEDA property, which is approximately 1.1 acres. The consensus was that the Board has no objections to the waterline crossing MCEDA property, however, no price for the easements was approved. Mr. Acy will investigate the matter and make a recommendation

for the sell of the required easements at the August meeting, since the exact route for the line through the Central Mississippi Industrial Center (CMIC) has not been finalized.

Mr. Acy requested approval of the WIN One Stop renovations pay request of \$455,870.59. A copy of which is attached to and make a part of these minutes as Exhibit "B." This payment will made from funds provided by the Central Mississippi Planning and Development District. Mr. Estes made a motion to approve the pay request. After a second by Mr. Wolcott, the motion was unanimously adopted.

A change order for the WIN One Stop that totaled \$1,177.00, includes additional phone jacks and installation of a window in the traffic area, was presented and explained. A copy of which is attached to and made a part of these minutes by reference as Exhibit "C." Mr. Wallace made a motion to approve the change order as presented. After a second by Mr. Johnson, the motion was unanimously adopted. It was noted that other minor changes will be requested before the work is complete.

Mr. Acy requested authorization to solicit Request For Proposals (RFP) for upkeep and maintaining the WIN One Stop grounds. Ms Gray made a motion to authorize solicitation of RFP 's for maintenance and upkeep of the WIN One Stop facility. After a second by Mr. Wolcott, the motion was unanimously adopted.

Mr. Estes made a motion to authorize the Executive Committee to continue with the process in securing two written proposals for enclosed parking at the Gluckstadt Fire Station and to accept the lowest and best bid. After a second by Ms Gray, the motion was unanimously adopted.

The Wastewater Authority Sub-Committee has had scheduling conflicts and have not met in several weeks. With Mr. Davenport resigning from the MCEA Board, there is a vacancy on the Sub-Committee. Mr. Johnson made a motion to appoint both Mr. Wallace and Mr. Estes to the Sub-Committee. After a second by Mr. Wolcott, the motion was unanimously adopted.

As informational items, Mr. Acy reported that MCEA is working with the Mayor of Flora and Primos on a \$250,000.00 grant application to be utilized in the Flora Industrial Park. A \$7,500.00 MDA matching grant has been approved for marketing materials. Ms Stacy Howell, Administrative Assistant for MCEA, has given her two weeks notice and effective August 1, 2003, she will teach at Ridgeland High School. For the immediate future, a County employee from Brad Seller's office will assist MCEA.

The financial reports and list of invoices, attached to and made a part of these Minutes by reference as composite "Exhibit D," were presented and reviewed. Mr. Wallace made a motion to approve the July financial reports and the payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously adopted.

At 10:00 a.m., Vice-Chairman Thames requested that an executive session be declared for the transaction of business and discussion of personnel matters relating to job performance, transaction of business and discussion regarding the prospective purchase, sale or leasing of lands and transaction of business and discussions or negotiations regarding the location, relocation or expansion of a business or an industry.

Mr. Johnson made a motion to enter executive session for the reasons stated. After a second by Ms Gray, the motion was approved with Mr. Estes, Ms Gray, Mr. Johnson, Mr. Wallace and Mr. Wolcott voting aye. Whereupon, Vice-Chairman Thames recessed the open meeting and convened the executive session.

Mr. Ray Turman joined the meeting to discuss a project for the Jack's property at Gluckstadt. The contingency issues include curb cut requests; extension of Denim Way; rezoning of property to C2A, which now requires a 2 acre minimum lot and lobbying to participate in the Parkway East road. The consensus was that MCEA would support and be willing to negotiate with the prospect.

At 10:40 a.m., Ms JoAnn Gordan and Ms. Linda Case joined the meeting to discuss the status of the movie industry project. \$1,750,000 has been raised for the new sound stage complex, however, this amount will only build a 10,000 square foot facility. According to Ms Gordon, the movie industry gurus feel that 16,000 to 18,000 square feet would be more advantageous in attracting new projects. It was agreed that Ms Gordon would have cost estimate from architect, Gary L. Bastien for the 16,000 square foot facility and the EyeVox facility. Mr. Estes suggested that MCEDA Board meet August 7, 2003, at 8:30 a.m. to discuss.


A copy attached to and made a part of these minutes by reference as "Exhibit E" was discussed by Ms Gray on the Executive Director's job description and evaluation. Ms Gray reported that this document as proposed would empower Mr. Acy to report his accomplishments. She suggested that the Board take the draft home for review and make any recommendations to her in writing.

Two potential land sales were explained: 1.)\$60,000.00 has been offered by a dentist for an acre lot along Cub View Cove in the CCIC and 2.)An individual has expressed interest in an acre tract along Highway 22 for retail development. After much discussion, Mr. Estes made a motion to authorize getting appraisals of the two parcels. After a second by Mr. Wallace, the motion was unanimously adopted.

At 11:40 a.m., Ms Gray made a motion to adjourn the executive session. After a second by Mr. Johnson, the motion was unanimously adopted. Whereupon, Vice-Chairman Thames adjourned the executive session and reconvened the open session.

Mr. Acy requested travel approval for himself and Mr. Larry Mobley of the MCEDA staff to attend the SEDC automotive conference in Nashville, TN. and for himself to the IEDC Conference in Cincinnati, OH. Mr. Wallace made a motion to approve the requested travel, lodging, meals and related expenses. After a second by Ms Gray, the motion was unanimously adopted.

At 11:45 a.m., upon motion made by Mr. Johnson, seconded by Mr. Wallace and unanimously approved, Vice-Chairman Thames adjourned the meeting.



Dr. BILLY B. THAMES - VICE-CHAIRMAN

ATTEST:



JOHN WALLACE, SECRETARY-TREASURER