

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES
Special Meeting
July 18, 1994
Fontaine's Restaurant; 7:15 P.M.

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

GUEST: Verne Kennedy of Marketing Research Institute and Tom Wagner of W.T. Wagner Business Consultant.

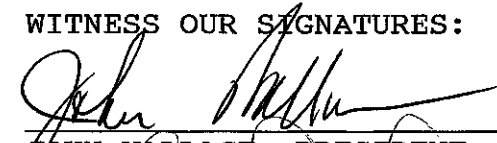
- I. DINNER - President Wallace appreciated the presence of all of MCEDA's members and staff for the reports of Verne Kennedy and Tom Wagner, and he gave a report of the status of the Fontaine's Restaurant. The dinner began at 6:00 P.M. after an invocation by Vice President Wolcott.
- II. STRATEGIC PLANNING STUDY REPORT - Strategic Planning Chairman Bounds began the formal part of the meeting with his hope that MCEDA would have a role beyond industrial park development. Dr. Kennedy went over the executive summary report of his survey findings from the "Top 20" economic development counties in the United States which included Madison County, from 50 leaders in Madison County, and from 400 registered voters of Madison County. Mr. Wagner presented his organization development recommendations including future objectives and staffing. After many questions and comments, a consensus was reached to host two meetings next week to present the strategic plan. After much discussion, the Board all voted to accept the consultants' reports for consideration after a motion by Mr. Bounds and a second by Vice President Wolcott. After further discussion, Secretary-Treasurer Johnson made a motion to use the staffing and payroll as proposed by the organization report for planning purposes for the 1994-95 budget. After a second was given by Mr. Beamon, the motion was unanimously approved.
- III. READY-MIX ARCHITECTURAL REVIEW - Executive Vice President Loden asked for MCEDA's architectural review of the site west of American Way and of Interstate 55 proposed for a temporary location of a concrete batching machine for Jackson Ready-Mix. After much discussion, three recommendations were made for the Board of Supervisors regarding this proposed siting:
 - (1) A Permit for the project be given on a temporary basis with a date certain for termination not to exceed one year.
 - (2) A bond or letter of credit be required from the company to insure the condition of American Way, Distribution Drive, and other public roads used by the company's vehicles.
 - (3) An amendment be made to the industrial zoning classification requiring a permit or a special exception for such temporary non-permanent usage.

Such a motion was made by Vice President Wolcott, seconded by Ms. King, and approved by a 6-1 vote with Ms. Hawkins opposing it.

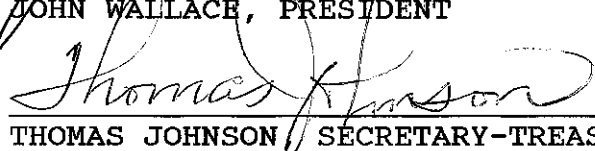
- IV. GAIL PITTMAN LAND EXCHANGE - Executive Vice President Loden explained a map handout which showed a land exchange as requested by Gail Pittman, Inc. with the City of Ridgeland. The company would pay MCEDA's legal expenses in changing the bond issue and the lease documents and in preparing the two deeds. A motion for the exchange of 0.264 acre tracts of land was made by Mr. Bounds, seconded by Ms. King, and unanimously approved.

- V. GAIL PITTMAN DEED OF TRUST RELEASE - Executive Vice President Loden spoke on the request of Thomas Maley of Gail Pittman, Inc. for MCEDA's release of its deed of trust on the former building so that the empty lot on it could be sold and the remaining building be refinanced. After several questions, a motion was made by Mr. Bounds for Mr. Loden to further negotiate this release. All the Members approved this motion after it was seconded by Ms. King.
- VI. WOODWORKING PROSPECT - A request letter from a woodworking prospect for the empty lot formerly used by Gail Pittman, Inc. was summarized by Executive Vice President Loden. A motion to send this request letter to Ridgeland Board of Alderman and to the Madison County Board of Supervisors for their consideration was made by Mr. Bounds, seconded by Ms. King, and approved by all the Membership.
- VII. NEXT MEETINGS - Regarding possible dates for the next meetings, the consensus was for Monday, July 25 and Tuesday, July 28.
- VIII. ADJOURNMENT - There being no other business, a motion for adjournment was made by Secretary-Treasurer Johnson, seconded by Ms. King, and passed with unanimous consent.

WITNESS OUR SIGNATURES:



JOHN WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER