

FINAL MINUTES OF THE JULY 18, 2006, SPECIAL MEETING OF THE  
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 18TH DAY OF JULY, 2006,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The special meeting of the Madison County Economic Development Authority was conducted on the 18th day of July, 2006, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Kevin Broughton, Steve Davenport, Chip Estes, Barbara Gray, Deborah Martin and Thomas Johnson. Also present were Tim Coursey and Joy Foy

Guests: Chad Wages, Nick Thomas, Charles Williford, John Ridge, Mary Love-Taggart, T.J. Williams, Doug Jones, Parker Sartain and Rayford Hudson

At 8:30 a.m., Chairman Davenport announced that the members present constituted a quorum and declared the special meeting duly convened and directed that the notice for the special meeting be filed with the minutes.

Ms. Martin made a motion to adopt the agenda as presented. After a second by Mr. Johnson, the agenda was unanimously adopted.

Mr. Johnson made a motion to approve the minutes of the June 15, 2006, meeting as presented. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Nick Thomas presented plans for a wooden fence along the front side of Dependable Pest Service in the First Choice Business Park at Gluckstadt. The fence will be a six foot cyclone variety along the side and back area. Ms. Martin made a motion to approve the proposed fencing for Dependable Pest Service. After a second by Ms. Gray, the motion was unanimously adopted.

Mr. John Ridge requested architectural approval for fencing along the east side of his building at 1267 Gluckstadt Road east of Foliage Design. The cyclone fencing will be screened with trees and climbing vines along the fence. The request also included converting a window along the east side of the building to a door for access onto the fenced-in area. John Ridge, Inc. is a support company to the movie industry. Ms. Gray made a motion to grant the approval to John Ridge, Inc. for the proposed fencing. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Rayford Hudson presented marketing plans for the 215 acres of 16<sup>th</sup> Section property on the west side of the interstate known as the Neu Markt development. He explained that they are marketing to outlet mall types as well as Cabela's. Mr. Parker Sartain followed with a presentation of the South Nissan Commercial Plaza development that he is marketing on the east side of Old Jackson Road. He reported that a four lane road will

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connect Old Jackson Road and Highway 51. He has sold 18 acres to date and one of the new land owners will build a Texaco with a Huddle House Restaurant. The pricing ranges from \$8 - \$10 per square foot.

Mr. T.J. Williams presented plans for a proposed 4' X 6' sign made of rough wooden timbers to direct Highway 49 traffic to the Primo's Flora location. He asked that the sign design be approved as well as for permission to place the sign in the area of the existing Flora Industrial Park sign. Mr. Broughton made a motion to grant approval of the sign's design and directed MCEDA staff to work with Primo's for a suitable location of the sign. After a second by Ms. Gray, the motion was unanimously adopted.

Ms. Mary Love-Taggart, Mr. Chad Wages and Mr. Charles Williford discussed the "Purpose and Needs Statement" for a proposed northeast Madison County project to facilitate growth in that part of the county. It was explained that this document is intended to describe the scope of the project and the public's assessment of the need for the project in the area in question. The next phase of the study will encompass the economic development and demographics analysis of the area. Mr. Broughton made a motion to approve the Purpose and Needs Statement with Mr. Estes' suggested grammatical changes. After a second by Ms. Martin, the motion was unanimously adopted. There was discussion on how to introduce the Purpose and Needs Statement to the public, but no action was taken.

Mr. Broughton made a motion to authorize Mr. Coursey to accept the low bid for a curb and gutter street into the 16<sup>th</sup> Section land. After a second by Ms. Martin, the motion was unanimously adopted.

Chairman Davenport reported that he had talked with Mr. Don Clark of Butler, Snow Law firm concerning the locating of an office in Madison County. He was promised that the law firm would have an office in Madison County by the last Friday in August.

Mr. Coursey reported that repairs and improvements made by PK USA to the MCEDA owned building along Watford Drive total over \$500,000. A list of the improvements was presented and attached to and made a part of these minutes as attachment "A". Mr. Broughton made a motion to approve the improvements made by PK USA building owned by MCEDA as presented. After a second by Mr. Estes, the motion was unanimously adopted.

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Additional improvements to the PK USA driveway and staging area are being constructed at an estimated cost of \$170,000. Given the investment that PK USA has made to the building, Mr. Coursey asked the board to consider reimbursing PK for the \$3,761 spent on the emergency repairs to the air conditioning units of the building. Ms. Gray made a motion to refund the money to PK for the repairs, provided Attorney Scott verifies that MCEDA can legally make the contribution. After a second by Mr. Broughton, the motion failed with Chairman Davenport, Ms Gray and Mr. Broughton voting aye and Ms. Martin, Mr. Johnson and Mr. Estes voting nay. Chairman Davenport considered the matter closed and did not recognize a subsequent motion by Mr. Estes to possibly renegotiate the current lease, thereby ending discussion on the matter. Mr. Estes then requested MCEDA counsel to determine the ability of the Chairman to refuse to accept a motion from a board member under Roberts Rules of Order and to then report her findings.

Two proposed MCEDA Operations budgets for fiscal year 2006-2007 were presented for the board's consideration. A copy of the budgets A and B are attached to and made a part of these minutes by reference as attachment "B". Mr. Broughton made a motion to request funding of the Madison County Board of Supervisors for Budget B in the amount of \$914,243. After a second by Ms. Gray, the motion was unanimously adopted.

Mr. Broughton made a motion to approve the travel for Mr. Coursey to attend the IEDC in Atlanta, August 19<sup>th</sup> and 20<sup>th</sup> in fulfillment of needed CEcD continuing education credits. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Johnson made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Broughton, the motion was unanimously adopted. The financial reports are attached to and made a part of the minutes as attachment "C".

There was a motion and second to go into closed session for the purpose of discussing the need for an Executive Session to address personnel matters, i.e. the hiring of additional staff. The motion was adopted unanimously. There was then discussion of the need to go into Executive Session to consider matters of a personnel nature, at the conclusion of which there was a motion by Ms. Gray, seconded by Mr. Estes, to do so. This motion was adopted unanimously. Chairman Davenport then convened an Executive Session for this purpose.

After having concluded discussion on the personnel matter, Mr. Broughton made a motion to adjourn the Executive Session and reconvene the Open Session. Mr. Johnson seconded the motion and the motion was unanimously approved.

At 10:30 a.m., Chairman Davenport adjourned the Executive Session and reconvened the Open Session.

In open session, Chairman Davenport reported no action taken in Executive Session.

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Engineer Charles Williford reported to the MCEDA Board that \$7.5M has been appropriated for the Highway 51 – 43 connector road. This new road will tie into Highway 43 south of the power lines. He also reported that the City of Canton is pursuing TIF funding for the connecting road from Nissan Parkway, 1 ½ miles to Highway 22.

At 10:50 a.m., upon motion made by Ms. Martin, seconded by Mr. Johnson and unanimously adopted, the meeting was adjourned.

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Steve Davenport, Chairman

ATTEST:

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Thomas Johnson, Secretary-Treasurer