

FINAL MINUTES OF THE JULY 20, 2012, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 20TH DAY JULY 2012,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 20th day of July, 2012, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bob Williams, Lanny Slaughter, Dick Hutchinson, Baxter Strain, Calvin Harris and Bill Guion

Also present were Tim Coursey, Danielle Winningham and Attorney Andy Clark.

Guests: Jan Collins

At 8:35 a.m., Chairman Williams announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Hutchinson made a motion to approve the agenda as presented. After a second by Mr. Slaughter the motion was unanimously approved.

Mr. Slaughter made a motion to approve the minutes of the June 14, 2012 MCEDA Board meeting as presented. After a second by Mr. Guion the motion was unanimously approved.

Ms. Collins reported that MCBL and MCEDA are partnering with North Madison County Excel By 5, City of Canton Parks & Recreation and The Lively Stones to sponsor the "Back to School Family Readiness Event." The event will be held on Saturday, August 4 from 10:00 a.m.-noon. Backpacks and school supplies will be given to children from Pre K- 12th grade while supplies last. Ms. Collins also reported that Lynn Fitch recently presented MCBL with the Collaboration of the Year award for MCBL's smoke free coalition initiative. Ms. Collins announced that the annual Vision Celebration will be held Tuesday, August 7th from 11:30 a.m.-1:00 p.m. Additionally, she mentioned that August 17th is the date for coffee with the Governor.

The MCEDA Board asked Ms. Collins to submit a contract that includes her scope of work to be reviewed by the Board at the next meeting.

Mr. Guion made a motion that the financial report be accepted. After a second by Mr. Slaughter, the motion was unanimously approved.

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Mr. Coursey reported that he received a request from Mississippi Development Authority to sponsor the True South Golf Classic in the amount of \$10,000. Due to an impending deadline, Mr. Coursey made the decision to go forward with the sponsorship after making a few calls to get feedback from a few board members. Mr. Harris suggested that Tim contact the executive committee to discuss of expenditures for substantial amounts of money such as \$10,000.00.

Mr. Coursey reported that MCEDA received requests for the MCEDA Marketing Grants from Flora and Canton. The grants will be distributed as reimbursements. Mr. Harris made a motion to approve the grant applications and award \$2,500.00 in grant funds to Canton and \$2,500.00 in grant funds to Flora as reimbursement grants. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported that he suggested to Gerald Steen and David Overby that MCEDA be included in the contract with the Board of Supervisors and Butler Snow since MCEDA will pay a portion of the fees associated with contracting Butler Snow lobbyists. A copy of the contract was emailed to Andy Clark for review. Mr. Clark recommends that MCEDA's contributions should be noted within the contract. The MCEDA Board recommends that Mr. Coursey speak with Mr. John Bell Crosby about the issue to make sure that the lobbyist(s) are at the disposal of MCEDA and that MCEDA is listed within the contract as a contributing party. The MCEDA Board asked that Mr. Clark strengthen verbiage from his previous email concerning the contract and send the email to Mr. Crosby.

Mr. Coursey mentioned interest in giving or selling MCEDA's land at Parkway East to alleviate the tax burden. Mr. Coursey stated that there is interest from an individual to possibly develop part of the MCEDA property, provided it could be purchased at little or no cost.

Mr. Coursey reported that he had another meeting with Dr. Powe from UMC, Dr. Pote from MSU and Jeff Ballweber. This core group will expand into a Steering Committee necessary to attract EDA grant funds for a feasibility study or a standard grant for a faciity. The Steering Committee could include several members of the Business League due to their special backgrounds. The model for the accelerator will be a self-sustaining model.

Mr. Coursey reported that there is a meeting on Wednesday, July 25th to discuss funding initiatives for N.E.-Sulfur Springs Recreation Park, and MCEDA requested a status report on the grant application. Mr. Coursey also reported that the DRA grant for \$200k was approved for West Madison Utility District sewer, and a press conference announcing the grant will be held on July 25th at the Canton County offices. MCEDA awaits word from MDA about the CDBG grant.

Mr. Coursey reported that he held off on closing the N.E. Retail Store property until MDOT granted access to the site via one or more curb cuts. Rudy Warnock is working to get the property permitted for curb cuts by MDOT. Mr. Coursey asked the MCEDA Board about the next step concerning the retail store once the permitting is in place. Mr. Harris stated that in previous conversations, MCEDA planned to purchase the land and metal building. Mr. Harris said that Mr. Warnock had already come up with a cost estimate and that there was an access point to the site. The cost estimate was completed without considering the cost of gas tanks. Mr. Harris requested that the board take action concerning the retail store property to either move forward with the project or forget the project. Mr. Coursey stated that the Board does not have all of the data needed to make a decision on constructing a building. A feasibility study for this project found that the retail store alone was not favorable; however, that store might work with gas tanks. The next obstacle is that there is no operator for the store. Mr. Williams would like to go back in the Spring 2012 minutes to find out what action the Board originally planned and to possibly form a subcommittee to put together a checklist that the Board could use to make a decision. Mr. Harris stated that he would like for the MCEDA Board to go ahead and acquire the land, set aside money to purchase a building and search for an operator for the store. Mr. Hutchinson moved to purchase the land for \$15,000 from Tom Cook. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported on the Strategic Plan. A Steering Committee meeting is scheduled for July 31st at Holmes Community College. A workshop is then scheduled August 16th at the Nissan Training Facility.

Mr. Andy Clark reported that he has been working with a Title Search Specialist as requested at the last MCEDA Board Meeting in regards to the Wal-Mart project. It seems there has been a mistake and there is no gap in the title that would inhibit the Canton Wal-Mart deal. There is a possibility that there will be a groundbreaking in November 2012, but it is not definite. The property is expected to close in August or September 2012.

Mr. Coursey received a phone call from the Governor's office and was strongly urged to attend SEUS Japan and Nissan Supplier Luncheon, which will be held September 11-20 in Tokyo and Yokohama, Japan.

There was a motion by Mr. Strain and second by Mr. Guion to go into Executive Session to address possible land sales at 10:21 a.m. The motion passed unanimously.

Mr. Slaughter made a motion to adjourn Executive Session at 10:30 a.m. After a second by Mr. Hutchinson, there was a unanimous vote to adjourn the Executive Session and reconvene the open session.

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Chairman Williams turned the meeting over to Vice Chairman Slaughter.

Mr. Coursey mentioned that Ms. Lenita Knight was out of town, but she provided a report for the Board to review.

Ms. Danielle Winningham provided project updates on Project Hopscotch, Project Innovate and Project Camouflage. Ms. Winningham introduced Project Bear, a Healthcare Research and Development Company that will employ 166 jobs initially with potential expansion up to 350 jobs. Project Bear is looking to locate in a 25,000-35,000 sq. ft. building within a designated Health Care Zone to qualify for incentives under the new Health Care Industry Zone Act.

Ms. Winningham reported on PriorityOne Existing Industry visits with M-Tek and Nissan. Ms. Winningham stated that employment significantly ramped up as Nissan and suppliers prepare for the addition of the Frontier, Xterra, and Sentra. She also discussed marketing efforts that included website design, a keynote presentation and golf outings.

At 10:35 a.m., upon a motion made by Mr. Guion, seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

Robert Williams, Chairman

ATTEST:

Bill Guion, Secretary-Treasurer