

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES
Special Meeting
July 25, 1994
Fontaine's Restaurant; 6:45 P.M.

PRESENT: Mark Bounds, Mary Hawkins, Thomas Johnson, Anne King, Duke Loden, Joe Waggoner, and John Wallace

ABSENT: Brance Beamon, Bob Montgomery, Hite Wolcott, and Steve Duncan

GUESTS: Gail and John Pittman and Thomas Maley of Gail Pittman, Inc.

- I. WELCOME - President Wallace welcomed everyone and called the meeting to order after dinner.
- II. GAIL PITTMAN, INC. EXPANSION - Executive Vice President Loden recognized Gail and John Pittman along with Thomas Maley of Gail Pittman, Inc. Mr. Maley asked for a release of the deed of trust on their former building and explained their needs to purchase and to finance a 1.229 acre lot as part of a fifteen employee expansion. He requested MCEDA's help with these two items. Mr. Bounds made a motion to approve the request letter dated July 1, 1994, regarding releasing the deed of trust and to execute the necessary agreements upon receipt of payment of \$60,000, with the company paying the related expenses. Secretary-Treasurer Johnson seconded the motion and it passed unanimously. Regarding the lot, the Board unanimously agreed to the purchasing and the financing of the 1.229 acre balance of this corner property which totals 1.493 acre and includes the metal shed building from the City of Ridgeland, and lease it to Gail Pittman, Inc. for up to 15 years with the company to pay its share of the closing expenses. The Executive Vice President and other officers would proceed with the purchase, the borrowing of the money, and the lease. Such a motion having been made by Ms. Hawkins and seconded by Ms. King. Mrs. Pittman thanked the Authority for its assistance and faith over the last three years.
- III. FINANCES - Executive Vice President Loden noted that a folder of invoices of the prior month was available for inspection on the table. He summarized the June 30, 1994, computerized statement showing current assets in capitol project funds of \$176,654.15, the Account Balances sheet (hereafter attached) shows \$76,853.94 in the Construction Money Market Savings Account as the largest balance. The largest item shown on the Expense Docket for prior month is \$54,022.22 for the DGNB semi-annual payment on the \$250,000 loan for construction at Canton Commercial & Industrial Center. The financial report was accepted with an unanimous vote of approval after a motion by Ms. King and a second by Mr. Bounds.
- IV. ENGINEERS REPORT - In his engineering projects status report, Mr. Waggoner mentioned the completed update of two boundary maps for Gluckstadt and that a large one would be completed before next month's meeting. A status report of the CCIC water tank paint problem was also made.
- V. INDUSTRIAL/COMMERCIAL ACTIVITIES - Executive Vice President Loden reported of the need for an architectural review of the proposed 11,000 square foot building at Gluckstadt for American Packaging. Ms. Hawkins made a motion to recommend to the Madison County Board of Supervisors that a check be made with the Subdivision Ordinance of Madison County to clarify that commercial and industrial development such as along American Way can be regulated in similar fashion as residential subdivisions to insure the proper planning of streets,


utilities, and drainage. Ms. King seconded the motion and all approved. Ms. King further proceeded to make a motion to request that Larry Smith of the Central Mississippi Planning & Development District draft an architectural review or corridor appearance ordinance for the commercial and industrial properties along Interstate 55 with regulations similar to those enforce in the Central Mississippi Industrial Center and in the Canton Commercial & Industrial Center as a written standard for MCEDA and/or the Planning and Zoning Board, and/or the Supervisors to base their review of projects. Ms. Hawkins gave a second to this motion which then passed unanimously. Regarding industrial/commercial prospects, Mr. Loden spoke of a metal distribution prospect for Gluckstadt, a belts and hose distribution company interested in Ridgeland, and that the Jackson concrete plant request at Gluckstadt had been withdrawn.

- VI. UPCOMING EVENTS - There was a consensus to have the MCEDA Special Budget Meeting on Monday, August 8, 1994. Executive Vice President Loden requested to attend the MP&L Trade Show in Atlanta from August 24 -28, and Mr. Bounds made the motion to send him, and Ms. King added a second with all approving.
- VII. STRATEGIC PLANNING STUDY STATUS - Mr. Bounds stated that the strategic planning reports are a starting point, a new roadmap which will be an ever changing plan especially after reviews with Board of Supervisors and with Mayors and Aldermen. As the consultants' have requested additional fees up to \$4,000 for these additional presentations, a motion was made by Secretary-Treasurer Johnson to have Tom Wagner and Dudley Wooley make three additional presentations with slides and handouts, that would after the presentations become the property of MCEDA, and that the total fee would be set at \$2,000. Ms. King provided a second and all approved.

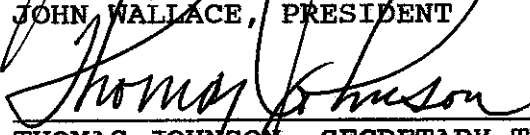
A discussion ensued about the next steps and about accepting the consultants' recommendations in principle. Mr. Bounds moved to accept the consultants' reports and recommendations in principle as a basis for additional input from the Board of Supervisors, county wide municipal officials, and the private sector to be used by the MCEDA Board in adopting short and long term programs of work. The vote on the motion was 4-0-1 with Ms. Hawkins abstaining.

- VIII. ADJOURNMENT - There being no other business, a motion for adjournment was made by Mr. Bounds and seconded by Secretary-Treasurer Johnson, and passed with unanimous consent.

WITNESS OUR SIGNATURES:



JOHN WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER