

MINUTES OF THE JULY, 2000 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 27TH DAY OF JULY, 2000, AT 9:00 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The July, 2000, meeting of the Madison County Economic Development Authority was conducted on the 27th day of July, 2000, at 9:00 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Steve Davenport, Chip Estes, and John Wallace. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Joy Foy.

Guests: Danny Spivey, Ken Courtney, Robert Anderson, Artie Crump and Didier Baltus

Chairman Wallace announced that the membership present constituted a quorum and declared the meeting duly convened.

Mr. Davenport made a motion to approve the Minutes of the June 15, 2000, meeting as presented. After a second by Mr. Brown, the Minutes were unanimously approved.

Mr. Estes made a motion to approve the Minutes of the July 18, 2000, meeting as presented. After a second by Mr. Davenport, the Minutes were unanimously approved.

Mr. Courtney and Mr. Spivey presented a formal request for ad valorem tax exemption for Sun Pine Corporation, who's property is located at 340 East Barefield, Canton, Mississippi. The annual payroll is \$500,000 with 32 new jobs. They also explained that an expansion is planned for the near future to accommodate a planned container production line. Mr. Estes made a motion to recommend that the Board of Supervisors grant the 10 year ad valorem tax exemption to Ken Courtney, Lessor/ Sun-Pine Corporation, Ltd., Lessee. After a second by Mr. Davenport, the motion was unanimously approved.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Davenport made a motion to approve the July financial reports and the payment of the monthly invoices. After a second by Mr. Brown, the motion was unanimously approved.

A copy of the budget recommended by the Finance Committee was presented. Review of the 1999-2000 year budget led to a motion by Mr. Davenport to amend the current budget to add a line item authorizing the purchase of a ~~utility~~ automobile for Mr. Acy. After a second by Mr. Brown the motion was unanimously approved. With additional discussion, Mr. Estes made a motion to approve the \$808,630 proposed budget for 2000-2001. Mr. Davenport seconded the motion and the motion was unanimously approved. A copy of the budget is attached to and made a part of these minutes by reference.

Mr. Acy reported a request to change the covenants for the 8 acres along Weisenberger Road at Central Mississippi Industrial Center (CMIC). There was some confusion about why the prior approval, May 23, 2000 Board vote to recommend to the Board of Supervisors grant the variance for that particular site was not acceptable as opposed to changing the covenants as a whole. Mr. Estes made a motion to invite the land owners, Steven Phillips and Larry Smith-Vaniz, to appear at the next meeting for clarification, if indeed the variance supported by the May 23, 2000, Board vote is not acceptable. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Joe Lusteck's proposal for a commercial develop plan of the site around the red barn at CMIC for a price of between \$1,500 to \$2,000 was reviewed. Mr. Brown made a motion to hire Mr. Lusteck to draft a marketing plan, taking into consideration the existing tenants of CMIC and the traffic, for a price not to exceed \$2,000. After a second by Mr. Davenport, the motion was unanimously approved.

The SEDC conference will be held in Charleston, West Virginia, October 14-17, 2000. Mr. Acy requested authorization for he and Ms. Foy to attend. Mr. Wallace made a motion to approve the requested travel and related expenses. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy reported that he had contracted with Mike Schmidt to have the dead trees cut from around the red barn at CMIC.

Mr. Estes made a motion to adopt a resolution that would amend MCEDA's marketing agreement between MCEDA and the City of Canton to reflect the new owners of the property as Canton Municipal Utilities. After a second by Mr. Brown, the motion was unanimously approved.

The August regular scheduled MCEDA board meeting would fall on August 17, 2000. With consideration of August being the last docket to pay invoices from the 1999-2000 budget, Mr. Brown made a motion to change the August board meeting date to August 24, 2000. After a second by Mr. Wallace, the motion was unanimously approved.

A foundation problem at the Hydro Ellay Enfield building was discussed. Moisture was found under the slab during re-enforcement work on the existing slab. The re-enforcement called for extracting the existing slab and digging deeper into the earth for stability of the thicker slab. Mr. Didier Baltus joined the meeting to explain the future expansions possible at the site. He also told of the water seepage found under the slab of the building. He requested that MCEDA support Hydro in this re-enforcement of the slab by assuming the cost of the water removable so the slab work can continue on schedule. Hydro's time schedule mandates that the slab work be complete by August 24, 2000. The Hydro contractor, Dick Ambrosiano, has given a price of \$40,000 for removable of the water. Mr. Estes made a motion to authorize Mr. Acy and Mr. Bourgeois to meet with Mr. Ambrosiano and Mr. Baltus to decide the best course of action and to take that action to accommodate Hydro in completing the project on time. After a second by Mr. Davenport, the motion was unanimously approved.

At 10:40 a.m., the Board took a break.

At 10:50 a.m., Chairman Wallace reconvened the meeting.

At 10:55 a.m., Mr. Davenport made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Brown, the motion was unanimously approved. Whereupon Chairman Wallace recessed the general session and convened the closed session.

After discussion of matters, Mr. Davenport made the motion to return to open session. Mr. Estes seconded the motion, which was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reasons stated for executive session were land sales, prospects and personnel matters.

For the stated reasons, Mr. Brown made a motion to declare an executive session. After a second by Mr. Estes, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an executive session.

Mr. Acy summarized July activities with report of an existing industry at CMIC looking at additional land and a possible expansion in the Gluckstadt area. The 80,000 square foot building know as Ameriserve is being considered by a food packaging company. Mail South has purchased the 36,000 square foot building along Solider Colony Road in Canton. He also told of working with the Mississippi Department of Economic and Community Development on a state project.

At 1:05 p.m., Mr. Estes made a motion to adjourn executive session. With a second from Mr. Davenport and with all voting "aye" the executive session was adjourned and the general session reconvened.

Mr. Estes shared a request from the Flora Chamber of Commerce to jointly furnish the Flora

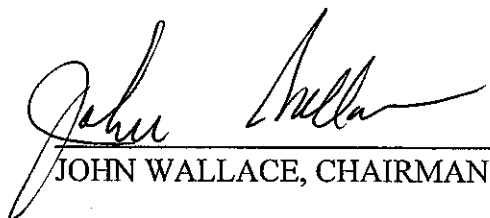
Depot in return for supplying MCEDA with office space at the depot. It was the board's consensus to have Mr. Acy and Ms Foy attend the Flora Chamber's monthly meeting and discuss the joint venture.

Mr. Estes reported that he has spoken with representatives of the Pickens Brothers Lumber Company property in the Kearney Industrial Park for marketing. Mr. Estes made a motion to pursue a lease of the 17.6 acre parcel from Pickens Brothers Lumber and to proceed with plans and preparations for marketing. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Bourgeois asked for Board approval to advertise for contractors to complete the work for Hydro Ellay Enfield additional office space. Mr. Davenport made the motion to approve the legal ads requesting quotes for the outlined improvements to the Hydro building. After a second by Mr. Brown, the motion was unanimously approved.


Mr. Montgomery reported that there was still no answer from the EPA on the Scott Penn offer for the Covington Street property.

There being no further business to come before the special meeting, at 1:10 a.m., Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



THOMAS JOHNSON, SECRETARY-TREASURER