

FINAL MINUTES OF THE JULY 7, 2011, SPECIAL MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 7<sup>TH</sup> DAY OF JULY 2011,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The Special meeting of the Madison County Economic Development Authority was conducted on the 7<sup>th</sup> day of July, 2011, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Jack Harrington, Calvin Harris, Lanny Slaughter, Dick Hutchinson  
Bill Guion and Baxter Strain

Also present were Tim Coursey, Lenita Knight,  
Mitch Stringer, Taravia Harris and Attorney Leah Ledford.

Guests: Nick Smerigan, Jeremy Hariton and Jan Collins

At 8:38 a.m., Chairman Harris 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. Harrington made a motion to adopt the agenda with the addition of the topic of Excel by 5 under the New Business section. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes of the May 12, 2011 MCEDA Board meeting. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Harrington made a motion to approve the June 16, 2011 minutes with the amendment of the motion made in executive session to reflect the specific terms of the agreement without any stated amount. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey presented Mr. Nick Smerigan and his associate Jeremy Hariton to the MCEDA Board. Mr. Smerigan provided an update on the MS Film Studio at Canton and the upcoming Opening event. Mr. Smerigan stated that the interior renovations have all been completed and were done so under budget.

Mr. Smerigan reported that the film incentive in Mississippi has been raised to 25% and stated that "Mississippi is as good a player in the film market as anyone else." Mr. Smerigan did state that getting direct flights to Jackson is an issue in some travel cases. The next goal of the facility is to start offering classes to train film crews which could include set construction design, lighting grip and casting acting interviews.

Mr. Jeremy Hariton added that the Mississippi Incentive program is great for commercials. Mr. Hariton stated that they will focus on bringing this market to the commercial producers. Additionally Mr. Hariton added that film makers are giving Mississippi a new look of consideration.

Mr. Slaughter made a motion to approve the financial report as presented. After a second by Harrington the motion was unanimously approved.

Mr. Coursey reported that he has been working with JBHM Architects to develop a virtual industrial building concept to replace the previously used spec building shown to prospect in the past. Mr. Coursey stated that JBHM will be compiling a plan with their proposal of a virtual building that will include boundary surveys, TOPO, Civil engineering and Soil Boring information. Mr. Coursey stated that JBHM has been invited to make a presentation at the next MCEDA Board meeting.

Chairman Harris asked for clarification regarding the MCEDA sponsorship of the Excel by 5 program. Mr. Coursey stated that MCEDA will be sponsoring the Excel by 5 program for Madison County along with the Madison County Business League and the United Way. Mr. Coursey stated that United Way will be the key financial sponsor. Mr. Hutchinson made a motion to approve the MCEDA sponsorship of the Excel by 5 initiative for Madison County with no monetary or financial obligation at this time. After a second by Mr. Slaughter, the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the MCBL is currently working with Senator Cochran's office to plan an event. Ms. Collins also reported that the Entrepreneur Committee is working on planning an event. And the Education Committee is moving forward with the Excel by 5 initiative. Ms Collins stated that the Technology Forum will be held in October.

Ms Collins stated that the MCBL will participate in a meeting with Mr. John Wallace, Mr. Coursey, Mr. Jack Harrington and the Director of the Madison County Foundation Director, Gina Daniels.

Mr. Coursey reported that there will be a Public Hearing for the MCCFC to apply for a USDA loan on July 20, 2011 at 10:00am.

Mr. Coursey reported that he met with Pete Wiesenberger to get a PID update. Mr. Coursey stated that it was determined that individual land owners can sell their property to private owners and those private owners do have the option of paying off the property assessment early. MCEDA Board members can attend the PID meetings at any time. It was determined that the MCEDA PID committee will be dissolved at this time.

Attorney Leah Ledford provided an update for legal counsel. Ms Ledford stated that Attorney Clark continues to work on the management agreement with Livingston. And all other legal updates have been covered in reports provided by Mr. Coursey.

Mr. Coursey reported that, at his request, Ms. Knight submitted a budget request to the acting County Administrator, Brad Sellers in the amount of \$900,000.00. This amount includes the \$250,000.00 MOU request for CMU.

Mr. Coursey reminder the MCEDA Board that the reception for the MS Film Studio was being held on at 5:30 on July 7 and encouraged their attendance if at all possible. Mr. Coursey also reported that he will be meeting with Supervisor Paul Griffin regarding the retail store for northeast Madison County.

Mr. Stringer provided an Existing Industry update. Mr. Stringer reported that BCI is in the process of a \$2 Million dollar expansion/renovation at their present location to complete a new data center. Mr. Stringer also reported that Levis has requested to be considered as a foreign trade zone.

Ms. Knight reported that she attended the initial Excel by 5 meeting that informed the potential volunteers of the upcoming opportunities for the county through the Excel by 5 program. Ms. Knight also continues to participate on the Canton Planning Committee. Ms Knight also reported submitting the budget request info for MCEDA to the County Administrator for consideration.

There was a motion by Mr. Strain and second by Mr. Guion to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Slaughter and a second by Mr. Harrington to do so. This motion was adopted unanimously. Chairman Harris then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Harris convened an Executive Session for this purpose.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Guion, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Hutchinson made a motion to authorize the MCEDA Executive Director the authority to negotiate and execute a contract for the sale of approximately 4.25 acres of MCEDA Gluckstadt property at a fair market value per square foot with an indication of assigned values attached to the contract. After a second by Mr. Slaughter the motion was unanimously approved.

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Mr. Harrington made a motion to authorize the MCEDA Executive Director the authority to execute a letter of intent, pending legal review, for the sale of the Parkway East. Terms of the Letter of Intent should include a means of recapturing all past PID payments upon the future sale of the water park project, payment for MCEDA owned timber on the property and payment for this year's PID assessment by the buyers. After a second by Mr. Slaughter, the motion was unanimously approved.

At 11:30, upon a motion made by Mr. Harrington seconded by Mr. Guion and unanimously adopted, the meeting was adjourned.

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Calvin Harris, Chairman

ATTEST:

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Lanny Slaughter, Secretary-Treasurer