

MINUTES OF THE JUNE 14, 2001, MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 14TH DAY OF JUNE, 2001, AT 8:30 A.M.,  
IN THE MCEDA CONFERENCE  
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 14th day of June, 2001, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Thomas Johnson, John Wallace and Hite Wolcott. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Joy Foy.

Guests: Lloyd Spivey, Charles Williford, Dale Kilpatrick, Ray Walker, Danny Spivey, Stacy Holt, Michael Kincses and Bobby Neal.

Chairman Estes announced that the members who were present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to approve the Minutes of the May 17, 2001, meeting as presented. After a second by Mr. Wolcott, the Minutes were unanimously approved.

Mr. Johnson made a motion to approve the Minutes of the June 1, 2001, meeting as presented. After a second by Mr. Davenport, the Minutes were unanimously approved.

Mr. Dale Kilpatrick and Mr. Ray Walker presented a request for a ten (10) year ad valorem tax exemption for Mail South on new machinery and equipment. This new business in Canton created 65 new jobs. Mr. Johnson made the motion to recommend to the Board of Supervisors to grant the ten (10) year exemption. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Danny Spivey, Attorney with Spivey and Spivey law firm, presented a request for a ten (10) year ad valorem tax exemption for Sun Pine Corporation, Ltd. on new machinery and equipment. This expansion in Canton created 32 new jobs. Mr. Wallace made the motion to recommend to the Board of Supervisors to grant the ten (10) year exemption. After a second by Mr. Wolcott, the motion was approved, with Mr. Davenport voting nay.

Mr. Stacy Holt presented a request for a ten (10) year ad valorem tax exemption for Natcom on new machinery and equipment added to repair cellular phones. This expansion in Ridgeland created 100 new jobs. Mr. Johnson made the motion to recommend to the Board of Supervisors to grant the ten (10) year exemption. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Michael Kincses and Mr. Bobby Neal presented a request for a ten (10) year ad valorem tax exemption for Natcom on new machinery and equipment added to assist Kincses become more competitive. This expansion in Flora created 22 new jobs. Mr. Johnson made the motion to recommend to the Board of Supervisors to grant the ten (10) year exemption. After a second by Mr. Wallace, the motion was unanimously approved.

Mr. Lloyd Spivey representing the Madison County Development Foundation, gave an overview for the Board of the Foundation's activities. He reminded everyone of the MCDF annual meeting set for August 7, 2001. A panel of Nissan representatives are scheduled as the speakers for the meeting.

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 June financial reports and the payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Acy reported that the Nissan Training Facility work is on schedule, as well as the access road. However, a change order will be requested later to address a drainage issue.

Upon Mr. Acy's recommendation, the Board concurred to authorize Mr. Acy to work with Canton Municipal Utilities for easements along Solider Colony Road so that it may be widened.

Mr. Acy reported that Mr. Williford is designing the connector road from Highway 22 to Commercial Parkway. The design will allow for lots to back up to the lots along Curb View Cove.

There was discussion on developing the industrial parks complete with concrete utility poles in place of wooden. The cost will be \$500 per concrete pole. Mr. Wallace made a motion to authorize the expenditure for concrete poles in the MCEDA owned industrial parks. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson made a motion to approve staff travel and lodging expenses for the Metro Economic Development Alliance's marketing trip to Atlanta and the Southern Automotive Manufacturing Conference in Greenville, South Carolina. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Wallace made a motion to approve travel expense for Mr. Montgomery and any MCEDA Board Member who wishes to attend the MEDC conference in Biloxi, July 11-12-13, 2001. After a second by Mr. Johnson, the motion was unanimously approved. The Members will contact the MCEDA office if they are interested in attending.

At 9:55 the Board took a break.

At 10:10, Mr. Johnson 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. Davenport, the motion was unanimously approved. Whereupon, Chairman Estes recessed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made a motion to return to open session. Mr. Wallace seconded the motion, which was unanimously adopted, whereupon Chairman Estes reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales, land acquisition, litigation and personnel matters.

For the stated reasons, Mr. Davenport made a motion to declare an executive session at 10:15 a.m. After a second by Mr. Johnson, the motion was unanimously approved. Whereupon, Chairman Estes closed the open meeting and convened an executive session.

A request for a Zan's Dinner on MCEDA owned property was discussed. The Board agreed that Zan's would be considered in properly zoned areas.

Chairman Estes reported that Jerry Green changed his mind on the price he will take for his lot in the Flora Industrial Park. Mr. Green paid \$8,000.00 per acre when he purchased the property from the Town of Flora, last week MCEDA offered him his asking price of \$60,000.00, and now he is asking \$80,000.00. Because of the location of the median crossing on Highway 49, the Green property is necessary for the development of the entire park. The Board decided not to take any action concerning the Green property.

Primos, LLC has requested that the contract to purchase land in the Flora Industrial Park, include a right of first refusal for and additional ten (10) acres adjacent to their site. Mr. Davenport made a motion to offer Primos, LLC a first right of refusal on an eight (8) adjacent acres for a period of five (5) years for Primos, LLC's future expansion needs. After a second by Mr. Johnson, the motion was unanimously approved.

Sewer for the Primos, LLC project will be paid from the Town of Flora's proceeds from the land sale.

Mr. Wallace made a motion to authorize MCEDA to apply for a \$20,000.00 landscaping grant through the office of Mississippi Urban Forest Council for the Canton Commercial and Industrial Center (CCIC). After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Acy gave a summary review of the Nissan suppliers looking at the Madison County area. The Board was informed that when final requirements for one company are made, a special called meeting will be necessary to approve land requirements.

Chairman Estes passed out copies of Ms Barbara Travis's salary survey. He asked that the information be reviewed in consideration of the MCEDA staff's salaries.

At 11:50 a.m., Mr. Davenport made a motion to adjourn executive session. With a second from

Mr. Johnson and with all voting "aye" the executive session was adjourned and the general session reconvened.

Mr. Acy requested that the DeBeukelaer tax exemption be considered. Mr. Wallace made a motion to approve the ten (10) year ad valorem tax exemption. After a second by Mr. Davenport, the motion was unanimously approved.

There being no further business to come before the meeting, Mr. Wallace made a motion to adjourn. After a second by Mr. Wolcott, the motion was unanimously approved. The meeting was adjourned at 11:55 a.m.

  
BRYAN W. "CHIP" ESTES, CHAIRMAN

ATTEST:

  
STEVE DAVENPORT, SECRETARY-TREASURER