

FINAL MINUTES OF THE JUNE 14, 2005, MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 14TH DAY OF JUNE, 2005, 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, 2005, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Chip Estes, Barbara Gray (late arrival), Thomas Johnson and Deborah Martin. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Chad Wages, Mike Green, Phillip LaRoux, David Holman, Mayor Elect Scott Graves and Mike McKenzie

Secretary-Treasurer Estes presided and announced that the five members present constituted a quorum and declared the meeting duly convened.

Mr. Broughton made a motion to adopt the agenda. After a second by Ms. Martin, the motion was unanimously adopted.

After noting that the date on the pages of the minutes needed to be updated, Mr. Almond made a motion to adopt the May 19, 2005, minutes. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. LeRoux presented bound copies of the audited 2004 Financial Report to the board. After review of the audit, Mr. LeRoux concluded that the financials for MCEDA were in order. Mr. Broughton made a motion to approve the audit report as presented. After a second by Mr. Almond, it was discussed that a statement from MCEDA be included with the copy of the audit to the Board of Supervisors explaining the plans of MCEDA for purchasing land with the surplus funds reflected in the report. The motion was unanimously adopted.

Mr. Green presented plans for the 3,600 square foot steel building he is planning for the acre site in the Flora Industrial Park. The front will face Primos Parkway and will be finished with Old Jackson Brick and the remaining part of the building will be painted to match the Primos building. The facility will have two baths and two offices with the remaining space open for the manufacturing of the wiring harness fixtures. Mr. Broughton made a motion to approve the architectural plans as reviewed. After a second by Mr. Johnson, the motion was unanimously adopted.

Engineer Dave Holman presented an overview of a Community Development Block Grant received by the Town of Flora for infrastructure within the Flora Industrial Park. Water lines were extended, two roads were put into the park and sewer lines were brought under the railroad into the park and connected to the pump station. The engineering cost exceeded the amount allowed in the grant monies for engineering by \$3,031.87. Given that the agreement between the Town of Flora and MCEDA requires

Mr. Holman to be engaged as the engineer, Mr. Johnson made a motion to approve MCEDA paying the outstanding engineering fees and to apply the remaining grant funds toward installing a retention pond and extending sewer lines as the remaining money allows. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Holman reported another grant application from the Town of Flora in the amount of \$150,000 has been filed. He asked if MCEDA would consider being the agent of record to supply the required matching funds to install a 300,000 gallon water tank for the industrial park. He explained that the grant should cover approximately one-half of the water tank and if MCEDA choose to participate the tank would be placed within the park, if not the Town would construct the tank in another area. After discussion, it was the consensus of the board to have the request made in writing to MCEDA including the cost of the water tank project and to have the letter explain how much water is available to the park now and how much if the new tank was installed.

Ms Gray joined the meeting.

At 9:15 a.m., Mr. Almond made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Broughton, the motion was unanimously adopted. At that time, acting Chairman Estes adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss: (1) potential sale of property in the CMIC; (2) potential litigation in connection with Anika and Smart Logistics; (3) the problems with the Nissan truck purchase, and (4) potential land acquisition.

After discussion, Mr. Broughton made a motion to return to open session, which was seconded by Mr. Johnson and unanimously adopted. Whereupon, acting-Chairman Estes adjourned the closed session and reconvened the open session.

For the above stated reasons, Mr. Broughton made a motion to declare and executive session. After a second by Mr. Almond, the motion was unanimously adopted. At 9:20 a.m., acting-Chairman Estes declared the executive session convened.

Ms. Gray presented a summary of the meeting held with the Board of Supervisors, key Madison County Foundation (MCF) members and staff and MCEDA members and staff to discuss a major economic development project. It was the consensus of the group that plans were at a point that a feasibility study would be required in order to proceed. Mr. Almond made a motion to authorize MCEDA to send out the Request for Proposals (RFP) to the identified engineers. After a second by Ms. Martin, the motion was unanimously approved.

After the above motion was finalized, there was a discussion regarding the fact that the proposed project was confidential and that a number of individuals had signed confidentiality agreements. A question was raised by Attorney Panter as to the scope of the confidentiality agreement. The final consensus was to invite the key MCF developers to the July MCEDA Board meeting for further discussion.

At 10:05 a.m. the board took a break.

At 10:15 a.m., acting-Chairman Estes reconvened the executive session.

Discussion on Attorney Panter's legal opinion on how to correct the procedure for purchasing the Executive Director's Nissan truck was discussed. It was agreed that the legal opinion is the best option available and the procedure will be followed as directed by MCEDA's legal counsel.

A concern was discussed about the Smart Logistics building at the Central Mississippi Industrial Center (CMIC) built by Patrick Cascio. The building was not finished with brick as required by the restrictive covenants. It was decided that a letter would be sent to Mr. Cascio giving them 90 days to make the required corrections to the outside architectural details.

Attorney Panter reported that Anika is still adamant about buying the Oxford building in the Canton Commercial and Industrial Center (CCIC). It was the consensus of the board to proceed with legal action to secure the \$10,000.00 option money and to settle the dispute.

Attorney Panter reported a meeting scheduled with the Waste Water Authority Attorney Trudy Allen to discuss finalizing the transfer of the sewer lines from MCEDA to the WWA.

Mr. Coursey was directed to attend the WWA meetings.

At 10:30, upon motion made by Mr. Broughton, seconded by Ms. Martin and unanimously adopted the closed session was adjourned.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Broughton, the motion was unanimously adopted.

At 10:45 a.m., Mr. Almond left the meeting.

Mr. Coursey reported a request for lowering sewer lines at the new interchange at Cattlet Road at an estimated cost of \$90,000.00. The consensus of the board was to get the request in writing and table until the July meeting.

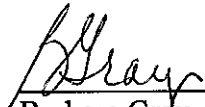
Mr. Broughton made a motion to approve travel expenses for Mr. Coursey to attend the Detroit media event July 19 – 22, 2005. After a second by Ms. Martin, the motion was unanimously adopted.

Mayor McGee has asked MCEDA's assistance with the redevelopment of the Ridgeland area around Sunchase apartments. Mr. Johnson made a motion to write a letter to Mayor McGee in support of the redevelopment and to assist in hiring a consultant to accomplish the desired outcome. After a second by Ms. Martin, the motion was unanimously adopted.

A budget proposal will be finalized in July to present to the Board of Supervisors.

Crown Enterprise requested that they be given additional time to develop the 27 acres purchased February 27, 2004. In May, the board voted to repurchase the property since Crown had missed deadlines for developing the property as outlined in the contract. Ms. Martin made a motion to grant Crown 180 days to continue to arrange a plan to develop the property. After a second by Mr. Broughton, the motion was unanimously adopted.

At 11:10 a.m., upon motion made by Mr. Broughton, seconded by Ms. Martin and unanimously adopted the meeting was adjourned.



Barbara Gray

ATTEST:

Bryan "Chip" Estes, Secretary-Treasurer