

FINAL MINUTES OF THE JUNE 14, 2007. MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 14TH DAY OF JUNE 2007.  
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 14<sup>th</sup> day of June, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Thomas Johnson, Barbara Gray, Jack Harrington and Dick Hutchinson.  
Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Leslie Scott.

Guests: Ken Courtney, Ameder Danzy, Jamie Graham, Deborah Williamson, Betty Green, Alveno Costilla, Bell Gault, Brien Blakney, Tonya Hatley, Ronnie Loeb, Max Draughn and Andy Copeland.

At 8:45 a.m., Chairman Estes 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.

Ms. Gray made a motion to adopt the agenda as presented. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson made a motion to adopt the May 16, 2007 minutes. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Johnson made a motion to approve the financial report as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Ms. Raley reported that the Madison County Foundation's Annual Meeting is scheduled for August 15, 2007. Governor Haley Barbour will be the speaker for dinner the evening before the annual meeting.

Ms. Raley reported that the Foundation is contemplating rescheduling their trip to Washington from September to October. She reported that they are confident that the projects they are currently working on, like the Gluckstadt Interchange, will receive some funding.

She also reported that Mr. Tommy Butler has been added to the Foundation Board to replace Mr. Dudley Bozeman. An advisory board will be formed and announced at the Foundation's Annual Meeting. One of their main priorities is education. The Foundation is currently working with colleges to create an ethics class that will focus on business ethics to be funded by the Tom Cook

Business Program and The Madison County Foundation. The Foundation welcomes any names of individuals to work on this committee.

Several businesses were represented to present applications for Ad Valorem tax exemption. Requests were received from Sun Pine Corp., M-Tek, Inc., Primos, LLC., Systems Electro Coating, LLC., Unipres Southeast USA Inc., B&B Electrical and Utility Contractors, Inc., Belk, Inc., IMS Autrans, LLC, and Smart Logistics, LLC.

Attorney Alveno Castilla spoke on the behalf of Belk, Inc. and IMS Autrans, LLC. and Smart Logistics, thanking the MCEDA Board for this opportunity. He stated that Belk, Inc. is applying for an exemption as a new warehouse which handles fine jewelry and has added 13 new employees. Mr. Castilla then stated that IMS is a tier one Nissan supplier that added 23 new employees.

Attorney Bill Gault represented B&B Electrical and Utility Contractors, Inc. He stated that the exemption request for B&B was filed on March 1, 2007 as a result of a new facility located on Soldier Colony Road. There are 15 new employees at this location with an annual salary of \$714,000.00.

Mr. Coursey reported that the lease for the WIN Center is being modified to run concurrently with the fiscal year for MCEDA. Ms. Gray made a motion for the approval of a lease modification for the WIN Job Center, extending the current lease by three months. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey reported that the budget request to the Madison County Board of Supervisors needs to be submitted by June 22, 2007. Mr. Coursey will complete this request on or before the deadline.

It is the direction of the MCEDA Board that all land managed or owned by MCEDA needs to be maintained in a more organized manner. Mr. Coursey and Mr. Johnson will schedule time to survey the property and determine what maintenance is needed. Mr. Harrington made a motion to have Mr. Coursey and Mr. Johnson conduct a survey to determine an assessment of all MCEDA managed property for the purpose of determining who owns it and make sure that it is presentable. After discussion and a second by Ms. Gray the motion was unanimously approved.

Mr. Coursey presented the 2008 Operations Budget. In addition to the previous line items, this budget includes a Grant Writer position.

Mr. Johnson made a motion to solicit the support of the Madison County Foundation in their request for full funding of the 2007/ 2008 operating budget request for MCEDA with the Madison County Board of Supervisors. After a second by Mr. Harrington, the motion was unanimously approved.

Ms. Raley stated that this request for support would be taken to the Foundation's Board. She also requests a letter from MCEDA to the Madison County Foundation informing what they would be supporting and the dollar amount being requested.

There was a motion by Ms. Gray and second by Mr. Johnson to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales, land acquisition and potential litigation. 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. Johnson and a second by Mr. Hutchinson to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales, land acquisition and potential litigation. Chairman Estes convened an Executive Session for this purpose.

Ms. Gray made a motion to adjourn Executive Session. After a second by Mr. Johnson, 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:

The MCEDA Board directed Mr. Coursey and Mr. Ronnie Loeb to review the particulars of the 16<sup>th</sup> section lease with Fore and also talk to the Madison County Schools and Secretary of State Eric Clark's office.

Mr. Hutchinson made a motion to accept a purchase offer from Mr. Kirk Dickerson, of \$6.40 per square foot on the Gluckstadt property. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the hiring of a project manager to supervise the Training Center renovations. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Johnson made a motion to allow Mr. Coursey to negotiate to sell property on Old Jackson Road. After a second by Chairman Estes, the motion was unanimously approved.

Mr. Johnson made a motion to communicate to Mr. Jerry Green that MCEDA wishes to purchase the Flora property at a later date at a rate of \$25,000.00 per acre less 5%, pending the closing of the land sales in Gluckstadt. After a second by Mr. Hutchinson, the motion was unanimously approved.

Ms. Gray made a motion to approve travel requests for the MCEDA Board and Staff to the Mississippi Economic Development Council's summer conference to be held July 18, 19 and 20, 2007 in Philadelphia, MS. After a second by Mr. Johnson, the motion was unanimously approved.

Ms. Gray made a motion to approve a travel request for Mr. Coursey to Indiana. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Johnson made a motion that MCEDA would follow recommendations as identified by letter from the Madison County Chancery Clerk, Arthur Johnston, concerning Ad Valorem tax exemptions for 9 applications for industrial exemption and one Freeport application, recommending approval for all with the exception of IMS-Autrans and Smart Logistics, IMS Autrans and Belk Inc. After a second by Ms. Gray, the motion was unanimously approved.

At 10:45, upon a motion made by Mr. Hutchinson, seconded by Ms. Gray and unanimously adopted, the meeting was adjourned

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Bryan "Chip" Estes, Chairman

ATTEST:

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Deborah Martin, Secretary-Treasurer