

FINAL MINUTES OF THE JUNE 14, 2012, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 14TH DAY JUNE 2012,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 14th day of June, 2012, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bob Williams, Lanny Slaughter, Dick Hutchinson,
Calvin Harris and Bill Guion

Also present were Tim Coursey, Lenita Knight,
Danielle Winningham and Attorney Andy Clark.

Guests: JoAnn Gordon, Jana Padgett and Jan Collins

At 8:40 a.m., Chairman Williams 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. Harris made a motion to approve the agenda as presented. After a second by Mr. Slaughter the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes of the May 11, 2012 MCEDA Board meeting as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey presented Ms. JoAnn Gordon to the MCEDA Board to provide an update on the MS Film Studios at Canton. Ms. Gordon reported that construction is currently underway at the Film Studio with the funds of the CDBG Grant. The scheduled completion of construction is July 31st. Ms. Gordon stated that the CCVB appreciates the partnership relationship with MCEDA. Ms. Gordon went on to discuss the need for workforce training as it relates to the film industry. Ms. Gordon has contacted Holmes Community College and will be meeting with MS State University to discuss initiatives regarding workforce film training.

Additionally, Ms. Gordon asked for a reprieve or reduction of lease payments from CCVB to MCEDA until the construction is complete. Chairman Williams asked Ms. Gordon for a timeline of the process of completion of plans. Ms. Gordon stated that a timeline could not be provided or suggested at this time. Mr. Coursey thanked Ms. Gordon for the report and stated that the MCEDA Board would be in touch.

It is the sense of the MCEDA Board that more information is needed and documentation should be provided by the CCVB with a timeline of completion of construction and plans of action for workforce training. At current, the MCEDA Board does not feel that it has enough to act on. It is suggested that a business plan be provided. Additionally, the rental lease payments need to be paid and brought current. Mr. Coursey will communicate with Ms. Gordon and request a documented plan of action and advise that all past due lease payments need to be paid and brought current.

Ms. Collins provided the report for the Madison County Business League. Ms. Collins stated that the MCBL will host Governor Bryant on August 17th at 7:30 am at Embassy Suites. Also, Excel by 5 will be partnering with the Canton City parks and Recreation Department to conduct a back to school event. It is scheduled for August 4, 2012.

Mr. Guion made a motion that the financial report be accepted with one exception of the voucher to Summers, Green & LeRoux., LLP to be corrected and resubmitted. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey reported that efforts are underway to get Madison County designated as a Brownfields site. MCEDA has been removed as a responsible party from the contaminated site at Covington Drive in Canton. MCEDA will continue to work with DEQ as needed completing paperwork as things are done to the property in question. The cleanup is estimated at \$30 million dollars. This will be at no cost to MCEDA and could take approximately 10 years to complete.

Mr. Coursey reported that the MEDC Summer Conference is scheduled for July 11 – 13 in Biloxi, MS, and these dates conflict with the July 12, 2012 scheduled MCEDA Board meeting. It is the sense of the MCEDA Board that the July MCEDA Board meeting will be rescheduled for Thursday, July 19, 2012.

Ms. Knight reported that there are 3 applications for Ad Valorem tax exemption received from the Madison County Chancery Clerk's office by the Madison County mandated date of March 30th. Applications were received from DeBeukelaer, Unipress and BCI. Mr. Coursey suggested the approval of the request of Unipress and BCI. Mr. Coursey stated that the DeBeukelaer request does not meet the requirements of the Madison County Ad Valorem policy. Mr. Hutchinson made a motion to approve and recommend the request for Ad Valorem tax exemption for Unipress and BCI to the Madison County Board of Supervisors. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey reported that the annual Chancery Clerk's Conference is being hosted by Madison County's Chancery Clerk in Ridgeland. MCEDA has been asked to participate as a sponsor for the event in the amount of \$500.00. It is the sense of the MCEDA Board to participate as a sponsor for the event.

Mr. Coursey reported that he has received the request from the Madison County Administrator for the budget request for the next fiscal year. Mr. Slaughter made a motion that Mr. Coursey will submit a budget request to the Madison County Administrator on the behalf of MCEDA in the amount of \$1Million Dollars. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Coursey reported that Madison County has asked MCEDA to transfer the title of ownership of the well over to the West Madison Utility District to capture USDA grant funds to assist in paying any outstanding bills associated with the construction of the new water well. Once the funds are secured the ownership of the well will be transferred back to MCEDA. The town of Flora has agreed to remove its first right of refusal and West Madison will be required to sell the well back to MCEDA once the well work has been completed or when MCEDA determines necessary. Mr. Hutchinson made a motion to approve the transfer of the water well in Flora to West Madison to pursue grant funds with the understanding that the well will be transferred back to MCEDA upon closing the grant and loan for the well. After a second by Mr. Harris the motion was unanimously approved.

Ms. Knight reported that MCEDA has received a request for a MCEDA Marketing Grant from the Livingston Farmers Market. The application is included in the Board packet for review. Mr. Hutchinson made a motion to approve the grant application and award of \$2,500.00 in grant funds to the Livingston Farmers Market. After a second by Mr. Guion the motion was unanimously approved.

There was a motion by Mr. Harris 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. Hutchinson to do so. This motion was adopted unanimously. Chairman Williams then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Williams convened an Executive Session for this purpose.

Mr. Guion made a motion to adjourn Executive Session. After a second by Mr. Hutchinson, 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:

It is the consensus of the MCEDA Board to approve that the Executive Director secures a title attorney for the purpose of clearing title of proposed property for sale in Canton.

Chairman Williams turned the meeting over to Vice Chairman Slaughter.

Mr. Coursey reported that a public meeting was hosted at the West Madison Community Center to allow the citizens of the area to express their concerns about the sewer problems in the area. Representatives from the Governor's office were in attendance as well as the Supervisor for the area, Karl Banks. Grant funds are being pursued to assist with the sewer problems in the area.

Mr. Coursey reported that the site plan for the convenience store in Northeast Madison County is complete. More information is required before any action can be taken. Mr. Hutchinson made a motion to table the retail store discussion until the next MCEDA Board meeting. After a second by Mr. Guion the motion was unanimously approved.

Attorney Clark provided an update from legal counsel. Attorney Clark stated that he has worked to prepare for the well transfer and continues to work on the retail store project and proposed Wal-Mart land sale.

MEDC is scheduled for July 11-13, 2012. It will be held in Biloxi, MS at the IP. Mr. Harris stated that he would be attending the conference.

Mr. Coursey stated that Ms. Knight will be looking into possibilities regarding mentoring programs for area schools as a part of Blue Print MS and its workforce development initiative. MCEDA will look into how other areas are successful in this effort and then look into ways to incorporate similar practices in Madison County.

Ms. Winningham provided an Existing Industry update. Ms. Winningham stated that Madison County has been selected a one of the top three locations for a customer service project that would create 425 jobs. Initial occupancy would be September 2012. Ms. Winningham reported that Priority One visits have been scheduled for June with Nissan, Primos, K&S Wiring and Levi's.

Ms. Winningham reported that work continues on the site qualification of all industrial parks. Also, regarding marketing, Ms. Winningham is in the process of completing a flow chart for the MCEDA website.

Ms. Knight reported that the Leadership Madison County 2012 Class graduation and project presentations were held on May 22. The projects proved to have some longevity for the betterment of Madison County. Ms. Knight will continue to serve as co-Chair for the upcoming year. Ms. Knight also served as Chairperson for the 2nd annual MS Women's Conference sponsored by the Canton Chamber Main Street. Ms. Knight also made presentations for Youth Leadership participation at Velma Jackson High School and Canton High School during awards day ceremonies.

Ms. Knight continues to work with Nissan and MDA representatives to submit request for payment on Nissan's behalf. Ms. Knight also stated that MCEDA received 3 Ad Valorem Tax

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Exemption request which were facilitated through the MCEDA office. All applicants for Ad Valorem requests have been invited to the Madison County BOS meeting on June 18 for exemption consideration.

At 11:00, upon a motion made by Mr. Guion, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

Robert Williams, Chairman

ATTEST:

Bill Guion, Secretary-Treasurer