

FINAL MINUTES OF THE JUNE 17, 2010, SPECIAL MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 17TH DAY OF JUNE 2010,
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 17th day of June, 2010, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

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

Also present were Tim Coursey, Lenita Knight, Taravia Seals and Attorney Andy Clark.

Guests: Jan Collins, Bob Montgomery, David Landrum, George French and Linda Huff

At 8:37 a.m., Chairman Harrington 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. Hutchinson made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Guion made a motion to approve the minutes for the May 12th MCEDA Board meeting. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the Financial report as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey introduced Mr. Bob Montgomery to the MCEDA Board. Mr. Montgomery provided a historical overview of the Parkway East, Public Improvement District. Mr. Montgomery also answered questions and addressed the concerns of the MCEDA Board regarding Parkway East.

Mr. Coursey introduced Mr. David Landrum, Mr. George French and Ms. Linda Huff to the MCEDA Board. They were present to represent Livingston Holdings, a proposed development located 7 miles from Madison, Canton, and Flora. Mr. Landrum stated that this community could be a bridge to connect Flora to other parts of the county. The Livingston Holdings representatives propose forming a public private partnership with MCEDA to secure USDA loan

funds to construct a convention complex. Mr. French stated that there is a September 30, 2010 deadline date for USDA Community Facility Loan applications. The funds would come to MCEDA from USDA for the construction of the Madison County Convention Complex. This would be a 40 year loan with a 4.25% interest rate. The facility would be operated by Livingston Holdings and leased from MCEDA in the amount of \$31,000.00 per month. At the end of the 40 year term, Livingston Holdings would purchase the property from MCEDA for a nominal fee.

Mr. French stated that the pre-application package has to be completed by July 1, 2010. Mr. French also stated that construction of the Convention Center would not start until other development in Livingston takes place. The Livingston Holdings representatives requested approval from the MCEDA Board to proceed with the loan application process and reassured the MCEDA Board that MCEDA is not obligated to proceed even after the approval of the loan.

Mr. Hutchinson made a motion to engage Dr. George French as sole proprietor to make loan application with the USDA for funds to construct a convention complex at Livingston pending attorney recommendations. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey reported that a historical budget has been included in the Board packets. This information was gathered and charted for MCEDA Board review.

Mr. Coursey provided an update on the Scandinavian American ED Alliance. Mr. Coursey stated that he would suggest that MCEDA continue to support this organization because of the potential of the organization for creating trade relationships.

Mr. Coursey reported that the EPA is looking to do additional clean up at the Covington Avenue site in Canton. This site was cleaned up in 2000. The MCEDA staff along with Attorney Clark researched the MCEDA records and determined that MCEDA met all of its contractual requirements with the EPA. Mr. Coursey stated that this does not mean that EPA will not approach MCEDA to help pay for future clean up.

Mr. Coursey reported that the Kanda Japan trip was a great success. Mr. Coursey stated that he felt good about the trade mission and the future of trade with Japan as a result of this trip.

Mr. Coursey reported that the Northeast Madison Wireless Broadband proposal is still being developed. Mr. Coursey stated that Mr. Ike Fowler with Absocom should be submitting a fee based proposal to MCEDA for securing funds and build out of a wireless broadband system in Madison County.

Mr. Coursey stated that the MCEDA Strategic Planning session will be scheduled for July or August at the MCEDA offices instead of the Ms Gulf Coast. The MCEDA staff will coordinate with the Board members to see what date will be most feasible.

Mr. Coursey reported that he has not heard anything further regarding the proposed water park for the Gluckstadt area.

Mr. Coursey reported that the RBEG Grant application has been submitted to the USDA and a budget has been finalized. The grant funds, if awarded, would be used for the construction of a small grocery store structure in the Camden area.

Mr. Coursey reported that Attorney Clark is looking into the Gluckstadt right of way and when MDOT proposes to start purchasing the right of way. Mr. Coursey along with Attorney Clark will review comps of property sold or purchased in the area to assist in determining the MCEDA property value.

Mr. Coursey reported that he and Attorney Clark met with Madison County School District Attorney Holmes Adams and Superintendent Mike Kent regarding the MCEDA leased 16th section property. The discussion included looking into a way to reduce the property or lease to include the frontage and cul-de-sac. Mr. Guion made a motion that MCEDA pay the 16th section lease amount due for 2010 and negotiate a new lease amount for a the smaller amount of property surrounding the frontage. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey reported that there are two options for discussion regarding the new MCEDA office building; 1) 3,500 square foot building on Highway 51 with building alterations available at no additional cost and 2) Existing MCEDA building plans to be constructed in Canton Industrial Park, approximate cost \$475,000.00 plus \$150,000.00 for dirt work.

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

Mr. Harris 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:


There was no action to report during Executive Session.

Mr. Coursey made request for travel for himself and Mitch Stringer to SEDC event on Existing Industry to be held in New Orleans, LA, August 15 – 18. Mr. Slaughter made a motion to

approve travel request for Tim Coursey and Mitch Stringer. After second by Mr. Harris the motion was unanimously approved.


Ms. Knight provided an update on the Sister City, Kanda Japan Trip. Ms. Knight stated that this was a wonderful experience. The students had a great time and were received like "rock stars" The delegation began in Kanda Japan and stayed in Kanda for 4 days. While in Kanda, the delegation met with the mayor Kanda, the head of the City government and the students made a presentation the city dignitaries at the Kanda Town Hall. Ms. Knight stated that they also visited local schools and the Nissan Kyushu facility. Ms. Knight reported that after leaving Kanda, the group travel to Kyoto and then to Tokyo. While in these areas the group visited an extensive number of shrines, temples and historical sites. Ms. Knight stated that this was a great experience for the Students and the adults involved. There will be a follow up meeting scheduled later to share their experience and presentation with local government and school officials. Mr. Coursey also reported that he met with company officials from Nissan, Toyota, Mitsubishi and Toto while in Kanda.

At 11:10 there was a motion by Mr. Hutchinson to adjourn. After a second by Mr. Slaughter the motion was unanimously approved.



Jack Harrington, Chairman

ATTEST:



Bryan Chip Estes, Secretary-Treasurer