

MINUTES OF THE JUNE, 1999 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 24TH DAY OF JUNE, 1999,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The June, 1999, meeting of the Madison County Economic Development Authority was conducted on the 24th day of June, 1999, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Cindy Alford; Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips and John Wallace. Also present were President Steve Vassallo; John Bourgeois; Bob Montgomery; and Joy Foy.

Guests: Willie Robinson; Keith Liberto and Charles Williford.

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

Mr. Johnson made a motion to approve the Minutes of May 20, 1999, meeting as presented. After a second by Ms. Alford, the Minutes were unanimously approved.

Ms. Willie Robinson outlined the scope of work for an organization called Concerned Organizations and Parents for Education (COPE) and asked for MCEDA's support and endorsement through a letter of intent. She also asked for consideration in applying for a grant to supplement the program with the support of local industry. Mr. Johnson made a motion to take the request under advisement until the July meeting. After a second by Mr. Phillips, the motion was unanimously approved.

The financial reports were presented, reviewed and attached to and made a part of these Minutes by reference. Mr. Vassallo reported year-to-date expenses totaled approximately 72.8% of the annual operations budget. Mr. Johnson made a motion to accept the monthly financial reports and to approve payment of the monthly invoices with the exception of the Waggoner invoices. Payment of the superfund sight part of the Waggoner invoices will be withheld pending clarification. A listing of the invoices is attached to the Minutes and labeled "Docket,". Mr. Phillips seconded the motion, which was unanimously approved.

Mr. Estes made a motion to accept the proposed budget, a copy attached and made a part of the Minutes by reference, in the amount of \$540,167. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Montgomery updated the Board with current legal activities starting with the Illinois Central Railroad (ICRR) negotiations. He reported that Haverty's agreeing to relinquish their easement of the rail spur to ICRR is the last issue before the transfer of ownership from MCEDA to ICRR can be completed.

Mr. Montgomery distributed copies of the "Interlocal Cooperation Agreement Between the Town of Flora, Mississippi and the Madison County Economic Development Authority", attached and made a part of these Minutes by reference. He recommended that the Board approve the agreement. After some concerns over verbiage, Mr. Johnson made a motion to approve the agreement with the following change of item 3.e: 1.) MCEDA agrees to use the Town of Flora's engineer as its consultant for engineering of the project, at the expense of MCEDA. Mr. Johnson also added to his motion, that the Executive Committee would present the agreement to the Board of Supervisors once the Town of Flora and the Attorney General's office have approved the agreement. Mr. Phillips seconded the motion and the motion was unanimously approved.

A utility easement for the cellular tower at Gluckstadt was presented by Mr. Montgomery. Mr. Phillips made a motion to approve the requested easement of Communisite Tower Rentals of America, L.L.C. After a second by Mr. Johnson, the motion was unanimously approved.

At 10:00 a.m., the Board took a break.

At 10:05 a.m. the meeting was reconvened.

Mr. Vassallo requested Board approval for Veronica Peppers to attend the Mississippi Economic Development Council's Summer Conference at the Beau Rivage in Biloxi, August 4-6, 1999. Mr. Estes made the motion to approve Ms. Peppers's travel expenses. After a second by Mr. Brown, the motion was unanimously approved.

A large area of the parking lot at the Hydro building was sealed and stripped at Hydro's expense to make it match the new addition to the parking lot. Mr. Vassallo requested that MCEDA reimburse Hydro for the work of approximately \$2,000.00. Mr. Phillips made a motion to split the cost of the work with Hydro and send a nice thank-you note to Hydro. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Wallace presented a request from the Canton Tourism Office asking MCEDA for use of the Canton balloon field for hosting the North American Balloon Nationals August 4th through August 8 in addition to the July 4th annual balloon festival. The request also includes cutting of grass from July until the August races. Mr. Estes made the motion to approve use of the field and for the additional grass cutting for 1999. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson requested that the MCEDA request that the Board of Supervisors allow MCEDA authority to maintain the grounds of the Courthouse. This will be presented at the July 6, 1999, Board of Supervisors Meeting.

Ms. Foy presented a recommendation from Mr. Leroy Tubbs to bulldoze down the old sign at the Central Mississippi Industrial Center instead of spending money to repaint the sign. It was agreed that a letter would be drafted to Steve Duncan requesting that the county take down the sign for MCEDA.

Ms. Foy requested approval for travel to Norman, Ok. for the third and final year of Economic Development Institute August 7 - 13, 1999. Ms. Alford made the motion to approve Ms. Foy's travel expenses. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Johnson made a motion to enter into closed session to consider whether or not to declare an executive session. After a second from Mr. Phillips, the motion was unanimously approved. Chairman Wallace then closed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made the motion to return to Open Session. Mr. Brown seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the Open Session. The reason stated for executive session was 1.) Strategy sessions in respect to threatened, pending or prospective litigation and 2.) Sale of land.

For the stated reasons, Mr. Johnson made a motion to declare an Executive Session. After a second by Mr. Phillips, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an Executive Session at 11:10 a.m.

After discussion of the EPA contract, Mr. Johnson made a motion to develop a marketing plan according to the EPA guidelines. Mr. Estes seconded the motion and the motion was unanimously approved. Ms. Foy was appointed project manager for the EPA agreement.

Mr. Vassallo was directed to contact Mr. Billy Martinson and a representative of Allen and Hoshall to determine if the Martinson invoice for an additional \$6,000 was an oversight of the engineer or if the work was called for in the contract.

Mr. Phillips made a motion to approve the fence and proposed landscaping for Cardinal Health and to require additional landscaping along the west fence. Cardinal will be asked to choose a more appropriate tree for screening purposes than the pine trees. Final approval of the landscaping will be granted only after a MCEDA inspection. After a second by Mr. Brown, the motion was unanimously approved.

A request to buy 10 - 20 acres of property in CMIC Park #3 was presented in the form of a letter from M. Bennett Chotard, attached and made a part of these Minutes by reference. After discussion that the facility would not complement the existing industries already there. Mr. Johnson made a motion to deny the request for sale of property at CMIC. Mr. Phillips seconded the motion, and the motion was unanimously approved.

Mr. Vassallo asked the consideration of the Board concerning a prospect visit to a commercial freezer company in Rome around July 4th. Mr. Johnson made a motion to authorize the executive committee to make the final decision based on additional conversations with the contact for the firm. After a second by Mr. Phillips, the motion was unanimously approved.

Mr. Wallace made a motion to utilize the services of a consultant, Barbara Travis, in outlining the top executive's functions. He presented her hourly fee as \$125 for the first 20 hours and \$100 per hour over and above the 20 with a cap of \$5,000.00. Ms. Travis will be reimbursed for long distance calls and mileage at a rate of \$.32 per mile. After discussion concerning travel time, Mr. Johnson made a motion to approve Ms. Travis contract. Ms. Alford seconded the motion and it was unanimously approved.

Mr. Wallace presented plans for the new sound stage from Williford, Gearhart and Knight showing a proposed \$1,353,134.25 for the 36,000 square foot facility. He recommended that the specifications be presented to the Board of Supervisors for approval with the City of Canton's participation. Once the Supervisors approve the plans, Mr. Wallace suggested that the specifications be developed into a form to send out for bids. Mr. Johnson made a motion to approve the 36,000 facility and to develop plans for the bidding process. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Wallace further recommended that Mr. Williford be hired to serve as the engineer on the sound stage project. Mr. Johnson made a motion to hire Mr. Williford as the engineer for the sound stage project with a cap of \$55,000.00 for engineering services. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Johnson made a motion to authorize the Executive Committee to develop a transition plan for replacement of the President. After a second by Mr. Estes, the motion was unanimously approved.

At 1:35 a.m., Mr. Johnson made a motion to adjourn Executive Session. After a second by Ms. Alford, the motion was unanimously approved. Chairman Wallace then adjourned the Executive Session and re-convened the open meeting.

At 1:40 a.m., upon motion duly made, seconded and unanimously adopted, Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



CHIP ESTES, SECRETARY-TREASURER