

MINUTES OF THE JUNE, 1998 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 25TH DAY OF JUNE, 1998,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

A special June, 1998 meeting of the Madison County Economic Development Authority was duly called, held and conducted on the 25th day of June, 1998, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi. Vice-Chairman Thomas Johnson, presiding, called the meeting to order and directed that the notice and call of the meeting be filed with the Minutes of the meeting.

Members Present: Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips; John Wallace and Hite Wolcott. Also present were President Steve Vassallo; Larry Smith-Vaniz; Jim Hust and Joy Foy.

Guests: Kenny Simmons; Maureen Simpson; Larry Smith; Bill Gordon; Industrial Prospect; Jim McArthur; Jodie Tidwell; Charles Williford; Duane Gordon; and Ken Wilbanks.

Vice-Chairman Johnson announced that the members of the Authority present constituted a quorum and declared the meeting duly convened.

Mr. Wallace made a motion to approve the Minutes of May 21, 1998 meeting as mailed out. After a second by Mr. Brown, the Minutes were unanimously approved.

Mr. Kenny Simmons presented site plans for lot #8 along Weisenburger Road. He explained the planned 6,000 square foot facility would match the existing Purina Store to the south of the lot with heavy emphasis on landscaping. Mr. Phillips made a motion to approve the site plan as presented. After a second by Mr. Wallace, the motion was unanimously approved.

Mr. Larry Smith and Ms Maureen Simpson presented the "Feasibility Study" for the multi-purpose building proposed for the Canton Commercial Industrial Center (CCIC) site. Mr. Smith concluded that this is a good opportunity to do something unique in the area.

Mr. Wallace made a motion to recommend to the City of Canton that Mississippi Department of Transportation (MDOT) be allowed to use the 4.4 acre site to the west of the CCIC entrance for stockpiling 3,000 tons of aggregate. The request, made in a letter to MCEDA that is attached and made a part of these Minutes by reference, to use the site from the last week in June to the end of August. The agreement will include language to provide for clean-up to recapture the value of the property after the last week in August. After a second by Mr. Estes, the motion was unanimously approved.

At 9:10 a.m., Mr. Estes made a motion to enter closed session to consider whether or not to declare an executive session. After a second from Mr. Phillips, the motion was unanimously approved. Vice-Chairman Johnson then closed the General Session and convened the Closed Session.

After discussion of matters, Mr. Estes made the motion to return to Open Session. Mr. Brown seconded the motion and it was unanimously adopted, whereupon Vice-Chairman Johnson reconvened the Open Session. The reasons stated for executive session were 1.) purchase/sales of land; 2.) ligation and 3.) personnel matters.

For the stated reasons, Mr. Wallace made a motion to declare an executive session which was seconded by Mr. Phillips and unanimously approved. Whereupon, Vice-Chairman Johnson closed the General Session and declared an Executive Session at 9:12 a.m.

A proposal for a site plan for an industrial prospect was presented by Messrs. Bill Gordon; the Industrial Prospect; Jodie Tidwell; Jim McArthur and Duane O'Neil. Mr. Phillips made a

motion to accept the site plan. After a second from Mr. Wolcott, the motion was unanimously approved.

Mr. Wallace made a motion to sell a parcel to the prospect mentioned above, for the purpose of establishing a manufacturing facility on the site as per a proposed contract to be negotiated by MCEDA and the company. The name of the prospect will be kept confidential until such time the contract for sale can be agreed upon by the company. After a second by Mr. Phillips, the motion was unanimously approved. This meeting will be recessed to allow time for the contract to be discussed and approved by all parties.

At 10:20 a.m., Vice-Chairman Johnson called for a ten (10) minute recess.

After reconvening the meeting at 10:30 a.m., Mr. Smith-Vaniz presented a preliminary survey on the Martin Property. Mr. Phillips made a motion to allow Mr. Martin to retain 11.5 acres as his homesite as opposed to the ten (10) acres referenced in the contract. After a second from Mr. Brown, the motion was unanimously approved. Mr. Smith-Vaniz also reported that the re-zoning application for the Martin property had been filed by Mr. Jake Ritchie.

Illinois Central Railroad (ICRR) has written a counter proposal for the transfer of the railroad tracks at Central Mississippi Industrial Center (CMIC). The changes include an indemnity provision and language concerning the salvage of the rail in the event the system is abandoned. He explained that a final agreement should be reached by next month.

A request to purchase property in the CCIC was presented from Love's Stores. After discussion, Mr. Wallace made a motion to recommend to the City of Canton that the requested five (5) acre site at CCIC be sold to Love's as proposed in the attached letter with strict landscaping requirements and other conditions to be negotiated. Mr. Phillips seconded the motion and the motion was unanimously approved. (Other considerations including a variance for signage was discussed.) It was agreed that Mr. Wallace and Mr. Vassallo would present the recommendation to the City of Canton.

A proposal from a local restaurant to supply food service at Gluckstadt, provided MCEDA built and owned the building, was discussed. It was agreed not to build such a facility at the present time. Mr. Phillips agreed to assist Mr. Vassallo in a pricing procedure to present to the Board in July for the eight (8) acre red barn site.

At 12:05 p.m., the meeting was returned to open session.

Ms. Foy presented an updated quote from Trustmark National for combining the four (4) previously approved accounts into a sweep account for a higher interest rate from the Bank. She explained that Trustmark's initial quote of \$50 monthly charge was an error and the correct charge will be \$150. Mr. Brown made a motion to approve the sweep account at Trustmark and the monthly charge of \$150. After a second by Mr. Phillips, the motion was approved with Mr. Wolcott voting against the motion. (Mr. Wolcott is a Director of the Board for Trustmark National Bank.)

The financial reports were presented and reviewed. Mr. Phillips made a motion to accept the monthly financial statement and to approve payment of the monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and to make them a part of the Minutes by reference. Mr. Wallace seconded the motion, which was unanimously approved.

Mr. Phillips made a motion to present a 1998-99 proposed budget (copy attached and made a part of these Minutes by reference) to the Board of Supervisors. Mr. Wallace seconded and the motion was unanimously approved.

Mr. Estes suggested that a formalized agreement with Madison County Schools be negotiated for the sixteen (16) section land at Gluckstadt.

Mr. Smith-Vaniz presented a letter from the Mississippi Department of Economic and Community Development (MDECD), attached and made a part of these Minutes by reference,

that the authority to grant the Madison County Journal tax exemption lay at the discretion of the Madison County Board of Supervisors. Mr. Estes made a motion to recommend to the Board of Supervisors that the ten (10) year requested tax abatement be approved for the Madison County Journal. After a second from Mr. Wallace, the motion was unanimously approved.

Mr. Wallace made a motion to adopt a resolution regarding the transfer of title to the 80 acres in the CCIC to the City of Canton for the multi-purpose building as agreed at the Board Meeting of April 16, 1998. After a second from Mr. Brown, the motion was unanimously approved to adopt the attached resolution.

Mr. Hust reported, in Mr. Bourgeois's absence, that engineering support to MCEDA for the month of June had included surveying in CMIC and in the Ridgeland Business Park. Engineers had also assisted in estimating development cost for a CMIC site.

Mr. Vassallo asked for travel approval to attend the Southern Automotive Expo in Nashville from August 11th to 13th. Mr. Vassallo plans to stay with his parents and drive the six hours to the show. Mr. Wallace made a motion to approve the trip expenses. After a second by Mr. Brown, the motion was unanimously approved.

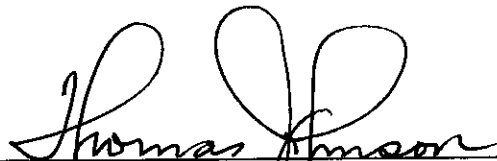
Mr. Vassallo requested travel approval for at least two individuals to attend the SEDC Annual Conference in Williamsburg, VA from October 17th - 20th. With consideration that Jackson will host the next Annual Conference, Mr. Wallace made the motion to approve travel for two (2) individuals, Mr. Vassallo will be one of the two, to attend the SEDC Annual Conference. After a second from Mr. Brown the motion was unanimously approved.

Mr. Vassallo requested approval for Veronica Peppers to represent MCEDA at the International Sister City Conference in Miami, FL on July 31. Mr. Estes made the motion to approve Ms. Peppers travel to Miami. After a second by Mr. Brown, the motion was unanimously approved.

After discussion of the ten (10) acres east of ABC Distribution, Mr. Estes made a motion to contact the County about clearing an area to determine the property's worth and report back to the Board. Mr. Wolcott seconded the motion and it was unanimously approved.

A copy of Ms. Foy's report is attached to and made a part of these Minutes by reference.

After as closed session, Mr. Wallace made a motion to recess the meeting until July 7th at 8:30 a.m. After a second by Mr. Brown the motion was unanimously approved at 1:50 p.m.


THOMAS JOHNSON, VICE-CHAIRMAN

ATTEST:


C. RAY PHILLIPS, SECRETARY-TREASURER