

THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 10TH DAY OF MARCH 2010,
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 10th day of March, 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, Chip Estes, Lanny Slaughter, and Bill Guion

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

Guests: Jan Collins, Mayor Leslie Childress, Breck Hines, Jeff Peoples and Joseph Orr

At 8:35 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. Slaughter made a motion to approve the February 10, 2010 minutes as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey introduces Mr. Breck Hines with Southeastern Industrial Properties, Mr. Jeff Peoples with Peoples Construction, and Mr. Joseph Orr, Architect, to the MCEDA Board. These gentlemen presented the site and building plans for the Monsanto Seed research facility to be constructed in the Flora Industrial Park. Mr. Hines stated that the Monsanto has about 50 facilities worldwide. Flora is a good fit for this facility. Mr. Hines stated that they have viewed the Primos facility in Flora and will be applying those same architectural features to the Monsanto facility.

Mr. Coursey stated that the Monsanto location will need to be moved to a 5 acre parcel across the street from the original site and the fill dirt requires from MCEDA will be less than what was presented at the last MCEDA Board meeting. Mr. Estes stated that he has contacted Patricia Rucker with Entergy to assist with the transmission line location.

Mr. Estes made a motion to approve the financial report as presented. After a second by Mr. Guion the motion was unanimously approved.

Mr. Estes made note of the Entergy bill MCEDA pays monthly for lighting in Gluckstadt. Is this something that MCEDA should continue to pay for. Mr. Coursey stated that he would speak with County Administrator, Arthur Johnston. Mr. Coursey also proposed that MCEDA draft a resolution to suggest that the County will take over the property and maintain the lighting with revenue received from expiring tax exemptions.

Mr. Coursey reported that MCEDA staff, along with Jeff Ballweber and Steve Seale, has submitted a funding request for fire protection to Senator Wicker and Cochran's offices in the amount of \$200,000.00.

Mr. Coursey reported that there is a need for fulltime janitorial staff at the WIN Center and MDES offices. Ms. Knight has compiled some quotes from differed temporary agencies and will follow up to make sure that the rates are still applicable. Once selected, the agency will be responsible for all custodial services and will need to provide a certificate of insurance.

Mr. Coursey reported that the Parkway East assessment has changed over the years from an original estimated annual assessment of \$40,000.00 per year to \$101,000.00 per year. Mr. Hutchinson suggested that Attorney Clark review the documents and make sure that there is no negative recourse for MCEDA in the event that anything falls through. Attorney Clark will review the documentation and report back at the next MCEDA Board meeting. Attorney Clark will also look at the PID records. Mr. Coursey reported that a letter was sent to St. Dominic's offering the Parkway property to them. No response received. Mr. Coursey also reported that he and Attorney Clark have researched the auction laws and tax sale laws for Mississippi. The Board suggests that Attorney Clark compare MS Code to the MCEDA by- laws and consider getting an AG's opinion.

Mr. Coursey reported that he spoke with Mr. Mike Kent regarding the 16th section property and the forfeiture of that property back to the Madison County School Board. Mr. Coursey inquired about the possibility of a recovery fee charged to a developer to connect to the water and sewer systems if they were located on the MCEDA developed 16th Section property. Mr. Kent suggested that MCEDA investigate further for a mechanism to do this. He also suggested that MCEDA provide a letter stating why the property was being returned to the school board. Attorney Clark will compose such letter.

Mr. Coursey reported that due diligence is being conducted regarding a North East Store Project. Mr. Coursey stated that he will be meeting with Gene Rushing, owner of Piggly Wiggly in Canton to discuss the project. Mr. Coursey reported that another possible option is that a non-

profit known as Second Harvest set up set up an incubation type store. Mr. Coursey is in the process of gathering more information on this option.

Mr. Coursey requested delaying any further discussion regarding new office space until the next MCEDA Board meeting. Mr. Coursey is in the process of gathering more data.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the League and Legislature Luncheon was a great success. The MCBL will vote to change their by-laws at their next meeting. Ms. Collins also reported that the MCBL will be planning an Economic Symposium in partnership with MCEDA. This should be scheduled to take place before summer.

Attorney Clark provided an update from legal counsel. Legal Counsel has been working with Mr. Coursey on the Monsanto project. Mr. Clark also stated that legal counsel has been working on small research projects as needed.

Mr. Coursey reported that he will be visiting the headquarters of Cardinal Health and Leavitt Tube to follow up with each on the current status of their companies in Madison County.

Mr. Coursey reported that contracts for the lobbyists for Madison County are included in the MCEDA Board packets. Mr. Coursey will talk with Mark Houston, County Administrator about the lobbyists' fees including the fact that MCEDA funds are falling short. It is the will of the MCEDA Board that Mr. Coursey communicate to the BOS that in the current economy, MCEDA can not afford to assist with lobbyists costs. Mr. Coursey will email the MCEDA Board with the response received from the BOS.

Mr. Coursey made a travel request for MDA sponsored SUES Canadian Conference on the MS Gulf Coast April 11-13, and Cornet in New Orleans April 19, 20, 2010. Mr. Hutchinson made a motion to approve the travel requests as presented. After a second by Mr. Guion the motion was unanimously approved.

Mr. Stringer reported that he has been working with Leavitt Tube and the Tax assessors office regarding a tax exemption issue. Mr. Stringer stated that he will be accompanying Mr. Coursey to visit Leavitt Tube and Cardinal Health this month.

Ms. Knight provided an update on the Kanda Sister City Program. Ms. Knight reported that the students are in the process of preparing for travel to Japan. The students and Ms Knight are attending training sessions every Sunday from 2 until 4. The students are also meeting at the MCEDA offices on Thursdays to prepare a presentation to be presented in Kanda at the schools they visit and for the dignitaries and at Nissan facility.

Ms. Knight also reported that MEDC Summer Conference begins on July 21st. The MCEDA Board would like to look into conducting a morning Retreat on Wednesday July 21st.

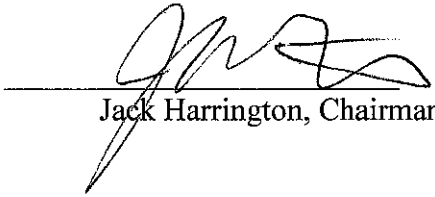
There was a motion by Mr. Estes and second by Mr. Hutchinson to go into closed session for the purpose of discussing the need for an Executive Session. The motion passed unanimously. There was then a discussion of the need to go into Executive Session, at the conclusion of which there was a motion by Mr. Slaughter and a second by Mr. Guion 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. Estes, 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:

Mr. Harrington made a motion that MCEDA sell the developers of the Monsanto project the additional land for a total of 5 acres. MCEDA will sell p to 5 acres for the same price of the original land sale and the developers will be responsible for installing the sewer line. After a second by Mr. Hutchinson, the motion was approved. Mr. Chip Estes abstained from this vote.

The MCEDA Board will take information regarding salaries under advisement and make suggestions at next MCEDA Board meeting.

At 11:32, upon a motion made by Mr. Estes, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.


Jack Harrington, Chairman

ATTEST:

