

FINAL MINUTES OF THE MARCH 17, 2005, MEETING OF THE  
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17<sup>th</sup> DAY OF MARCH, 2005, AT 8:00 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 17<sup>th</sup> day of March, 2005, at 8:00 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Chip Estes, Barbara Gray and Deborah Martin. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Lucy Weber, Chad Wages, Tommy Fulton and Charles Williford

Chairman Gray announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Almond made a motion to adopt the agenda. After a second by Ms Martin, the motion was unanimously adopted.

Mr. Almond made a motion to adopt the February 17, 2005, minutes. After a second by Ms Martin, Mr. Estes noted on page 3, the word "sell" needed to be replaced with the word "sale"; on page 4 the name "Arrion" should be "Aarion"; the wording of "...too much stock photography used..." needed to be deleted. The minutes were unanimously adopted with the noted changes.

Mr. Almond made a motion to adopt the February 25, 2005, minutes. After a second by Mr. Broughton, the motion was unanimously adopted.

Ms Raley and her Madison County Foundation Chairman were in Washington and no report was provided.

Mr. Coursey reported that the MCEDA staff is proceeding with getting the quality of life brochure completed. He gave a short laptop presentation of the aerial photo movie design portion of the new MCEDA website design. He reported working two projects – one a sports complex and the other a computer parts office.

After some discussion, Mr. Broughton made a motion to order a background check on Lenita Knight and provided nothing negative appears, authorize Mr. Coursey to hire her as Data and Finance Manager at a yearly salary of \$30,000.00. After a second by Ms Martin, the motion was unanimously adopted.

Mr. Coursey recommended that Ms Foy be promoted to Deputy Director. Chairman Gray made the motion for the title promotion with a salary increase to follow. After a second by Mr. Estes, the motion was unanimously adopted.

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A copy of the "Industrial Park Feasibility Study" prepared by Mendrop-Wages and McCallum Sweeney was reviewed. Mr. Estes made a motion to adopt this final proposal that states the project cost of \$60,000 plus expenses as cost of Phase I and additional cost of \$18,500 plus expenses for each additional site in the Phase II process. After a second by Mr. Broughton, the motion was unanimously adopted. A copy of the study is attached to and made a part of these minutes by reference as attachment "A".

A draft for dealing with option payments and earnest monies was presented and reviewed. The consensus was that the amount suggested was less than acceptable and Mr. Coursey was directed to check with local Realtors to identify a market rate. Attorney Panter suggested removing the last sentence to refund monies if MCEDA fails to uphold its portion of a land deal. Attorney Panter will address the concerns and present an updated proposal at the April meeting.

Mr. Coursey reported plans for a breakfast meeting between the Madison County Board of Supervisors and the MCEDA Board of Directors.

Mr. Coursey has hired an outside source to verify that the HVAC system of the WIN Job Center is being maintained.

Mayor McGee has a large project in the City of Ridgeland that Mr. Coursey reported will need assistance from MCEDA.

Attorney Panter reported that the Madison County Wastewater Authority hopes to close on the purchase of the sewer system by April 15, 2005. Since Mr. Johnson was Chairman when this Catlett Road project originated, Attorney Panter recommended that both he and now-Chairman Gray both be authorized to sign the closing papers. Mr. Broughton made a motion to draft a resolution that authorizes Mr. Johnson and Chairman Gray to co-sign the required paperwork for the transfer of the sewer system as well as necessary easements to the Madison County Wastewater Authority, provided Attorney Panter approves all the documents. After a second by Mr. Almond, the motion was unanimously adopted.

Attorney Panter also reviewed a conversation with Murray Wiykol on the \$10,000 earnest money that was never released to MCEDA on the Oxford Automotive building. A letter from Mr. Wiykol and attached to and made a part of these minutes as attachment "B", stating their desire to continue the process to purchase the facility. However, the time has lapsed on his contract to purchase and a request for the documentation outlined was never made to current staff or attorney. Both staff and attorney will continue to work to secure the earnest money.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Almond, the motion was unanimously adopted.

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Mr. Tommy Fulton representing Creative Logistics presented architectural plans for the 100,000 square foot building in the Canton Commercial and Industrial Center with 28 foot eave heights. The pre-engineered steel building will have split face block up ten feet with a light blue strip at the top of the blocks. Landscape plans were presented showing Red Maple, Bradford Pear and Shumard Oak along the south and east sides of the building. Additional plantings on the site will include Live Oaks, Crepe Myrtles, Bermuda Grass, Japanese Holly, Rubrum, Firepower and Variegated Liriope. Mr. Broughton made a motion to approve the architectural plans for Creative Logistics. After a second by Mr. Estes, the motion was unanimously adopted.

At 8:45 a.m., Chairman Gray left the meeting and left Secretary-Treasurer Estes to preside. Mr. Broughton made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Almond, the motion was unanimously adopted. At that time, Mr. Estes adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss: (1.) Flora land acquisition; (2.) industrial park land acquisition and (3.) potential litigation in connection with Anika.

After discussion, Mr. Broughton made a motion to return to open session, which was seconded by Ms Martin and unanimously adopted. Whereupon, Mr. Estes adjourned the closed session and reconvened the open session.

At 8:50 a.m., for the above stated reasons, Mr. Broughton made a motion to enter executive session. After a second by Ms Martin, the motion was unanimously adopted. Mr. Estes recessed the open session and convened the executive session.

Mr. Coursey reported meeting with Mr. Aarion King and negotiating the purchase of 40 + acres for \$10,000 per acre next to the Flora Industrial Park. Mr. Estes suggested that Mayor Richardson be contacted to meet with Mr. King to explore lowering the asking price for the property. Mr. Broughton made a motion to purchase the Aarion King property along Highway 49 in Flora at a price not to exceed \$10,000.00 per acre. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Coursey reported that 1,000 plus acres in north Madison County has been identified as a potential site for a future industrial park. It was the consensus of the board to have Mr. Coursey meet with the land owners and discuss a one year option with a possible six month renewal clause.

Potential litigation in the Anika complaint was discussed. Mr. Estes made a motion to proceed with legal action in collection of the \$10,000.00, if the matter isn't resolved after Ms Foy talks with Mr. Wiykol. After a second by Mr. Broughton, the motion was unanimously adopted.

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Mr. Broughton made a motion to adjourn executive session. After a second by Ms Martin, the motion was unanimously adopted. Mr. Estes adjourned the executive session and reconvened the open session.

Mr. Coursey recommended that each board member email to him a two paragraph summary of the area assigned to them from the strategic planning session. He will assimilate all the reports and forward to the entire board.

At 9:15 a.m., upon motion duly made, seconded and unanimously adopted, the meeting was adjourned.

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Barbara Gray

ATTEST:

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Bryan "Chip" Estes, Secretary-Treasurer