

INDUSTRIAL DEVELOPMENT AUTHORITY OF MADISON COUNTY
MINUTES
Regular Meeting
March 23, 1993
South Liberty Street Office; 6:15 p.m.

PRESENT: Brance Beamon, Mark Bounds, Mary Hawkins, Thomas Johnson, Anne King, Duke Loden, Bob Montgomery, and John Wallace

ABSENT: Billy Cooper, Joe Waggoner, and Hite Wolcott

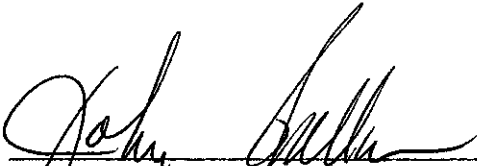
GUESTS: Emad Al-Turk and Scott Bonner of Waggoner Engineering, Bill Owen and Charles Williford of Williford Gearhart & Knight, and John Lovorn of PHH Fantus

- I. STRATEGIC PLANNING PROPOSALS - Following a welcome and introduction of guests by President Wallace, Executive Vice President Loden told of having advertised for a Strategic Planning request for proposals and of having received five proposals on March 18, 1993, and of having gotten copies to all the Members for their review. A handout showed the five being from: Carroll-Graham Management Consultants, PHH Fantus, Southern Consultants, Inc./Joseph A. Lusteck & Associates, Inc., Spaulding & Associates, and Williford Gearhart & Knight/Arthur D. Little. Mr. Al-Turk of Integrated Strategic Services went through technical rating sheets he had prepared for and passed out to the Members of the Board who had rated the five responses on the criteria of (1) experience in similar type projects - 20%; (2) qualifications, knowledge and technical expertise in this and similar projects - 30%; (3) technical approach - 30%; and (4) ability - 20%. After lengthy discussion including comments by Mr. Williford of Williford Gearhart & Knight and by John Lovorn of PHH Fantus, Ms. Hawkins made a motion to invite each respondent for a joint interview with the Board of Supervisors in April. After a second was given by Mr. Beamon, the motion passed unanimously. Mr. Loden would contact David Richardson, the President of the Board of Supervisors, for a convenient date such as Wednesday, April 14th or Thursday, April 15th for the interviews which would consist of 30 minutes from the firm on their qualifications and approach to the project and 15 minutes of questions and answers.
- II. MINUTES - The Minutes of the February 18, 1993 meeting were approved as mailed out with one correction with a motion by Secretary - Thomas Johnson, a second by Mr. Beamon, and an unanimous vote.
- III. FINANCES - The finances of the Development Authority were shown by Executive Vice President Loden on three handouts. The Account Balances as of February 28, 1993, and as of March 23, 1993, each had balances over \$565,000. The docket of expenses pending totaled over \$40,000. After several questions, a motion to accept the Financial Report was made by Ms. King, seconded by Ms. Hawkins, and approved unanimously. Mr. Loden then asked for the wishes of the Board on a request from Capitol Printing, copies of which had been passed out, to pay one and one half payments each month to help themselves become current on their lease payments to IDAMC. The request was seriously considered by the Board and by unanimous consensus, Mr. Loden was instructed to make a revised payment schedule of when Capitol should pay, although in no way changing the lease. Attorney Montgomery recommended that the Board consider future legal action to ask for individual judgements on the Hall Furniture bankruptcy.

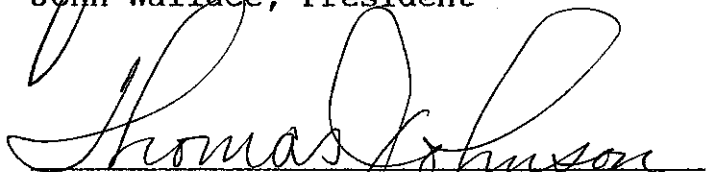
- IV. CROPLAND/CLEARING/BUSHHOGGING - Executive Vice President Loden summarized the Bids Opening Sheet, hereafter attached, for cropland leasing in the Gluckstadt Industrial Park, for clearing work in the industrial parks, and bushhogging work in the industrial parks. A motion was made by Ms. King to award bids to Mr. Loden's recommendations of James H. Fox as the high cropland bidder and of Don Powell as the low clearing bidder, and of Robb Endris as the low bushhogging bidder. Everyone gave their approval after a second was given the motion by Mr. Beamon.
- V. ROADWAY PROJECT - On the roadway project in the Canton Commercial & Industrial Center to serve several small commercial sites, Mr. Williford showed the plans and his "Opinion of Probable Project Costs" of \$33,597.60. After a few comments and questions, a motion to proceed with publicly bidding the project was made by Ms. King, seconded by Secretary-Treasurer Johnson, and approved by the Membership.
- VI. ENGINEERING - In his engineering report, Mr. Bonner highlighted the project report handed out to everyone, including mention that his office was comparing the preliminary Federal Flood Insurance maps to determine their accuracy regarding the Central Mississippi Industrial Center. A motion was made by Mr. Bounds, seconded by Ms. Hawkins, and passed by an unanimous vote to accept the engineering report.
- VII. ENABLING LEGISLATION - Executive Vice President Loden spoke of the State House having introduced and amended HB 1628 and of the Senate having passed SB 3133, which is the same enabling legislation as offered by IDAMC. Ms. King also commented about the pending bills, one of which would likely pass both sides of the Legislature.
- VIII. INDUSTRIAL PROJECTS - Executive Vice President Loden told of IDAMC needing to review the plans for the Haverty building addition in accordance with the lease on the original building. Consensus was for Waggoner Engineering to provide this engineering review of the construction plans. Mr. Loden spoke of the Special Olympics office site along County Barn Road needing an environmental assessment. Ms. Hawkins mentioned the date of April 13th when the Special Olympics Board will meet and announce their choice of Madison as their new headquarters site. Mr. Loden noted that the Veterans Homes bills had passed and were signed by the Governor last Friday. He also mentioned that a private resort developer had visited regarding a location on the Barnett Reservoir, and that the Van Leer pail plant will be closing. Mr. Loden said that the theme park project was getting hot again, and might require a trip out of state for the bond attorney Lucien Bourgeois, attorney Bob Montgomery, and IDAMC's Executive to meet with financing officials. A motion was made by Secretary-Treasurer Johnson that IDAMC would pay for the three to make such a trip provided the theme park developers pay for the airline tickets. After a second was provided by Mr. Beamon, the motion passed unanimously.
- IX. OTHER - Other items mentioned were that Southern Bag would relocate its offices from Yazoo City to a new building in the Summertree Office Park. Ms. Hawkins also spoke of a Mississippi State Department with 600 employees considering the former MFC corporate building, and of a major fast food chain to be building soon in Madison. Attorney Montgomery and Ms. King spoke of the West Madison Utility District having asked the county to consider taking over the District if their money problems do not get better. Copies of a book from Hederman Brothers, a profile of Mississippi's congressional representatives, and a map of the Highland Colony Parkway were given to the Members.

- X. UPCOMING EVENTS - President Wallace reminded everyone of the Salute to Industry Catfish Supper on April 29th and of the next regular IDAMC meeting on April 27th.
- XI. ADJOURNMENT - There being no further business, a motion for adjournment was made by Mr. Beamon, seconded by Mr. Bounds, and unanimously approved.

WITNESS OUR SIGNATURES:



John Wallace, President



Thomas Johnson, Secretary-Treasurer