

FINAL MINUTES OF THE MARCH 26, 2009, SPECIAL MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 26TH DAY OF MARCH 2009,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The Special meeting of the Madison County Economic Development Authority was conducted on the 26th day of March, 2009, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS

Members Present: John Almond, Calvin Harris, Jack Harrington, Dick Hutchinson, and Chip Estes

Also present were Tim Coursey, Lenita Knight, Mitch Stringer, and Taravia Seals

Guests: Jim Streetman, Bobbie McMurtry and Russell Perkins

At 8:38a.m., Chairman Hutchinson 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. Almond made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Harris made a motion to adopt the February 12, 2009, minutes with edits to include MCEDA's shared cost of the salary of Steve Seale to state "in accordance with cost sharing arrangements and the note of the correction of the spelling of Bennie instead of Benny. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Harris made a motion to approve the financial report as presented. After a second by Mr. Almond, the motion was unanimously approved.

There was a motion by Mr. Harrington and second by Mr. Almond to go into closed session for the purpose of discussing the need for an Executive Session to professional services (personnel). The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Harris and a second by Mr. Harrington to do so. This motion was adopted unanimously. Chairman Hutchinson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss professional services. Chairman Hutchinson convened an Executive Session for this purpose.

Mr. Harrington made a motion to adjourn Executive Session. After a second by Mr. Harris, 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. Almond made a motion for the MCEDA Board to hire Mr. Jim Streetman of Scott, Sullivan, Streetman and Fox law firm of Ridgeland, to serve as legal counsel for the MCEDA Board at an hourly rate of \$175.00 per hour with no drive time fee. After a second by Mr. Harris, the motion was approved with a vote of 4 yes with one abstaining vote.

During open session, Mr. Coursey introduced Mr. Russell Perkins. Mr. Perkins presented plans for the new MCEDA building to be built in Gluckstadt. Mr. Perkins stated that he has discussed zoning and ditch issues with Mr. Brad Sellers, and that the county has requested a civil engineering work up on the site where water and drainage will be placed. It is the will of the MCEDA Board to ask Attorney Streetman to check the authorizing legislation to determine whether or not MCEDA can be in the development business.

Mr. Estes made a motion that Mr. Coursey present the building plans to the Madison County Board of Supervisors at the next Supervisors Board meeting to get a general approval for the new building construction budget. After a second by Mr. Harrington, the motion was unanimously approved.

It was suggested that as many members of the MCEDA Board that can accompany Mr. Coursey to the meeting should do so to show support. The next Madison County Board of Supervisors meeting is scheduled for Monday, April 6, 2009.

Mr. Coursey reported that he has set up a conference call with Mr. Jeff Ballwebber, Mr. Paul Griffin and Mr. Calvin Harris for Monday, March 30, 2009 at 2:00 p.m. to provide an update on the Northeast Madison Lake Initiative. Mr. Coursey also reported that Mr. Steve Seale is working on scheduling a legislative reception as well as requests for earmark funds.

Mr. Coursey presented Pickering's new contract for services for follow-up work eg. grant-writing for the Northeast Lake project. Mr. Ballwebber has provided an outline of things that need to be completed, that include; 1) technical support, 2) a grant writing effort and 3) discussions with the corps of engineers and other assistance. The fees identified in the contract are somewhat high. Mr. Coursey suggests that the contract should be renegotiated.

Mr. Coursey also stated that he suggests that MCEDA withdraw any plans to host the legislative reception discussed earlier. And instead, visit Congressman Thompson in Bolton followed by a trip to Washington D.C.

Mr. Estes made a motion that MCEDA engage Jeff Ballwebber to settle the Doaks Creek issue and approve and approve \$6,000.00 for the purpose of a writing grants. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey suggested that MCEDA publish and distribute a quarterly newsletter rather than monthly E-newsletter. The MCEDA Board questioned the monthly billing received from Strategic Marketing Group LLC in the amount of \$2,000.00 and suggested negotiating an hourly rate for services rendered going forward. Mr. Estes made a motion to renegotiate fee request with Strategic Marketing Group LLC to an hourly rate for services rendered as needed. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey stated that there is no update to report on the 16th Section land re-valuation at this time.

Regarding the Parkway East property, Mr. Coursey reported that there are wetlands issues with the property and the wetlands consultant recommended that a drainage ditch be dug from MCEDA property across two adjoining landowners to the new Vertex parkway to the north. The purpose of this is to determine the actual extent of the wetlands versus poorly drained areas. This will cost \$25,000.00 and MCEDA is being asked to share in the cost. Mr. Coursey has approached the Board of Supervisors about digging the ditch. The Board of Supervisors has approved the installation of the ditch pending legal review by the county attorney.

Mr. Coursey reported that Ms. Jan Collins was offered the position of Executive Director for the Madison County Business League. It was reported that after a conversation with Mr. Todd Burwell, Ms Collins has decided that she needs to think about accepting the position and will let Mr. Burwell know once her decision is made.

Mr. Coursey reported that advertisements for bids for the purchase of a new truck were solicited. Only one bid was received. Mr. Coursey reported that if the MCEDA Board decides to purchase the current lease vehicle, an additional quote will be needed. We also will secure another quote for a used truck. The existing truck (\$17K+) will suffice for one of the two required quotes. Mr. Almond made a motion that MCEDA purchase the Nissan Titan currently being leased pursuant to approval by Attorney Streetman. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that the IEDC Salary Survey was received. However, the data is not accurate.

Mr. Coursey requested travel approval for Mitch Stringer to the Greater Jackson Alliance Chicago Marketing Trip, April 15-17, 2009. A portion of this trip is reimbursed by the Greater Jackson Alliance. Mr. Almond made a motion to approval travel for Mitch Stringer to Chicago, April 15 – 17, 2009. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Coursey reported that he received a letter from Mr. Rudy Warnock of Warnock and Associates soliciting future business needs.

There was a motion by Mr. Almond and second by Mr. Harrington to go into closed session for the purpose of discussing the need for an Executive Session to discuss land sales. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Harrington and a second by Mr. Harris to do so. This motion was adopted unanimously. Chairman Hutchinson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss land sales. Chairman Hutchinson convened an Executive Session for this purpose.

Mr. Harrington made a motion to adjourn Executive Session. After a second by Mr. Harris, 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 to negotiate a one year lease agreement with PKUSA at \$5,000.00 annually with the responsibility of all maintenance and repairs becoming the responsibility of the tenant, PKUSA, effective September 1, 2009. This will be a month to month lease with a 30 day notice to cancel. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Hutchinson made a motion to offer \$12.50 per foot for the Gluckstadt property if the party is able to close within 90 days or for \$15 sq. foot with first right of refusal if they close in 9 months. After a second by Mr. Estes, the motion was unanimously approved.

During Open Session, Ms Knight provided an update on the Dreamweaver Video Distribution as well as the Kanda Sister City preparation and Visit. Ms. Knight stated that the Japanese Kanda City visit was a great success. The students were well receptive to every event they experienced. The committee worked extremely hard and worked well together.

Ms. Knight stated that she has visited several schools distributing the video and the children are extremely excited about getting to take a copy for themselves. There has been a significant amount of press coverage, including by Mr. Jerry Lousteau who is airing it on the WMGO radio station in Canton. Ms. Knight is continuing to schedule schools for dates for distribution.

At 11:12 a.m., upon a motion made by Mr. Estes, seconded by Mr. Harrington and unanimously adopted, the meeting was adjourned.

