

FINAL MINUTES OF THE MARCH 27, 2014, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 27th DAY OF MARCH, 2014,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 27th day of March, 2014, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Dick Hutchinson, Bob Williams, Baxter Strain, Jim Smith
Bill Guion, Lanny Slaughter and Calvin Harris

Also present were Tim Coursey, Lenita Knight, and Attorney Andy Clark.

Guests: Mayor Gene McGee, Alan Hart, Jay Pearson, Jan Collins, and Michael
Simmons

At 8:32 a.m., Chairman Guion 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. Slaughter made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey introduced Mayor Gene McGee of Ridgeland and Alan Hart to the MCEDA Board. Mayor McGee stated that he appreciates MCEDA and the past support that MCEDA has provided to the City of Ridgeland. Mayor McGee stated that they are in the process of identifying ways to revitalize portions of the City of Ridgeland, particularly County Line Road.

Alan Hart stated that Ridgeland is currently exploring the option of creating a Public Improvement District for the County Line Road area. Ridgeland has been meeting with the City of Jackson in an effort to get them to adopt a like set of standards for the Jackson portion of County Line Road.

Mr. Hart added that Ridgeland has conducted studies to gather data on parking garages, walking distances for shopping venues along County Line, travel time by car during peak and holiday times versus non-peak times, etc. They have also enhanced the road route choosing 5 colors along the route for walls, roofs and accents. As well as 5 types of plants for landscaping. Mr.

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Hart stated that the City of Ridgeland would like to ask MCEDA to consider funding this effort in the amount of \$20,000.00.

Mr. Hutchinson made a motion to approve the one time allocation of \$20,000.00 to the City of Ridgeland to be used for a Public Improvement District along County Line Road. After a second by Mr. Strain, the motion was unanimously approved.

The City of Ridgeland will send invoices to the MCEDA Executive Director for payment requests not to exceed \$20,000.00.

Mr. Coursey introduced Mr. Jay Pearson to the MCEDA Board. Mr. Pearson is with the Mississippi School of Protocol and Etiquette and is representing the City of Canton and the Mayor's Youth Leadership Core Training Program. Mr. Pearson added that this program is a unified teen voice that focuses on giving back to their communities. This will be Canton's first time to participate in the program which provides a 6 week leadership class. This program includes the parents and teachers as well.

Mr. Pearson stated that the program begins Monday, March 31, 2014 and will be held at the Nissan Training Facility in Canton. Sessions are for children ages 7 through 12 and 13 through 18.

It is the sense of the MCEDA Board that his request shall be directed to the Madison County Business League for sponsorship consideration. The MCBL as a Board meeting scheduled for Monday, March 31st and the request will be presented to their Board for consideration at that time.

Mr. Williams made a motion to approve the minutes of the February 13, 2014 MCEDA board meeting and the February 21, 2014 Special MCEDA board meeting. After a second by Mr. Smith, the motion was unanimously approved.

Mr. Strain made a motion to approve the financial report as submitted. After a second by Mr. Williams, the motion was unanimously approved.

Ms. Collins provided an update for the Madison County Business League. Ms. Collins stated that preparations are being made for the upcoming event with Senator Thad Cochran. Invitations are in the process of being mailed.

Ms. Collins stated that the MCBL membership is up to 155 members. The Business League's League and Legislature event was extremely successful. Ms. Collins stated that the 2014 Youth Leadership Class was in attendance during this event. Ms. Collins also participated in the MEDC sponsored leadership event to learn more about leadership programs. Ms. Collins shared an announcement of an upcoming event for the Madison County Excel by 5 Ribbon Cutting and MS State University Childcare R&R Center on Wednesday, April 9th at 10:00 am in Canton,

where First Lady Bryant will be in attendance. This event will be an opportunity to raise awareness about the availability of the resource center for all educators.

Attorney Clark advised the Board of an item in need of correction in the minutes of the March 23, 2013 Special Call MCEDA Board meeting. Attorney Clark advised he recorded the minutes at the meeting, and they were later transcribed by Mrs. Knight. Attorney Clark advised that while Mr. Calvin Harris did abstain from and recused himself from a vote on a contract with Warnock & Associates, and while the draft minutes do so reflect the same, the final minutes of the March 25, 2013 minutes do not. Mr. Clark stated that the proper procedure to correctly evidence a previous Board action which was not accurately recorded is through a *nunc pro tunc order*.

Attorney Clark presented the Board with a *nunc pro tunc order* correcting the error and indicating Mr. Harris' abstention from the vote. Mr. Harris left the room, recusing himself from the discussion and abstaining from the vote on the proposed *nunc pro tunc order*. Likewise, Mr. Smith left the room, recusing himself from the discussion and abstaining from the vote on the proposed order with special note that he was doing so as he was a Board member at the time of the March 25, 2013 Board meeting, and therefore did not participate in any discussion or vote on the contract with Warnock & Associates. Mr. Williams made a motion to approve the *nunc pro tunc order* to correct the minutes of the March 25, 2013 Special Call Meeting. After a second by Mr. Slaughter the motion was unanimously approved, with the recusal and abstention from Mr. Harris and Mr. Smith.

Mr. Coursey reported that the Gluckstadt Fire Department has proposed building a new fire department and would need to sell the current facility and use the proceeds to help pay for the new building. It is proposed that this Gluckstadt Fire Department building and land is owned by MCEDA. It is located on the corner of Highway 51 and Weisenberger Road. The County would like for MCEDA to sell the property and if sold, commit the funds from the sale to the construction of a new fire department. Mr. Coursey suggests the need for a resolution with such wording to be prepared by Attorney Clark.

Mr. Coursey stated that the new Livingston Mercantile and Restaurant have asked that MCEDA sponsor an application for a USDA Rural Business Enterprise Grant on their behalf. The grant would be used to purchase restaurant equipment, and as a result, MCEDA would own the equipment and lease it back to the Livingston Mercantile and Restaurant. This application will be completed with the assistance of George French. There will be no administration fees for MCEDA. MCEDA will act as the sponsoring agent.

Mr. William made a motion to authorize MCEDA to act a sponsor for the USDA Rural Business Enterprise Grant on the behalf of the Livingston Mercantile and Restaurant. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that site improvements are being made to the Parkway East property owned by MCEDA. The improvements include filling the property with dirt provided by the County in order to bring it to grade and hence make it marketable. Mr. Coursey reported that MCEDA would still need to mitigate the wetlands to make it marketable. Coursey would like to negotiate pricing for the mitigation process and bring these findings back to the MCEDA Board for approval. The MCEDA Board further discussed the option of utilizing some of the County dirt to fill the MCEDA owned Gluckstadt property located behind Levi's. This will make this property marketable as well.

Ms. Knight presented a MCEDA Marketing Grant Application request submitted by the Canton Chamber Main Street. If awarded, the grant proceeds would be utilized to assist with a relocation and business recruitment package for the City of Canton to disseminated through the Chamber office and area human resource offices for industrial businesses as well as other businesses. Mr. Hutchinson made a motion to award a MCEDA Marketing Grant to the Canton Chamber Main Street. After as second by Mr. Williams, the motion was unanimously approved.

Mr. Coursey reported that he has had the opportunity to review the first draft of the talent attraction videos. He has suggested some corrections and edits that have been communicated to Mad Genius. Mr. Coursey anticipates that the changes will be available to review by April.

Mr. Coursey reported that the pre-bid conference for the MCEDA office was held at the MCEDA office on March 24, 2014. The bids are scheduled to be open on April 8, 2014 at 2:00 pm at the MCEDA offices.

Mr. Coursey reported that he Local and Private Authorizing Legislation Amendment to increase the bonding capacity of MCEDA has died due to misinformation. Mr. Coursey stated that it was miscommunicated that this increased capacity would be used for an airport, which was not the case. Mr. Coursey stated that the Madison County Board of Supervisors has rescinded their resolution in support of the increase. As a result of this action Madison County may not be in a position to compete for larger projects.

Attorney Clark provided an update from legal counsel stating that some of the items that he has addressed for MCEDA during the month have already been discussed during the Director's' comments. Attorney Clark added that the CSpire contract has been signed and executed for the Flora property.

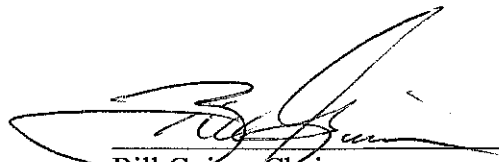
Mr. Coursey stated that Ms. Winningham is out of the office and that the confidential Existing Industry Report has been submitted for the MCEDA Board review.

Ms. Knight provided a Community Development update. Ms. Knight stated that MCEDA recently hosted the monthly Human Resource Managers meeting where the Madison River Oaks CEO served as the speaker and shared information regarding the affordable healthcare act. Ms. Knight also reported that the Youth Leadership program was a great success. The committee is in the process of finalizing the year. Plans are being made to attend the awards day celebrations at all high schools to make presentations. Ms. Knight added that she recently attended the MEDC Trends in Leadership conference to garner ideas about improving the Madison county program.

Ms. Knight stated that she has been working with Rose Bonner of Exel Supply Chain to assist them with finding training locations. Exel will manage the new Nissan Integrated Logistics Center currently under construction. Ms. Knight added that she attended area ribbon cuttings, committee meetings, Existing Industry visits and luncheons.

Chairman Guion addressed the MCEDA Board regarding the common practice of executive session during the course of business for Economic Development Boards. Chairman Guion stated that as an Economic Development Authority, MCEDA is many times bound to confidentiality agreements or non-disclosure agreements, which are legally binding, when involved with specific projects. All discussions relative to these projects must therefore remain confidential. As such, it is necessary for MCEDA to discuss these types of projects and the related subject matter in a closed meeting (Executive Session). Chairman Guion then polled the MCEDA Board members regarding their individual positions or opinions about the confidentiality of Executive Session discussion.

At 10:55, upon a motion made by Mr. Guion, second by Mr. Slaughter and unanimously approved the meeting was adjourned.



Bill Guion, Chairman

ATTEST:



Richard Hutchinson