

FINAL MINUTES OF THE MAY 10, 2018, REGULAR BOARD MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 10TH DAY OF MAY 2018,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,
CANTON, MISSISSIPPI

The regular meeting of the Madison County Economic Development Authority was conducted on the 10TH day of May 2018, at 8:30 a.m. in the MCEDA Office at 135 Mississippi Parkway, Canton, MS.

Members Present: Dwight Lockett, Doug Jones, Jim Smith, Lanny Slaughter

Staff: Joey Deason, Skip Jernigan, Taquana Mack, Lauren Scheel, Danielle Winningham

Guests: Jan Collins, Philip LeRoux, Celeste Adams, Bob Montgomery, Guest of Bob Montgomery

At 8:30 a.m., Chairman Lockett announced that the members present constituted a quorum, declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Doug Jones opened the meeting with a prayer.

Mr. Smith made a motion to adopt the agenda. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Jones made a motion to approve the minutes of the April 12, 2018, MCEDA Board meeting. After a second by Mr. Smith, the motion was unanimously approved.

The auditors, Mr. Philip LeRoux and Ms. Celeste Adams from Summers, Green, and LeRoux, presented the MCEDA Board with a draft of the 2017 Audited Financial Statements and went over the report. The board members will be prepared to vote on it at the next board meeting.

Due to Secretary/Treasurer Gardner's absence, the financial reports will be voted on at next month's board meeting.

Mr. Bob Montgomery with the Parkway East board made a presentation requesting Mr. Deason and the MCEDA board's leadership on leading a taskforce to develop a plan on how to market and sell the Parkway East property. The MCEDA board decided to discuss it further and would notify Mr. Montgomery on its decision.

Mr. Deason presented the board with a MCEDA personnel organizational chart. Mr. Smith made a motion to approve the MCEDA personnel organizational chart with employee titles and job descriptions and the following approvals for the hiring of:

- Ms. Winningham hired November 2017 as Chief Operating Officer
- Ms. Lauren Scheel hired November 2017 as the Director of New Business and Development
- Ms. Taquana Mack hired March 2013 as the Director of Finance and Accounting
- Ms. Candace Darby hired January 2018 as Executive Assistant.

After a second by Mr. Jones, the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League and Foundation and upcoming dates and events. She stated that the events that took place since the last board meeting were all a success and she is diligently working on the upcoming calendar of events and meetings.

Mr. Deason provided an update on the Highway 22 and Watford Parkway Drive's debris removal from the property. He has received two quotes and moved forward with the best quote to have the debris removed.

The MCEDA Strategic Plan and Dashboard was provided to the board. Mr. Deason asked that they review it over the next month before the June board meeting.

Mr. Deason stated that he is receiving quotes to have the Flora nonjurisdictional pond removed and would keep the board updated.

Ms. Winningham and Mr. Deason met with Mr. Tim Chambers at the Canton Career Center and discussed a plan to come up with a strategy on how to test their students with the ACT Workkeys test.

Ms. Winningham and Mr. Deason will be attending the Entergy Excited Event in Natchez. Ms. Winningham will be presenting the Existing Industry process.

Mr. Jones made a motion to approve and recommend the following 2018 ad valorem tax exemptions to the Madison County Board of Supervisors, Tax Assessors, and Chancery Clerk's office:

- 10 year exemption for Axiall, LLC in the amount of \$85,496.51.00
- 10 year exemption for Euro American Plastics, Inc. for 2017 assets totaling \$222,170.00 and 9 year exemption for 2016 asset totaling \$131,000.00
- 10 year exemption for Kasai North America Inc. in the amount of \$1,518,161.00
- 10 year exemption for Musee Properties LLC in the amount of \$1,800,000.00
- 10 year exemption for Tower Automotive Operations USA LLC in the amount of \$6,575,676.00
- 10 year exemption for Hederman Brothers Inc in the amount of \$6,049,450.08
- 10 year exemption for Calsonic Kansei North America, Inc in the amount of \$11,252,379.00.

After a second by Mr. Jones, the motion was unanimously approved.

Mr. Jones made a motion to authorize and approve the Executive Director to execute any and all related documents for the sale of approximately 30 acres at the Flora Industrial Park at \$10,000.00 per acre to Malouf Construction, Inc. After a second by Mr. Smith, the motion was unanimously approved.

Mr. Deason received a letter from MDA listing all grants and loans owed by MCEDA and updated the board.

Mr. Smith made a motion to move the regularly scheduled MCEDA board meeting from July 12th to July 19th due to the MEDC conference. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Smith made a motion to authorize and approve the hiring of two (2) interns, Kaitlyn Klauser and Labrecia Jones, for the 2018 summer period at a rate of \$10 per hour. After a second by Mr. Slaughter, the motion was unanimously approved.

Ms. Winningham updated the board on the ACT Work Ready Community goals for Madison County. It is now at 73% and MCEDA has until January 2019 to reach 100%. She stated that more of the workforce will need to be tested.

Ms. Scheel provided an existing industry report along with a spreadsheet on the companies that she has reached out to. She will continue to update the board as she receives updates.

There was a motion by Mr. Smith and a second by Mr. Jones to go into closed session for the purpose of discussing the need for an Executive Session to address legal matters with Project Phoenix, Parkway East, the MS Film Studio, Costco, and the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. The motion passed unanimously. There was then discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Jones and a second by Mr. Smith to do so. This motion was unanimously adopted. Chairman Lockett then opened the meeting to announce publicly that the Board was going into Executive Session to discuss the legal matters with Project Phoenix, Parkway East, the MS Film Studio, Costco, and the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. Chairman Lockett convened an Executive Session for this purpose. Mr. Slaughter made a motion to adjourn Executive Session. After a second by Mr. Jones, there was a unanimous vote to adjourn the Executive Session, and reconvene the open session. The following actions were taken in Executive Session and were then reported by the Vice-Chair:

Mr. Smith made a motion for the Executive Director to authorize and execute an agreement with Carpenter Property to market and sale the MS Bio-Medical Collaboratory for 4.6 million dollars with the ability to negotiate the price up or down, and utilize the proceeds to pay off the CAP and ACE Grant or place the funds in a reserve account. After a second by Mr. Jones, the motion was unanimously adopted.

At 10:41 a.m., upon a motion made by Mr. Slaughter, seconded by Mr. Jones and unanimously adopted, the meeting was adjourned.



Dwight Lockett, Chairman

ATTEST: 

Ed Gardner, Secretary/Treasurer