

MINUTES OF THE MCEDA
BOARD MEETING
MAY 15, 1997; 8:30 A.M.

Chairman Mark S. Bounds called the Board Meeting to order at 8:32 a.m. on the above date in the MCEDA Conference Room of the 1855 Courthouse on the square in Canton. Board Members present included Chairman Bounds; Brance Beamon; Mayor Mary Hawkins; Thomas Johnson; Ray Phillips; John Wallace; and Hite Wolcott. Also present were President Steve Vassallo; Bill Collins; and Joy Foy. Guests were David Collins; Duane Gordon; Bill Frohn; Mark Williams; Pam Sandifer; Larry Miller; and Mike Waggener.

Chairman Bounds opened the meeting by expressing sympathy in the loss of Mr. Luther Waldrup's mother.

Mr. Phillips moved to approve the Minutes of the April 17, April 22, April 23 and April 28 meetings as mailed out, seconded by Mr. Wallace. The Minutes were unanimously approved.

Mr. Miller of Olde Towne Properties presented plans for architectural approval. He explained that his property consisted of 1.62 acres with three different buildings proposed for the lot. The first office building would be fully bricked with a metal roof. The other proposed buildings would be of similar appearance. Mr. Johnson moved to approve the plans as presented. Mr. Beamon seconded and the vote was unanimous.

At 8:40 a.m., Venture Properties representatives, Mr. Frohn and Mr. Williams, explained the land use plan for 60 acres south of Highway 463 on the west side of the Interstate. They explained that development is contingent upon getting a curb cut access onto Highway 463. Venture Properties came seeking support of obtaining the favorable consideration from the Mississippi Department of Transportation (MDOT) concerning the curb cut. It was the consensus of the Board to have representation at the hearing with the MDOT scheduled for 4:00 p.m., May 15, 1997.

At 9:15 a.m., Mr. Waggener presented proposed building plans for architectural approval. His facility will be a 10,000 square foot building, and he also reported that the City of Ridgeland had already approved the plans. Mayor Hawkins moved to approve the plans, Mr. Phillips seconded, and all approved.

Ms. Sandifer (with Mr. Vassallo's assistance) presented a request (attached) asking MCEDA to consider donating Lot #1 in the Central Mississippi Industrial Center (CMIC) for the Madison County Chamber to build an office building. The plans are for a 3,100 square foot brick building designed to accommodate meetings of up to 50 individuals. After discussing, Chairman Bounds recommended to discuss the matter in executive session. The Board agreed.

The request (attached) for a site to locate a Loco Joe Fireworks Stand was presented. Mr. Wallace moved that the request be denied, and Mr. Johnson seconded. The vote was unanimous.

A letter from Rainbow Creations (attached) requested an extension on the time allocated to complete the building project. (The closing dictates 12 months after closing for completion of construction.) In his letter, Mr. Tracy asked for the extension to delay the project completion until the end of 1999. Attorney Collins recommended that MCEDA adopt rules to ensure everyone receives the same fair treatment. It was the Board's consensus to table discussion until the next meeting for consideration of adopting rules as guidelines for such requested extensions.

The financial reports (attached) were examined. Ms. Foy explained the \$104,772.68 balance in the Ridgeland account reflects checks for \$297,095.40 to the City of Ridgeland as Ridgeland's share of land sales and \$150,000.00 to the Board of Supervisors as advance principal payment on the Trustmark note for the Ridgeland Business Park land. Also noted was the Construction Account check for \$81,319.50 as payment to the County as 90% of the McNeely land sale. The year-to-date analysis was distributed by Mr. Vassallo. Mr. Johnson moved to approve the financial reports as presented. Mr. Wallace seconded and all approved.

Mr. David Collins was introduced to the Board for an engineering report on the train derailment at Central Mississippi Industrial Center (CMIC). Mr. Collins explained that the emergency situation at Gluckstadt did not present many options. The derailment was caused from lack of general maintenance of the rail spur. The rail cars were on the ground and no rail service was available to North American Plastics until which time the tracks could be repaired. A Resolution (attached) was presented by Mr. Collins to reaffirm Mr. Bound's actions concerning the repairs to the railroad. Mr. Wallace moved to adopt the resolution and to declare the derailment as an emergency situation. Mr. Wolcott seconded and all approved.

Attorney Collins suggested that the meeting be recessed to fall within the limits of the laws concerning repair cost approval. After more discussion, Mr. Wallace moved to authorize Mr. David Collins to arrange for Illinois Central Railroad (ICRR) to make an inventory analysis and prepare recommendations of repairs needed back to MCEDA. Mayor Hawkins seconded and all approved.

Mr. Wallace suggested that an ICRR maintenance agreement would allow for a set dollar/per car payment for rail use. It was agreed that the idea would be researched.

Attorney Collins reported that his attorney report would be held for executive session.

Mr. Vassallo reported outstanding job by many people for the Madison Sister City activities.

At 10:20 a.m. the Board took a five minute break.

At 10:25 a.m., Mr. Vassallo requested several days away from the office to accompany Mayor Hawkins to Sweden provided Solleftea elects to underwrite the expenses of the trip. Mr. Vassallo explained that the Swedish have invited Mayor Hawkins to attend a 650 delegation for the International Rotary Club Conference. Mr. Phillips moved to approve Mr. Vassallo the necessary time away from the office to attend the Sweden conference. Mr. Wolcott seconded and all approved.

Mr. Vassallo reported twenty nine (29) people would make up the delegation from Madison County to Sweden on June 22.

Mr. Johnson moved to send a resolution of thanks to Juanita Lester for her work on the Sister City activities. Mr. Wolcott seconded and all approved.

Mr. Vassallo reported that he leaves Monday for Las Vegas for the International Shopping Center convention.

The State Korean project involves corporate headquarters and manufacturing location according to Mr. Vassallo. The project includes 25 acres of property for a 150,000 square foot facility. After discussion, Mayor Hawkins moved to allow Ms. Foy to visit Korea provided the Madison County Development Foundation funds the trip, and to authorize up to \$2,000.00 for any short fall of expenses. Mr. Johnson seconded and all approved.

Mr. Vassallo reported that Central Mississippi Planning and Development District (CMPDD) will host a meeting at 7:00 p.m. on May 15 to discuss the Metro road projects through the year 2020.

The Gaming Summit produced three excellent leads and the advertisement in the Casino Journal was well received.

Conservation Reserve Program (CRP) money for the 1,923 acres has been reinstated in the amount of \$32,000.00. Mr. Vassallo complimented Mr. Wallace and Mr. Phillips for their persistence in securing this payment.

Mr. Vassallo next requested that MCEDA appropriate \$8,000.00 for producing a City of Madison video. This video will be utilized on the Swedish trip. Mr. Johnson moved, Mr. Beamon seconded, and the motion passed with Mayor Hawkins sustaining.

A lease from International Paper (attached) was discussed. Mayor Hawkins moved to approve and Mr. Phillips seconded. All approved.

Ms. Foy summarized her monthly activities for the Board by reporting a \$2,000 economic development grant from Entergy to use in marketing the 1,923 acres; Madison County lost the state "Taurus" project; attending MDECD Economic Development Seminar; attending open house for Rent-A-Press, Diversified Technology, and Haglof, Inc. The MDECD has extended an invitation to MCEDA to participate in a seminar hosted by an International Consultant on the automotive industry that she will attend on May 19 and 20..

At 10:57, Mr. Johnson moved to enter executive session to discuss land matters. Mr. Beamon seconded and the vote was unanimous.

Mr. Vassallo discussed a prospect presented to him by David Cox for the Canton Commercial and Industrial Center (CCIC). After discussion, the Board agreed to have Mr. Johnson, Mr. Wallace and Mr. Vassallo work with Mr. Cox and bring back a recommendation to the Board.

A revised agreement (attached) from Mr. Bucky Gideon on the 1,923 acres was examined with Mr. Collins pointing out additions and changes. Mr. Wallace moved to authorize Chairman Bounds to sign the agreement to enter into the proposed agreement. Mr. Beamon seconded and all approved.

A request for property from Trustmark Bank was countered by a motion from Mr. Wallace to acquire comparable sale analysis information before replying. Mr. Phillips seconded and all approved.

The Madison County Chamber's request for property was tabled by Mr. Wallace's motion, seconded by Mr. Phillips and all approved.

At 11:45, Mr. Wolcott moved to end executive session. Mr. Johnson seconded and all approved.

The consensus of the Board concerning Venture Properties curb cut request was to withhold any action until all sides of the issue are presented.

At 11:55 a.m., Mr. Johnson moved to recess the meeting until June 19th at 8:30 a.m. Mr. Beamon seconded and the vote was unanimous.

WITNESS OUR SIGNATURES:



MARK S. BOUNDS, CHAIRMAN



THOMAS JOHNSON, SECRETARY-TREASURER