

FINAL MINUTES OF THE MAY 16, 2007, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 16TH DAY OF MAY 2007,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 16<sup>th</sup> day of May, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Thomas Johnson, Barbara Gray, Jack Harrington and Dick Hutchinson. Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Leslie Scott.

Guests: Steve Mayne, Steve Weaver, Joe Tommasini

At 8:48 a.m., Chairman Estes 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. Estes made a request to include the topic of Personnel on the agenda under Executive Session, after which, Ms. Gray made a motion to adopt the agenda as amended. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Estes made a request to amend the April 12, 2007 minutes on page 2, paragraph 2 to read "since the Foundation is not requesting a resolution at this time" instead of, "this is only a study". Mr. Harrington made a request to delete the word "that" on page 3, paragraph 7, noting that the word "that" was duplicated in this sentence. Mr. Hutchinson made a motion to approve the April 12, 2007, minutes as amended. After a second by Ms. Gray the motion was unanimously approved.

Ms. Gray made a motion to approve the April 19, 2007, minutes as presented. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Steve Mayne with Southern Electric Corporation ("SEC") presented a proposal to build a facility in the Canton Industrial Park. This facility would be the corporate headquarters for SEC. They are an electrical contracting company currently located in Rankin County. They are requesting 15 acres of land. SEC is interested in land in CCIC near I55. This facility would include offices, mechanic shop, fabrication, wash bay area, and a yard for equipment parking. SEC does not intend to sell any portion of the land.

SEC employs approximately 250 people with an average salary of \$38,000.00 per year and an annual payroll of \$9.5 million. They have 355 tagged vehicles that would be tagged in Madison County if they relocated.

Mr. Coursey has suggested an alternative piece of property for SEC to consider. The alternative property would require a bit of discovery on the part of SEC to see if the property would be usable for them. SEC will construct an exploratory trail through the alternative property to determine how much usable space exists there. They agree they would provide MCEDA with an indemnity agreement in advance of going on the property.

SEC will complete a proposal for the exploratory work which would be paid for by MCEDA. Should SEC decide that they are interested in purchasing the property, the cost of the discovery work would be deducted from their purchase price of the property.

Attorney Scott reported that the legal team has focused on routine matters this month. She reported that concerning the open meeting conference calling bill, the notable requirements include changing the meeting requirements to a 5 day notice, a quorum is allowed, Executive Session is allowed and the meeting must be recorded. She also reported that the Board Member(s) participating via phone must be in a location accessible to the public, in Madison County. The meeting must be recorded by video or voice.

Attorney Scott also reported that the routine contract for legal services between MCEDA and Butler Snow has been completed. She stated that in the event that an Ad Valorem tax exemption situation should arise, Butler Snow's representation of such a client along with MCEDA would not likely be adverse. It is the direction of the MCEDA Board that the contract should be written broadly so that such situations could be considered on a case by case basis in terms of MCEDA's agreeing to waive such conflicts and that such waiver would not be unreasonably withheld by MCEDA.

Mr. Harrington made a motion to approve the contract with MCEDA and Butler Snow with amendment to item 3 as presented and read by Attorney Leslie Scott. After a second by Mr. Hutchinson, the motion was unanimously approved.

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

Mr. Coursey reported that he received a call from Mr. Steve Mayne during the course of the meeting to present an agreement for costs associated with clearing land in the Canton Industrial Park. The cost will be \$1,500.00 per acre to clear. They will cut lanes through the property.

Mr. Coursey reported that quotes have been received for the audio visual system. All quotes have come in below the allowed budget amount.

Mr. Coursey also stated that on May 17, 2007, at 11:30am an announcement will be made by Governor Haley Barbour's office about the location of the regional operation headquarters of Comcast to the Parkway in Madison County. Comcast will employ approximately 650 people at this location. A ribbon cutting will follow at a later date.

Mr. Coursey also reported that the marketing project for Nue Markt continues with development of the website, pocket CD's and other market materials. It is also planned for the signs at Sowell Road will be changed to reflect the Nue Markt name.

Mr. Coursey report that MCEDA will facilitate an NBAF public meeting in Flora. This meeting was requested by Mr. Mike Brinkley. MCEDA's role in this setting is to provide as much information as possible to the citizens of Flora and to keep the constituents informed.

It is the consensus of the MCEDA Board that the wishes of Madison County are made imperative to Mr. Duane O'Neill in regards to NBAF. If necessary, Mr. Coursey should contact the Governor's office or Mr. Gray Swoope at MDA for more information.

Mr. Coursey reported that the MCEDA Marketing Grants offered to all the cities of Madison County have been granted and distributed. In reference to the Canton Multipurpose Center, Mr. Ronny Loeb has approved all paperwork presented to him. The first payment for the Ridgeland Master Plan has been requested and distributed.

Mr. Stringer reported that the Wage and Benefit Survey has been completed with about 20 companies participating. The Business and Industry List is currently being updated. As a result of the existing industry visits, it has been discovered that the West Madison Utility District has major issues that continue to exist. Mr. Stringer also shared copies of an article from the Clarion Ledger that spoke about the benefits of E-Synchronist.

Ms. Knight reported on the Workforce Training Initiative stating that the Nissan representatives, Mr. Coursey and Ms. Knight had an opportunity to meet with Governor William Winter regarding workforce training. He was able share a great deal of insight and offer direction to the group on possible sources and directions to take. Gov. Winter reiterated that this will not be a quick fix. The focus here should be incrementalism. He suggested further points of contact such as Linda Ross Aldy, Director for Partners in Education and Mr. Richard Boyd. He strongly suggested school partnerships to help develop the less fortunate school environments. The plan is to look at this creatively and create a model program that will benefit everyone.

There was a motion by Ms. Gray and second by Mr. Johnson to go into closed session for the purpose of discussing the need for an Executive Session to address possible 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. Johnson and a second by Ms. Gray to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Estes convened an Executive Session for this purpose.

Ms. Gray made a motion to adjourn Executive Session. After a second by Mr. Johnson, 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 that MCEDA propose to offer SEC a 15 to 20 acre site on Soldier Colony Road with the authority to do any site evaluation necessary and authorize Mr. Coursey to offer this property at an approved price range of \$40,000.00 to \$45,000.00 per acre. After a second by Ms. Gray, the motion was unanimously approved.

Mr. Hutchinson made a motion to authorized Mr. Coursey to make an offer to Mr. Jerry Green to give MCEDA an option to purchase 3 acres of land adjoining the Flora Industrial Park. After a second by Ms. Gray, the motion was unanimously approved.

Ms. Gray made a motion to approve the Goals and Objectives as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

At 11:58, upon a motion made by Mr. Hutchinson, seconded by Mr. Harrington and unanimously adopted, the meeting was adjourned.

---

Bryan "Chip" Estes, Chairman

ATTEST:

---

Deborah Martin, Secretary-Treasurer