

MINUTES OF THE MAY 17, 2001, MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 17TH DAY OF MAY, 2001, 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 17th day of May, 2001, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Thomas Johnson, Billy Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Patrick Rand, John Bourgeois, and Joy Foy.

Guests: Larry Johnson, Chad Wages, David Ross, George Anderson, JoAnn Gordon, Linda Case and Charles Williford.

Chairman Estes announced that the members who were present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to approve the Minutes of the April 19, 2001, meeting as presented. After a second by Dr. Thames, the Minutes were unanimously approved.

Mr. David Ross presented a request for a ten year ad valorem tax exemption for Canton Sales & Storage on new machinery and equipment. The taxes due without an exemption would be \$22,050.00 according to the Madison County Tax Assessor's office. Mr. Wallace made the motion to grant the ten (10) year exemption. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Acy presented photographs to the Board of trees and other landscaping going on around the Hartley Fairchild building along Weisenberger Road. Mr. Acy reported that these pictures were submitted in answer to a letter sent notifying Mr. Fairchild of his non-compliance with the landscape regulation. No official action was taken.

Mr. Larry Johnson, President of the Madison County Development Foundation, gave an overview for the Board of the Foundation's activities and invited the MCEDA Board to the annual meeting set for August 7, 2001.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Davenport made a motion to approve the May financial reports and the payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Acy reported that plans are underway for a second retreat. He reported that he was trying to get as many county and municipal elected officials as possible to participate.

Mr. Acy reported that the 16th Section Development Plan should be presented at the June board meeting by Mr. Clint Herring of the Kerioth Corporation.

Mr. George Anderson gave an update on the Nissan Training Facility. He reported that they plan to have the employment office area operable by the first week of June. He asked for two change orders. The first was for \$8,4000 to include additional grading and ditching. Mr. Johnson made a motion to approve the requested dirt work. After a second by Mr. Wallace the motion was unanimously approved.

Mr. Anderson's second change order request was for \$5,500.00 to create a temporary driveway from Wadford Lane to the site. Mr. Wallace made the motion to approve the driveway. After a second by Mr. Wolcott, the motion was unanimously approved..

Mr. Acy requested purchasing concrete poles for along the Old Jackson Road right-of-way acquisition project. The project would require twelve (12) poles at a cost of \$500.00 each. Mr. Johnson made a motion to appoint a committee of Mr. Estes, Mr. Wallace and Mr. Acy to negotiate with Entergy for some type of franchise fee for using the MCEDA right-of-way, as well as a negotiation on the cost of the concrete poles. After a second by Dr. Thames, the motion was unanimously approved.

Ms Gordan and Ms Case reported to the Board of a visit to Canton by Mr. Frank Capra, Jr. Mr. Capra owns or manages nine (9) sound stages. He has been invited to Canton, along with a consulting team, to determine if the Canton Commercial and Industrial Center (CCIC) site will be a workable site. They invited the Board to lunch on June 8, 2001, at Two Rivers Restaurant. They plan to entertain legislators, supervisors and other elected officials at a dinner, Tuesday, June 7, 2001. The plans include 75 - 100 people at the Hilton-Jackson's Penthouse. The cost has been set at \$32.00 per person. Ms Gordan requested that MCEDA consider sponsoring the event. Mr. Johnson made a motion to sponsor the event and to request that the MCDF be co-sponsors. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Davenport made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Johnson, the motion was unanimously approved. Whereupon, Chairman Estes recessed the general session and convened the closed session.

After discussion of matters, Dr. Thames made the motion to return to open session. Mr. Wallace seconded the motion, which was unanimously adopted, whereupon Chairman Estes reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales, land acquisition and personnel matters.

For the stated reasons, Mr. Davenport made a motion to declare an executive session at 11:55 a.m. After a second by Dr. Thames, the motion was unanimously approved. Whereupon, Chairman Estes closed the open meeting and convened an executive session.

Harrel Chevrolet requested an additional five (5) acres of property for a lot of seventeen (17) total acres. They requested 860' X 860' size lot. After discussion of the remaining frontage, Mr. Davenport suggested that an offer be made to Harrel for the seventeen (17) acres configured in a lot of 750' X 1,000'. It was the Board's consensus to negotiate with Harrel to approve a contract for the entire seventeen (17) acres.

With the pending sales from Harrell, Raytheon, BankPlus and Southern Heritage, Mr. Davenport made a motion to pay \$200,000.00 on the bank note for the CCIC. After a second by Dr. Thames, the motion was unanimously approved.

At 12:55, Mr. Davenport left the meeting.

Acquisition of the Kovarik property was discussed. Mr. Wallace made a motion to acquire a second appraisal of the property in question and use that appraisal for a counter offer to Ms. Kovarik's asking price of \$400,000. After a second by Dr. Thames, the motion was unanimously approved.

An overview of prospects' land requests was given.

At 1:30 p.m., Dr. Thames made a motion to adjourn executive session. With a second from Mr. Johnson and with all voting "aye" the executive session was adjourned and the general session reconvened.

Mr. Bourgeois suggested that the Board consider applying for a VA/HUD Grant for the road work improvements on the 16th Section land. Concern over such a grant impeding other financial requests led to a suggestion of routing the request through Bruce Reynold with Central Mississippi Planning and Development District. Mr. Reynold will be asked to ensure one grant would not jeopardize others.

Mr. Acy presented the goals and objectives for the MCEDA Board, which were unanimously adopted. A copy of these are attached to and make a part of these Minutes by reference.

Mr. Acy reported that he now has a County car, a white Chevrolet Impala.

Construction at the Hydro Ellay Enfield facility has been restarted. Presently, with the delay charges, the work will total over \$200,000, however, MCEDA only has Supervisor approval to borrow \$150,000. It was the Board's consensus to pay for the construction from the Construction Checking account. Once the construction is complete and total charges are known, MCEDA will go back to the supervisors with the summary of the account for approval of borrowing the total sum.

Because Mr. Acy and Ms Foy will be accompanying MEDA on a marketing trip to Atlanta the third week in June, the June Board Meeting was rescheduled for Thursday, June 14, 2001.

There being no further business to come before the meeting, Mr. Johnson made a motion to adjourn. After a second by Dr. Thames, the motion was unanimously approved. The meeting was adjourned at 2:10 p.m.


BRYAN W. "CHIP" ESTES, CHAIRMAN

ATTEST:

 
STEVE DAVENPORT, SECRETARY-TREASURER