

MINUTES OF THE MAY, 1999 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 20TH DAY OF MAY, 1999,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The May, 1999, meeting of the Madison County Economic Development Authority was conducted on the 20th day of May, 1999, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Cindy Alford; Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips; John Wallace; and Hie Wolcott. Also present were President Steve Vassallo; John Bourgeois; Dewey Hembree; and Joy Foy.

Guests: Keith Liberto and Charles Williford.

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

Mr. Wolcott made a motion to approve the Minutes of April 15, 1999, meeting as presented. After a second by Mr. Johnson, the Minutes were unanimously approved.

The one bid received from Green Oak Nurseries, Inc. for the landscaping at the Hydro building was discussed. Mr. Johnson made a motion to accept the bid from Green Oak at \$15,900 minus \$795 in consideration for not requiring a performance bond. In lieu of the bond the Executive Committee and a representative from Allen & Hoshall, who designed the layout for the landscaping, will perform a final inspection of the work before final payment for services. After a second by Mr. Phillips, the motion was unanimously approved.

Copies of the request from International Paper to continue the surface lease of the Covington Street property in Canton was presented. Mr. Phillips made a motion to honor International Paper's request of a one year lease for \$325.00 per month. (A copy of the lease is attached and made a part of these Minutes by reference.) After a second by Mr. Wolcott, the motion was unanimously approved.

The financial reports were presented, reviewed and attached to and made a part of these Minutes by reference. Mr. Vassallo reported year-to-date expenses totaled approximately 57% of the annual operations budget. Mr. Johnson made a motion to accept the monthly financial reports and to approve payment of the monthly invoices which are listed on an attachment to the Minutes and labeled "Docket,". Mr. Phillips seconded the motion, which was unanimously approved.

Mr. Bourgeois of Waggoner Engineering reported the Cottonwood project at Gluckstadt is lacking a field survey.

Attorney Bob Montgomery was out of town and Mr. Dewey Hembree sat in on the meeting as legal counsel.

Mr. Vassallo reported the status of the change orders for Hydro presented by himself and Mr. Woody Samples were approved by the Madison County Board of Supervisors. He also reported that this project should have a positive cash flow from day one. Hydro should occupy the building by the week of May 28, 1999.

The Town of Flora agreement was approved by the Mayor and Board of Aldermen according to Mr. Vassallo. Mr. Johnson made a motion to authorize the attorneys to proceed with the agreement process. After a second by Ms. Alford, the motion was unanimously approved.

Yates Construction will not charge MCEDA for out-of-pocket expenses regarding the second Sound Stage. It was agreed that a letter of thanks and appreciation should be sent from Chairman Wallace expressing MCEDA's appreciation.

The Madison County Development Foundation marketing trip was a huge success with Lockwood Greene; K.P.M.G.; the Walker Companies; Hart Corporation; Price Waterhouse Cooper, LLP, and Binswanger consulting firms represented at a luncheon.

Mr. Vassallo requested that the Board consider sending Ms. Foy to Solleftea in September to represent MCEDA. He discussed an invitation from Mr. Stefan Toresson for himself to travel to Mr. Toresson's Province to meet with investors of that area. Mr. Johnson made the motion to approve travel expenses for Ms. Foy's Sweden trip. After a second by Ms. Alford, the motion was unanimously approved.

An additional letter to the Mississippi Department of Transportation was discussed to address the dangerous intersection of south bound I-55 traffic exiting at the Gluckstadt exit. It was the Board's consensus that accident data be sent along with a letter outlining the problem.

The 16th Section property is still developing.

Ms. Foy presented a quote from L-Signs, attached and made a part of these Minutes by reference, to paint and letter the old sign at Central Mississippi Industrial Center (CMIC) to match the new sign for the CMIC on the Martin property. The Board consented to negotiate the quote of \$6,580 for a better price and a written guarantee of the life expectancy of the work.

Ms. Foy reported that Thonet/Madison has been sold to the Falcon Corporation out of St. Louis. Management for the Canton facility will remain the same.

Ms Foy reported a new lease from Lamar Signs for use of the MCEDA property at CMIC for two of their billboards has been negotiated. Under the new lease, Lamar will pay \$1,800.00 per year, per board, with a 5 year lease, and a termination of the contract allowed with a 60 day notice. Mr. Phillips made a motion to approve the Lamar lease. After a second by Mr. Johnson, the motion was unanimously approved.

At 10:05 a.m., the Board took a break.

At 10:15 a.m. the meeting was reconvened, and Mr. Johnson made a motion to enter into closed session to consider whether or not to declare an executive session. After a second from Mr. Brown, the motion was unanimously approved. Chairman Wallace then closed the general session and convened the closed session.

After discussion of matters, Mr. Phillips made the motion to return to Open Session. Ms. Alford seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the Open Session. The reason stated for executive session was 1.) Strategy sessions in respect to threatened, pending or prospective litigation and 2.) A personnel matter.

For the stated reasons, Mr. Johnson made a motion to declare an Executive Session. After a second by Mr. Estes, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an Executive Session at 10:20 a.m.

Discussion of unapproved landscaping in the CMIC entrance was discussed. It was the Board's consensus to discuss the issue with the parties involved giving them a time line to comply with covenants of the park.

Ms. Foy was asked to leave the room for discussion of her six month review. Mr. Johnson made a motion to increase her salary by \$2,000.00 per year beginning, June 1, 1999. After a second by Mr. Phillips, the motion was unanimously approved.

At 11:20 a.m., Mr. Johnson made a motion to adjourn Executive Session. After a second by Mr. Estes, the motion was unanimously approved. Chairman Wallace then adjourned the Executive Session and re-convened the open meeting.

Mr. Estes made a motion to approve travel expenses for a MCEDA staff member to attend the AEDC Atlanta seminar on understanding the multiplier effect of a new business to an area. After a second by Ms. Alford, the motion was unanimously approved.


Chairman Wallace requested that the Board authorize hiring Mr. Charles Williford on an hourly basis for approximately 8 hours to assist in planning for the Sound Stage. Mr. Johnson made the motion to hire Mr. Williford. After a second by Mr. Estes, the motion was unanimously approved.

At 11:20 a.m., upon motion duly made, seconded and unanimously adopted, Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



CHIP ESTES, SECRETARY-TREASURER