

FINAL MINUTES OF THE MAY 20, 2004, MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 20TH DAY OF MAY, 2004, 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 20th day of May, 2004, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Steve Davenport, Chip Estes, Barbara Gray, Billy B. Thames and Thomas Johnson. Also present were Jerry Acy, Joy Foy and Bob Montgomery.

Guests: Elizabeth Raley, Lucy Weber, Greg Ainsworth, Joe Barlow, Lee Ann Brandon and Joe Waggoner

Chairman Thames announced that the members present constituted a quorum and declared the meeting duly convened.

Ms Gray made a motion to adopt the agenda as presented. After a second by Mr. Broughton, the motion was unanimously adopted.

Mr. Johnson made a motion to approve the minutes of April 15, 2004, meeting with the noted corrections of adding in the sentence "Mr. Acy recommended that Waggoner Engineering be authorized to complete the project (at a price not to exceed) \$5,500.00." On the last page of the minutes, to add in the sentence "After a second by Mr. Almond, Mr. Estes asked to amend the motion to include (review of contracts for) all outside vendors, not just the attorney." A motion to end the executive session needed to be added. After a second from Ms Gray, the motion was unanimously adopted.

Mr. Almond made a motion to approve the minutes of May 12, 2004, meeting. After a second by Mr. Davenport, the motion was unanimously adopted.

Ms Raley reported that the Madison County Foundation (MCF) had a very successful membership drive, May 19, 2004. The MCF has added eight new members in May. The fall Washington trip is scheduled for November 18, 2004. The MCF annual meeting is scheduled for August 18, 2004, and they are working to have Governor Barbour as the keynote speaker.

Mr. Acy reported that the Waste Water Authority (WWA) is still complying with the DEQ requirements that are necessary before ownership of the sewer system can be transferred.

When property was sold to McNeely in the Central Mississippi Industrial Center (CMIC), MCEDA retained the first right of refusal. The MCEDA Board never took official action to decline that option, and Attorney Al White has verbally requested that MCEDA adopt a resolution to officially decline that option. The Board directed that he reduce the request to writing.

The Canton Convention and Visitors Bureau (CCVB), pursuant to the letter that is attached to and made part of these minutes as Exhibit "A," have requested that MCEDA transfer title of the twenty-five (25) acres previously designated by the MCEDA Board as the sound stage development area. Mr. Johnson made a motion to transfer the twenty-five acres to the CCVB. After a second by Mr. Estes, discussion began. Attorney Montgomery suggested that a "claw back clause" be added noting specific limitations. It was noted that the CCVB has requested fifteen years to utilize the property. The consensus of the Board was to amend the motion to transfer the twenty-five acres to the CCVB with a claw back clause that designates some activity be required within the first five (5) years and the balance of the property development within fifteen (15) years. MCEDA would have overview of the project, which would include the usual site and architectural review of all phases. If the property is not completely developed within the fifteen years, the CCVB can request an extension. If during the fifteen years, the acreage does not develop as expected, MCEDA could market the remaining property to others, with the understanding that the CCVB would receive the profits from any sales. The motion was adopted with Chairman Thames, Mr. Johnson, Mr. Estes, Ms Gray, Mr. Almond and Mr. Broughton voted aye, with Mr. Davenport voting nay.

Mr. Acy reported that an additional \$2,500.00 amount has been approved from the Mississippi Development Authority (MDA) for a total of \$10,000.00 as grant funds for the proposed printed MCEDA brochure. A copy of the brochure has been sent electronically to all board members for review. Mr. Johnson made a motion to request proposals for the printing of the materials. After a second by Mr. Almond, the motion was unanimously adopted.

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At the April 15, 2004, MCEDA Board Meeting, Smart Logistic's site plan was approved subject to approval of the color by the Executive Committee. Mr. Barlow presented plans of the building reflecting drivit material across the front and twenty-five feet on either side with a wall to screen the dock door from Old Jackson road. A copy of the plans are attached to and made a part of these minutes as Exhibit "B." The office space will have all glass along the front. The change of the acreage from ten acres to eight acres will require the removal of the berms to screen the loading dock area, but the dock doors will be screened with landscaping. (The change in acreage is due to the two acres in question on the north side between System Electro Coating (SEC) and Smart Logistic that SEC decided to keep for its own use.) Mr. Johnson made a motion to approve the color and site plan changes as presented. After a second by Mr. Davenport, the motion was unanimously adopted.

Mr. Barlow presented a copy of a proposed sign to be positioned at the edge of the west end of the Smart Logistic property adjacent to the interstate. A picture of the sign is attached to and made a part of these minutes as Exhibit "C." The two sided sign will be mounted flag style, ten feet high and four feet wide, with the name Smart Logistic and contact information for available warehouse space. Mr. Johnson made a motion to approve the appearance and placement of the sign, provided the entire twenty-six acres is maintained by Smart Logistic. After a second by Ms. Gray, the motion was unanimously adopted.

Mr. Barlow also explained, with the eight acre site, that a portion of the Smart Logistic driveway will be built over the top of the forced water main. Mr. Johnson made a motion to approve a driveway over the water main provided the main is encased, as presented. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Acy requested authorization to clean up debris, including pipes and fittings, on the west end of the Smart Logistic property. Ms. Gray made a motion to authorize the clean up. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Ainsworth presented site plans for Bullock Construction's building on lot #8 of the First Choice Business Park at Central Mississippi Industrial Center (CMIC). The site plan includes a 2,400 square foot office building with a detached 6,000 square foot warehouse. The office building will have brick, blocks and a metal roof while the warehouse will be metal with a loading dock. The development will face east with heavy wood columns on the office building. A copy of the plans are attached to and made a part of these minutes as Exhibit "D." Mr. Almond made a motion to approve the site plan and architectural review. After a second by Mr. Broughton, the motion was unanimously adopted.

Ms Foy presented a proposal from Lamar Sign to renew the lease agreement for two billboards on the south end of CMIC property. Under the old agreement, Lamar pays \$1,800 yearly per sign and is offering \$5,000.00 per sign for five years with a termination clause if the property is sold or if improvements are done that may require the removal of the sign. A copy of the lease is attached to and made a part of these minutes as Exhibit "E." Mr. Davenport made a motion to approve the lease agreement. After a second by Ms Gray, Mr. Estes suggested that the lease be denied and a recommendation be made to the Board of Supervisors that all billboards be denied in that area. The motion failed with Mr. Estes, Mr. Broughton and Mr. Almond voted nay. Chairman Thames, Mr. Davenport, and Mr. Johnson voted aye with Ms Gray abstaining.

Mr. Davenport made a motion to approve a two year lease contract with Lamar for \$5,000 per year, and to include the termination clause. After a second by Mr. Johnson, the motion was adopted with Chairman Thames, Ms Gray, Mr. Davenport and Mr. Johnson voting aye and Mr. Almond, Mr. Broughton and Mr. Estes voting nay.

Mr. Estes made a motion to request the Board of Supervisors review the sign ordinance throughout the county. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Estes made a motion to renew the International Paper lease for another year for the Covington Street property at the same rate of \$325.00 per month. After a second by Mr. Broughton, the motion was unanimously adopted. A copy of the lease is attached to and made a part of these minutes as Exhibit "F."

Mr. Acy reported that MCEDA's industrial park maps are now available on-line from Central Mississippi Planning and Development Center (CMPDD) on the lap-top computer. The maps can be viewed, displayed and printed from the lap-top.

The tax exemption policy for the county is still being discussed, according to Mr. Acy.

Ms. Gray made a motion to approve the financial reports and payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously adopted. The financial reports, including the docket of invoices are attached to and made a part of these Minutes by reference as composite Exhibit "G."

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Ms Gray made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Davenport, the motion was unanimously adopted.

Whereupon, Chairman Thames adjourned the open session and convened the closed session.

After discussion, Chairman Thames adjourned the closed session and reconvened the open session.

The reasons stated for executive session included: 1.) transaction of business and discussion regarding the prospective purchase, sale or leasing of lands and 2.) transaction of business and discussion relating to personnel matters and employment matters.

For the reasons stated, Mr. Broughton made a motion to enter executive session. After a second by Mr. Almond, the motion was unanimously adopted. At 9:50 a.m., Chairman Thames recessed the open session and convened the executive session and the board took a break.

At 10:10 a.m., Chairman Thames reconvened the executive session.

Mr. Acy reported that an ATV/motorcycle company is interested in a site in the Canton Commercial and Industrial Center (CCIC). They are requesting a 1 -2 acre site visible from the interstate and have offered \$150,000.00 for a site south of the Harreld Chevrolet site. The consensus of the board was to have the property around the ditch east of the Two Rivers Restaurant appraised and offer that site to the ATV company at the appraised price.

An automotive dealership has offered \$250,000.00 for a ten acre site south of Harreld's site. The board agreed that the appraised price of \$2.00 per square foot would be the minimum acceptable offer for the land south of the Harreld site.

Mr. Acy summarized other prospect activity as 1.) Creative Logistic's site at CMIC appraised at \$20,000.00 per acre; 2.) Crown Enterprise contract is waiting on a correction to the legal description for the property and 3.) M-Tek is requesting a price range for property for the planned expansion and the price of \$35,000 - \$40,000 was the estimate provided after consulting the Superintendent of Education.

A Spanish stamping operation is considering purchasing the Oxford Automotive operation. Oxford has one week remaining on its option to purchase the property.

Potential industrial sites were discussed by the committee, Dr. Thames, Mr. Almond & Mr. Davenport. The consensus of the board is to determine more details on development costs and for the committee to continue to meet and review the options.

Chairman Thames appointed a committee of himself, Ms Gray, Mr. Johnson and Mr. Broughton to review and make recommendations to the board on the MCEDA contracts.

At 11:00 a.m., MCEDA staff was asked to leave the meeting for the discussion of personnel matters.

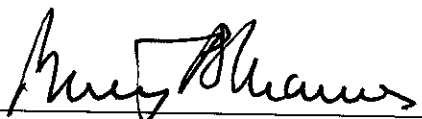
At 11:20 a.m., the MCEDA staff was invited back into the meeting.

Mr. Broughton made a motion to adjourn executive session. After a second by Mr. Almond, the motion was unanimously adopted. Whereupon, Chairman Thames reconvened the open session.

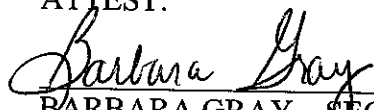
Ms Gray made a motion to request an attorney general's opinion concerning board's authority to hire Mr. Acy as a consultant if he resigns his position as executive director and to ask the attorney general to review the proposed consultant contract to ensure its legality. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Estes made a motion to re-submit staff salaries individually, except for the executive director, to the Board of Supervisors for approval with compensation retroactive to October 1, 2003. After a second by Mr. Broughton, the motion was unanimously adopted.

At 11:30 a.m., Mr. Davenport made a motion to adjourn. After a second by Mr. Broughton, the motion was unanimously adopted.


DR. BILLY B. THAMES, CHAIRMAN

ATTEST:


BARBARA GRAY, SECRETARY-TREASURER