

MINUTES OF THE MAY, 1998 MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 21ST DAY OF MAY, 1998,  
AT 8:30 A.M., IN THE MCEDA CONFERENCE  
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The Regular May, 1998, meeting of the Madison County Economic Development Authority was held and conducted on the 21st day of May, 1998, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi. Vice-Chairman Thomas Johnson presided and called the meeting to order.

Members Present: Sammy Brown; Chip Estes; Thomas Johnson; Ray Phillips; John Wallace and Hite Wolcott. Also present were President Steve Vassallo; Bob Montgomery; John Bourgeois; Jake Hoglund and Joy Foy.

Guests: Jim Prince; Kelly Russell; Charles Williford; Duane Gordon; and Ken Wilbanks.

Vice-Chairman Johnson announced that the members of the Authority present constituted a quorum and declared the meeting duly convened.

Mr. Wolcott made a motion to approve the Minutes of April 16, 1998 meeting as mailed out. After a second by Mr. Brown, the Minutes were unanimously approved.

Mr. Brown made a motion to approved the Minutes of May 13, 1998 Special Meeting. After a second by Mr. Phillips, the Minutes were unanimously approved.

Mr. Jim Prince of the Madison County Journal presented a request for a ten (10) year tax exemption for the new 5,000 square foot facility in the Ridgeland Business Park. There was some discussion of whether or not the office would qualify for the requested exemption. Mr. Phillips made a motion to direct Mr. Montgomery, Mr. Prince and Mr. Bobby Long to discuss the matter to be consistent with the State Tax Commission and to report back to MCEDA at the next Regular Board Meeting. After a second by Mr. Brown, the motion was unanimously approved.

Ms. Foy presented a request from International Paper which is made a part of these Minutes by reference and attachment, to continue the lease of Covington Street property for an additional year at \$325.00 per month. Mr. Wallace made the motion to continue the lease as requested. After a second from Mr. Brown the motion was unanimously approved.

The financial reports were presented and reviewed. Mr. Wallace made a motion to accept the monthly financial statement and to approve payment of the monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and to make them a part of the Minutes by reference. Mr. Phillips seconded the motion, which was unanimously approved.

Mr. Vassallo reported that actual expenditures year-to-date for the operations account is nearing the 74% amount of the total budget. He noted that this is the first time year-to-date that the projected total has exceeded the budgeted percentage amount. The 1998-99 budget will be examined by the Executive Committee at an appointed time prior to the June meeting.

Mr. Bourgeois reported that the survey for David Young in Central Mississippi Industrial Center (CMIC) was complete. Of the 7.47 total acres surveyed, he reported that 2.77 acres will be staked as the ditch. He also reported that work in the Ridgeland Park is continuing.

Mr. Montgomery reported that Capitol Printing, Inc. has received approval for financing to buy the Capitol Printing property and at closing all the back rent owed to MCEDA will be paid. Mr. Montgomery also reported the land sale to Vaughn has been completed and Mr. Vaughn agreed to market the property with the same covenants that applies to the Canton Commercial and Industrial Center (CCIC) on the south side of Highway 22. Mr. Montgomery shared that the

railroad contract agreement will be finalized in the near future.

Mr. Vassallo asked for consideration to participate with Metro Economic Development Alliance (MEDA) in the Metal Forming Show planned for Ohio later this year and authorization for him to attend the show. Mr. Phillips made a motion to approve participation with MEDA and to send Mr. Vassallo as Madison County's representative for the trade show. After a second by, Mr. Wallace the motion was unanimously approved.

Trustmark National Bank submitted the highest interest rate (4.5%) for combining the identified MCEDA checking accounts into one for the best rate of return on the money as agreed at the regular April meeting. Trustmark's quote is made a part of these Minutes along with the other quotes by reference and as an attachment to these Minutes. Upon Mr. Vassallo's recommendation, Mr. Wallace made the motion to accept Trustmark's proposal and combine the accounts into one. After a second from Mr. Phillips, the motion was approved with Mr. Wolcott voting against the proposal. (Mr. Wolcott sits on the Board of Directors for Trustmark National Bank.)

Mr. Vassallo reported that the U.S. Census Bureau has selected Madison County as the only county in the State of Mississippi to participate in a public hearing to test the merit of having yearly census information. The hearing is scheduled for May 27, 1998.

A survey of the Gluckstadt area was distributed showing 36 employers in the area and 1,490 employees. This information was obtained for marketing of the area to restaurants. This information led to discussion about investing some of MCEDA's money in a facility deemed capable of retiring the debt. No action was taken.

A copy of Ms. Foy's report is attached to and made a part of these Minutes by reference.

A copy of Mr. Hoglund's report is attached and made a part of these Minutes by reference.

Mr. Charles Williford reported from the County Engineering Department that two bridges in the Flora area were closed for repairs and that the road work planned for Highway 51 from Gluckstadt to Canton has been moved up one year.

At 9:45 a.m. Vice-Chairman Johnson called for a ten (10) minute recess.

After reconvening the meeting at 9:55 a.m., Mr. Brown made a motion to enter closed session to consider whether or not to declare an executive session. After a second from Mr. Wolcott, the motion was unanimously approved. Vice-Chairman Johnson then closed the General Session and convened the Closed Session.

After discussion of matters, Mr. Wolcott made the motion to return to Open Session. Mr. Brown seconded the motion and it was unanimously adopted, whereupon Vice-Chairman Johnson reconvened the Open Session. The reasons stated for executive session were 1.) purchase/sales of land; 2.) ligation and 3.) three personnel matters.

For the stated reasons, Mr. Phillips made a motion to declare an executive session which was seconded by Mr. Brown and unanimously approved. Whereupon Vice-Chairman Johnson closed the General Session and declared an Executive Session at 10:00 a.m.

Mr. Wallace made a motion to accept Kara Kimbrough's resignation effective June 3rd and to authorize Steve to work out her exit details. Two Board Members will hold an exit interview with Ms. Kimbrough. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Vassallo's answers to his personnel evaluation were discussed and is made a part of these Minutes by reference and attachment thereto. Mr. Wallace made a motion to accept Mr. Vassallo's responses with the update of the time lines in place. After a second from Mr. Brown, the motion was unanimously approved. The Board excused everyone from the Executive Session, expect the immediate Board, to discuss Steve's evaluation.

At 12:15 p.m. the staff returned to the meeting. Mr. Wallace had made the motion to give Mr. Vassallo a \$3,000 annual cost-of-living increase effective May 1, 1998 and to review his contract for extension and salary increase prior to September 1st. After a second by Mr. Phillips, the motion was unanimously approved.

After discussion of assisting in co-funding with Sweden the salary for an international liaison, Mr. Wallace made a motion to allocate up to \$10,000 per year for two years toward the salary of the liaison, with the first year being housed in Sweden and the second in Madison County. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Montgomery reported that the Martin contract was executed on April 29th. The re-zoning is the responsibility of the Martins.

The Covington Street EPA matter was discussed.

A decision on a land acquisition was postponed until a site visit to a similar facility could be made by Mr. Vassallo. After such a visit, Mr. Vassallo will make his recommendation to the Board.

The Board was briefed on the two ongoing large industrial projects that MCEDA is working on in conjunction with MDECD.

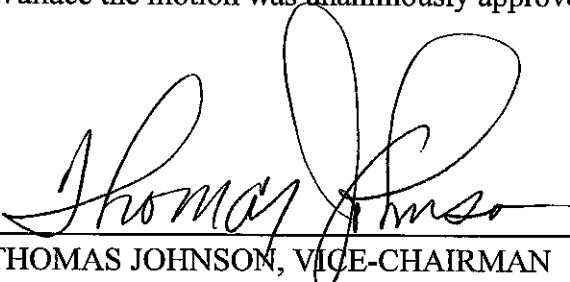
It was decided that the Chickasaw Indian request should not be pursued.

At 2:05 p.m., Mr. Phillips moved to adjourn the Executive Session. After a second from Mr. Brown, the motion was unanimously adopted. Vice-Chairman Johnson adjourned the Executive Session and reconvened the open meeting.

Concerns from Tommy Butler about having a one year contract to perform the MCEDA audit was discussed. The board agreed to request bids from all Madison County CPA firms interested in performing an audit for MCEDA for a 3 year basis.

Mr. Wallace made a motion to approve travel and expenses for Ms. Foy to attend the second year of classes for the Economic Development Institute in Norman, OK. After a second by Mr. Brown the motion was unanimously approved.

A motion was made by Mr. Brown to adjourn the meeting at 2:06 p.m. After a second by Mr. Wallace the motion was unanimously approved.

  
THOMAS JOHNSON, VICE-CHAIRMAN

ATTEST:

  
C. RAY PHILLIPS, SECRETARY-TREASURER