

FINAL MINUTES OF THE MAY 8, 2014, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 8<sup>th</sup> DAY OF MAY, 2014,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 8<sup>th</sup> day of May, 2014, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bill Guion, Dick Hutchinson, Baxter Strain, Jim Smith,  
Lanny Slaughter and Bob Williams

Also present were Tim Coursey, Lenita Knight, and Attorney Andy Clark.

Guests: Senator Will Longwitz, Ronnie McGehee, Dr. David Powe and Michael  
Simmons

At 8:37 a.m., Chairman Guion 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. Slaughter made a motion to adopt the agenda as presented. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey presented Senator Will Longwitz to the MCEDA Board. Senator Longwitz stated that he was present to provide a recap of the recent legislative session. Among other things Senator Longwitz reported the following: the budget was completed and passed during regular session; major changes were made to the tax code that will assist in business attraction; subcontractor lien law was passed; achieved \$1M Bond for infrastructure; and Nissan Supplier Park Bond.

Senator Longwitz stated that he would like to come before the MCEDA Board more often to provide an update and continue an open line of communication.

Mr. Coursey presented Dr. Ronnie McGehee, Superintendent of schools for Madison County to the MCEDA Board. Dr. McGehee stated that he wanted to share information with the MCEDA Board regarding Better Schools, Better Jobs, a constitutional initiative to fully fund education. This proposal allows lawmakers a way to fully fund MAEP without raising taxes. Dr. McGehee stated that he is trying to gather at least 1000 signatures for the petition and would like for the MCEDA Board to adopt a resolution of support for the initiative and continued support of the

Madison County school District. Dr. McGehee added that he would like to periodically provide an update to MCEDA.

Mr. Williams made a motion to approve the minutes of the March 10, 2014 MCEDA Board meeting and the March 17, 2014 Special MCEDA Board meeting. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Strain reported that he had reviewed that Financial Report and everything appeared to be in order. Mr. Hutchinson made a motion to approve the MCEDA financial report as presented. After a second by Mr. Williams the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the Senator Cochran event was a tremendous success. Ms. Collins stated that the MCBL is moving forward for the fall looking for ideas and conducting meetings to discuss the legislative agenda for 2015.

Mr. Coursey shared the proposals for financing options for the new MCEDA office. Mr. Coursey provided a spreadsheet for the MCEDA Board to review and compare. Mr. Coursey suggested the possibility of ranking the financial institutions and select from there. Mr. Slaughter made a motion to authorize the MCEDA Executive Director to review the terms of the top financing proposals and execute the necessary documents to pursue financing. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey stated that he would like for the MCEDA board to consider a formal agreement with Jones Walker Law Firm for assistance provided as it relates to large project requests made to MCEDA. Mr. Hutchinson made a motion to authorize the MCEDA Executive Director to execute a formal agreement for with Jones Walker Law Firm to serves as Incentives Structuring Counsel for MCEDA as needed, to be billed only when the services are utilized. After a second by Mr. Williams the motion was unanimously approved.

Ms. Knight presented the ad valorem tax exemption requests accompanied by the suggestions of the Madison County Tax Assessor, Gerald Barber.

Ad Valorem and /or Freeport requests were requested by the following:

Steel Technologies, LLC., Ad Valorem  
M-Tek, Inc., Ad Valorem  
Denbury Gulf Coast Pipeline, LLC., Ad Valorem  
Denbury Onshore, LLC., Ad Valorem

Mr. Williams made a motion to approve the Ad Valorem requests for Steel Technologies, LLC., M-Tek Inc., Denbury Gulf Coast Pipeline, LLC. and Denbury Onshore, LLC as per the suggestions of the Madison County Tax Assessor, and in accordance with the

policy of the Madison County Board of Supervisors governing industrial exemption applications adopted May 23, 2005. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey provided an update on the Panther Creek Videos, stating that one on one interviews are being conducted for persons providing testimonials for Panther Creek.

Ms. Knight presented the MCEDA Marketing Match Grant application received from Livingston. Ms. Knight stated that the application is in order and would recommend approval. Mr. Williams made a motion to award a MCEDA Marketing Grant to Livingston Farmer's Market in the amount of \$2,500.00. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve a sponsorship for Livingston Farmer's Market in the amount of \$2,500.00. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey reported there is a need to have an updated purchasing law statement for MCEDA. The purpose of this authorization letter is to grant MCEDA staff the authority to make purchases on MCEDA's behalf. Mr. Williams made a motion to approve that legal counsel draft a purchase authorization letter for MCEDA. After a second by Mr. Hutchinson, the motion was unanimously approved.

There was a motion by Mr. Slaughter and second by Mr. Williams to go into closed session for the purpose of discussing the need for an Executive Session to address economic development projects. 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. Williams and a second by Mr. Hutchinson to do so. This motion was adopted unanimously. Chairman Guion then opened the meeting to announce publicly that the Board was going into Executive Session to discuss economic development projects. Chairman Guion convened an Executive Session for this purpose.

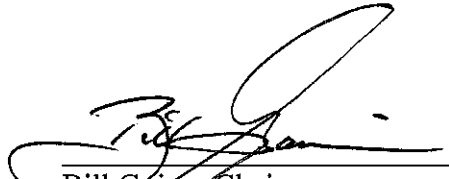
Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Strain there was a unanimous vote to adjourn Executive Session. And reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:


Mr. Smith made a motion to approve the completion options for renewal of the current land lease with Murphy Farms. After a second by Mr. Hutchinson the motion passed with one vote of no by Mr. Slaughter.

Attorney Andy Clark provided an update from legal counsel stating that the land sale with CSpire is scheduled to close on Thursday, May 15, 2014. Attorney Clark stated that the Brunini Law firm is representing CSpire and is requiring a resolution from the MCEDA Board stating the MCEDA Executive Director has the authority to sign contracts as it relates to land sales. Mr. Strain made a motion to authorize the MCEDA attorney to submit a resolution to CSpire stating the authorization of authority of the MCEDA Executive Director to execute land sale documents. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey stated that the Existing Industry Report for Ms. Winningham and the Community Development report for Ms. Knight could be reviewed by the MCEDA Board as part of the Executive Director's report.

At 10:30, upon a motion made by Mr. Williams, second by Mr. Guion and unanimously approved the meeting was adjourned.

  
Bill Guion, Chairman

ATTEST:  
  
Baxter Strain, Secretary – Treasurer