

FINAL MINUTES OF THE NOVEMBER 13, 2008, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 13TH DAY OF NOVEMBER 2008,
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 13th day of November, 2008, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Thomas Johnson, John Almond, Chip Estes, Jack Harrington, Dick Hutchinson, Calvin Harris and Bob Williams.

Also present were Tim Coursey, Lenita Knight, Mitch Stringer, Taravia Seals and Attorney Ronny Loeb.

Guests: Paul Griffin, Jeff Ballweber

At 8:37 a.m., Chairman Johnson 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. Almond made a motion to adopt the agenda as presented. During discussion, Mr. Estes requested that the topic of Salary Survey be added to the agenda under Other Business. After a second by Mr. Williams, the motion was unanimously approved.

Mr. Williams made a motion to adopt the October 16, 2008, minutes as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Jeff Ballweber provided a monthly update regarding the Northeast Madison County Lake Initiative. He stated that he has responded to comments made during his presentation at the last MCEDA meeting which included, but were not limited to lowering the footprint of the Kentuctah Lake. Maps were presented to indicate the changes made and to respond to other comments.

Mr. Ballweber reported that the pre-permitting meeting has been scheduled with DEQ for November 20th. He also would like to coordinate with MCEDA and congressional staff the dates and agenda for a trip to Washington DC in February 2009 for the purpose of reviewing programmatic funding possibilities. Mr. Ballweber will provide names of agencies that should be included in these meetings as well as a proposed meeting location and time. Mr. Coursey stated that he has communicated with Mr. John Wallace of CMU regarding this initiative. Mr. Ballweber will attend the January MCEDA Board meeting to provide updates.

Mr. Harrington made a motion to approve the financial report as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey stated that he has contacted Loren Scott formally of Louisiana State University to provide MCEDA with a proposal to address the need for an economic report card. However, his schedule does not permit him to perform this work. Mr. Coursey stated that a portion of the report can be completed in house showing economic indicators that are current as well as utilizing other available source to assist with the report. Suggestions were made to contact are a banks as well as the office of Dr. Phil Pepper. We need to determine what is important to the governmental body, i.e. housing, graduation rate, and income tax/property tax income. Mr. Williams made a motion to authorize Mr. Estes, Mr. Coursey and staff to gather information and complete an Economic Report Card for the next MCEDA Board meeting with associated costs not to exceed \$2,000.00. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Coursey reported that a Resource Directory will be added to the MCEDA website. This will be a business resource tool for existing and potential businesses. The Resource Directory will serve as a business resource directory and provide directions and/ or links to the appropriate resources. Mr. Coursey stated that the Greater Jackson Alliance is completing a resource guide as well.

Mr. Coursey stated that considering the current economic downturn, a focus on existing industry is needed. Mr. Coursey stated that a Technology Incubator would provide resources for entrepreneurs. Mr. Estes added that the Green Energy Concept should be a consideration. Mr. Coursey will contact the CAVS Center regarding available space for the incubator.

Mr. Coursey reported that an Automotive Labor Assessment has been conducted through the Greater Jackson Alliance utilizing Wadley Donovan. This was done in response to the many lay-offs at the Nissan plant and its suppliers. The study results indicate that there are approximately 2500 skilled people available for employment in the metro area. This is important from the standpoint of marketing this labor opportunity. This assessment was paid for by Hinds, Rankin, Warren and Copiah Counties.

Mr. Ronny Loeb reported that the legal team has focused on routine matters for the month.

Mr. Coursey reported that he has no travel requests for the month.

Mr. Coursey reported that the MCEDA accomplishments for the year have been compiled, categorized and updated for distribution to the Madison County Board of Supervisors and the MCEDA Board. Mr. Estes made a motion to fund advertisement in area newspapers, to include the *Clarion Ledger*, the *Madison County Herald* and the *Madison County Journal*, communicating the successful economic accomplishments in Madison County supported by the

Madison County Board of Supervisors and MCEDA. After a second by Mr. Harrington, the motion was unanimously approved.

It was suggested that Mr. Coursey send congratulatory letters to the recent winning political candidates on MCEDA's behalf. Mr. Coursey stated that he would do so.

Mr. Coursey stated an Industry Primer/Business Forum is being planned for January. The topics will include tax exemption/Freeport warehouse license information. This will be timely as the County begins accepting ad valorem tax exemption applications during the month of January.

Mr. Coursey stated that the Madison County Business League hosted its first meeting. The resolution with multiple sub-actions was presented and approved. Todd Burwell was chosen as Chairman, Sam Cameron was chosen as Vice Chair, and Chip Estes was chosen as Secretary Treasurer. At the meeting, Mayor Hawkins Butler offered to seek the assistance of a professional fund-raiser to secure enough money to hire a part time Executive Director for the Business League. This person would then be responsible for increasing membership as well as other duties.

Mr. Coursey reported that the MCEDA offices have been requested to vacate the Old Historic Canton Courthouse by January 1, 2009. Mr. Coursey presented 13 relocation options to the Board. These options include the opportunities for lease and/- or purchase. Each option presented reflected lease term, lease cost, lease option and floor plans. After review of all of the options, Mr. Williams made a motion to check on the availability of the space currently occupied by the District Attorney's office or other county space at no cost to MCEDA with the intention of designing and constructing a new building on MCEDA owned property in Gluckstadt or Option 2- - to find a temporary facility for a minimum of 6 months while plans are completed to construct a new building on MCEDA owned property in Gluckstadt. After a second by Mr. Hutchinson, the motion was unanimously approved.

It was also suggested that MCEDA be sure to inform the Mayors and Madison County Board of Supervisors of the plans and relocation destination. The building design committee will include, Tim Coursey, John Almond and Jack Harrington. This committee will look into the development of 3 acres in Gluckstadt for future MCEDA office space with the possibility of retail development being a part of the plans.

Ms. Taravia Seals provided an update on the marketing plan. Ms. Seals presented a design concept for the new MCEDA webpage which incorporates the new MCEDA logo. The new logo was presented as well. Ms. Seals stated that the focus in the design of the new logo was to symbolize growth and vitality.

Ms. Lenita Knight presented the MCEDA vision and mentoring concept video. The video includes an introduction by Maggie Wade and the music video. Viewers will have the option to view the introduction only, view the video only or view both. MCEDA's initial request will be to provide copies of DVD's to all Canton Public School students. The MCEDA Board would like to provide a copy of the DVD to all Madison County students as well. Mr. Estes made a motion to approve an additional \$2,000.00 for the production of additional videos. After a second by Mr. Williams the motion was unanimously approved.

The MCEDA Board would like to see the video disseminated through other broadcast avenues, i.e. Mississippi Public Broadcasting and ETV. It was also suggested that the video be available on the MCEDA website with download capabilities so long as we can verify copyright licenses. The MCEDA Board stated that the video will add value to MCEDA.

Mr. Stringer reported that Euro Plastics is currently in operation in Flora. MCEDA will be working with them to host a ribbon cutting at their facility. Mr. Stringer stated that he has communicated with Bud Horton of Southland Container. Mr. Estes stated that he would like to schedule a lunch with Mr. Stringer, Mr. Coursey, Mr. Horton and himself for a face to face visit. The tentative date for this meeting will be Thursday, November 20th. Mr. Hutchinson will also attend this meeting.

Mr. Stringer also reported that he has been working on the Business Resource Guide that Mr. Coursey mentioned earlier. He stated that Ms. Seals has assisted in gathering information as well. Mr. Stringer reported that maintenance will be taking place on signs in the Canton Industrial Park. He also reported that he will be attending the ribbon cutting for Levi's. Mr. Hutchinson will attend the ribbon cutting as well.

There was a motion by Mr. Harris and second by Mr. Almond to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. 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. Estes to do so. This motion was adopted unanimously. Chairman Johnson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Johnson convened an Executive Session for this purpose.

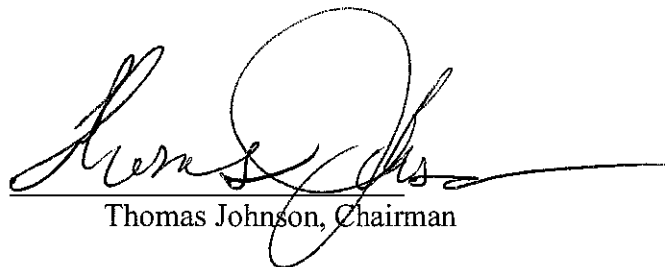
Mr. Harris made a motion to adjourn Executive Session. After a second by Mr. Hutchinson, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Harrington made a motion to send a letter to Mr. Bob Montgomery seeking confirmation that reasonable assessments by the public improvement district on Parkway East property owned by MCEDA, or between MCEDA and potential buyers, will be accepted and not readjusted for subsequent years. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Almond made a motion to allow Mr. Coursey to sign a warranty deed transferring this property once this letter is received from Mr. Montgomery. After a second by Mr. Hutchinson, the motion was unanimously approved.

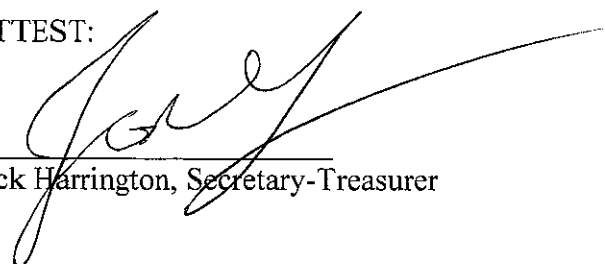
Mr. Estes stated that he has contacted Ms. Barbara Travis. She is available to provide a salary survey for MCEDA pursuant to a services contract with MCEDA. It was communicated that the MEDC is currently conducting a salary survey among participating MEDC members. It is the will of the MCEDA Board to wait until the results of the MEDC Salary Survey are completed and reviewed before MCEDA considers incurring any additional costs to complete a survey on its own.

At 11:15 p.m., upon a motion made by Mr. Harris, seconded by Mr. Almond and unanimously adopted, the meeting was adjourned.



Thomas Johnson, Chairman

ATTEST:



Jack Harrington, Secretary-Treasurer