

FINAL MINUTES OF THE NOVEMBER 14, 2007, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 14TH DAY OF NOVEMBER 2007,
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 14th day of November, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, Thomas Johnson, Calvin Harris, Jack Harrington, Dick Hutchinson, Deborah Martin and John Almond.
Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Leslie Scott.

Guests: Dave Boyer, Jeffery Webster, Geraldine Yates, Clark Holmes, Larry Anderson, Michael Marsh, Don Antrum, Brad Griffin, Karl Franco, Barbara Gray and Eddie Perry.

At 8:35 a.m., Chairman Estes 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. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Hutchinson made a motion to adopt the October 16, 2007 minutes. After a second by Mr. Almond, the motion was unanimously approved.

Chairman Estes called for a report from the Madison County Foundation. There was no one present to provide a report.

Mr. Coursey recognized the presence of Mr. Dave Boyer. Mr. Hutchinson made a presentation to Mr. Boyer in appreciation of his leadership at Nissan North America on behalf of the MCEDA Board and staff. He was presented with a Gail Pittman commemorative plate. Mr. Boyer stated that his time with Nissan has been great experience and also a lot of work with a lot of partners and that MCEDA has been a great partner. He appreciated MCEDA for thinking of him.

Mr. Carl Franco with JH&H Architects reported that bids for renovation construction of the 152 Watford Drive building were opened on November 8, 2007. A total of 6 bids were received. The lowest bid was received from Wilkinson Construction Company with a base bid of \$1,025,800.00.

Mr. Almond made a motion to award the contract for the 152 Watford Drive building renovation to Wilkinson Construction Company with a base bid of \$1,025,800.00 to include inclusion of canopy. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Estes recognized the presence of Ms. Barbara Gray. A plaque presentation was made to Ms. Gray for her outstanding service as a member and chairperson of the MCEDA Board. Members of the Board expressed their appreciation of Ms. Gray's long time service. Ms. Gray stated that she enjoyed her experience as a MCEDA Board member and feels that she has grown as a result of being a part of MCEDA.

Ms. Martin made a motion to approve the financial report with the exception of the payment voucher to AT&T for cellular services to be reviewed with the provider by Ms. Knight. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Coursey reported that he received a request to remove the barn on MCEDA property located at Gluckstadt Road. He is requesting the direction of the MCEDA Board on how to proceed. It is the direction of the MCEDA Board that Ms. Scott will look into the proper procedures for removal of the barn and report options by the next MCEDA Board meeting.

Mr. Coursey reported that an easement has been requested for Parkway East because there is not enough right of way on either side of the road due to the slope of the road embankment. This is a blanket easement for all property owners.

Mr. Almond made a motion to approve the easement request providing the following verbiage is included: MCEDA would be willing to grant a utility easement as a donation to the owners of Parkway East Road if it is non-exclusive and there would be no opposition to covering over the easement. Also, if the pipes or other conduits require encasement, this would be the responsibility of the owner of the roadway. After a second by Ms. Martin, the motion was unanimously approved.

Ms. Knight introduced the idea of a MCEDA sponsored mentoring video to be presented initially to the students in the Canton Public School District and for possible further distribution. Ms. Martin made a motion to approve the concept of a mentoring video. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Estes presented the idea of a project to widen Highway 16 from Canton to Philadelphia, MS. The idea is to get the local officials and local economic development entities involved to widen the highway from 2 lanes to 4 lanes. It would affect Madison, Leake and Neshoba counties. Mr. Harris made a motion for MCEDA to become involved in discussions with other key counties for the possible facilitation of the widening of Highway 16. After a second by Ms. Martin, the motion was unanimously approved.

Mr. Coursey stated that as a result of the ideas and projects that continue to arise, it would be beneficial to develop a strategy for these projects and ideas. He recommended conducting a strategic planning retreat with a quarterly follow up. Mr. Coursey suggested Bill Smith of the University of Southern Mississippi to serve as facilitator for the retreat.

Attorney Scott reported that the legal team has focused on routine matters this month. She has worked with Mr. Coursey on some issues and spoke with Patrick Cascio regarding possible litigation.

Mr. Coursey reported that he spoke with Lucien Bourgeois and Attorney Leslie Scott and discovered that MCEDA has the option of using GO Zone Bonds for purchase of industrial park property. He also reported that he has been in conversation with Ms. Letitia Reeves of Madison County Schools regarding canceling the lease on the 16th section land.

Mr. Coursey reported that his trip to Indiana to visit PKUSA was an idea sharing visit. He had an opportunity to meet with their Economic Development Chairman. He also reported that the advertisement for RFP's for the Bond refinance proposal has been placed. The deadline for proposals is November 20. He has contacted all Madison County banks.

Mr. Coursey stated that he recommends moving to the next phase of the Northeast Madison County project. Mr. Hutchinson made a motion to set a cap of \$3,000.00 for the services of Neil Schaffer Engineers to determine site locations for the possible lakes in Madison County with Mr. Coursey reporting at the next MCEDA Board meeting the specific associated cost. After a second by Mr. Almond the motion was unanimously approved.

Mr. Stringer reported that he has been working with Air Liquide to look at ways to keep them in Madison County. He has communicated to Air Liquide possible Renewal Community opportunities and ideas to offset costs. Air Liquide has been in Madison County for 25 years and has 40 employees. He also recently met with Integrated Solutions and the Vice President of Development for Baptist Medical Center.

Mr. Coursey reported that the Flora Charette RFP is included in the Board packet. Mr. Coursey requested that the Board members review the RFP and make any final comments and suggestions to the staff within the next 2 weeks. One change to be noted is the addition that the town of Flora and MCEDA are accepting proposals.

There was a motion by Mr. Johnson and second by Ms. Martin to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales and potential litigation. 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. Hutchinson and a second by Mr. Johnson to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce

publicly that the Board was going into Executive Session to discuss possible land sales and litigation. Chairman Estes convened an Executive Session for this purpose.

Mr. Johnson made a motion to adjourn Executive Session. After a second by Ms. Martin, 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:

Ms. Martin made a motion that the Executive Director will work with the Board attorney to draft an option for Europlastics based on the results of a pending appraisal. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Hutchinson made a motion to request the Mayor of Flora and the Flora Board of Alderman to make amendment changes to the Flora Industrial Park Covenants to allow for animal incineration. After a second by Mr. Johnson, the motion was unanimously approved.

At 11:25 a.m., upon a motion made by Mr. Johnson, seconded by Mr. Harrington and unanimously adopted, the meeting was adjourned.

Bryan "Chip" Estes, Chairman

ATTEST:

Deborah Martin, Secretary-Treasurer