

FINAL MINUTES OF THE NOVEMBER 15, 2006, SPECIAL MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 15TH DAY OF NOVEMBER, 2006, AT 8:30
A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The special meeting of the Madison County Economic Development Authority was conducted on the 15th day of November, 2006, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

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

Guests: Chad Wages, Mark Jordon, Mayor Scott Greaves, Elizabeth Raley, Drew Flach and Keith Plunkett, and Duane O'Neill.

At 8:30 a.m., Chairman Estes announced that the members present constituted a quorum and declared the special meeting duly convened and directed that the notice for the special meeting be filed with the minutes.

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

Ms. Martin made a motion to approve the minutes of the October 17, 2006 meeting as presented. After a second by Mr. Johnson the motion was unanimously adopted.

Mr. Jordan stated that the Madison County Foundation had nothing to report at this time.

Mr. Duane O'Neill reported on possible upcoming changes for MEDA. There is not much of a change in the initial intent of MEDA. There will be more of a focus on corporate involvement. The ideas of restructuring and funding were brought before the MEDA board. There will be no increase in cost for the current membership. The new corporate membership would be asked to pay membership fees.

Mr. O'Neill stated that there will no longer be two members represented on the MEDA Board. The MCEDA chairman or MCEDA's appointee will represent MCEDA. Geographically MEDA represents 7 counties, Leake, Attala, Copiah, Simpson, Hinds, Madison, and Rankin along with the Metro Jackson Chamber and the Jackson Medgar Evers Airport.

The annual membership charge of \$25,000.00 per year will not change. The geographic representation for corporate membership will be well spread out. Metro Jackson Chamber will make the corporate membership selections. Any suggestions of corporate membership should be submitted to the Metro Jackson Chamber.

Mr. Stringer reported that preparation, research and implementation for the Business Retention Expansion program are well under way. He has met with Ms. Martin and Dianne Dyar to discuss workforce training and skill set. He has also met with Betty Douglas of Holmes Community College and Jessica Nichols of the Madison County WIN Job Center. A press release has appeared in the Madison County Journal and letters will be sent out to all existing industry informing them of the program. The program will be in full production by the beginning of the year.

Mr. Hutchinson reported on the meeting with Dave Boyer of Nissan. Representing MCEDA at this meeting were: Dick Hutchinson, Thomas Johnson, Tim Coursey and Mitch Stringer. Mr. Hutchinson stated that the meeting was very cordial and that it was smart for MCEDA to meet with Nissan.

Mr. Hutchinson reported that Mr. Boyer would like to see the implementation of a program with the schools that could start as early as the 7th grade that would give students an introduction and an opportunity to work in the automotive industry. It was suggested that MCEDA spearhead a pilot program to address the educational needs and to help remove the negative stigma associated with students who choose to go directly to work after school and enroll in vocational tech courses versus going to college.

Ms. Martin suggested that MCEDA look at the state of Alabama, stating that they have the best automotive training program in the nation. A possible visit to Alabama to see what they have done was suggested.

Mr. Johnson stated that the key to the success of a program of this caliber is the fact that the industry is willing to participate. He suggested that we bring in the voices from throughout the state, and from public and private schools alike.

Mr. Johnson will chair this initiative. The committee will include Deborah Martin and Dick Hutchison. The committee will seek to develop a program that will be applicable to multiple manufacturing businesses. Mr. Johnson would like to meet with the State Superintendent of Schools. Mr. Johnson will come back with a draft plan of action in late December.

Attorney Scott reported that this has been a fairly routine month from a legal aspect. She has been looking at proposals for Panther Creek, Flora Protective Covenant corrections, Canton Multipurpose Center and Parkway East discussions.

Mr. Coursey reported that sales ads were being run for the Parkway East property in the Madison County Journal and Herald. It was suggested that the ads run for a few months.

PK USA option money has been received.

The location in Kearney Park near Flora is in desperate need of cleaning. MCEDA should encourage property owners to clean their property. There are purportedly some environmental issues at the former Pickens Lumber Company site. MCEDA will ask the Madison County Board of Supervisors to force the current owner to clean this up. Mr. Coursey will check with the county.

Victor Plastics purchased Kincsec Tools located in Kearney Park. They will be expanding the plant and hiring an additional 50 new employees.

MDA has a new building site database program called LOIS. MCEDA has entered into agreement with MDA to provide the data, which MDA will then post to the LOIS system. 17 other states currently participate in this program.

The forklift training in Northeast Madison County is preliminarily scheduled to begin at the first of the year.

Mr. Coursey requested travel authorization for Lenita Knight and Mitch Stringer to attend the New South Economic Development course at Georgia Tech in March 2007.

Mr. Johnson made a motion to approve requested travel authorization for Lenita Knight and Mitch Stringer for New South course at Georgia Tech in March 2007. After a second by Ms. Martin, the motion was unanimously approved.

Mr. Wages reported that the November 2nd meeting for the Northeast Madison County Economic Development Initiative was the final meeting for Phase I of the study. The pros and cons were discussed. Mr. Coursey explained that this is a long-term initiative. The study results are posted on the MCEDA website.

Mr. Coursey discussed the Canton Multipurpose Project Funding. There are a total of 3 municipal projects requesting funding from MCEDA. Mr. Coursey recommended discussing the mechanics of how to track the funding of these projects. MCEDA wants to make sure that the funds are appropriated as they are supposed to be.

Ms. Martin made a motion that the MCEDA board direct attorney Leslie Scott draw up an agreement that would direct how we grant the funds to the City of Canton. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Coursey reported that the airport investigation is still under way. He has met with FAA and MDOT officials. The project is ongoing.

Ms. Martin made a motion to approve the financial report with one correction. Payment Voucher payable to MCEDA, dated 10/19/06, voucher amount shows \$123.37, the check amount shows \$123.27. The motion was to change the voucher amount to reflect correct amount of \$123.27. After a second by Mr. Johnson, the financial report was unanimously adopted.

Mr. Coursey presented the assessment of the HVAC systems at PK USA. Mr. Harrington proposed that MCEDA pay for the installation of the HVAC and any building improvements and add the cost to the lease. After a second by Ms. Martin, the motion was unanimously approved.

There was a motion and second to go into closed session for the purpose of discussing the need for an Executive Session to address potential land sales and personnel matters. There was then a discussion of the motion, which then passed unanimously. Chairman Estes then closed the meeting for a determination of whether to go into Executive Session. There was a motion by Mr. Johnson and a second by Ms. Martin to go into Executive Session to discuss potential land sales and personnel issues and the motion passed unanimously. Chairman Estes then 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:

It is the direction of the MCEDA Board that Mr. Coursey will provide an employment profile of Madison County so that the Board is aware of who lives in Madison County and who works in Madison County. Once this information is compiled, it will be sent to the Board electronically. Mr. Coursey will also investigate the importance of manufacturing, services, and health care to Madison County.

MCEDA needs to look at ways to secure additional funding for special projects, whether it is through grants, earmark, etc. Tim Johnson of the Board of Supervisors suggested MCEDA join with the Madison County Board of Supervisors to hire a lobbyist to assist MCEDA with project funding.

Mr. Harrington stated that any of us as a group can go and see any of our elected officials. We should have a presence when they are in session if we need assistance. The lobbyist would serve to address specific funding needs that would be discussed at the time.

Mr. Hutchinson stated that a lobbyist would be in the know and has their hand on the pulse of what is going on; and that they would be able to address both state and federal issues.

Mr. Estes stated that we are discussing our willingness to start the dialogue with the Madison County Board of Supervisors to see if there is a need for a lobbyist.

Ms. Martin stated that she welcomes the opportunity to discuss things with the Madison County Board of Supervisors. She did not see the need to do anything else at this time. She also stated that she thought we have been successful as a county.

Mr. Coursey stated that we need to be good stewards of our MCEDA money, suggesting a lobbyist for MCEDA projects so as not to deplete our construction funds.

Ms. Martin made a motion to respond to the Madison County Board of Supervisors that MCEDA is receptive to the suggestion of exploring a lobbyist for Madison County that would handle Federal and State issues with the cost being split between MCEDA and the Madison County Board of Supervisors. After a second by Mr. Harrington, the motion was unanimously approved.

At 11:30 a.m., upon a motion made by Mr. Johnson, seconded by Ms. Martin and unanimously adopted, the meeting was adjourned.

Bryan "Chip" Estes, Chairman

ATTEST:

Deborah Martin, Secretary-Treasurer