

MINUTES OF THE NOVEMBER, 1999 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16 DAY OF NOVEMBER, 1999, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The November, 1999, meeting of the Madison County Economic Development Authority was conducted on the 16th day of November, 1999, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Cindy Alford, Chip Estes, Thomas Johnson, Ray Phillips, John Wallace and Hite Wolcott. Also present were Bob Montgomery, John Bourgeois and Joy Foy.

Guests: Teresa Rodgers, Max Draughn, Stan Etheridge, and Duane Gordan.

Chairman Wallace announced that the members of the Authority who were present constituted a quorum and declared the meeting duly convened.

Mr. Phillips made a motion to approve the Minutes of October 21, 1999, meeting as presented. After a second by Ms. Alford, the Minutes were unanimously approved.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Invoice # 230936 (\$1,330.00) dated 10/1/99 for services rendered 9/24/99 on matters relating to the Cottonwood site plan and invoice #230937 (\$1,502.11) for services rendered through 9/24/99 for matters relating to the Hydro site from Allen and Hoshall were again questioned. The Board would like more details of work performed for additional charges on both invoices. Mr. Estes made a motion to accept the monthly financial reports and to approve payment of the monthly invoices with the exception of the two from Allen & Hoshall. Ms. Alford seconded the motion, which was unanimously approved.

Mr. Montgomery reported that the LCS land sale is in the hands of the City of Canton. Once the City gives approval, the sale will close. The proposed sale to Hartley Fairchild in the Central Mississippi Industrial Center (CMIC) is waiting on Bankplus for closing. The determination of the value of the Covington Street property is underway by Mike McGee. The Flora Interlocal Agreement has been submitted to the Attorney General. The drafted covenants are basically the same as at CMIC except the recapture clause will allow a buy-out of the property at 50% of the purchased price.

An agreement from Canadian National-Illinois Central Railroad (CN-IC RR) was distributed for consideration. Mr. Montgomery summarized the agreement as follows: \$75,000 difference in the car allotment and the repair charges (wish to negotiate this into a wash agreement), status with Haverty (will check on the the status), as built plans (are available), title insurance policy at twice the value of the tracks and land (cannot be done), to be able to get onto the property (no problem), right to the third party (county only third party and no problem), and switch the deed to a perpetual easement whereby the CN-IC RR owns the track and MCEDA retains ownership of the land (just as good for us). The Board asked that Ms. Foy talk with CN-IC RR concerning the \$75,000. Mr. Phillips made a motion to proceed in working out the contingencies for the agreement. After a second by Mr. Wolcott, the motion was unanimously approved.

Mr. Stan Etheridge presented plans for expansion for Cypress Pharmaceutical. This expansion is proceeding ahead of the scheduled 5 year time frame originally planned. Cypress has only been at this location since 1996 and in 12-18 months plan to double the warehouse space. The 4,800 square foot expansion will match the existing building with split face brick. Mr. Johnson made a motion to grant architectural approval for the proposed addition. After a second by Ms. Alford, the motion was unanimously approved.

Mr. Bourgeois reported that the past month engineering activities included general engineering support for recent prospects and CN-IC RR.

The Martin property lease was discussed. Mr. Wolcott made a motion to not offer the land for crop lease because of the pending \$900,000 HUD grant development. After a second by Mr. Wolcott, the motion was unanimously approved.

Ms. Foy presented a request to be a sponsor of the American Swedish Congress in May, 2000. After discussion, Mr. Phillips made a motion to sponsor the Congress for \$5,000.00. Ms. Alford seconded and the motion was unanimously approved.

A request from Central Mississippi Procurement Center to increase the co-sponsorship from \$4,200 yearly to equal Rankin County's support of \$6,300. Mr. Johnson made a motion to increase the support to \$5,000. After a second by Mr. Phillips, the motion was approved with Mr. Estes voting no.

A 20 year anniversary celebration was discussed. It was agreed that an available date and time will be selected. A scrapbook of old news clippings, past board photos, and etc. be compiled. Waggoner Engineering and Montgomery McGraw, Collins will serve as sponsors of the reception, but the invitation will read "The Madison County Economic Development Authority invites you" Pictures of the present board members will be taken prior to the celebration.

The Ridgeland Chamber of Commerce is planning an annual meeting in conjunction with the centennial celebration for Tuesday, December 14, 1999. Members of the Board interested in attending will call Ms. Foy so tickets can be ordered.

Securing the 16 section property on the east side of Interstate 55 at Gluckstadt was discussed. Mr. Johnson made a motion to authorize sending a letter to the Superintendent of Education, Sue Jones requesting time on the School Board's agenda in December. A proposal for a 5 year development lease will be presented to the School Board. After a second by Ms. Alford, the motion was unanimously approved.

At 10:30 the Board took a break.

At 10:35 the meeting was reconvened.

Mr. Bourgeois suggested that the Board could begin the procurement process for the professional services needed for the HUD grant. Ms. Alford made a motion to advertise for the legal, administrative and engineering services according to HUD regulations. Mr. Johnson seconded, and the vote was unanimous.

At 10:40 a.m., Mr. Johnson made a motion to enter closed session. After a second by Mr. Wolcott, the motion was unanimously approved

After discussion of matters, Mr. Brown made the motion to return to open session. Mr. Wolcott seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reason stated for executive session was prospective sale of real property.

For the stated reasons, Ms. Alford made a motion to declare an executive session. After a second by Mr. Johnson, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an executive session at 10:45 a.m.

A second offer from Trustmark National Bank for a 1.1 acre site at the CMIC in the red barn area was presented. Trustmark offered \$155,000 for the land in October. A letter was sent asking \$4.50 per square foot for the property, which is the asking price of privately owned property in the Gluckstadt Business Park across from the red barn site. Trustmark offered \$196,020 (\$4.50 per square foot), but request that they be given until early 2001 to begin construction. Mr. Johnson made a motion to sell Trustmark National Bank the 1.1 acre site at \$196,020 and to allow the requested extension on starting construction. After a second by Mr. Wolcott, the motion was unanimously approved.

The marketing agreement with the City of Canton (copy attached and made a part of these Minutes by reference) was discussed. Ms. Alford made a motion to ask the City to consider extending the agreement and to change the base price from \$5,000 per acre to the City to \$15,000

per acre with 10% of the price over and beyond \$15,000. After a second by Mr. Wolcott, the motion was unanimously approved.

Preceding with plans for the Sound Stage, Mr. Estes made a motion to contract with Central Mississippi Planning and Development Center or another professional consultant to preform a business study to reduce the concept to paper. After a second by Mr. Phillips, the motion was unanimously approved.

No action was taken on discussion to authorize borrowing \$1.3 M to finance the construction of the Sound Stage.

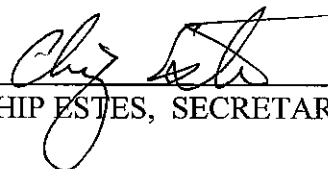
At 12:00 noon, Mr. Johnson made a motion to adjourn executive session. After a second by Mr. Wolcott the motion was unanimously approved. Chairman Wallace then adjourned the executive session and re-convened the open meeting.

At 12:05 a.m., Ms. Alford made a motion to adjourn the meeting. After a second by Mr. Phillips, the motion was unanimously approved. Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



CHIP ESTES, SECRETARY-TREASURER