

FINAL MINUTES OF THE November 20, 2014, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 20<sup>TH</sup> DAY OF November, 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 20<sup>th</sup> day of November 2014, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bill Guion, Dick Hutchinson, Lanny Slaughter, Jim Smith, Calvin Harris, Baxter Strain

Also present were Tim Coursey, Attorney Andy Clark, Jessica Gosa, Danielle Winningham, and Taquana Mack.

Guests: Jan Collins, John Howland

At 8:36 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. Coursey introduced guest, John Howland, from the Board of Supervisors to the MCEDA board.

Mr. Slaughter made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes of the October 16, 2014 MCEDA Board meeting. After a second by Mr. Smith, the motion was unanimously approved.

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

Ms. Jan Collins provided an update for the Madison County Business League (MCBL). She stated that she met with Rep. Philip Gunn, Speaker of the House, and they discussed the progression of support from MCBL/MCEDA for 2015. She said that the Vision Celebration on November 18<sup>th</sup> at the Country Club of Jackson was a great success.

Ms. Collins provided an update on the electronic voting on the merger agreement stating that votes are coming in and that there are 10 days to respond.

She also stated that the MCBL board agreed to host a reception on December 11, 2014 at Seafood Revolution and that she will be looking to hire someone to replace Gray Marchetti at the beginning of 2015.

Mr. Coursey stated that Bob Montgomery, the attorney for the Canton Convention Visitor's Bureau (CCVB), has requested that the MCEDA board minutes reflect that CCVB be removed from any liability going forward and to give the CCVB the first right of refusal to lease the film studio. Mr. Harris made a motion to make the entry into the minutes to release CCVB from all liabilities. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey stated that the Greater Jackson Alliance is increasing dues by \$10,000 and he supports the increase.

Mr. Coursey indicated that the Walker's have agreed to extend MCEDA's option agreement for two more years regarding Panther Creek and the right of way.

Mr. Coursey provided that the Global Training Institute will be holding classes soon. This will allow additional revenue for MCEDA eventually. Mr. Coursey presented the board with the contract from Global Training Institute. Mr. Strain made a motion to enter into contract with Global Training Institute. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that MCEDA has received the estimate to haul and fill dirt on the MCEDA site behind Levi's in order to bring the surplus property up to grade. Mr. Smith made a motion authorizing the excavation work to proceed. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey stated that the new MCEDA office is proceeding on schedule. Mr. Coursey started a change order to replace all fluorescent lighting with LED lights, which does not affect the overall cost and actually saves money in the long run. Attorney Andy Clark drafted a resolution for the Board of Supervisors requesting that MCEDA borrow the full amount that has been approved to borrow from Priority One Bank. Mr. Harris made a motion to review and approve the resolution. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey gave an update on the Collaboratory stating there has been a lot of work done but the HVAC units still need to be relocated. Mr. Hutchinson made a motion to allow Mr. Coursey to expend up to \$90,000 to move all of the large mechanical structures and related equipment away from the front of the building and as part of the new space build out. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that he was able to eliminate a \$16,000 deposit with Entergy and was able to transfer the utilities out of MDES's name into MCEDA's.  
Mr. Coursey stated that there would be travel November 24-27, 2014 for IEDC.

Ms. Danielle Winningham provided the board with a business development report stating that Project Key is still at top of the list with Topre and she's confident that all will work out. She stated Project Sandberg is on hold until after the new year. She said that she will be meeting with PECO foods on today and is currently planning the Existing Industries holiday luncheon. She invited the board to attend on December 4 at Two Rivers in Canton. She stated that she worked on marketing for the Innovate MS, rollout of the 2015 Nissan Murano, the 2014 Vision Celebration PowerPoint, Mad Genius video projects, and email campaigns.

Ms. Jessica Gosa provided the board with an update for marketing. She stated she has worked on the Bio-Medical PowerPoint, Youth Leadership, Innovate MS, Leadify, social media, Vision Celebration as well as a host of other projects for MCEDA. She says that she will be attending class to sharpen her Adobe and marketing skills.

Mr. Coursey stated that as discussed on last month, the Collaboratory and the WIN center has a new custodial service provider.

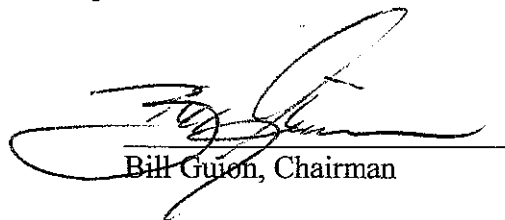
There was a motion by Mr. Slaughter and second by Mr. Hutchinson to go into closed session for the purpose of discussing the need for an Executive Session to discuss land sale and personnel. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Slaughter 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 land sales and personnel. Chairman Guion convened an Executive Session for this purpose.

Mr. Harris provided the board with an update concerning Sulfur Springs Lake/Park stating there are possible future commerce opportunities there and that nearby landowners would be willing to negotiate a sales contract and first right of refusal.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Harris 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.

At 10:28 a.m., upon a motion made by Mr. Hutchinson, second by Mr. Slaughter and unanimously approved the meeting was adjourned.



Bill Guion, Chairman

ATTEST:  
  
Baxter Strain, Secretary/Treasurer