

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES

Regular Meeting
November 22, 1994

North Liberty Street Office; 6:15 P.M.

PRESENT: Brance Beamon, Steve Duncan, Mary Hawkins, Anne King, Duke Loden, Bob Montgomery, Joe Waggoner, John Wallace, and Hite Wolcott

ABSENT: Mark Bounds and Thomas Johnson

- I. WELCOME - After sandwiches had been enjoyed since 6:00 p.m., President Wallace called the meeting to order by welcoming everyone.
- II. MINUTES - Copies of the Minutes of the regular meeting of October 25, 1994 were passed out for reading and acceptance. With consensus to make changes to some of the wording and spelling, Ms. Hawkins moved for the Minutes to be accepted as corrected, which Ms. King seconded followed by an unanimous vote of approval.
- III. FINANCES - Executive Vice President Loden noted that a folder of invoices of the prior month was available for inspection on the table. He explained that there would not be a computerized statement until such time Mr. Billy Simpson finishes the 1993-94 audit which is now underway. The Account Balances sheet (hereafter attached) shows \$-11,536.51 in the Interest & Sinking Fund due to bond issue payments in October, and \$35,697.36 in the Operation Account. The largest item shown on the Expense Docket for the previous month was \$2,488.75 to Ware Lind Furlow Engineers for soil borings and geotechnical investigation for 40-acre Ridgeland industrial park which is to be reimbursed by the City of Ridgeland. The financial report was accepted with an unanimous vote of approval after a motion by Ms. King and a second by Mr. Beamon.
- IV. STRATEGIC PLANNING - In the absence of Committee Chairman Bounds, President Wallace noted the need to proceed with formulation of a private development foundation. He said that the Madison County Chamber of Commerce Executive Committee had asked about our plan, and were told that it would not compete with them although the roles of each organization need to be defined.
- V. ROADS PLANNING MEETING - After reviewing the Agenda Summary from the November 10th Roads Meeting, consensus was to send a copy to all invitees. President Wallace explained to the Board that Supervisors President, David Richardson had discussed that MCEDA hire Mr. Dick Keller for his guidance and suggestions for future thoroughfares and roads. After a motion by Mr. Beamon to accept the suggestion to hire Mr. Keller as a consultant for the next Roads Meeting to be held on January 11th or 18th for up to \$7,500, a second came from Mr. Wolcott, and all of the Board approved.
- VI. ENGINEERS REPORT - In his engineering report, Mr. Waggoner noted that railroads should also be considered in transportation plans.
- VII. HIGHWAY DEPARTMENT BUYING RIGHT-OF-WAY - Executive Vice President Loden explained a map handout showing the properties owned by the City of Canton and by MCEDA in Canton Commercial & Industrial Center.
 - A. CMU UTILITY EASEMENT - Mr. Loden told of CMU never having gotten a utility easement along some of the streets in the Industrial Center where they had installed water, sewer, and/or gas lines in 1992. After some discussion, a motion was made by Ms. King to grant the 20 foot easement along Highway 22, Soldier Colony Road, and other streets in CCIC to CMU. After a second was provided by Mr. Beamon, the motion was approved with four affirmative votes and an abstention from Ms. Hawkins.

B. HIGHWAY DEPARTMENT OFFERS - Mr. Loden told of the Highway Department's offers for the Development Authority's property along Highway 22 so that it could be widened to five lanes. Much discussion and several questions ensued about the Life Estate which Mr. & Mrs. Fred Watford have on five acres of the Development Authority's property along the south side of Highway 22. The two offers along the north side of the Highway were felt to be fair. A motion was made by Ms. King and seconded by Mr. Beamon for Mr. Loden and MCEDA's attorney to further negotiate for a more equitable sale of the right-of-way involved in the Watford Life Estate and to sell the two right-of-ways on the north side of Highway 22. Unanimous approval was thereafter given to this motion, and a resolution to proceed toward these sales is hereafter attached.

VIII. CCIC MANAGEMENT AGREEMENT EXTENSION - A copy of an extension of the agreement for MCEDA's management of the Canton Commercial & Industrial Center was explained by Executive Vice President Loden. The Development Authority's approval for this extension was made unanimously after a motion by Ms. Hawkins, and a second by Ms. King.

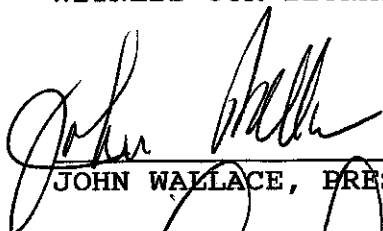
IX. INDUSTRIAL/COMMERCIAL ACTIVITIES - Executive Vice President Loden told of three prospects in the last two weeks looking at the SF Services Building. He gave details of a plant tour in California and explained the Metro Alliance Data Book and the millage rate comparison sheet in each packet. Mr. Loden also presented Holland House's situation for a ten year tax exemption and there was a consensus from the Board to concur on a reduced term. Other prospects mentioned included ones for Highland Colony Parkway, Flora Industrial Park, Canton CIC, Central Mississippi Industrial Center, and Madison Business Park. Current projects included the Madison Business Park Master Plan, Ridgeland tax exemption policy, and DeBeukelaer/UNR drainage situation. All in all, it was a very busy month.

X. UPCOMING EVENTS - After calendars were checked, it was agreed to have the December Board Meeting on Monday, December 19, 1994. Everyone was reminded of the Metro Jackson Legislative Reception to be held Monday, January 9, 1995, and the City of Madison Chamber of Commerce Annual Banquet of which Mr. Loden will be speaking on the MRI economic development study on Thursday, December 1st.

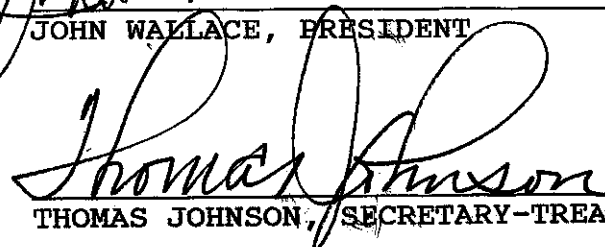
XI. OTHER BUSINESS - Ms Hawkins mentioned the Mississippi DECD Retirement Industry Symposium to be held May 10-12, 1995.

XI. ADJOURNMENT - There being no other business mentioned, a motion for adjournment was made by Mr. Beamon, seconded by Ms. King, and thereafter approved.

WITNESS OUR SIGNATURES:



JOHN WALLACE, PRESIDENT



THOMAS JOHNSON, SECRETARY-TREASURER