

FINAL MINUTES OF THE OCTOBER 1, 2008, SPECIAL MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 11TH DAY OF SEPTEMBER 2008,  
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 25<sup>th</sup> day of September, 2008, at 4:30 p.m. in the 1855 Courthouse in the City of Canton.

Members Present: Thomas Johnson, Jack Harrington, Dick Hutchinson  
And Calvin Harris.

Also present were Tim Coursey, Lenita Knight,  
and Attorney Ronny Loeb (via phone)

At 4:45 p.m., Chairman Johnson 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. Harris made a motion to adopt the agenda as presented. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey reported that after the last Special Call meeting the MCEDA board agreed to allow the attorney to determine an acceptable payment amount for settlement with Gail Pittman Inc. The amount that Mr. Loeb calculated was \$30,000 plus \$3,000.00 legal fees. This amount was presented to Gail Pittman Inc. They responded stating that because of financial issues they could not afford this amount. Gail Pitman Inc. offers a settlement amount of \$22,500.00 and presented a check in that amount to MCEDA. Mr. Coursey recommends that MCEDA accept this offer and complete the warranty deed, deeding the property to Gail Pittman Inc. Mr. Loeb advises that MCEDA accept the offer and move forward.

After lengthy negotiation, Mr. Johnson made a motion that the MCEDA Board feels that all requirements have been met and MCEDA accept the offer of \$22,500.00. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Loeb stated that he and Ms. Scott will work on the minutes to make sure all of the accurate wording is included.

At 5:00 p.m. upon a motion made by Mr. Harris, seconded by Mr. Harrington and unanimously adopted, the meeting was adjourned.

Final Mins  
October 1, 2008  
Page 2

---

Thomas Johnson, Chairman

ATTEST:

---

Jack Harrington, Secretary-Treasurer

FINAL MINUTES OF THE SEPTEMBER 11, 2008, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 11TH DAY OF SEPTEMBER 2008,  
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 11<sup>th</sup> day of September, 2008, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: John Almond, Chip Estes, Jack Harrington and Dick Hutchinson  
And Calvin Harris.

Also present were Tim Coursey, Lenita Knight, Mitch Stringer,  
Taravia Seals and Attorney Sam Keys.

Guests: Paul Griffin, Bo Bilbo, Jeff Ballweber, Tom Bryant and JoAnn Clark

At 8:35 a.m., Vice-Chairman Hutchinson 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. Estes, the motion was unanimously approved.

Mr. Estes made a motion to adopt the August 14, 2008, minutes as presented. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Harrington made a motion to approve the financial report as presented. After a second by Mr. Almond, the motion was unanimously approved.

Mr. Coursey presented Mr. Jeff Ballweber who provided an update on the Northeast Madison County Lake Initiative project and introduced the project to the Madison County congressional delegation representatives who were in attendance at the meeting. Mr. Ballweber stated that MCEDA has spent approximately \$200,000.00 on the project to date.

Mr. Ballweber stated that a lake can generate a higher quality of life, housing growth and higher living standards for Northeast Madison County residents. He provided the background of the project and stated that the Northeast Madison County Development Initiative was completed in January 2007. Mr. Ballweber stated that there is a need for a publicly funded hub to accelerate and direct private development.

Mr. Ballweber discussed the plan going forward which includes Site Selection Matrix, Pre-Permitting, Funding and Wetland Mitigation. Mr. Ballweber asked for the assistance of the

congressional delegation stating that MCEDA has requested an earmark for funding the project the past three years with a current request in the amount of \$500,000.00 having been submitted to Congressman Benny Thompson's office.

Mr. Ballweber reported that the Site Matrix will be completed by the October MCEDA Board meeting and will be presented at that meeting. The mitigation banking draft will be submitted to MCEDA by September 15. And responses to MCEDA comments will be completed by October. Also federal programmatic funding requests will be coordinated with MCEDA and congressional staff. Mr. Ballweber's full report, as presented can be viewed at <ftp://public.pickering@memphis.pickeringinc.com>.

Mr. Coursey reported that he received a letter from the Madison County Foundation requesting that MCEDA write a letter in support of funding for the Gluckstadt Interchange. Mr. Harrington made a motion that Mr. Coursey respond by letter to the Madison County Foundation stating that through MCEDA's affiliation with the Madison County Board of Supervisors and the Madison County Business League, MCEDA will take action consistent with the relationships with the aforesaid entities and mayors and MCEDA's economic development initiative. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Coursey reported that the MCEDA staff has been communicating with Gail Pittman Inc. regarding a bond issue and lease agreements between MCEDA and Gail Pittman Inc. Once all the lease information has been reviewed, the property in question will be deeded to Gail Pittman by MCEDA. Mr. Estes made a motion to authorize Mr. Coursey to work with Mr. Almond and the attorneys to finalize the Gail Pittman bond payoff and transfer the necessary documents provided all closing costs and legal costs will be paid by Gail Pittman Inc. as allowed in legal documents. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey reported that the MCEDA staff met with Gerald Barber, Arthur Johnson, and Dan Grafton to discuss hosting an informational forum for our existing businesses. The main topic would be our policy for applying for ad valorem tax exemptions and freeport warehouse licenses. The meeting has been scheduled for October 21, 2008.

Mr. Coursey stated that Levi's is hosting a ground-breaking for the expansion of their Canton operations. Mr. Estes inquired if there is any way that MCEDA could be a part of this celebration in name and monetary contribution. Mr. Stringer will contact Levi's to see if this is possible. Mr. Estes made a motion to approve a financial inclusion of up to \$2,500.00 to participate in the Levi's Plant expansion celebration. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that the Canton Flea market is scheduled for Thursday, October 9<sup>th</sup>. This is the same day of the next scheduled MCEDA Board meeting. Mr. Almond made a motion that

the October MCEDA Board meeting be moved to October 16, 2008. After a second by Mr. Estes the motion was unanimously approved.

Mr. Sam Keyes reported that the legal team has focused on routine matters this month. The latest topic to be addressed was the Gail Pittman matter previously discussed by Mr. Coursey. Mr. Keyes stated that Ronny Loeb has will be addressing this issue.

Mr. Coursey reported that Patrick Cascio desires to dispose of the Smart Logistics facility and wants to know if MCEDA would be interested in purchasing the building. The MCEDA Board has no interest in purchasing the Smart Logistics property at this time.

Mr. Coursey reported that he has been communicating with representatives from PK USA. They have been greatly affected by the decrease in production at Nissan. At this time, it appears that PK USA will move out of their current facility at the end of their lease, which expires in August 2009.

Mr. Coursey reported that a preliminary Phase I environmental study has been conducted in preparation for a sale of any of 35 acres of MCEDA property on the Parkway East. Mr. Coursey stated that there has been a lot of prospect activity in regards to the property.

Mr. Coursey requested travel approval for himself for at least two trips to Washington DC for NBAF and one trip to Plum Island. The Plum Island trip would also include Mayor Scott Greaves and Wendy Shelton of Flora. Mr. Coursey requests approval to fund their travel costs as well. Mr. Coursey also requested approval to attend MDA's 32<sup>nd</sup> Annual Joint Meeting of Southeast U.S./Japan and Japan-US Southeast Associations, October 18-21, Raleigh NC. Mr. Coursey also requested approval for travel to Oxford for the Presidential Debate reception on September 23, 2008. Mr. Estes made a motion to approve all travel requests as presented as well as travel costs for Mayor Greaves and Ms. Shelton. After a second by Mr. Almond the motion was unanimously approved.

Mr. Coursey reported that the barn in Gluckstadt has been removed. The grounds have not yet been cleaned of all debris.

Mr. Coursey reported that the MCEDA staff met with Frontier Strategies to discuss the MCEDA website. The development of a new MCEDA logo and a sister logo for the Madison County Business League were also discussed. Frontier plans to present some ideas with in a few weeks for Staff review.

Mr. Coursey reported that he met with Dr. Bill Smith and was given a general overview of the Baseline Study which he has also received. It is very good and will help us to put some things into perspective especially in regards to recruiting and where we should focus our efforts. Mr.

Coursey is currently reviewing the Study and will meet with Dr. Smith at a later date to discuss it further.

Mr. Stringer reported that MCEDA worked with the Madison County Chamber to get letters of support for the Reunion Interchange. These letters have been taken to Mr. Steve Seale. He also reported that he has ongoing communication with Southland Container and is working to maintain open communication with this company. Mr. Stringer further reported that Euro Plastics has moved into the former Kinces Tool building in Kearney Park.

Ms. Knight reported that the filming for the mentoring video took place on August 26<sup>th</sup> and 28<sup>th</sup>. Students from area schools participated in the two days of shooting at the Eyevox Studios in Ridgeland. Ms. Knight stated that it was a great experience for those students that participated. The television and print media were present to cover the story and the filming. Ms. Knight stated that this portion of the video has been a great success. The Eyevox production team will start editing the film and have drafts for review within a few weeks. Ms. Knight stated that there is still a need for a celebrity for inclusion in the video. She made a request to the MCEDA Board for any assistance they could offer in that area. Mr. Estes stated that he might be able to assist.

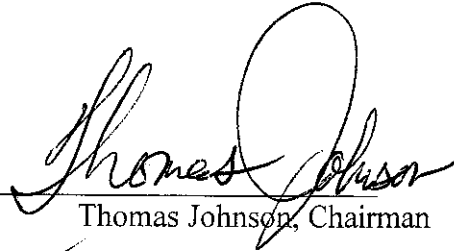
Mr. Coursey stated that there is a possibility that the Madison County District Attorney's offices might relocate to the historic Canton Courthouse. If so, the Madison County Board of Supervisors will ask MCEDA to relocate.

Mr. Coursey reported that Ms. Knight worked with local temp agencies to secure quotes on possible full time maintenance personnel at the WIN Center. From these quotes, it appears that one full time or 2 part time janitorial persons could be hired for around \$30,000.00 to \$31,200.00 annually. The current janitorial contracts are not due for renewal until January. Mr. Coursey stated that until that time other options will be investigated as well.

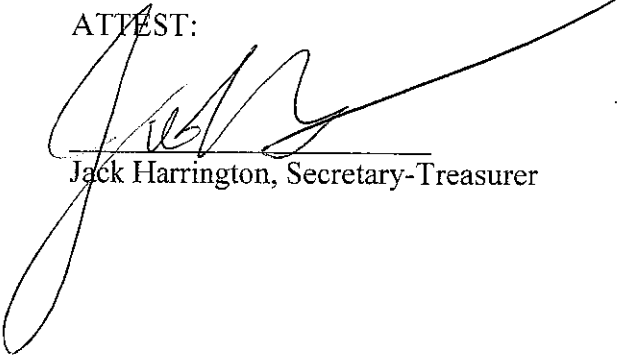
Mr. Coursey reported that the Madison County Business League needs to have its final Board of Directors identified in order to begin conducting business. The checking account has been set up but needs a letter to affirm the elected officers. Once this takes place, Mr. Coursey can be designated as an authorized signer on the account. Mr. Harris will work with Supervisor Griffin to identify an additional board member.

Final Mins  
September 11, 2008  
Page 5

At 11:20, upon a motion made by Mr. Almond, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

  
Thomas Johnson, Chairman

ATTEST:

  
Jack Harrington, Secretary-Treasurer

FINAL MINUTES OF THE SEPTEMBER 25, 2008, SPECIAL MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 11TH DAY OF SEPTTEMBER 2008,  
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 25<sup>th</sup> day of September, 2008, at 3:00 p.m. in the 1855 Courthouse in the City of Canton.

Members Present: Thomas Johnson, Chip Estes, Dick Hutchinson  
And Calvin Harris.

Also present were Tim Coursey, Lenita Knight,  
and Attorney Ronny Loeb

At 3:15 p.m., Vice-Chairman Hutchinson 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. Estes made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that the purpose of this special meeting is to follow through on the commitment made by the MCEDA Board to Gail Pittman Inc.

Mr. Ronny Loeb presented a document which summarized the facts of the situation. The MCEDA Board members chose to review the documented facts before a discussion. The document outlines the two separate leases between MCEDA and Gail Pittman Inc. Gail Pittman has satisfied all payment requirements. Mr. Loeb states that after payment satisfaction, GPI should have sent a letter to MCEDA and the County Clerk stating their intent to purchase the property. This did not happen. Consequently MCEDA should have received rent under the terms of the agreement, and has not.

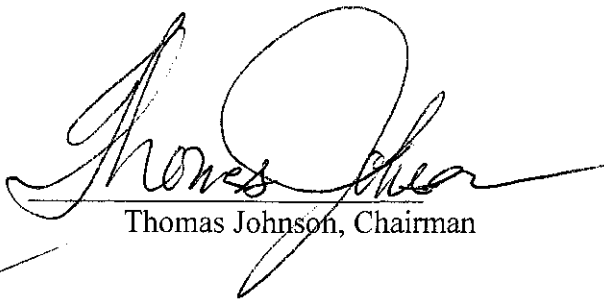
Mr. Hutchinson made a motion that MCEDA will agree to accept a settlement amount as determined by the attorney and deemed acceptable by MCEDA Board and Gail Pittman Inc. plus legal expenses and the \$100.00 purchase fee identified in the original lease. After which, MCEDA will deed said property to Gail Pittman Inc. After a second by Mr. Estes the motion was unanimously approved.

Mr. Coursey will work with Mr. Loeb to make sure the wording and acceptable amount are correct before presenting to Gail Pittman Inc.



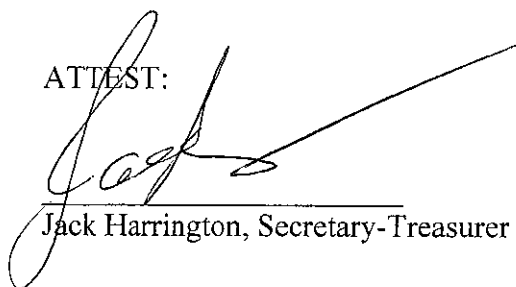
Final Mins  
September 25, 2008  
Page 2

At 3:45 p.m. upon a motion made by Mr. Johnson, seconded by Mr. Estes and unanimously adopted, the meeting was adjourned.



Thomas Johnson, Chairman

ATTEST:



Jack Harrington, Secretary-Treasurer