

FINAL MINUTES OF THE OCTOBER 13, 2010, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 13TH DAY OF OCTOBER 2010,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 13th day of October, 2010, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Jack Harrington, Lanny Slaughter, Baxter Strain,
Calvin Harris, Bill Guion and Dick Hutchinson

Also present were Tim Coursey, Lenita Knight, Taravia Seals,
Mitch Stringer and Attorney Andy Clark.

Guests: Jan Collins, Ike Fowler and Pat McDonough

At 8:43 a.m., Chairman Harrington 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. Guion made a motion to adopt the agenda as presented. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes for the September 8th MCEDA Board meeting. After a second by Mr. Strain, the motion was unanimously approved.

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

Mr. Coursey presented Mr. Ike Fowler with Absocom. Mr. Fowler provided an update on the Wi-Max feasibility study for Madison County. Mr. Fowler stated that this process is cutting edge, not like anything that has ever been done before. The focus will be on schools as the primary beneficiary. Mr. Fowler stated that Absocom has a meeting scheduled for October 24th at Sacred Heart in Northeast Madison County. Mr. Fowler reported that regarding an adoptability rate, there will need to be at least 375 samples to get a 95% confidence rate. Commercial use will require 346 samples. Mr. Fowler reported that they were working with Ms. Harris to complete a mission statement and to form an advisory counsel.

Mr. Coursey addressed the travel request procedures for MCEDA. Currently, travel is requested during board meetings for anticipated upcoming travel opportunities. Mr. Coursey stated that

there is no reference to a travel policy in the MCEDA By-laws or legislation. It is the sense of the MCEDA Board for the allowance for the Executive Director to approve travel as the need arises for the Director and Staff with the expectation that the MCEDA Board would continue to be informed of all travel.

Mr. Coursey reported that he and Attorney Clark have continued to meet and communicate with Mr. Mike Kent and Attorney Holmes Adams regarding the 16th Section land agreement. The Madison County School Board has agreed that if anyone should lease the 16th Section land previously leased by MCEDA, MCEDA would receive a one time tap or use fee. This could be split into multiple payments. Mr. Coursey stated that this will allow MCEDA to recoup some of the costs for infrastructure it has constructed for 16th Section property. Attorney Clark added that this still needs to be presented to the Madison County School board for approval. Mr. Coursey added that the agreement does not set a fee schedule yet. A range of payment will be determined based on the acreage served. This verbiage will be included in the agreement.

Mr. Coursey reported that the developers of Livingston have presented a management agreement that reads like a lease agreement. Mr. Coursey stated that while MCEDA may enter into a lease agreement, it is not the intention of MCEDA to manage the Livingston property. Mr. Coursey stated that he will be sure to get a clear understanding from Mr. George French before the agreement proceeds.

Mr. Coursey reported that he spoke with Randy Wingfield regarding the Parkway East property and the possibility of auctioning it. Mr. Wingfield advised Mr. Coursey that he would be willing to market the property for an unspecified fee. Mr. Coursey stated that Mr. Wingfield felt that there may be some parties interested in the property. Mr. Coursey will update the MCEDA Board at the next MCEDA Board meeting.

Mr. Coursey reported that regarding the West Madison Utility District, the district was operating with 5 Board members and according to law, this number is not correct. The Madison County Board of Supervisors would like to see this West Madison Utility District Board stabilized. Mr. Coursey reported that MCEDA is being asked to pay some of the legal fees. Mr. Coursey stated that the operating agreement will be reviewed by Attorney Clark to ensure that it includes everything needed to protect MCEDA from liability.

Mr. Coursey also stated that Kerney Park has been affected by the water issue. And that the Madison County Waste Treatment System is still an issue. Mr. Stringer will look into tracking back on this issue and follow up with Senator Cochran's office.

Mr. Coursey reported that he and Mr. Harrington met with Janet Parker as a potential facilitator for the MCEDA Strategic Planning Session. This will be a ½ day session with lunch and a 1 hour wrap up. Mr. Guion offered the use of the BankPlus Training facility located in the

Highland Colony Cellular South building. The date of the planning session will be Friday, November 5, 2010. Ms. Knight will work with Mr. Guion to secure the location.

Ms. Collins reported that the next Coffee with the Congressman is scheduled for Wednesday, October 20, 2010 at the CAVS Center in Canton. Congressman Bennie Thompson will be the guest speaker. Ms. Collins also reported that the MCBL Fall Forum is scheduled for Wednesday, November 10, 2010, 5:30 pm until 7:00. It will be held at the Jackson Yacht Club. Recognition of the former MCEDA Board members will take place at this event.

Mr. Coursey stated that the City of Canton is proposing to annex a portion of Madison County that includes M-Tek. Mr. Coursey suggests setting up a meeting with Mayor Truly to express how this annexation could affect the industries in the area.

Mr. Coursey stated that he met with Mr. Nick Smerigan regarding the film studio and the plans and schedule to go operational. Mr. Coursey also took a tour of the facility. Mr. Coursey reported that once this phase of construction is complete, the doors should open in January. Mr. Coursey also reported that invoices have been sent for the monthly lease payments.

Mr. Coursey stated that a meeting should be scheduled with Senators Kenny Jones and Walter Michel to request their assistance in presenting a bill to increase the MCEDA borrowing limit. It is the sense of the MCEDA Board that the Madison County Board of Supervisors must be made aware of the plans for the request. Mr. Coursey will talk with each of the members of the Board.

Mr. Coursey reported that the MCEDA website is being evaluated and data is currently being updated. The website is being compared to top site location consultant's sites.

Mr. Coursey made a travel request for Ms. Knight to attend the Governor's Workforce Development Conference in Tunica, MS, November 15-17, 2010.

Mr. Stringer reported that he met with Cardinal Health. They are currently working on a road entrance accessibility issue. He also met with other suppliers and continues to make existing industry visits.

Ms. Knight reported that MCEDA has received a marketing Grant application from the Canton Chamber of Commerce Main Street Association. The Chamber is planning to update their website and if approved, will use these funds for the costs of the website. Before this grant is approved or denied, it is the sense of the MCEDA Board that the grant process be communicated to the office of the mayor of Canton as well. This will allow for the City of Canton to apply for the grant if interested. Approval of this grant was tabled until such time as the City of Canton has the opportunity to apply.

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There was a motion by Mr. Harris and second by Mr. Hutchinson to go into closed session for the purpose of discussing the need for an Executive Session. The motion passed unanimously. There was then a discussion of the need to go into Executive Session, at the conclusion of which there was a motion by Mr. Guion and a second by Mr. Slaughter to do so. This motion was adopted unanimously. Chairman Harrington then opened the meeting to announce publicly that the Board was going into Executive Session. Chairman Harrington convened an Executive Session for this purpose.

Mr. Strain made a motion to adjourn Executive Session. After a second by Mr. Guion, 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:


Mr. Harris made a motion to approve funds up to \$15,000.00 for the remodeling/construction of the Training Facility MDES warehouse portion for capital improvements. After a second by Mr. Guion, the motion was unanimously approved.

At 11:05 there was a motion by Mr. Guion to adjourn. After a second by Mr. Harris, the motion was unanimously approved.



Jack Harrington, Chairman

ATTEST:


Robert Williams, Secretary-Treasurer