

FINAL MINUTES OF THE OCTOBER, 2003
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16TH DAY OF OCTOBER, 2003, 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 16th day of October, 2003, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Steve Davenport, Chip Estes, Allison Graves, Barbara Gray, Billy B. Thames and John Wallace. Also present were Jerry Acy, Joy Foy, and Bob Montgomery.

Guests: Matt Tuckey, Gene Delcomyn, Michael McKenzie, Lloyd Spivey, Rudy Warnock, Andy Taggart, Doug Jones, Elizabeth Raley, Tom Cook, Bill Estes and John Bourgeois

Vice-Chairman Thames announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Wallace made a motion to amend the MCEDA By-Laws as reflected in a draft mailed to each board members concerning Section 2. Election Between Meetings. (a. In the event that an officer vacates his/her position by voluntarily vacating his/her position on the Board of Directors, and said officer returns to said Board within seventy (70) days of his/her departure, the officer shall re-assume the position vacated and serve the remainder of his/her term.; b.)In the event the Board of Directors has acted pursuant to Article IV, Section 2 of the By-Laws to fill the vacancy during the seventy (70) days absence as described hereinabove, then the officers shall be realigned to allow the returning officer to take his/her position the remainder of the term for which he/she was elected. And c.)In the event there is a vacancy in the office of chairman outlined in Article IV, Section 1, Section 2, and pursuant to Article IV, Section 2, the Board replaces the absent chairman, the replacement shall serve the remaining part of the absent chairman's term, and shall be allowed to complete a full subsequent term.) After a second by Ms. Gray, the motion was unanimously adopted.

Mr. Estes made a motion to reinstate Mr. Davenport as Chairman, in keeping with the amended By-Laws. After a second by Mr. Wallace the motion was unanimously adopted. Mr. Davenport moved into the Chairman position to continue the meeting.

Mr. Wallace made a motion to approve the minutes of the September 19, 2003, meeting as presented, which was seconded by Ms. Graves. The motion was unanimously adopted.

Ms Gray made a motion to approve the minutes of the September 29, 2003, meeting as presented. After a second by Mr. Wallace, the motion was unanimously adopted.

Mr. Bill Estes requested MCEDA's support of the Central Mississippi Procurement Center (CMPC) for the 2003-2004 year. He reported 87 Madison County companies benefitted from \$50 Million in government contracts last year. Mr. Wallace made a motion to approve \$5,000.00 for CMPC in support of existing industry in Madison County. After a second by Dr. Thames, the motion was adopted with Mr. Chip Estes voting no.

Messrs. Cook and Delcomyn requested MCEDA's support of re-zoning for part of the Tower Automotive site at Central Mississippi Industrial Center (CMIC). They are requesting commercial zoning to accommodate a BankPlus ATM machine. The re-zoning request will be presented as a "Public Need." The site is a 100 X 100 foot site along Old Canton Road, and will serve as employee access to accommodate the direct deposit arrangement between Tower and other vendors with BankPlus. Mr. Estes made a motion to authorize Mr. Acy, working with Mr. Montgomery, to support the re-zoning request as a third party to the contract. (They will verify the length of lease and the rate of lease to ensure no negative precedent is set for future re-zoning request) After a second by Mr. Wallace, the motion was unanimously adopted. The bank lease would only be valid so long as BankPlus has a branch in the Nissan facility.

A request for MCEDA to be a sponsor for the City of Madison Chamber of Commerce's November annual meeting was discussed. Dr. Thames made a motion to partner with the Madison County Foundation as a sponsor at the level that provides seating for ten, or the \$800.00 level. After a second by Mr. Wallace, the motion was unanimously approved. Both

Ms Raley and Mr. Spivey felt MCF Board would approve the shared sponsorship.

Mr. Spivey thanked the MCEDA Board for its support to the MCF. He reported three new members from the Nissan supplier breakfast and continued progress with the convention center feasibility study.

Mr. Tuckey presented plans for site review on the Johnson Control expansion. The project will add 48,000 square feet to the existing 132,000 square foot building on the north end of the facility. The addition will include 8,000 square feet of office space and 40,000 of warehouse space and will be utilized for a truck marshaling area. The addition will match the existing building. Dr. Thames made a motion to approve the site plan as presented. After a second by Mr. Estes, the motion was unanimously adopted.

The financial reports and list of invoices attached to and made a part of these Minutes by reference as composite "Exhibit A" were presented and reviewed. Mr. Wallace made a motion to approve the October financial reports and the payment of the monthly invoices. After a second by Ms Gray, the motion was unanimously adopted.

Mr. Acy reported the Mississippi Major Impact Authority (MMIA) is offering \$9,925 to MCEDA for the four easements attached to and made a part of these minutes as "Exhibit B," to bring the water lines from the O.B. Curtis Plant in Jackson to Nissan. Ms Graves made a motion to accept the \$9, 925 offer for the requested easements. After a second by Ms Gray, the motion was unanimously adopted.

Consolidation of \$4Million of debt is expected to save MCEDA approximately \$300,000 per year and the restructuring efforts are on schedule according to Mr. Acy. A meeting with the new Board of Supervisors to review the proposed capitol improvements will be arranged for one day next week.

A planning retreat for the MCEDA Board was discussed. Mr. Phil Hardwick was recommended as a facilitator for the meeting. Dr. Thames made a motion to contract with Mr. Hardwick for \$1,000 and secure Gray Center or some other Madison County facility for the retreat in the 2003 calendar year. After a second by Ms Gray, the motion was unanimously adopted.

At 9:25 a.m. the Board took a break.

At 9:35 a.m., Chairman Davenport reconvened the meeting. Mr. Acy requested that an executive session be declared for the transaction of business and discussion regarding the personnel matters and transaction of business and discussion regarding the prospective purchase, sale or leasing of lands. Mr. Wallace made a motion to enter executive session. After a second by Dr. Thames, the motion was unanimously adopted.

Mr. Acy briefed the Board on proposed development on the Jack's and Weisenberger's property and an update on the Parkway East current route. The financing process for the Parkway development will begin within 60 days according to Mr. Acy. This project will also include re-channelization of Bear Creek to lower the flood way in the Gluckstadt area.

The Oxford Automotive expansion will require land to the east and back of the building. Ms. Gray made a motion to authorize Mr. Acy to discuss possibilities with Madison County School Superintendent, Mike Kent of a land trade or the purchase of the bus shop facility in the Canton Commercial and Industrial (CCIC) area. After a second by Ms. Graves, the motion was unanimously adopted. The Oxford expansion will add 200 jobs and \$100Million in investment

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A request for land along Highway 22 in the CCIC for a Huddle House Restaurant was discussed. The developer has been quoted a price of \$7.00 per square foot for the required acreage. Mr. Estes made a motion to deny the request for a Huddle House. After a second by Mr. Wallace, the motion was unanimously adopted.

Mr. Buster Bailey requested sewer service for a new sub-division from MCEDA. MCEDA cannot deal in retail sewer service but can provide transportation service for certificated sewer providers. After discussion, Mr. Wallace made a motion to urge Mr. Bailey to deal with the Waste Water Authority (WWA), but if all fails and the project is at risk, MCEDA will authorize Mr. Bailey to build his own line and hook into the MCEDA lines provided he build to the county standard. Mr. Estes seconded the motion. The vote was unanimously adopted.

After more discussion about waiting for the WWA to become functional before making a commitment to Mr. Bailey, Ms Gray made a motion to rescind the above motion. Ms Graves seconded the motion which was unanimously adopted.

Dr. Thames made a motion to table Mr. Bailey's request until Mr. Acy and WWA Chairman, Dave Holman could meet with Mr. Bailey to discuss the issues. After a second by Mr. Estes, the motion was unanimously adopted.

Restoring the \$800,000 that MCEDA used to build the original sound stage to the Canton Tourism office was contemplated. Board action was tabled until a report of the feasibility of the project can be presented.

The MCEDA staff salaries were reviewed. Upon Mr. Acy's recommendation, Dr. Thames made a motion to approve a 2.4% raise for Mr. Larry Mobley. After a second by Mr. Wallace the motion was unanimously adopted.

Dr. Thames made a motion to approve the recommended 10% raise for Ms Joy Foy. After a second by Mr. Wallace, the motion was unanimously adopted.

Mr. Wallace made a motion to approve a 5% raise for Mr. Acy and extend his contract by one year. After a second by Dr. Thames, the motion was adopted with Ms Graves, Mr. Wallace and Dr. Thames voting yes, Ms Gray and Mr. Estes voting no and Chairman Davenport abstaining.

At 12:15 p.m., Mr. Wallace made a motion to adjourn the executive session. After a second by Mrs. Gray, the motion was unanimously adopted. Whereupon, Chairman Davenport adjourned the executive session and reconvened the open session.

At 12:20 p.m., upon motion made by Mr. Estes, seconded by Mr. Wallace and unanimously adopted, Chairman Davenport recessed the meeting until a date could be selected to accommodate the supervisor's schedule to present the MCEDA Capitol Project being considered.


STEVE DAVENPORT, CHAIRMAN

ATTEST:


JOHN WALLACE, SECRETARY-TREASURER