

FINAL MINUTES OF THE OCTOBER 16, 2007, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 16TH DAY OF OCTOBER 2007,  
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 16<sup>th</sup> day of October, 2007, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: Chip Estes, John Almond, Calvin Harris, Jack Harrington and Dick Hutchinson.  
Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Leslie Scott.

Guests: Donna Sims and Beverly Luckett

At 8:30 a.m., Chairman Estes 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 suggested the following amendments to the agenda: Add Board Meeting Dates as item C under New Business and under Old Business add Advisory Board as Item D, Bond Refinance as item E and By-laws as item F. Mr. Almond made a motion to adopt the agenda as amended. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Hutchinson agreed to review the financial information in the absence of the Board Secretary Treasurer and Vice Chairman.

Mr. Almond made a motion to adopt the September 13, 2007 and October 5, 2007 minutes. After a second by Mr. Harris, the motion was unanimously approved.

Ms. Donna Sims reported that the annual trip to Washington was a success and stated that the Foundation appreciates the MCEDA Board members that attended as well as the support of MCEDA.

Ms. Sims stated that she would like to revisit the last MCEDA Board meeting and apologize for her words. She stated that she misspoke in saying that the Town of Flora was in agreement with the proposed Highway 22 Corridor. She stated that it was not her intent to misrepresent anything and apologized for misspeaking about Flora's position. She further thanked the MCEDA board members for encouraging her to contact Mayor Greaves. They are working together. She stated that lack of communications has been the issue.

Chairman Estes stated that at present, Flora's official position in regard to the Highway 22 Corridor is that they support an overlay and widening of the current road and an upgrade of Livingston-Vernon Road to take trucks through the Kearney Park industrial area.

Mayor Greaves, Mr. Estes, Mr. Coursey and Ms. Wendy Shelton have met to discuss the Comprehensive Master Plan for Flora. The MCEDA staff and Town of Flora Board will work together to draft an RFP for a charette facilitator.

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

Ms. Knight introduced Ms. Beverly Lockett, Public Relations Director from Canton Public Schools. Ms. Lockett thanked the MCEDA Board for their time and stated that she would like to present a video that will aid in sharing the efforts that are in process to improve the Canton Public School District. She stated that the school district is asking for community support in their efforts. Their theme is "One Vision, One Goal, One Mission."

After the viewing of the video, Ms Lockett stated that she is working on a Speaker Program for business professional to come and share with the students with focusing on all grade levels, K through 12. The groups would be small to allow for the students to ask questions without distractions. She invited and welcomed MCEDA Board and staff to participate in the Speaker Program.

Mr. Coursey reported that the Canton Parks and Recreation Department has requested the lights currently not in use in the Industrial Park at the rear of the WIN Center. Mr. Estes suggested that if the lights are removed, the light poles should be removed as well.

Mr. Almond made a motion that MCEDA will donate the lights and the poles at the rear of the Win Job Center to the City of Canton to be disconnected properly, moved and donated with a release from all liability in the furtherance of the interest of economic development in Madison County and in partnership with the City of Canton. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey asked the Board if they preferred to move the meeting date for the MCEDA Board meeting back to the 3<sup>rd</sup> Thursday of each month. After Board discussion, it was determined that the current 2<sup>nd</sup> Thursday meeting day will remain in place as the scheduled meeting date.

Attorney Scott reported that the legal team has focused on routine matters this month. Additionally, a letter was sent to Patrick Cascio addressing covenant violations. She stated that in reference to covenants, they speak to variances and exceptions. However, MCEDA must be consistent in addressing issues.

Mr. Estes requested suggestions from Ms. Sims regarding MCEDA's reviewing of opportunities to refinance bond debt. Ms. Sims suggests that MCEDA send a letter to the local banks which would allow them all an opportunity to bid.

Mr. Hutchinson reported that he has been in contact with Dave Boyer's office discussing a possible date for a retirement reception in his honor. The only date that he will be available is October 30, 2007. Mr. Hutchinson has also been in contact with Gail Pittman about creating a commemorative plate to present to Mr. Boyer. It was discussed that something of this manner could be used to be presented to other Madison County business persons who have completed significant achievements that MCEDA would deem worthy of recognition.

Mr. Hutchinson made a motion to determine the price of plates at Gail Pittman not to exceed \$500.00 for use as standard presentation. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey reported that he is investigating options to revisit the 16<sup>th</sup> Section lease with the Madison County School Board with the exception of where the road has been completed. He will provide more information at the next MCEDA Board meeting.

Mr. Coursey request travel authorization to Indiana for a visit to PK USA. Mr. Almond made a motion to approve this travel request to Indiana for Mr. Coursey. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Coursey reported that invitations for bids for the WIN Center renovation will be opened on November 8<sup>th</sup> in the MCEDA Board room with Mr. John Almond and Ms. Lenita Knight. Bids will be reviewed by the project manager (JH&H Architects) and awarded at the next MCEDA Board meeting scheduled for November 13, 2007.

Mr. Coursey announced that the Economic Symposium sponsored by the Madison County Chamber and MCEDA is scheduled for October 18, 2007, at the Copeland Cook office. Ms. Dianne Dyar is responsible for the press notification and invitations.

Mr. Coursey discussed the possibility of forming an advisory board for MCEDA. He stated that MCEDA could benefit from the opinions of area business owners, community leaders, etc. The MCEDA Board suggests calling this board something other than advisory, in the lines of Community Leadership Council. Additionally, the Board suggested allowing for more time to discuss this idea and solicit the input of the Board of Supervisors.

It is the direction of the MCEDA Board that Mr. Coursey and Mr. Harrington will work together to complete an RFP for the purpose of bond refinance.

Mr. Almond made a motion that MCEDA will advertise for RFP's from financial institutions for the refinance of bonds. After a second by Mr., Hutchinson, the motion was unanimously approved.

Mr. Coursey suggested the need for a change in the MCEDA by-laws referencing political campaign donation solicitation. The Board did not feel that it was necessary to single this out.

Mr. Stringer reported that in the upcoming week he will be meeting with a Gluckstadt business and a Flora business. He also reported that the Economic Impact Study final report has been received. He stated that Toni Cooley, from SEC, has been honored with a Distinguished Business Woman Award.

Ms. Knight reported that she has been in contact with Nissan's Human Resource Director and Training Director and it has been determined that Nissan plans to take an internal approach to the workforce training program. They plan to work with the local school district through financial and volunteer efforts. Ms. Knight has been working with Mr. Phillip LeRoux and Mr. Coursey discussing the identification and recording of MCEDA assets.

Mr. Coursey announced that the Greater Jackson Alliance will host a reception at the Old Capital Inn, Thursday November 15, 2007.

He also reported that the Resolution for the 200 Renaissance building was completed and submitted to the City of Ridgeland. Mr. Estes was in attendance at the Ridgeland Board meeting and was asked to speak regarding clarification of the Resolution.

There was a motion by Mr. Hutchinson and second by Mr. Harrington to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales, land acquisition and potential litigation. 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. Almond and a second by Mr. Hutchinson to do so. This motion was adopted unanimously. Chairman Estes then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales, land acquisition and potential litigation. Chairman Estes convened an Executive Session for this purpose.

Mr. Almond made a motion to adjourn Executive Session. After a second by Mr. Harris, 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. Almond made a motion to secure an appraisal on 11 acres in Gluckstadt and allow Mr. Coursey to determine the option price to be presented to the prospective land purchaser based on such appraisal. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Almond made a motion to approve \$1,000.00 for advertising for the NBAF project. After a second by Mr. Hutchinson, the motion was unanimously approved.

At 11:10, upon a motion made by Mr. Almond, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

Bryan "Chip" Estes, Chairman

ATTEST:

Deborah Martin, Secretary-Treasurer