

MINUTES OF THE OCTOBER, 2002  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17TH DAY OF OCTOBER, 2002, 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 17th day of October, 2002, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

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

Guests: Elizabeth Raley, Bruce Stevens, Joe Waggoner, Charles Williford, Tom Cook, Andrew Rushing, and Barry Biggers

Chairman Johnson announced that the members present constituted a quorum and declared the meeting duly convened.

Mr. Wallace made a motion to approve the Minutes of the September 27, 2002, meeting as presented. After a second by Dr. Thames, the motion was unanimously adopted.

Mr. Biggers presented landscaping for his business, Earth Con along Weisenberger Road at Gluckstadt. He stated that with growth Earth Con had acquired equipment that could not be stored inside their building. They have added a cyclone fence along the back of the property, as has been discussed at previous meetings, for securing cars, trucks and drill rigs. The landscaping proposed included three wax myrtles to screen the fence from the south side and on the north side spruce pines and wax myrtles. Mr. Biggers pointed out that mature plants would be used in the landscaping. Mr. Wallace made a motion to approve the plan as presented. After a second by Chairman Johnson, Mr. Rushing, an adjacent landowner, addressed the Board saying that he objected to such minimum landscaping given MCEDA allowed 5 months for the design and presentation of this plan. A call for the vote produced the following result: Mr. Wallace and Chairman Johnson voted aye and Mr. Davenport, Mr. Estes and Ms Gray voted nay with Dr Thames and Mr. Wolcott abstaining.

Mr. Estes made a motion to request Mr. Acy to review the covenants with each land owner, call them individually and make recommendations back to the Executive Committee and Mr. Wallace to approve. After a second by Mr. Davenport, the motion was unanimously approved. Mr. Acy was asked to submit a written proposal within ten (10) days.

Mr. Cook, reporting from the Madison County Foundation (MCF), expressed thanks to Yates Construction and Joe Waggoner for making the recent Washington trip a huge success. He reported that the MCF, through a resolution, supported the work of the Board of Supervisors to acquire a certificate of need to allow relocation of the 67 hospital beds to the hospital on Ridgewood Road, but later voted to recall and table the resolution until further study could be done.

Mr. Estes made a motion to adopt a resolution of support from MCEDA to the State Health Officer for the relocation of the 67 hospital beds to the Ridgewood Road location. After a second by Chairman Johnson, the motion was unanimously approved.

At 10:00 the Board took a break.

At 10:10 a.m., Chairman Johnson reconvened the meeting.

Mr. Estes reported that more and more private planes were being used for corporate travel and suggested that MCEDA consider actively supporting a site for a larger airport. After some thought and discussion, it was agreed that Mr. Davenport and Mr. Estes would visit with Mayor Hawkins-Butler to get her input. Chairman Johnson appointed Mr. Estes, Mr. Davenport, Ms

Gray and Mr. Wallace as a committee to work with the Board of Supervisors to address financing avenues for a new airport.

Upon Mr. Acy's recommendation, the 15 representatives MCEDA can have with the Mississippi World Trade Center will be filled with the (4) mayors; (1) President of the Board of Supervisors, (1) President of the Madison County Foundation, (7) members of MCEDA and (2) MCEDA staff.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Dr. Thames made a motion to approve the October financial reports and the payment of the monthly invoices. After a second by Chairman Johnson, the motion was unanimously approved.

The bids for financing the \$750,000 improvements for Oxford Automotive were discussed. Mr. Wallace made a motion to accept the low bid of 5.15% from Trustmark National Bank and to authorize Chairman Johnson to sign the necessary paperwork for the loan. After a second by Mr. Estes, the motion was unanimously approved.

Mr. Wallace made a motion to request authorization from the Madison County Board of Supervisors to pursue Community Development Block Grant (CDBG) for the 15,000 square foot expansion for Oxford Automotive. After a second by the Chairman Johnson, the motion was unanimously approved.

Mr. Acy summarized his report with these highlights for the month: 1.) Peco Foods is expanding and the City of Canton is applying for a CDBG for upgrading the road and utilities; 2.) MEDA project looking for 40-50,000 square feet facility; 3.) Potential Nissan Supplier looking at Madison County; 4.) DBC started site work; 5.) The Baptist Hospital is still considering MCEDA's offer on land at Central Mississippi Industrial Center (CMIC); 6.) Contracts have been given to Two Rivers and David Scruggs and hopefully, will close within two weeks 7.) \$91,000 received from state for right-of-way payments; 8.) Temporary sewer line is in place for M-Tek; 9.) Force main is being transferred to the Waste Water Authority; 10.) \$12,000 to \$15,000 over in expenses for the HUD Grant; 11.) Church Road project underway but utilities still have to be relocated and 12.) The Nissan Training Center inspection due for evaluation of foundation cracks.

A table for the Madison Chamber Banquet was discussed. Dr. Thames made a motion to authorize Executive Director to work with the Foundation in determining how to participate in the Chamber annual events. After a second by Ms Gray, the motion was unanimously approved.

Attorney Montgomery reported that one land owner was still undecided about the about the proposed parkway from Highway 463 to Gluckstadt.

Dr. Thames made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Wolcott, the motion was unanimously approved. Whereupon Chairman Johnson recessed the general session and convened the closed session.

After discussion of matters, Ms Gray made the motion to return to open session. Mr. Wolcott seconded the motion, which was unanimously adopted, whereupon Chairman Johnson reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales, land acquisition, personnel matters and possible litigation.

Mr. Estes made a motion to enter Executive Session. After a second by Ms Gray, the motion was unanimously approved at 11:05 a.m.

Mr. Acy asked for direction on proposing private land for a State project. The project would require 160 acres rectangular in shape and would offer 600 low skilled jobs. It was the consensus of the Board to identify private property and make the initial proposal.

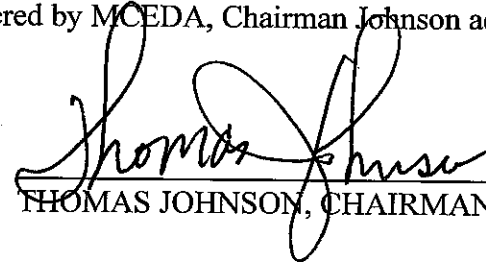
Mr. Andrew Jenkins with AJA South Star has requested a site south of Tower Automotive in the

CMIC. According to the covenants and past history (other like companies's requests have been refused), this park would not allow for a trucking company. Mr. Estes made a motion to sell Mr. Jenkins 15 acres subject to mutual agreement of the configurations at \$5,000.00 per acre, provided rolling stock is licensed in Mississippi and \$7,000 per acre if licenses obtained out-of-state. After a second by Dr. Thames, the motion was unanimously approved. However, if this arrangement isn't suitable to Mr. Jenkins, a lease-to-own option similar to Tower and SEC can be discussed.

Dr. Thames made a motion to extend Mr. Acy's contract for one year. After a second by Ms Gray, the motion was unanimously approved.

At 12:10 a.m., Mr. Wallace made a motion to adjourn executive session. After a second by Mr. Estes, the motion was unanimously approved. Whereupon, Chairman Johnson adjourned the executive session and reconvened the open session.

There being no more business to be considered by MCEDA, Chairman Johnson adjourned the meeting at 12:15 a.m.

  
THOMAS JOHNSON, CHAIRMAN

ATTEST:

  
BILLY B. THAMES, SECRETARY-TREASURER