

FINAL MINUTES OF THE OCTOBER 17, 2006, SPECIAL MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17TH DAY OF OCTOBER, 2006, 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 17<sup>th</sup> day of October, 2006, at 8:30 a.m. in the 1855 Courthouse in the City of Canton.

Members Present: John Almond, Chip Estes, Barbara Gray, Jack Harrington, Dick Hutchinson, Deborah Martin and Thomas Johnson. Also present were Tim Coursey, Lenita Knight, Mitch Stringer and Attorney Jet Hollingsworth.

Guests: Elizabeth Raley and Chad Wages

At 8:30 a.m., Chairman Estes announced that the members present constituted a quorum and declared the special meeting duly convened and directed that the notice for the special meeting be filed with the minutes.

Mr. Johnson made a motion to adopt the agenda as presented. After a second by Mr. Almond, the agenda was unanimously adopted.

Ms. Martin made a motion to approve the minutes of the September 14, 2006 meeting as presented. After a second by Mr. Johnson the motion was unanimously adopted.

Ms. Raley reported that the Madison County Foundation is continuing its current lobbying efforts.

The MCEDA Board members discussed naming the new road being constructed at 16<sup>th</sup> section Industrial Park. Mr. Coursey suggested that the road could be named for MCEDA Board Member, Thomas Johnson. Ms. Gray made a motion that the road would be named Thomas Johnson Drive. After a second by Ms. Martin the motion was unanimously adopted.

Mr. Coursey presented a request from the Swedish American Chamber to MCEDA for a \$10,000.00 grant to assist them with their Swedish business recruitment efforts. Mr. Almond made a motion to approve the request. After a second by Mr. Johnson the motion was unanimously adopted.

Ms. Raley inquired about a previous request from the Foundation for a resolution from MCEDA. The request for a resolution would be researched by the MCEDA staff.

Mr. Jet Hollingsworth offered the attorney's report and stated that there were no major changes or information to update.

Mr. Coursey extended a welcome to Mr. Jack Harrington as a new member of the MCEDA Board.

Mr. Coursey stated that PK USA's option in CMIC expires November 3, 2006. PK USA has requested a renewal of their option. A new 6 month option was recommended by Mr. Coursey. Mr. Johnson made a motion to approve the request for a 6 month option renewal for PK USA. After a second by Mr. Almond the motion was unanimously adopted.

Mr. Coursey stated that he presented a 30 minute drive time study to the Madison County Board of Supervisors. The airport study was completed by Neel- Schaffer.

Mr. Coursey notified the Board of an upcoming MEDC Meeting to be held on October 23, 2006 along with an invitation to all to attend.

Mr. Coursey informed the Board that there is a spelling error the needs to be corrected in the Flora Covenants.

Section 108.02 of the Flora Restrictive Covenants reads as follows, "Rental sales may be permitted in the park upon written possession of the Grantor." The word possession should read permission. It is the opinion of the MCEDA Board that all Flora Industrial Park land owners should be notified to request an amendment to the Covenants to reflect the word change.

Mr. Coursey requested a budget for aerial photography needed for our available building data base. Mr. Almond made a motion to approve up to \$1,000.00 for aerial photography. After a second by Ms. Gray the motion was unanimously adopted.

Mr. Coursey discussed needed improvements for the PK USA building. Mr. Coursey states that the driveway and dock area are still need of repair. Mr. Coursey suggested that the MCEDA Board consider a rent reduction to assist PK USA with the cost of the driveway construction. The approximate cost of these repairs would be \$75,000.00.

Chairman Estes stated that it is not encumbered upon us to offer this payment. And if there is an existing lease agreement, both parties had to consider the wording of the agreement. And, therefore, repairs needed after the agreement was signed would be the responsibility of the lessee. Mr. Coursey recommends that MCEDA lowers the rent of PK USA over the remaining term of the lease in an effort to keep the tenant. Mr. Johnson made a motion that MCEDA lower the rent of PK USA over the remaining term of the

lease, through 2009. There was a second by Ms. Barbara Gray. The vote resulted with 2 yes, 4 nays and one abstained vote.

Mr. Coursey also discussed the need for the replacement of the HVAC units at the PK USA facility. The estimated cost of replacement would be \$100,000.00. The existing 4 units would be replaced with 3 larger new units.

It was noted that PK USA did not ask for a decrease in rental payments, this was Mr. Coursey's suggestion. Mr. Bill Kent extends an invitation to the MCEDA board to visit the PK USA facility. The Board requested that Mr. Coursey obtain a mechanical assessment of the HVAC system at PK USA.

A land appraisal was conducted by Randal Wingfield for 34.86 acres of MCEDA land located on the new Parkway East. According to the appraisal the market value of this land is estimated to be \$2,580,000.00 before the roadway is constructed.

A request for a land swap, for the 34.86 acres was presented by Montgomery, McGraw, Collins and Rand on behalf of Charles Clark and George Whitten. Lamar Signs also inquired about the cost to purchase the 34.86 acres. MCEDA will advertise the land for sale and or conduct auction process. Mr. Wages will research the water line easement.

The next meeting for the Northeast Madison County Economic Development Initiative is scheduled for Thursday November 2<sup>nd</sup>, 6:30 at Velma Jackson High School. Notification for this meeting will be conducted through printed advertisements and radio. The final report will be made available after the meeting through the MCEDA office and also on the MCEDA website.

Mr. Johnson suggested the Board of Supervisors should be briefed on the report and the findings. Mr. Coursey and Chairman Estes will contact the Board of Supervisors for this purpose.

Mr. Wages stated that he has the Executive Summary with final economic analysis for the lake project. There will be a 30 to 40 year return. The lake project would be an investment that would serve to draw additional infrastructure. There is no definitive plan on what to acquire and how to acquire land associated with this project. There is no determined location. The MCEDA Board will receive the final report at their next meeting.

The MCEDA Board and staff will host a reception for existing industry and business in Madison County. The quality of Life CD will be shown at the reception.

MS. Martin made a motion that the financial report be approved. After a second by Mr. Johnson, the motion was unanimously adopted.

Ms. Raley stated that in regards to the comments she made in the Madison County Journal, her comments might read in a negative way. However, the Foundation can not go on record in support of anything without a plan.

There was a motion and second to go into closed session for the purpose of discussing the need for an Executive Session to address potential land sales and personnel matters. There was then a discussion of the motion which then passed unanimously. Chairman Estes then closed the meeting for a determination of whether to go into Executive Session. There was a motion by Mr. Johnson and a second by Mr. Almond to go into Executive Session to discuss potential land sales and personnel issues and the motion passed unanimously. Chairman Estes then convened an Executive Session for this purpose.

Mr. Johnson made a motion to adjourn Executive Session. After a second by Mr. Almond, Vice Chairman Estes adjourned the Executive Session and reconvened the open session. The following actions taken in Executive Session were then reported by the Chair:

Creative Logistics is interested in purchasing approximately 10 acres behind their existing facility. There is a plan to build another facility which would include their corporate offices.

Mr. Coursey requested the opinion of the MCEDA Board as to what the sales price of the property should be. The Board suggests to possibly selling the property for \$35,000.00 per acre. They further instructed Mr. Coursey to determine a recommended price for presentation to the Board in the event the company moves forward.

Mr. Coursey is still pursuing a creative source of funding for the 2000 acre Panther Creek Property in Canton without using the taxpayer money. He has talked with Gray Swoope about possible bond funds available through the state. Mr. Coursey has been invited to the next Walker Companies Board meeting in the month of November for further discussion. Chairman Estes suggested that he, Mr. Almond and Mr. Harrington attend this meeting with Mr. Coursey.

Ms. Gray expressed gratitude for the Madison County Foundation's hospitality.

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Mr. Johnson made a motion that any topic to be discussed during a board meeting must be on the agenda in order to be discussed during the Board meeting. Ms. Gray seconded the motion. There were 4 votes of Yes, Mr. Johnson, Ms. Gray, Ms. Martin and Chairman Estes; 1 vote of No, Mr. Harrington and 2 abstained, Mr. Almond and Mr. Hutchinson.

Agenda amendments should be allowed at the beginning of each meeting.

Ms. Gray made a motion that Mr. Jack Harrington would be the MCEDA Board representative to the Madison County Foundation monthly board meetings. After a second by Mr. Almond the motion was unanimously adopted.

At 11:30 a.m., upon a motion made by Mr. Johnson, seconded by Ms. Gray and unanimously adopted, the meeting was adjourned.

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Bryan "Chip" Estes, Chairman

ATTEST:

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Deborah Martin, Secretary-Treasurer