

MINUTES OF THE OCTOBER, 1999 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 21 DAY OF OCTOBER, 1999, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The October, 1999, meeting of the Madison County Economic Development Authority was conducted on the 21th day of October, 1999, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Cindy Alford, Sammy Brown, Chip Estes, Ray Phillips, John Wallace and Hite Wolcott. Also present were Bob Montgomery, John Bourgeois and Joy Foy.

Guests: Charles Williford, Shane Upshaw, Mark Bounds, Hartley Fairchild, Del Slone, John Morganti, Bill Davis, Len Martin, Jim Riley, Ray Daffron, and Duane Gordan.

Chairman Wallace announced that the members of the Authority who were present constituted a quorum and declared the meeting duly convened.

Ms. Alford made a motion to approve the Minutes of September 23, 1999, meeting as presented. After a second by Mr. Wolcott, the Minutes were unanimously approved.

Mr. Shane Upshaw presented, for a second time, a request to purchase a 6 acre site in the Canton Commercial and Industrial Center (CCIC). He plans to develop the area into a manufactured home sales center for Fleetwood Home Center. A copy of the letter of request is attached to and made a part of these Minutes by reference.

Mr. John Morganti with Natcom, Inc. presented a Freeport Warehouse and inventory tax exemption request totaling an estimated \$2,284,747.00. Natcom has added 50 new employees in the last 2 months and plans to a second shift to accommodate the growth. Mr. Estes made a motion to recommend to the Board of Supervisors that the requested exemption be granted. After a second by Mr. Phillips, the motion was unanimously approved.

Mr. Len Martin, counsel for Graphic Reproduction came before the Board asking for a commitment to recommend to the Board of Supervisors that a tax exemption for a proposed expansion be granted. The estimated value of the proposed expansion will be \$419,780 as explained on a position summary statement attached and made a part of these Minutes. Mr. Estes made a motion of commitment to recommend to the Board of Supervisor, provided the expansion is accomplished, to grant a 10 year tax exemption for the added value of land and improvement to Graphic Reproduction. After a second from Mr. Wolcott, the motion was unanimously approved.

Mr. Del Slone, Real Estate Supervisor for Cellular South presented a request for 4.35 acres (Lot #7) at the Madison Business Park. Mr. Slone is interested in the lot for a cell phone tower site. The matter was taken under advisement for further consideration. It was the Board's consensus that the City of Madison be consulted about the request.

Mr. Hartley Fairchild presented a request to purchase Lot #5 at Central Mississippi Industrial Center for his landscaping office. He offered \$30,000 for the one acre lot. Mr. Phillips made a motion to authorize MCEDA to enter into a contract with Mr. Fairchild for the sale of lot #5 at \$30,000. After a second by Mr. Brown the motion was unanimously approved.

Mr. Fairchild presented pictures and explained his plans for the design of the outside of the facility. It will be between 1,600 - 2,200 square feet office building with a French Quarter look. Ms. Alford made a motion to grant architectural approval for the proposed design. After a second by Mr. Phillips, the motion was unanimously approved.

Mr. Jim Riley with Hindsight Management explained that his company collects facts and data about a community and presents suggestions for the future. He explained that the complete

process would take 3 months. A complete investigation and report is a 7 step process. Mr. Estes made a motion to authorize the Chairman, subject to approval by the Executive Committee, to enter into a contact engaging Enterprise Resource Trust (Hindsight), on behalf of MCEDA, to perform the first step of appraising Madison County at a cost of \$2,500 plus expenses (all expenses will have to be pre-approved). Mr. Phillips seconded the motion, and all voted aye except Ms Alford who voted nay.

At 9:50 the Board took a break.

At 10:05 the meeting was reconvened.

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." Invoice # 230936 (\$1,330.00) dated 10/1/99 for services rendered 9/24/99 on matters relating to Cottonwood site plan and invoice #230937 (\$1,502.11) for services rendered through 9/24/99 for matters relating to the Hydro site from Allen and Hoshall were questioned. Mr. Estes made a motion to accept the monthly financial reports and to approve payment of the monthly invoices excluding the two from Allen & Hoshall. Mr. Phillips seconded the motion, which was unanimously approved.

Mr. Bourgeois reported current engineering activities included work on road and utilities for project Cottonwood; Ridgeland Business Park platting and Canadian National-Illinois Central Railroad (CN-IC RR) agreement. General Engineering support consist of maps for recent prospects.

The Board decided that a letter should be sent to Kay Bryant with CN-IC RR requesting written confirmation of the time frame and dollar amount expected to ensure transfer of ownership from MCEDA to the railroad. No more engineering is authorized on this project until a reply is received.

The remaining work to complete the Ridgeland Business Park platting was discussed. The Board decided to ask Mayor McGee's office to obtain the needed signatures on the plat map.

Mr. Montgomery passed out a final copy of the Interlocal Agreement with the Town of Flora. (A copy is attached to and made part of the Minutes by reference.) Mr. Estes made a motion to draft a resolution to be signed by the Board of Supervisors to authorize MCEDA to borrow \$146,945.73 and purchase the Flora Industrial Park property. After a second by Mr. Brown, the motion was unanimously approved.

The contract with LCS is nearer to closing, Mr. Montgomery reported. He recommended that the Chairman be given the authority to sign the closing papers and to negotiate with the City of Canton in closing this land sale. Mr. Wolcott made the motion to authorize Chairman Wallace to act on the Board's behalf and close the land sale with LCS. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Brown made a motion to authorize Chairman Wallace to negotiate with the City of Canton for another marketing contract with MCEDA. After a second by Mr. Wolcott, the motion was unanimously approved.

Ms. Carla Flathery, of Cardinal Health presented a request to install an outside generator on the east side of the Cardinal building. Ms. Flathery shared that due to numerous power surges in the industrial park, the generator was necessary to their production process. Mr. Estes made a motion to grant architectural approval of the proposed plans for the generator, the enclosure and landscaping. After a second by Mr. Wolcott, the motion was unanimously approved. Ms. Foy was instructed to send a letter to Entergy concerning the problem with the Central Mississippi Industrial Center's sub-station.

A request was made from Hydro Ellay Enfield for an expansion of their building to allow for a second production line. Mr. Estes made a motion to work with Hydro to develop a plan for the construction of the additional space. After a second by Mr. Brown, the motion was unanimously approved.

A request from the Madison County Journal for 1998-99 attorney fees was discussed. A copy of a summary of the attorney fees were examined. (A copy of the summary is attached and made a part of these Minutes by reference.) Mr. Estes made a motion to make the summary available to the Journal as presented. After a second by Mr. Wolcott, the motion was unanimously approved.

Ms. Foy presented a request from the Leadership Class for hosting dinner on economic development day for the group of approximately 30 people at Penn's Fish House, Canton. Mr. Phillips made a motion to host lunch for the Leadership Class. After a second by Mr. Wolcott, the motion was unanimously approved.

The next regularly scheduled Board Meeting would fall on Nov. 18, and the Metro Economic Development Alliance has a meeting scheduled for that same day. Mr. Wolcott made a motion to change the meeting date for November from Thursday to Tuesday, November 16, 1999. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Phillips made a motion to enter into closed session to consider whether or not to declare an executive session. After a second from Mr. Wolcott, the motion was unanimously approved. Chairman Wallace then closed the general session and convened the closed session.

After discussion of matters, Mr. Brown made the motion to return to open session. Mr. Wolcott seconded the motion and it was unanimously adopted, whereupon Chairman Wallace reconvened the open session. The reason stated for executive session was 1.) Personnel Matters and 2.) Sale of land.

For the stated reasons, Mr. Phillips made a motion to declare an executive session. After a second by Ms. Alford, the motion was unanimously approved. Whereupon, Chairman Wallace closed the open meeting and convened an executive session at 11:20 a.m.

A request for 1 acre of land at CMIC known as lot #4 was considered for a site for Stephen Phillip's Realtor office. Mr. Phillips made a motion to authorize the Chairman to enter into a contract with Mr. Phillips, on behalf of MCEDA, to sell lot #4 for \$40,000.00. After a second by Ms. Alford, the motion was unanimously approved.

A request by Trustmark National Bank for a 1.1 acre site at the CMIC in the red barn area was presented. Trustmark offered \$155,000 for the land. The Board decided to get comparable land sales before agreeing to the price offered. They were in agreement of selling property in this area to a bank.

A request for 4.3 acres from a prospect interested in city land at the Canton Commercial and Industrial Center (CCIC) was reviewed. The prospect intends to use the property as a car lot. The Board decided to recommend to the City of Canton that the request be denied, in that the proposal is not allowed by the City of Canton's zoning ordinance.

A request by Ms. Daisy Stewart to purchase a 1.359 acre site of city land in CCIC for an upscale restaurant was presented. Mr. Brown made a motion to recommend to the City of Canton that the land be sold for a restaurant, but at appraised value instead of at the offering price of \$73,972.50. After a second by Ms. Alford, the motion was unanimously approved.

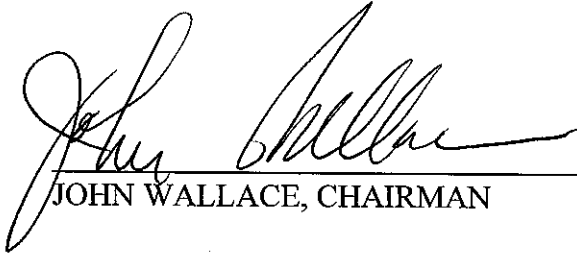
The request made by Mr. Upshaw in open session was reviewed. Mr. Wolcott made a motion to deny the request of land for a manufactured home sales office. After a second by Mr. Phillips, the motion was unanimously approved.

The new sound stage project, Cottonwood, was re-discussed from an earlier meeting, where the Board voted to wait on Supervisor's approval of the project prior to starting with the site prep work. Mr. Estes made a motion to approve the City of Canton to proceed with site work for the site as part of their commitment to the project. After a second by Mr. Brown, the motion was unanimously approved.

At 12:05 p.m., Mr. Wolcott made a motion to adjourn executive session. After a second by Mr. Phillips the motion was unanimously approved. Chairman Wallace then adjourned the executive

session and re-convened the open meeting.

At 12:05 a.m., Ms. Alford made a motion to adjourn the meeting. After a second by Mr. Brown, the motion was unanimously approved. Chairman Wallace adjourned the meeting.



JOHN WALLACE, CHAIRMAN

ATTEST:



CHIP ESTES, SECRETARY-TREASURER