

FINAL MINUTES OF THE OCTOBER 21, 2004, MEETING OF THE  
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 21<sup>ST</sup> DAY OF OCTOBER, 2004, 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 21<sup>st</sup> day of October, 2004, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Steve Davenport, Barbara Gray and Deborah Martin. Also present were Joy Foy and Craig Panter

Guests: Lucy Weber, Don Drane, Elizabeth Raley, Buzz Canup, Joe Waggoner, Andrew Jenkins, Chad Wages, Ed McCallum, Marcy and Ted Lee, Mark Bullock

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

Chairman Gray requested the agenda be amended to move the Executive Session agenda item "Transaction of business and discussion relating to personnel matters and employment matters." to the fourth item on the agenda and to move agenda item under Old Business "Industrial Site Selection Proposals" to fifth on the agenda. Mr. Almond made a motion to adopt the agenda with the proposed changes. After a second by Mr. Broughton, the motion was unanimously adopted.

Attorney Panter explained that Madison County is working with Havertys to redeem the bond note and that to complete the transaction MCEDA is required to terminate the Haverty/MCEDA lease dated May 1, 1991. Ms Martin made a motion to execute the proposed resolution, a copy is attached to and made a part of the minutes by reference as attachment "A". After a second by Mr. Almond, the motion was unanimously adopted.

At 8:42 a.m., Mr. Broughton made a motion to enter closed session to determine whether or not to declare an executive session. After a second by Mr. Almond, the motion was unanimously adopted. At that time, Chairman Gray adjourned the open session and convened the closed session.

In closed session, there was a general discussion about the need to discuss the qualifications and character of Executive Director nominees and that such should be carried out in Executive Session.

A motion was then made by Mr. Broughton to go back into open session. Motion was seconded by Mr. Almond, and the motion was unanimously adopted.

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A motion was made by Mr. Broughton to go into an Executive Session for the purpose of discussing the qualifications and character of the nominees for Executive Director. After a second by Mr. Davenport, the motion was unanimously adopted.

There was discussion of the nominees for Executive Director. Each member was asked to offer comments. Mr. Almond made a motion to hire Steve Vassallo. Mr. Broughton seconded the motion. Mr. Almond and Mr. Broughton voted "aye". Ms. Martin, Mr. Davenport and Ms. Gray voted "nay".

Following, a motion was made by Mr. Almond that 4 nominees be interviewed. After a second by Ms. Martin, the motion passed unanimously and the board agreed to meet with the following 4 nominees:

Steve Vassallo  
Roger Vuillod  
Ken Oilschlager  
Tom Coursey

There was a general discussion of possible interview format. A motion was made by Mr. Davenport to have interviews conducted on November 10-11, 2004. After a second by Ms. Martin, the motion was passed.

( Mr. Broughton left the meeting at this point.)

Mr. Davenport then made a motion to return to open session. This was seconded by Mr. Almond. Following its unanimous adoption, Chairman Gray adjourned the closed session and reconvened the open session.

A presentation was given by Canup & Associates on an "Industrial Site Selection Proposal." Buzz Canup gave a brief overview of his views of what his company brings to the table. His discussion noted that one-half of the employees will be in Madison County, minority participation will be about 20% and without geotechnical or environmental services the cost would be between \$70,000 - \$80,000.

Chad Wages made a brief presentation on Mendrop Wages then introduced Ed McCallum of McCallum Sweeny in Greenville, South Carolina. Mr. McCallum spoke of considerations in site selection and his company's history. Civil Tech will also work with them and the cost range will be between \$50,000-\$150,000.

Mr. Davenport made a motion to approve the September 9, 2004 minutes. After a second by Mr. Almond, the motion was unanimously adopted.

Ms. Raley thanked MCEDA for sponsoring the dinner at the Occidental Restaurant in Washington on the recent Madison County Foundation trip. She reminded everyone of the meeting scheduled for November 10, 2004, at Annadale with State Economic Developer, Leland Speed. The MCF plans to join a statewide lobbying effort on educational issues and to continue to look into opportunities to spur economic growth in the north end of Madison County.

The request from Holmes Community College (HCC) to extend the lease between HCC and MCEDA on the training facility building in the Canton Commercial and Industrial Center (CCIC) was explained by Attorney Panter.

Attorney Panter explained that Holmes Community College (HCC) is exercising its right to extend the lease between HCC and MCEDA on a month to month basis for the next six months or until June 30, 2005. No action was required. Joy Foy will send a confirmation letter to HCC.

Membership for the World Trade Center (WTC) was discussed. Mr. Davenport made a motion to continue MCEDA's membership with the WTC at the \$1,000 level not the \$10,000 level that MCEDA supported the WTC last year. After a second by Mr. Almond, the motion was unanimously adopted.

The Aarion King property for sale along Highway 49 adjacent to the Flora Industrial Park was discussed. It was the consensus of the board to delay a decision on purchasing any property until the consultants have submitted the industrial site selection report.

The question of who has the obligation to make repairs to the Oxford Automotive parking area and loading dock area was discussed. Mr. Almond addressed the drainage problem and the pavement failure. It was the consensus of the board to await a written request on the issues from Oxford. The staff was directed to obtain a copy of the Oxford insurance policy reflecting MCEDA as beneficiary.

The Mendrop-Wages contract on the 16<sup>th</sup> Section Land master plan was discussed. Ms Martin made a motion to authorize Chairman Gray to sign the contract with the proposed corrections from Attorney Panter. After a second by Mr. Almond, the motion was unanimously adopted.

Attorney Panter addressed the Madison County Wastewater Authority issues. Attorney Panter also explained his position that MECEDA had a good argument for not paying sales tax for purchases of street lights. Joy Foy will gather the information regarding this and a letter will be written. There was a discussion about particular problems with easements and promises made to landowners, and Attorney Panter explained that he was still working with council for the MCWA to resolve these concerns.

Mr. Eddie Rives brought plans for his building on lot number three in the First Choice Business Park within the Central Mississippi Industrial Center (CMIC). The 6,650 square foot facility will house Rives Construction Company and Creative Windows and Doors, LLC. The siding trim will be an off-white color, with green roof and shutters. The Madison brick will have buff mortar and white window frames will be used. Ms. Martin made a motion to approve the architectural design for proposed building. After a second by Mr. Davenport, the motion was unanimously adopted. A copy of the blueprint is attached to the minutes as attachment "B".

Don Drane of Parker Hannifin spoke about tax exemption. Ms. Martin made a motion to recommend that the Board of Supervisors grant the exemption. The motion was seconded by Mr. Almond and was unanimously adopted.

There was discussion of Audit Proposals. Lee & Lee made a brief presentation. They were followed by Mark Bullock who also made a presentation.

Frontline Geoservices asked for a Seismoc Permit. A motion was made by Mr. Almond to approve the permit and allow Chairman Gray to sign. After a second by Mr. Davenport the motion was unanimously adopted.

Mr. Davenport made a motion to enter into a closed session and a second was made by Mr. Almond. The motion was unanimously adopted. Chairman Gray adjourned the open session and convened a closed session. Noted was the need to discuss specific sales, litigation and personnel matters. Mr. Almond then made a motion to reopen the session. After a second by Ms. Martin, the motion was unanimously adopted and an open session reconvened.

Mr. Davenport made motion for an Executive Session to be held for discussion of those topics. A second was given by Mr. Almond and the motion was unanimously adopted.

Phillip Holman with the Mattice Company said his company wants the 8 acres at the current appraisal price. They need a curb-cut to Gluckstadt Road. Chairman Gray explained that a second appraisal is coming.

Next, Joy Foy explained that a prospect interested in an office for a pond management company is now looking at 1.5-2.0 acres in the CC IC. There is an option to have them build a retention pond. It was the consensus of the board to allow the staff to negotiate with the company at a base price of \$20,000 per acre. Ms. Foy will request a proposal.

Attorney Panter reported on Smart Logistics. He explained the owner's concerns about the location of easements on the property that are interfering with full use of the property. The consensus was to await further information from the land owner before taking action.

Attorney Panter next discussed the \$6,625 expense that Harreld Company wants MCEDA to pay. A motion was made by Mr. Davenport to repurchase the property at the original purchase price plus improvements for \$6,625. After a second by Ms. Martin, the motion was unanimously adopted.

There was discussion about the Executive Director Candidates, as well as Site Selection Candidates. A motion by Mr. Davenport was made to hire Mendrop Wages. Mr. Almond seconded the motion and it was unanimously adopted.

After addressing the selection of Auditors, a motion was made by Mr. Davenport to hire Mark Bullock as the auditor. After a second by Ms. Martin, the motion was unanimously adopted.

The session continued with discussion of the travel expense issue. Attorney Panter explained his position that the applicable law does not allow for reimbursement of travel expenses over the statutory rate, and that any granting of additional travel expenses or car allowances would require an amendment to a particular employee's compensation package.

Mr. Davenport then made a motion to return to an open session. After a second by Mr. Almond, the motion was unanimously adopted. Chairman Gray then reconvened the open session.

Chairman Gray discussed upcoming events, noting the November 18, 2004 meeting at 8:30.

Mr. Davenport made a motion to adjourn. After a second by Ms. Martin, the motion was unanimously adopted and the meeting was adjourned.

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Barbara Gray

ATTEST:

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Bryan "Chip" Estes, Secretary-Treasurer