

MINUTES OF THE MCEDA MEETING
OCTOBER 24, 1996

Chairman Mark S. Bounds called the monthly meeting to order at 8:35 a.m. on the above date in the MCEDA Conference Room of the 1855 Courthouse on the square in Canton. Board Members present included Chairman Bounds; Brance Beamon; Mayor Mary Hawkins; Thomas Johnson; Ray Phillips; John Wallace; and Hite Wolcott. Also present were President Steve Vassallo; Bob Montgomery; and Joy Foy. Guests attending included Bob Patel; Jim Connerly; Jim Crews; Stan Wielgosz; Jim Herring; Duane Gordon; Josh Zimmer; Louise Spivey; Luther Waldrup; and two reporters from Channel 16 News Team.

The Minutes of the special October 15 meeting were reviewed. Mr. Wallace motioned to approve the Minutes. Mr. Johnson seconded. Mr. Montgomery verified that there was sufficient effort to notify Mr. Wolcott about the special meeting since he was out of town. The vote was unanimous to approve.

Motion to approve Minutes from September 19 meeting was made by Mr. Johnson. Mr. Wallace seconded and with no discussion the vote was unanimous to approve.

Mr. Patel and Mr. Connerly were recognized. They presented plans for architectural review for a Howard Johnson Express Motel to be put at the Gluckstadt Business Park. They explained that this motel would reflect what is being typically built in motel markets. The motel would have 41 rooms and a pool. Mayor Hawkins motioned to approve plans. Mr. Beamon seconded and all approved with the exception of Chairman Bounds voting no in order to avoid any conflicts of interest since Madison Realty Group is serving as the Realtor for Mr. Patel.

Mr. Wielgosz presented an addition to the Malouf Construction building on Distribution Way in Gluckstadt. He summarized the architectural review by saying the appearance of the front of the building will remain the same with a 4,500 square foot "L" shape addition at the back. After some discussion, Mr. Phillips made a motion to grant approval of the plans. Mr. Wallace seconded. The motion carried with Mayor Hawkins voting no due to lack of compliance with the Country's subdivision regulations in that area.

Mr. Crews presented a revised easement for Bear Creek Water Association along Weisenberger Road. Placement of the line is proposed adjacent and parallel to Weisenberger Road. Copies of the easements were reviewed and Mr. Wolcott motioned to accept the easement subject to approval by our engineer. Mr. Johnson seconded and all approved.

Chairman Bounds asked for a motion to approve the folder of invoices for October. Mayor Hawkins so moved. Mr. Johnson seconded. Mr. Wallace asked to amend the motion to discuss the Kountry Tyme Sports Foundation attorney fees in executive session. Mayor Hawkins refused an amendment to her motion. The motion passed with Mr. Wallace and Mr. Wolcott voting against the motion.

Ms. Foy reviewed the September statement for the Board. Mr. Vassallo explained that the prorated year to date budget expended is 16.6%, however, the actual 18.9% is not out of line due to attorneys' fees. Mayor Hawkins motioned to approve the September statement. Mr. Beamon seconded and all approved.

Mr. Vassallo reported that Mr. Raymond Dallas' Ridgeland land closing is scheduled for Friday. He thanked Mayor Hawkins for her assistance in referring Mr. Dallas to MCEDA.

The engineering report was omitted for lack of attendance by Waggoner Engineering.

Regarding the attorney's report, Mr. Montgomery had no comments to make to the Board.

Mr. Herring reported that Mr. Foley failed to appear for the case management conference. Mr. Foley has requested a payoff amount be supplied to his address in Springfield, MO. It was the consensus of the Board to supply the payoff amount to Mr. Foley. Mr. Montgomery suggested that further discussion of the matter be done in executive session. Mr. Johnson motioned to table discussion until executive session. Mr. Beamon seconded and all approved.

Mr. Vassallo gave the President's report stating that the next quarterly meeting with the Metro area Realtors is scheduled for December 5th. Work with legislators and JoAnn Gordon to secure an interest free loan for the Sound Stage is in process.

Action was requested of the Board on travel expensive for the AEDC conference in Tampa, Florida from December 12 -14 and the IDRC Conference in New Orleans from November 3-6. He explained that the IDRC conference registration is \$1,600 per participant which could push the expenses of this trip to \$5,000.00. Mr. Vassallo expressed his conviction that the trip would be money well spent. Mr. Bounds added that some of the same people entertained at the DGNB golf classic in the spring would be in attendance. Mayor Hawkins motioned to approve the travel expenses for both the IDRC and the AEDC trips for Mr. Vassallo and Mr. Bounds. Mr. Phillips seconded and all approved except for Mr. Bounds voting no.

Proposals for a land use plan on the 8 acres at CMIC are being accepted according to Mr. Vassallo. He told of discussion by the Foundation to consider paying for this study.

Some improvements are being made in the Kearney Park. Some environmental issues may still arise; however, the consensus of the Board was to leave this issue to the Board of Supervisor since MCEDA has no authority over the property.

A telecommunications tower company requested the right to market MCEDA property as possible sites to locate towers. After some discussion, Mayor Hawkins motioned that the request be denied. Mr. Phillips seconded and all approved.

Mr. Vassallo asked for Board approval to support a marketing effort for the City of Canton in the amount of \$5,000.00 contingent upon the City of Canton securing like funds to obtain a matching grant for \$10,000.00 from the State. The discussion materialized a proposal to do a county wide marketing effort via a brochure. Mayor Hawkins made a motion to allow Mr. Vassallo to make the determination of the amount of money to expend from MCEDA's budget after talking with the various Chambers and to do a joint marketing brochure through cooperation and donations from each Chamber, MCEDA, and a matching grant through the State. Mr. Johnson seconded and all approved.

At 10:05 Mr. Wallace made a motion to enter into close session to consider executive session for matters relating to land acquisitions; prospect activity; and personnel matters. Mr. Beamon seconded and all approved.

Mr. Johnson expressed concern that supervisors are present during executive session. Mr. Vassallo explained that matters concerning land acquisitions; prospect activity; and personnel matters were concerns mandating executive session. Mayor Hawkins made a motion to enter executive session. Mr. Phillips seconded and the vote was unanimous.

Craig Denson and Harry Gibbs from the Mississippi Department of Economic and Community Development (MDECD) and Duane O'Neill and Robert Ingram of the Metro Economic Development Alliance (MEDA) were introduced. They presented a proposal from the State. Mr. Wallace made a motion to take necessary action to make a site available for the State to market. Mayor Hawkins seconded and all approved.

Mr. Vassallo reported that Dick Ambrosino had withdrawn his potential interest in a Gluckstadt site.

A Canton Commercial and Industrial Center prospect requested for an extension until November 9th to make a decision on property. Mayor Hawkins motioned to allow a November 9 extension. Mr. Beamon seconded and the vote was unanimous.

A prospect for the City of Madison was discussed for the reason of informing the Board. No action was required.

A proposal of \$35,000.00 for one acre site at Central Mississippi Industrial Center (CMIC) to be used as a fueling station was presented. It was agreed that this project would not fit or benefit the community. Mayor Hawkins motioned to that the sale of land to the company be denied. Mr. Wallace seconded and all approved.

An offer of \$15,000.00 per acre for 7 acres at CMIC was considered. Mayor Hawkins motioned to counter offer the 7 acres at \$23,500 if the company agrees to covenants and sufficient financial information is supplied. Mr. Phillips seconded and all approved.

A salary/performance review was made for Joy Foy. A \$150 monthly increase (effective 11-1-96) was approved unanimously by the Board.

Mr. Johnson motioned that all MCEDA business be presented for majority vote to the Board. Mr. Wallace seconded. Mayor Hawkins objected to the motion because such specific matters were not listed in the reasons provided initially for executive session.

Mr. Phillips motioned to end executive session. Mayor Hawkins seconded. The motion carried with Mr. Johnson voting no.

The public was then invited back into the room.

Mr. Johnson motioned to enter into closed session to discuss KTSF litigation. Mr. Phillips seconded. The motion carried with Mayor Hawkins voting no.

At 11:45 a.m. Mr. Wolcott left the meeting.

Mr. Bounds declared executive session.

Mr. Johnson motioned that all MCEDA business be handled from now forward with a majority vote from this Board and with Mr. Vassallo included in all decisions. Mr. Wallace seconded.

Mayor Hawkins questioned if approval of Mr. Johnson's motion would rescind Mr. Bounds' authority as Board President. She expressed concern that Mr. Perry's letter makes some Board Members feel more responsibility toward the KTSF indebtedness. Several other comments were entertained and Mayor Hawkins called for a vote. The motion failed for lack of a majority with a 3 to 3 vote.

Mayor Hawkins made a motion to close executive session. Mr. Phillips seconded and all approved.

At 12:40 p.m. open session was declared.

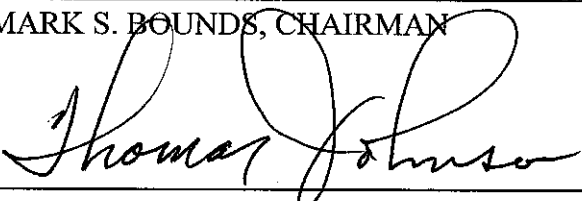
Mayor Hawkins motioned that legal fees not approved for payment from the Operations Account by the Board of Supervisors be paid from the Construction Checking Account. Mr. Phillips seconded. Discussion ended with Mayor Hawkins asking if such action to refuse payment for attorney fees was a motive to shut down investigation of KTSF. Mayor Hawkins called for the vote and the motion failed with only Mr. Phillips and Mayor Hawkins voting to pay from construction checking.

At 1:00 p.m. Chairman Bounds adjourned the meeting.

WITNESS OUR SIGNATURES:



MARK S. BOUNDS, CHAIRMAN



THOMAS JOHNSON, SECRETARY-TREASURER