

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MINUTES

Regular Meeting
October 28, 1993
MCEDA Office; 6:00 P.M.

PRESENT: Mark Bounds, Thomas Johnson, Anne King, Duke Loden, Bob Montgomery, and John Wallace

ABSENT: Brance Beamon, Mary Hawkins, Joe Waggoner and Hite Wolcott

GUESTS: Scott Bonner and Jim Hust of Waggoner Engineering, Greg Gearhart and Bill Owen of Williford, Gearhart & Knight, and David Holman of M. David Holman, P.E.

- I. MINUTES - After sandwiches were enjoyed, the meeting began with recognition of guests by President Wallace. The Minutes of the July 27, 1993 and the September 23, 1993 meetings were accepted as mailed out by a vote of each of the members present after a motion by Secretary-Treasurer Johnson, and a second by Ms. King.
- II. FINANCES - In his report of the Development Authority's finances, Executive Vice President Loden noted that a folder containing the paid invoices of the prior month was available on the table and that the docket of expenses included an average month's worth of bills. The "Accounts Balance" listing, hereafter attached, showed over \$311,400 including \$66,341.70 in the "Operations" account. He noted that the 1992-93 audit by Billy Simpson would be complete within the next couple of days. Attorney Montgomery mentioned that Mrs. Gunter had said she would sign a promissory note for the back taxes, and that the Halls had not responded in any way. A motion to accept the financial report was made by Secretary-Treasurer Johnson, seconded by Mr. Bounds, and approved by all the members.
- III. ENGINEERING - In Waggoner Engineering's project status report, copies of which were handed out, Mr. Bonner highlighted that the flood map report would be ready within a week, and its agreement with the federal study showing the flood elevation to have gone up at Gluckstadt. He also pointed out the exhibit drawing depicting the utilities in the vicinity of a 4± acre site for an industrial prospect at the CMIC.
- IV. ROADWAY CONTRACT - Mr. Owen gave a status report on the Commercial Subdivision Roadway and Drainage Improvements Contract with Blurton, Banks & Associates as being behind schedule for paving although almost through with the curb and gutter work. Executive Vice President Loden mentioned the inquires he had handled regarding a third and a fourth building for this subdivision of offices. After some discussion, a motion was made by Ms. King to issue a change order with Blurton, Banks & Associates to finish the cul-de-sac for this subdivision. After a second was given the motion by Mr. Bounds, the members each gave their vote of approval.
- V. FLORA STUDY - Executive Vice President Loden showed a copy of the "Industrial Land Use Evaluation" report and the drawings done by David Holman. He commented on the advantages and disadvantages of the Kearney Park and the Kendall Quinn properties near Flora.
- VI. FLORA STUDY PHASE II - President Wallace and Executive Vice President Loden told of how the Flora Mayor and Board of Alderman were ready to go on a Phase II Master Plan and Environmental Assessment study of the Kendall Quinn property, and recommended that David Holman be employed for the Phase II Master Plan and Environmental Assessment and to pay up to a \$2,500 cost share with the Town of Flora. Ms. King so moved, Secretary-Treasurer Johnson seconded, and the members then approved the project as recommended.
- VII. RIDGELAND SITE EVALUATION PROPOSALS - A handout showing the two of three engineering firms which had submitted proposals for a site evaluation and development analysis of 40+ acres in Ridgeland was explained by Executive Vice President Loden. Mr. Gearhart and Mr. Owen of Williford, Gearhart, & Knight were privately interviewed,

and then David Holman of David Holman, P.E. was privately interviewed. After some discussion that a market analysis needed to be included as a part of the site evaluation, and that we might need a 45 day extension on the 90 day option on the property in order to complete all this research, a motion to select David Holman for the project was made by Ms. King, seconded by Secretary-Treasurer Johnson, and approved by all the members.

VIII. RIDGELAND SITE ENVIRONMENTAL PROPOSALS - A handout showing the six of eight firms which had submitted proposals for an environmental investigation of 40+ acres in Ridgeland was explained by Executive Vice President Loden. After some discussion, a motion to select Ware Lind Furlow Engineers of Ridgeland for this project was made by Secretary-Treasurer Johnson, seconded by Mr. Bounds, and approved by all the members.

IX. INDUSTRIAL/COMMERCIAL ACTIVITY - In his report of the industrial/commercial activity of the past five weeks, Executive Vice President Loden spoke of projects underway or completed including: Rhodes Metals new building in Canton; Ace Blinds expansion at Lakeover; Ryan-Kincses expansion at Flora; Special edition newsletter; and annual audit of office. Other projects pending include: Four acre sale at Gluckstadt; Plastic company at Ridgeland; Transformer rebuilding company at Gluckstadt; Car dealership sale at Canton; Third and possibly fourth office buildings at CCIC; Special Olympics headquarters at Madison; Gas line extension at Gluckstadt; and Tri-County industrial facts book.

X. RAIL SPUR - A request by a prospective project at Gluckstadt for a rail spur was told of by Executive Vice President Loden. After much discussion, Mr. Bounds made a motion that MCEDA pay for the railroad track provided that MCEDA design, bid, and construct the lead and industry spurs with the private company reimbursing the private portion of the engineering and construction. The motion was approved unanimously after a second was given by Ms. King.

XI. STRATEGIC PLANNING - A handout entitled "Strategic Planning Questionnaire" with seventeen responses was summarized by Executive Vice President Loden. After much discussion, Mr. Bounds made a motion to proceed with negotiations with Vern Kennedy for socioeconomic research subject to availability of funds. The motion was then approved by each of the members after a second was given by Ms. King. Mr. Bounds would communicate with Vern Kennedy and with President Wallace on this continuation of the strategic planning project.

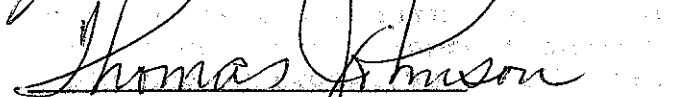
XII. BOND ISSUE - President Wallace asked if everyone had read the resolution, a copy hereafter attached, supporting the Madison County Schools \$16.3 million bond issue. Secretary-Treasurer Johnson immediately made a motion to adopt the resolution, which was seconded by Mr. Bounds, and was approved unanimously.

XIII. UPCOMING ACTIVITIES - Executive Vice President Loden reminded the members present of upcoming activities including the Madison County Chamber of Commerce Annual Banquet scheduled for Thursday, December 2, 1993, and the next regular Board meeting scheduled for Tuesday, November 23, 1993. He said he would poll each of the Board Members about these dates.

XIV. ADJOURNMENT - There being no further business brought forward, the meeting was adjourned upon a motion duly made, seconded and approved.

WITNESS OUR SIGNATURES:


John Wallace, President


Thomas Johnson, Secretary-Treasurer