

FINAL MINUTES OF THE OCTOBER 3, 2005, SPECIAL MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 3RD DAY OF OCTOBER, 2005, 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 3rd day of October, 2005, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Chip Estes, Barbara Gray, Deborah Martin and Thomas Johnson. Also present were Tim Coursey, Joy Foy and Craig Panter

Guests: Chad Wages, Steve Vassallo, Elina Alkesund and Dianne Dyar

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

Mr. Broughton made a motion to adopt the agenda with the proposed change of moving the New Business items to the third position. After a second by Mr. Johnson, the agenda was unanimously adopted.

Mr. Vassallo introduced Ms. Alkensund as the Swedish intern for the Swedish/American Chamber. He thanked MCEDEA for the support in getting the web site for the Chamber up and running and reported 11,000 hits in the first month it was operational. The Chamber has 120 members since opening on April 19, 2005. Several Swedish businesses are due to arrive on Monday, October 10, 2005, including one company who has an invention to insulate buildings against flooding. He explained that the \$10,000.00 that MCEDEA had previously approved for the Swedish/American Chamber would be used to assist in the marketing efforts for the chamber and requested the check be forwarded within the next week.

Ms. Dyar gave an overview of workshops planned to support and assist existing industry and businesses in the county by the Madison County Chamber by utilizing the \$10,000.00 existing industry grant from MCEDEA. The Financial Planning Seminar is planned for January and the fork lift training is scheduled for April, 2006. She sought the grant check to aid in cost of setting up and retaining speakers/educators for the training.

Mr. Coursey presented a new lease from the Central Mississippi Planning and Development District (CMPDD) for the WIN Job Center area at the Canton Commercial and Industrial Center (CCIC). He explained the difference in this lease and the previous lease is \$7,000.00. The part of the WIN Job Center's space leased by the county for county offices was renegotiated by the county with CMPDD, and the difference is in the old lease rate to the county and the new lease rate is \$7,000.00. The lease is a period of two years, at which time the lease rate will be readjusted in consideration of the loan payment. Mr. Almond made a motion to approve the lease as presented and authorize Mr. Coursey to sign the necessary papers. After a second by Mr. Broughton, the motion was unanimously adopted.

Attorney Panter reported the Madison County Waste Water Authority (MCWWA) officially assumed the Mississippi Department of Environmental Quality (MDEQ) loan. They also paid \$162,000.00 to MCEDA as reimbursement for payments made on the loan.

Mr. Coursey presented a draft recommendation for changing the MCEDA Mission Statement to read, "The Mission of the Madison County Economic Development Authority is to assist our existing businesses and to attract new businesses, new investments and higher paying jobs to Madison County in an effort to increase our tax base and improve the quality of life and economic wealth of our citizens." Mr. Estes will work with Mr. Coursey and make a final recommendation at the October meeting.

The personnel committee, consisting of Chairman Gray, Mr. Johnson and Ms. Martin will begin the review of Mr. Coursey.

Mr. Coursey requested approval for air travel to Knoxville, TN for a day trip in planning for the larger bus trip to visit the Tellico Reservoir. This reservoir development has been identified as an example of what could be done in the north part of Madison County in connection with the Northeast Madison County Economic Enhancement Feasibility Study. Mr. Almond made a motion to approve travel and related expenses for an advance party to travel to Knoxville. After a second by Ms. Martin, the motion was unanimously adopted.

Mr. Almond made a motion to approve the minutes from the August 18, 2005, MCEDA meeting as presented. After a second by Ms. Martin, the motion was unanimously adopted.

Ms. Gray reported good participation from Madison County businesses on the recent Madison County Foundation Washington trip. The Mississippi Congressional members gave favorable consideration to the Madison County program of work presented including two new items, \$6 million for Madison County Wastewater Authority and \$500,000.00 for the study of Northeast Madison County.

Mr. Broughton made a motion to request that the Board of Supervisors raise the mileage rate for county employees to the present IRS approved rate of \$.485 or to approve an exemption for MCEDA to pay the IRS approved rate. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Almond, the motion was unanimously adopted.

At 9:10 a.m., Mr. Almond made a motion to enter into closed session to determine whether to declare an executive session. After a second by Mr. Broughton, the motion was unanimously adopted. At that time, Chairman Gray adjourned the open session and convened the closed session.

There was a discussion about the need to go into executive session to discuss potential land acquisition, pending litigation with Anika and personnel matters involving discussions as to the job performance of Joy Foy and Lenita Knight.

After discussion, Ms. Martin made a motion to return to open session, which was seconded by Mr. Almond and unanimously adopted. Whereupon, Chairman Gray adjourned the closed session and reconvened the open session.

For the above stated reasons, Mr. Broughton made a motion to declare an executive session. After a second by Ms. Martin, the motion was unanimously adopted. At 9:15 a.m., Chairman Gray declared the executive session convened.

Attorney Panter reported that Murray Wiykol with Anika has hired the Watkins, Ludlum, Winter firm to represent Anika in the lawsuit. There followed a discussion about how to best proceed with the lawsuit. Mr. Johnson, upon the recommendation of Attorney Panter, made a motion to press forward with the lawsuit as filed in the chancery court to ensure MCEDA maintain a clear title to the property. After a second by Mr. Almond, the motion was adopted with Mr. Estes abstaining.

At 10:10 a.m., Mr. Estes and Ms. Martin left the meeting.

Mr. Wages presented maps showing three (3) identified areas conducive for industrial park development. The advantages and limitations of each area were discussed. It was the consensus of the board to have Mr. Wages move the process forward by identifying the land owner's willingness to sell, an estimated price for the property and the required infrastructure. Mr. Wages agreed to have pricing available at the October meeting.

At 10:20 a.m. the board took a break.

At 10:25 a.m., Chairman Gray reconvened the board.

Mr. Coursey shared a request for a 2 – 4 acre site in the CCIC next to the Liquid Properties site along Commercial Parkway south of the Training Facility by Madison Planning and Design Group. The property will be utilized to put a warehouse for the landscape business. The recently appraised value of adjacent property was \$20,000.00 per acre. Mr. Almond made a motion to approve the request and sell the required acreage at \$20,000.00 per acre. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Coursey discussed the job performance of Ms. Foy and Ms. Knight and made recommendations regarding pay increases for both. After further discussion, Mr. Broughton made a motion to increase the pay of Ms. Foy to the rate of \$70,000.00 per year. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Almond then made a motion to increase the pay of Ms. Knight to the rate of \$37,500.00 a year. After a second by Mr. Johnson, the motion was unanimously adopted.

Both changes are effective October 1, 2005.

Mr. Broughton then made a motion to return to open session. After a second by Mr. Almond, the motion was unanimously adopted. Whereupon, Chairman Gray adjourned the closed session and reconvened the open session

Mr. Coursey explained that the bids for the Community Development Block Grant for ProMax and DeBeukelaer were underestimated. While the problem can be fixed with a change order, timing is a factor in abiding by state regulations. Mr. Coursey recommended that, in order not to jeopardize the grant, MCEDA commit to provide the \$91,000.00 matching monies required under the guidelines as the grant was originally written. Mr. Coursey explained that in due time a change order could be issued to downsize the scope of work and eliminate the need for this additional matching money. Mr. Broughton made a motion to approve the commitment of the required match, provided the attorney verifies this is a legal action for the board. After a second by Mr. Almond, the motion was unanimously adopted.

At 10:55 a.m., upon motion made by Mr. Broughton, seconded by Mr. Almond and unanimously adopted the meeting was adjourned.

Barbara Gray

ATTEST:

Bryan "Chip" Estes, Secretary-Treasurer