

FINAL MINUTES OF THE SEPTEMBER 17, 2012, SPECIAL MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 17TH DAY OF SEPTEMBER 2012,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The special meeting of the Madison County Economic Development Authority was conducted on the 17th day of September, 2012, at 8:30 a.m. in the MCEDA office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Bob Williams, Lanny Slaughter, Dick Hutchinson, Bill Guion
Calvin Harris and Jack Harrington

Also present were Tim Coursey, Lenita Knight, Danielle Winningham and Attorney Andy Clark.

Guests: Jan Collins and Glen Silverman

At 8:42 a.m., Chairman Williams announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Harrington made a motion to approve the agenda as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Harris made a motion to approve the minutes of the August 23, 2012 Special MCEDA Board meeting as presented. After a second by Mr. Harrington the motion was unanimously approved.

Mr. Coursey presented Mr. Glen Silverman with Madison River Oaks Hospital. Mr. Silverman provided an overview of Madison River Oaks and its future. New medical offices have been completed totaling 90,000 square feet. Currently an additional 30,000 square foot medical building is under construction. Mr. Silverman stated that MRO does have a master plan and would like to see a lot of free standing buildings on the campus.

Mr. Silverman reported that the hospital is a 67 bed hospital with an active Certificate of Need. Silverman stated that there is a lot of competition amongst market hospitals and suggested that the hospitals need to work together more. Madison River Oaks currently employs 160 employees.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the event with the Governor went well. Ms. Collins added that questions from the Government Relations committee have been compiled and submitted to the Governor, and once completed these will be submitted to the press.

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Ms. Collins stated that the MCEDA and MCBL Government Relations and Education joint committees will have a combined luncheon with Senator Gray Tolleson as the guest speaker. The Excel by 5 Coalition has scheduled a Health Fair on Saturday, September 21. This event is partial sponsored by Madison River Oaks.

Mr. Guion made a motion to approve the financial report as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that MCEDA received a letter from the attorney for Parkway East, Bob Montgomery. The letter states that the PID Board no longer has any operating funds and therefore will not be able to pay the interest payment due in November in the amount of \$500,000.00. It is the sense of the MCEDA Board that Attorney Clark will contact Madison County Board of Supervisors' attorney, Mike Espy, to clarify the PID process on outstanding PID assessments by other PID owners and how it could affect MCEDA.

Mr. Coursey reported that CMPDD has submitted a lease renewal for the WIN Center location at 152 Watford Parkway Drive. Errors were discovered after reviewing the submitted lease and CMPDD will be providing a corrected lease renewal. This lease will be the same as the previous year's lease. Mr. Harris made a motion to approve the lease agreement to be dated October 1, 2012 at \$40,000.00 or more annually. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey reported that he met with Supervisor Karl Banks and Fire Coordinator, Mac Pigg regarding the need for a new fire station in the Gluckstadt area due to the growing population. Not action is required at this time. However due to the population growth, there could be a need for 2 fire stations, one on either side of the railroad tracks in Gluckstadt.

Mr. Coursey presented the proposed MCEDA budget for 2012-2013. This budget reflects Wal-Mart property proceeds and CMU MOU funds.

There was a motion by Mr. Hutchinson and second by Mr. Harris to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales and personnel. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Guion and a second by Mr. Harrington to do so. This motion was adopted unanimously. Chairman Williams then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales and personnel. Chairman Williams convened an Executive Session for this purpose.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Harris, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Hutchinson made a motion to approve the 2012-2013 MCEDA Budget leaving current cap loans in place. After a second by Mr. Harrington, the motion was unanimously approved.

Mr. Coursey provide an update on the Broad Band initiative. Mr. Coursey stated that he has met with Billy Monger with Suncom and it has been suggested that fiber is the new direction as opposed to spending money on a wireless network. It is the sense of the MCEDA Board to wait on any further broadband activity.

Mr. Coursey reported that he has continued to work with Jeff Ballwebber investigating best practices for a bio-medical accelerator. A proposal is being prepared to present to MDA and the MS Legislature requesting the property near CAVS Center.

Mr. Coursey stated that two grants, \$200,000.00 from CDBG and \$200,000.00 from DRA, have been awarded to the county on the behalf of the West Madison Utility District to assist with replacing sewer lines. This will be completed by the engineers and CMPDD. Mr. Coursey also reported that there has been no further news on the Northeast Madison Recreation Park.

Mr. Coursey reported that Attorney Andy Clark spoke with Supervisor John Bell Crosby regarding the lobbyist contract with Butler Snow. MCEDA has been added to the contract as a co-client along with the Madison County Board of Supervisors. Butler Snow has been instructed to copy and communicate with MCEDA on all reporting provided to the Madison County Board of Supervisors.

Mr. Hutchinson made a motion to authorize Mr. Coursey to sign lobbyist contract on behalf of MCEDA with Butler Snow and the Madison County Board of Supervisors. After a second by Mr. Guion the motion was unanimously approved.

Attorney Clark provided an update from legal counsel. Attorney Clark stated that he has continued to work on the processes to facilitate the closing of the sale of the Wal-Mart property as well as items already covered by the MCEDA Executive Director.

Ms. Winningham provided an Existing Industry report. Ms. Winningham provided updates and status on past projects and presented a new project. Ms. Winningham also reported that she attended the H1-B OJT meeting at the Greater Jackson Chamber. This is a technical skills training grant by the US Department of Labor designed to address current workforce skill gaps. Ms. Winningham reported that she has contacted local Madison County businesses that might be eligible for the program. Ms. Winningham is currently in the process of setting up meetings with the H1-B project manager and local businesses to assist these companies in utilizing the grant.

Ms. Winningham reported that she met with MDA representatives, Skip Scaggs and Mickey Milligan to discuss the business climate in Madison County and what MCEDA is doing to assist

the local industry. Ms. Winningham reported that the Entergy site qualification process is still underway. This includes a schedule visit to the sites with Entergy representatives.

Ms. Winningham also reported that regarding marketing that she is currently providing information for the MCEDA website's updates and build out and updating existing industry employment numbers. Ms. Winningham will be traveling to Atlanta and Dallas for upcoming consultant events.

Ms. Knight provided a Community Development Workforce update. Ms. Knight reported that she assisted the MDA Tourism Division with their Restaurant Update for Madison County. This included verification of existing establishments, adding new and deleting closed businesses.

Ms. Knight reported that she attended the Madison County Legislative planning meeting sponsored by the Greater Jackson Alliance and the 5 area Madison County Chambers. This meeting allowed attendees the opportunity to express their concerns or needs as they might benefit from the legislature. Each Mayor in attendance had the opportunity to share and a Madison County list was compiled of all topics listed to be shared with the legislature.

Ms. Knight also reported that she attended the Canton Chamber monthly Board meeting, attended the ribbon cutting for Madison River Oaks Clinics, and assisted with the MCBL Governor's luncheon and MCEDA/MCBL Joint committee meeting. Ms. Knight reported that Leadership Madison County planning continues with the selection of a new incoming chair and scheduling of class for the current year.

Ms. Knight also continues to monitor the building needs at the 152 Watford Parkway location.

Mr. Hutchinson made a motion to enter into Executive Session to discuss Personnel matters. After a second by Mr. Harris the motion was unanimously approved. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Guion and a second by Mr. Harrington to do so. This motion was adopted unanimously. Chairman Williams then opened the meeting to announce publicly that the Board was going into Executive Session to discuss personnel. Chairman Williams convened an Executive Session for this purpose.

Mr. Hutchinson made a motion to adjourn Executive Session. After a second by Mr. Harris, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

Mr. Hutchinson made a motion to approve to extend the salary of Executive Director Tim Coursey by 3%. After a second by Mr. Slaughter, the motion was unanimously approved.

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At 11:30 upon a motion made by Mr. Harris, seconded by Mr. Slaughter and unanimously adopted, the meeting was adjourned.

Robert Williams, Chairman

ATTEST:

Bill Guion, Secretary-Treasurer