

FINAL MINUTES OF THE SEPTEMBER 17, 2015, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 17<sup>th</sup> DAY OF SEPTEMBER, 2015,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,  
CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 17<sup>th</sup> day of September, 2015, at 8:30 a.m. in the MCEDA Office at 135 Mississippi Parkway, Canton, MS.

Members Present: Dick Hutchinson, Lanny Slaughter, Baxter Strain, Bill Guion, Jim Smith

Also present were Tim Coursey, Taquana Mack, Danielle Winningham, and Attorney Andy Clark.

Guests: Jan Collins, Jeff Peoples, Selena Swartzfager, Sheila Jones, Corey Wilson

At 8:33 a.m., Chairman Hutchinson 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. Strain made a motion to adopt the agenda as presented. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Smith made a motion to approve the minutes of the August 13, 2015 MCEDA Board meeting. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Coursey welcomed Sheila Jones, Supervisor-Elect for District 1, to the meeting.

Mr. Tim Coursey introduced Jeff Peoples of Peoples Construction to the board. Mr. Peoples talked about the expansion to the Monsanto plant in Flora. Mr. Coursey stated that he reviewed the expansion plan submission and recommended approving the plans. There was a motion by Mr. Smith to approve the expansion plan. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Coursey introduced Cory Wilson and Selena Swartzfager with the Mississippi Council on Economic Education (MCEE). Mr. Wilson and Ms. Swartzfager talked about the MCEE's Master Teachers Entrepreneurship Program which offers specialized training for teachers to be able to take the information back to classrooms for their students. This training would help educate students here in Madison County on how to become entrepreneurs. A budget and other information were provided for the board's review.

Ms. Jan Collins provided an update for the Madison County Business League and Foundation (MCBL&F). She presented photo albums with pictures from the Coffee with the Senator luncheon on September 3rd. She stated that it was a success. The Business League and Foundation along with MCEDA will host the annual 2015 Vision Celebration on November 17 at the Country Club. Ms. Collins also provided more information on the upcoming events happening in the next few months. There will be a ribbon cutting with Dr. Powe and Telehealth One on Wednesday, September 23 in Flora at the Fred's Pharmacy. On September 30<sup>th</sup>, there will be presentations on Initiative 42 at Ruth Chris from 11:30 to 1 p.m.

Ms. Collins stated that the new Youth Leadership class will meet on October 28<sup>th</sup>. The keynote speaker will be Brad McMullan. There will be also be a legislative breakfast on December 18<sup>th</sup> at Butler Snow. Ms. Collins concluded her report by stating that MCBL&F's membership is at 213 and she looks forward to hosting an event for elected officials at the new MCEDA office soon which MCBL&F will sponsor.

Mr. Coursey has received three lease agreements for space in the Collaboratory that he will be reviewing along with Attorney Andy Clark. Mr. Strain made a motion authorizing Mr. Coursey to execute the leases once they have been reviewed by Attorney Andy Clark. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Coursey was able to negotiate a better lease with Central Mississippi Planning and Development District on the WIN Center space. Mr. Slaughter made a motion authorizing Mr. Coursey to execute the renewed lease. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Coursey stated that the MDA site visit concerning the ACE Grant went well at the Collaboratory.

Mr. Coursey provided that the MCBL&F's office suite lease between MCEDA has been executed.

Mr. Coursey informed the board that the Madison County Board of Supervisors approved the budget for MCEDA's fiscal year 2015-2016.

Mr. Coursey suggested that MCEDA start the process once again and move forward with presenting the \$10 million project bonds preclearance reauthorization to the Board of Supervisors. Attorney Clark stated that there was a 2-year limit where MCEDA would have to renew the preclearance anyway so it is needed.

Mr. Coursey met with Mark Houston, Madison County Administrator, last week to discuss a finance model for the conference center. Other than that, he stated that there had been no new updates on the center.

Mr. Coursey met with the architects about the new MCEDA office and its remaining updates and repairs. They have assured him that they will be fixing everything. MCEDA also purchased new lobby furniture.

The Small Marketing Grant applications were re-submitted and still were incorrect. Mr. Coursey suggested that we revise the process of approving and denying these applications and that we ascertain that the correct information is provided.

The Collaboratory construction contract is complete. Mr. Coursey provided a list of things that have been accomplished. He stated that there is still a punch list of items to complete as well.

Mr. Coursey met with several companies interested in the Simulation Center (Global Training Institute). He provided a list of those companies.

He stated that classes will be held in the large classroom intermittently with the first one on next week with the Nurse Practitioners.

Global Training Institute has also been approved as a National Association of Emergency Medical Technicians (NAEMT) Accredited Training facility.

Attorney Andy Clark provided a legal update stating that he has received the title on the property with MS Valley title on the land next to Levi. He has prepared a resolution. Mr. Strain made a motion to authorize the resolution drafted by Attorney Clark. After a second by Mr. Guion, the motion was unanimously approved.

In Secretary/Treasurer Calvin Harris' absence, Mr. Baxter Strain reviewed the MCEDA financials and stated that all was well. Mr. Guion made a motion to approve the financials as presented. After a second by Mr. Slaughter, the motion was unanimously approved.

Ms. Danielle Winningham provided an existing industry report and project spreadsheet. She updated the board on her recent trip to Chicago for the Mississippi Consulting Event where she gained leads to potential projects and partnerships, as well as received valuable feedback from leading site consultants. She is working on an array of projects including creating the annual report.

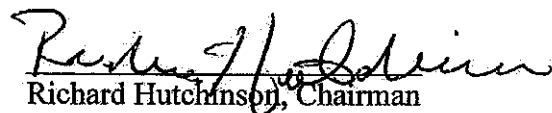
Mr. Coursey provided an administrative report for review.

There was a motion by Mr. Guion and second by Mr. Slaughter to go into closed session for the purpose of discussing the need for an Executive Session to address economic development projects. 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. Slaughter and a second by Mr. Guion to do so. This motion was adopted unanimously. Chairman Hutchinson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss economic development projects. Chairman Hutchinson convened an Executive Session for this purpose.

Mr. Guion made a motion to adjourn Executive Session. After a second by Mr. Strain, 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:

There was a motion by Mr. Strain authorizing Mr. Coursey to conduct the build out at the Collaboratory with the proposed company at \$75,000.00 plus a 10% contingency overage. After a second by Mr. Guion, the motion was unanimously approved.

At 10:57 a.m., upon a motion made by Mr. Guion, second by Mr. Smith and unanimously approved, the meeting was adjourned.

  
Richard Hutchinson, Chairman

ATTEST:

  
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