

MINUTES OF THE REGULAR SEPTEMBER, 1997 MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 18TH DAY OF SEPTEMBER, 1997,
AT 8:30 A.M., IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The regular September, 1997, meeting of the Madison County Economic Development Authority was duly held and conducted on the 18th day of September, 1997, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi. Chairman Bounds presided and called the meeting to order.

Members Present: Chairman Bounds; Brance Beamon; Mayor Mary Hawkins; Thomas Johnson; Ray Phillips; John Wallace and Hite Wolcott. Also present were President Steve Vassallo; Bob Montgomery; John Bourgeois; Jake Hoglund; and Joy Foy.

Guests: Ed Inman; Duane Gordon; Mayor J.W. Richardson; Stanley Simpson; and Andrew Rushing.

Chairman Mark S. Bounds announced that the members of the Authority which were present constituted a quorum of the Authority and declared the meeting duly convened.

Following discussion of the August 21, 1997 Minutes, Mr. Wolcott moved to approve the Minutes as mailed to the Board. After a second from Mr. Johnson, the Minutes were unanimously approved.

Mayor Richardson of Flora and Stanley Simpson requested MCEDA's assistance in asking the Madison County Board of Supervisors to assist the Town of Flora in building the roadbeds in the Flora Industrial Park. After discussion, Mr. Wallace made a motion to recommend to the Board of Supervisors that they assist in putting initial roadways into the Town of Flora's Industrial Park, which was seconded by Mr. Johnson. The motion was unanimously adopted.

Mr. Rushing explained his understanding of the Protective Covenants at Central Mississippi Industrial Center (CMIC) for the lot he purchased (lot #1). His concern was that the 50 foot set back would be enforced from Gluckstadt Road on the North side; Weisenberger Road on the West side and from the corner cut at the northwest corner of the property. After discussion, Mr. Wallace made a motion to interpret the covenants to read that the 50 feet set backs only apply to the front and side of the building, unless the survey reflects a conflict with such interpretations. Mr. Johnson seconded and the motion was unanimously adopted, with the understanding that Mr. Vassallo, with Mr. Bourgeois's counsel, will make the final determination and follow-up with Mr. Rushing.

Then came for consideration the matter of the delinquencies of five business in the Ridgeland Business Park. The letters sent from Larry Smith-Vaniz to the delinquent business are attached and made a part of these Minutes by reference. The consensus of the Board was to allow Mr. Bounds; Mr. Vassallo; and Mr. Montgomery to work with all five and if any company has complaints or questions for the Board that they will be invited and addressed at the October meeting. In addition it was the Board consensus that a response letter be sent to Jimmy Heidel to answer the allocations made by a letter (attached and made a part of these Minutes by reference) from Jim Prince's office.

Mayor Hawkins moved to approve the monthly financial statements and to approve payment of monthly invoices which are listed on an attachment to the Minutes and labeled "Docket" and made a of part of the Minutes by reference. Mr. Johnson seconded the motion to approve the financial statement and payment of the monthly invoices was unanimously approved.

Ms. Foy explained Capitol Printing was past due \$12,250.00 in rent. After discussion, it was

decided that Ms. Alma Gunter would be invited to come before the MCEDA Board at the October meeting to determine a plan to bring the past due account up-to-date.

Mr. Vassallo reported that the Board of Supervisors had approved extending the 1997-98 budget to include the unallocated surplus \$52,000.00.

Mr. Bourgeois reported that the bid notice for the CMIC railroad repairs has been running in the local papers. A pre-bid workshop is scheduled for September 24, 1997, with bids being received for the repair work on October 3rd. Mr. Bourgeois speculated that transfer of ownership from MCEDA to Illinois Central Rail Road (ICRR) should be a short process after repairs are finished.

Mr. Vassallo summarized the months of his tenure with MCEDA with the attached report that shows 23 new companies, 474 new jobs and \$48,376,526 investment in Madison County. He also reported that Jake Hoglund is here for one year to assist with economic development for Madison County. Mr. Gary Moore's three week visit from Sweden was announced for late October. A list of the top 28 restaurants in the nation has been secured and they will receive Madison County information, Mr. Vassallo reported.

In additional discussion, the Board consented to host a reassessment retreat to review again the 1994 strategic plan. The groups to be included in the retreat are the Madison County Board of Supervisors; the Madison County Development Foundation and MCEDA. Mr. Bounds will contact the facilitator in order to secure an October/November meeting date.

Ms. Foy reported on the new audit report for the 1996 physical year. This audit excluded \$256,753.01 in accrued interest on general obligation notes that will be paid through the County Interest and Sinking account and should not be reflected on the MCEDA audit. She also reported 1.) good activity from the advertisement in the Expansion Magazine; 2.) correspondence is still incoming from the San Diego Sister City Trade Show trip; 3.) marketing for the Gluckstadt Business Park still a part of the monthly marketing efforts; 4.) good support at the first Medical Task Force meeting; and 5.) Jobs Fair plans are underway for 1998. She also mentioned working with Joamca and the Polmer Division of Southern University in correcting a packaging problem for Joamca.

At 10:20 a.m. Chairman Bounds called for a 10 minute break.

After reconvening the meeting at 10:30 a.m., Mr. Wallace moved to enter into a Closed Session to discuss entering Executive Session for matters relating to 1.) Land sales; 2.) Legal matters; 3.) Gluckstadt acreage; 4.) Canton Park; and (5.) Legg's prospect. After a second by Mr. Wolcott, the motion was unanimously adopted.

Mr. Bounds declared the Board in Closed Session for the purpose of determining whether to not to declare an Executive Session.

After Mr. Vassallo briefed the Board on matters for consideration, Mr. Johnson moved to enter Executive Session to consider the aforementioned matters. Mr. Wallace seconded the motion which was unanimously adopted. Chairman Bounds declared the Board in Executive Session.

With discussion about timeframe allowed for the delinquent five companies to adhere to the contract in the Ridgeland Business Park, Mr. Wallace moved to notify the five delinquent companies that MCEDA plans to exercise the right to re-acquire the property if they fail to comply with the agreement. After a second from Mr. Johnson, the motion was unanimously adopted.

The next business for consideration was the EPA Lien on the 30 acres in Canton on Covington Drive. After consideration, Mayor Hawkins made a motion to allow Mr. Montgomery (with Trudy Fisher's assistance, as additional counsel) to seek assistance from William Winter and Benny Thompson in getting the matter resolved. After a second by Mr. Wolcott the motion was unanimously adopted.

After discussion on new legislation to amend the law to allow property to purchased with a bond

issue and to allow the quick take authority for economic development matters, Mayor Hawkins motioned to allow Mr. Montgomery to work with Steve Pittman to proceed in that direction. After a second by Mr. Beamon, the motion was unanimously adopted.

The need for additional sewage capacity in the Gluckstadt area was discussed. Bucky Gideon has offered to swap 50 acres of land valued at \$125,000 for 36 acres of MCEDA property valued at \$92,000 for the purpose of building a new lagoon. After discussion, Mayor Hawkins moved to defer any discussion on land swap for lagoon purposed until CMU; Mr. Vassallo and herself could work with the DEQ about increasing the capacity of the existing lagoon to accommodate Mr. Gideon's immediate needs. After a second from Mr. Johnson, the motion was unanimously adopted.

A prospect interested in 1.1 acres of commercial property at CMIC was discussed. The Board consented to send a letter official rejecting the offered price and share the \$3.50 per square foot price as a comparable land sale for the area.

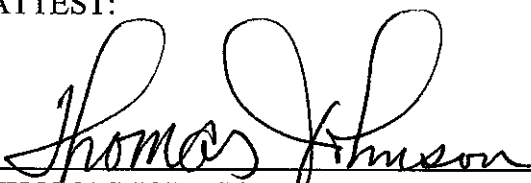
Mr. Vassallo reported on a prospect for the Sound Stage and it was agreed that Mr. Vassallo will pursue the project and report to the Board.

With no additional Executive Session business, Mr. Phillips made a motion to adjourn the Executive Session at 12:25 p.m. Mr. Vassallo requested that all matters discussed in Executive Session not be discussed outside of the Board Room with Chairman Bounds concurring. After a second by Mr. Wolcott, the motion was unanimously adopted. Chairman Bounds adjourned the Executive Session.

Mayor Hawkins suggested that a resolution be prepared in support of the Mississippi Hometown Crime Bill to fight crime at the local level.

There being no further business to come before the meeting of the Madison County Economic Development Authority, on motion duly made, seconded and unanimously adopted, the meeting was adjourned on this the 18th day of September, 1997 at 12:30 p.m.

ATTEST:



THOMAS JOHNSON, SECRETARY-TREASURER



MARK S. BOUNDS, CHAIRMAN