

MINUTES OF A SPECIAL MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 19TH OF SEPTEMBER, 2003, AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

A special meeting of the Madison County Economic Development Authority was duly called, held and conducted on the 19th day of September, 2003, 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Allison Graves, Barbara Gray, Billy B. Thames, Chip Estes, John Wallace, Steve Davenport and Thomas Johnson. Also present were Jerry Acy, Joy Foy and Bob Montgomery.

Guest: Andy Taggart, Doug Jones, Mike McKenzie, Lloyd Spivey, David Scruggs & Parker Sartain

Vice-Chairman Thames announced that the members who were present constituted a quorum and declared the meeting duly convened and ordered the Notice and Call of the meeting filed with the minutes of the meeting as "Exhibit A." Vice-Chairman Thames welcomed the newly elected Supervisors Taggart and Jones. He welcomed Mr. Davenport as the newly appointed Board Member for Supervisor District 3, replacing long time member, Hite Wolcott.

Mr. Johnson made a motion to approve the minutes of the August 20, 2003, meeting as presented, which was seconded by Mr. Wallace. The motion was unanimously adopted.

Without a representative from Natcom to present the tax exemption request, the matter was tabled.

Mr. Spivey, newly elected Chairman for the Madison County Foundation, thanked MCEDA for its support of the upcoming Washington legislative trip.

Mr. Acy reported the MCEDA proposed 1 mill for the operation budget was approved by the Board of Supervisors.

The CMIC sewer project is complete with the DEQ Loan totaling \$1,411,610. The 20 year loan carries a 1.75% interest rate and will be repaid at a monthly rate of \$7,048.73. \$600,000.00 is included in the loan to provide larger lines for the anticipated sewer requirements for Madison County. Mr. Acy reported, MCEDA is waiting on a resolution to allow transfer of the sewer project, along with the associated debt, to the Wastewater Authority. MCEDA is responsible for the DEQ Loan until the transfer can be made to the Wastewater Authority. The first payment will become due October 1, 2003.

Mr. Davenport made a motion to restate MCEDA's desire and commitment to transfer the sewer project to the Waste Water Authority. After a second by Mr. Johnson, the motion was unanimously adopted.

Mr. Wallace reported that the Madison County Waste Water Authority has entered into an agreement, Project Coordination Agreement (PCA) with the Corp of Engineers, whereby, additional sewer projects totaling \$17M can be funded. Madison County's portion (25%) of these projects is already available through the Major Economic Impact Authority funding to Canton Municipal Utilities (CMU) for the treatment plant expansion in conjunction with the Nissan Phase II A Project.

Mr. Wallace made a motion to approve the Mississippi Department of Environmental Quality (MDEQ) loan agreement for the \$1.4 Million. After a second by Ms. Gray, the motion was unanimously adopted.

Mr. Wallace made a motion to approve the final pay request (\$24,523.51) from Dean and Dean Architects for the One Stop WIN Center. After a second by Mr. Johnson, the motion was unanimously adopted. It was noted that this facility was made possible through a partnership with the Madison County Board of Supervisors, Central Mississippi Planning and Development District and MCEDA. The Board of Supervisors will cover the \$56,600 approved for additional firewall installation and other minor improvements. MCEDA's commitment for this \$1.5 Million facility is \$13,684 and will be recovered in rent back to MCEDA.

Holmes Community College has moved into the south end of the Training Facility, sharing the facility with the One Stop Win Center. The rent to MCEDA will be paid from a \$5 Million grant made available for training of the automotive work force. These funds will be available until June, 2005. Mr. Acy plans to have a contract to approved before the end of September.

Mr. Acy reported that some right-of-way issues have stalled the finalization for the water line route from the O.B. Curtis Water Treatment Plant in Jackson. The Sound Stage project is on hold awaiting confirmation that the state allocated funds can be transferred from Canton Tourism to MCEDA. Mr. Estes recommended that the tourism office present a proforma for the project.

It was the consensus of the Board to have a Special Called Meeting, September 29, 2003 to discuss the officer opening on the MCEDA Board of Directors and salary evaluations for the MCEDA staff.

The financial reports and list of invoices, attached to and made a part of these Minutes by reference as composite "Exhibit B," were presented and reviewed. Mr. Wallace made a motion to approve the August financial reports and the payment of the monthly invoices. After a second by Mr. Johnson, the motion was unanimously adopted.

In summary, Mr. Acy reported working with the Town of Flora for a grant to put an access road into the Flora Industrial Park and to run the utilities under the railroad. The capitol refinancing should be completed no later than October 3, 2003.

At 9:30 a.m. the Board took a break.

Vice-Chairman Thames reconvened the meeting at 9:40 a.m. Mr. Acy presented an overview of MCEDA project and presented a power point presentation. A copy is attached to and made a part of these Minutes as "Exhibit C."

Mr. Johnson made a motion to enter Executive Session, at 10:20 a.m. for the transaction of business and discussion regarding the prospective purchase, sale or leasing of lands. Ms Gray seconded the motion, which was unanimously adopted. Whereupon, Vice Chairman Thames, adjourned the regular session and convened the executive session.

Mr. Scruggs, requested approved from MCEDA to sell property he purchased from MCEDA to a third party. The third party would develop the property in a similar manner outlined by Mr. Scruggs, earlier this year. Mr. Scruggs's project ran out time to get a building built dealing with Bear Creek water issues. This third party developer has several projects considering the site. The Board was concerned there were too many unknowns. Mr. Davenport made a motion to have Mr. Scruggs and the new developer outline their request in writing to the Board and report back at the September 29, 2003 meeting. After a second by Mr. Wallace, the motion was unanimously adopted.

Mr. Acy reported that the two prospects looking at commercial development in the Canton Commercial and Industrial Center have declined to proceed. The price of the property negated the sales.

A request for land behind the Two Rivers Restaurant for developing a sports bar type restaurant was discussed. The restaurant would be open for lunch and dinner and could jointly share the parking lot around the Two Rivers and the new restaurant. Mr. Wallace made a motion to sell the requested property at \$4.00 square foot to Mr. Johnny Stewart, provided the necessary set back variances be allowed and that a building permit be granted by the City of Canton for the


proposed development. After a second by Mr. Estes, the motion was unanimously adopted.

There being no further business to come before the Board in executive session, upon motion duly made, seconded and unanimously approved, Vice-Chairman Thames adjourned the executive session and reconvened the regular session.

A request for public records from Mayor Hawkins-Butler was discussed. It was the Board's consensus to supply the requested records, minutes and invoices, following the guidelines set forth under MCEDA's public record policy.

The Board agreed to invite the existing Board of Supervisors for lunch at Two Rivers to review MCEDA's plans for the capitol restructuring project and future money needs. This will be planned luncheon to follow the September 29, 2003, special meeting.

Mr. Johnson made a motion to adjourn. After a second by Ms. Gray, the motion was unanimously adopted.


BILLY B. THAMES, VICE-CHAIRMAN

ATTEST:


JOHN WALLACE, SECRETARY-TREASURER