

MINUTES OF THE SEPTEMBER 20, 2001, MEETING
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 20TH OF SEPTEMBER, 2001, AT 8:30 A.M.,
IN THE MCEDA CONFERENCE
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 20day of September 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: Sammy Brown, Chip Estes, Thomas Johnson, Billy Thames, John Wallace and Hite Wolcott. Also present were Jerry Acy, Bob Montgomery, John Bourgeois, and Joy Foy.

Guests: Sandy Blackwood, Mitsu Yamazaki, Larry Johnson, Lloyd Spivey, Charles Williford and Ken Wilbanks

Chairman Estes announced that the members who were present constituted a quorum and declared the meeting duly convened.

Mr. Johnson made a motion to approve the Minutes of the August 16, 2001, meeting as presented. After a second by Mr. Wallace, the Minutes were unanimously approved.

Mr. Johnson made a motion to approve the Minutes of the August 27, 2001, special meeting as presented. After a second by Dr. Thames, the Minutes were unanimously approved.

Mr. Johnson made a motion to approve the Minutes of the September 6, 2001, special meeting as presented. After a second by Mr. Brown, the Minutes were unanimously approved..

Mr. Larry Johnson reported that the Madison County Foundation's newly elected Foundation officers include Tom Cook, Lloyd Spivey, Sam Smith-Vaniz. Newly elected Board members are Dan Grafton, Jody Tidwell, Donna Sims and Jay Barney Daley. Cecil Harper has been appointed to an advisory position as a non-voting member of the Board. Mr. Johnson also reported that the Foundation has approved support to MCEDA's special events up to \$2,000 without having to make individual requests to the Board. The Foundation's main focus will be growing the membership. They plan to become more active in all community organizations by attending organization meetings and assisting with collaboration of efforts.

Ms Sandy Blackwood and Mr.Mitsu Yamazaki of Entergy presented a check to MCEDA for \$2,000.00 as an economic development grant from Entergy in support of the Primos announcement.

The agenda was amended to add the site review for the Tower Automotive project.

Major Greg Hargett spoke on behalf of the Headquarters of the 112th Military Police Battalion located in Canton. In the review, Major Hargett reported that the headquarters represents a 70 man unit. The planned inactivation, September 1, 2003 will discontinue those jobs at the Highway 51 location in Canton. He requested that the MCEDA Board make political contacts to apply pressure through the congress for keeping the Headquarters and the 70 jobs in the Madison County area. Mr. Johnson made a motion that MCEDA send the support letters and request that the Foundation do likewise. After a second by Mr. Wallace, the motion was unanimously approved..

The Primos site review was discussed. Primos is requesting a variance of the covenants to allow crushed stone in place of paved parking on the employee and visitor parking area. Chairman Estes made a motion to grant the requested variance. After a second by Mr. Wallace, the motion was approved with Mr. Johnson voting no.

Mr. John Wilkes, Jr. with White Construction Company presented an overview of the conceptual drawings for the Tower Automotive project planned for the Martin property at the Central Mississippi Industrial Center (CMIC). He requested 40% masonry with a standing seam metal roof. Mr. Wilkes explained he needed the Board's approval because of the fast tract to get the facility completed by September 1, 2002. The plans also call for an enclosed connection between the Tower's facility and Systems Electro Coating (the E-Coater). Dr. Thames made a motion to grant the waiver for the 25 feet set backs between the two companies' property lines and to allow 40% in place of 50% masonry on sides.

Given the fast track situation mandated for the East Group Development Company and the White Construction Company, Mr. Wallace made a motion to authorize a committee of available Board members to review and approve architectural design for the site plan if needed prior to the October Board Meeting. After a second by Mr. Brown, the motion was unanimously approved.

The remaining balance of the HUD grant was discussed.

With the changes in the design and construction of the Martin property development, due to the Nissan Tier One supplier locating on the property, Mr. Johnson made a motion to amend the engineering construction contract from \$173,165 to \$235,270. After a second by Mr. Wolcott, the motion was unanimously approved. A copy of the amendment is attached to and made a part of these Minutes by reference.

The financial reports attached to and made a part of these Minutes by reference were presented and reviewed. A list of the invoices is attached to the Minutes and labeled "Docket." Mr. Johnson made a motion to approve the August financial reports and payment of the monthly invoices. After a second by Dr. Thames, the motion was unanimously approved.

Mr. Acy reported that a tombstone had been located on the proposed road site between the Love's County Store property and the BankPlus property. A Phase I Cultural Research would be required. It was recommended that James LaRue be hired at a price of \$1,950.00. Mr. Wallace made a motion to contract with Mr. LaRue for the cultural research survey. After a second by Mr. Brown, the motion was unanimously approved.

After discussion of storm water retention for the Canton Commercial and Industrial Center, it was decided that Mr. Acy would continue to look for opportunities to fund the storm water plans.

It was the consensus of the Board to invite Dr. David Kolzow to meet with the MCEDA Board, the Madison County Foundation, the Madison County Chamber of Commerce and the Central Mississippi Planning and Development Authority to discuss strategic planning for the county.

It was decided that a draft of the designed development of the CMIC would be required to outline the number of poles and selected sites for concrete poles. The outline will be carried to Entergy with a request for providing MCEDA with a plat and cost estimate of the desired project.

Mr. Johnson made a motion to enter closed session for the purpose of determining whether or not to declare an executive session. After a second by Mr. Wallace, the motion was unanimously approved. Whereupon, Chairman Estes recessed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made a motion to return to open session. Mr. Wolcott seconded the motion, which was unanimously adopted, whereupon, Chairman Estes reconvened the open session. The reasons stated for executive session were transaction of business and discussion regarding prospective land sales and potential litigation.

For the stated reasons, Mr. Johnson made a motion to declare an executive session at 11:50 a.m. After a second by Mr. Wolcott, the motion was unanimously approved. Whereupon, Chairman Estes closed the open meeting and convened an executive session.

Concerns by M-Tech Company of available acreage were presented. Previously the MCEDA Board voted to offer 20 acres for \$3,500 per acre in the CCIC. M-Tech is a Tier One Nissan supplier that is a plastic company, bringing 100 jobs initially with expectation of 175 within the next few years into a 200,000 square foot facility. The consensus of the Board was to authorize Mr. Acy, working with at least one member of the Board of Directors, to negotiate a deal to bring M-Tech to CCIC based upon \$3,500 per acre pricing for needed property.

Mr. John Woods will be contacted to inform him of the development in and around his home along Highway 22 and to find out if he has any interest in selling his property.

Possible condemnation will be required to obtain the needed land for access from Highway 49 into the Flora Industrial Park. Chairman Estes reported that the Town of Flora will support MCEDA efforts to obtain the property. Based on the advice of Attorney Montgomery, Chairman Estes made a motion to authorize the Town of Flora to acquire the needed right-of-way from Mr. Jerry Green and commit MCEDA's support. After a second by Mr. Wallace, the motion was unanimously approved.

At 12:15 Mr. Montgomery left the meeting.

A Tier Two Supplier to Nissan, Douglas Automotive Technologies that builds steering columns and gears will employ from 40 - 75 people. The previously approved 6-8 acres at CCIC was determined to be adequate land for the Douglas project.

It was reported that Unipress, another Tier One Supplier is looking at another county.

A request from Tryon Rosser to lease 16th Section land for a logistic center built as an available building for Nissan or it's suppliers. The Board agreed to contract with Mr. Rosser and use this project as a model to follow the School Board process for developing land.

A request for 15 acres of property from Georgia Gulf was discussed. Mr. Wallace made a motion to sell the 10 acre of Korvarik property to Georgia Gulf for \$275,000, and to sell 5 acres, more or less, of the Martin property at \$11,500 per acre. After a second by Dr. Thames, the motion was unanimously approved.

On going plans for the Madison County sewer were reviewed. Presently the sewer line is planned to go under the interstate along Church Road , out to Cattlet Road and north to Virilia Road. This design would be cheaper than crossing the interstate at the intersection. MCEDA voted in July to support the County and Canton Municipal Utilities in their efforts to accomplish this plan. Funds for this development are being sought.

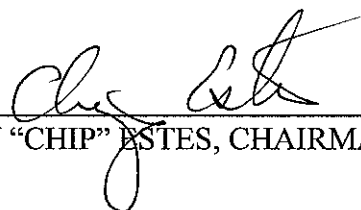
Mr. Johnson made a motion to support serving the needs of Madison County with the design of the route for the sewer lines to reach the Big Black River. After Mr. Brown seconded the motion, the motion was approved with Mr. Wallace voting no.

At 2:10 Mr. Brown left the meeting.

At 3:00 p.m., Mr. Johnson made a motion to adjourn executive session. With a second from Dr. Thames and with all voting "aye" the executive session was adjourned and the general session reconvened.

A review of the 2001-2002 budget, as approved by the Board of Supervisors, noted the \$119,240.00 line item on the income side of the budget as proposed "land sales." Mr. Acy observed that the land sales needed to be increased by \$8,550.00, changing the amount of the noted line item to \$127,790.00. This change is needed to cover the salary increases as approved in MCEDA's budget request. Mr. Acy reported that \$212,000.00 was paid to the County's Interest and Sinking Account from Construction Checking Account to allow all of the allocated millage to the Operation account. This will give MCEDA .79 mills (2001/.75 mills, 2000/1.00 mills & 1999/1.19 mills) as opposed to the 1.5 mills requested. This millage rate, plus the other income, will change MCEDA's operation budget from \$563,450.00 to \$572,000.00. Mr. Johnson made a motion to request that the Board of Supervisors increase the budget by \$8,550.00 as outlined. After a second by Mr. Wallace, the motion was unanimously approved.

After a motion made, duly seconded and unanimously approved, the meeting was adjourned.


BRYAN "CHIP" ESTES, CHAIRMAN

ATTEST:


STEVE DAVENPORT, SECRETARY-TREASURER