

MINUTES OF THE SEPTEMBER, 2000 MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 21ST DAY OF SEPTEMBER, 2000, AT 8:30 A.M.,  
IN THE MCEDA CONFERENCE  
ROOM OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

The September, 2000, meeting of the Madison County Economic Development Authority was conducted on the 21th day of September, 2000, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

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

Guests: Joe Chaney, Lane Lavender, Charles Williford, John Yates, Joe Lusteck and Hardy Crump

Vice Chairman Estes announced that the membership present constituted a quorum and declared the meeting duly convened.

Dr. Thames made a motion to approve the Minutes of the August 24, 2000 and September 6, 2000, meetings as presented. After a second by Mr. Johnson, the Minutes were unanimously approved.

Messrs. Lane Lavender, Joe Chaney and John Yates presented plans for a covered break area along the south side of the Cardinal Health Building and a tote washing building added to the north side of the building. The break area will be visible from Gluckstadt Road and will be a white, metal canopy supported with matching poles secured with concrete. The tote wash area will not be visible from the street. It will be a block building that will enclose the process of washing out totes and the drying of these totes. Presently this process is being preformed out-of-doors and the totes laid out on the grass for drying. Mr. Davenport made a motion to approve the additions to the Cardinal Health facility. After a second by Mr. Johnson, the motion was unanimously approved.

Mr. Michael Dean presented plans for architectural review for his engineering office on lot #7 along Weisenberger Road at Gluckstadt. The 3,500 square foot building will have a 8 foot front porch area across the front. The sides of the facility will be a light stone color and the roof a brown. The plans and color samples for the metal are attached to and made a part of these minutes by reference. The front will be overlaid with red "Georgetown" brick. Mr. Johnson made a motion to grant architectural approval for Michael Dean's building. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Dean requested a variance of the side set backs required by the covenants. He explained that if he builds with the 25 foot set back, he will need 1900 yards of fill dirt, but if he can build on the high ridge of the property, on the South side, he will only require 800 yards of fill dirt. The landowner of lot #8 has build over on Mr. Dean's property line. Mr. Johnson made a motion to recommend to the Board of Supervisors that they grant a variance to the covenants and allow for a 6 foot set back on the south property line. After a second by Mr. Davenport, the motion was unanimously approved.

Mr. Hartley Fairchild could not attend the meeting, Ms. Foy reported. He, however, did call and give an update on his project on lot #5 at Gluckstadt. Plans are to move into the building by the week-end. Twenty wax myrtle trees have been ordered to landscape down the sides of the building. They will not be planted until it begins to rain. It was the board consensus that they disagree with the elevation level of his building and that they are hopeful that the landscaping will improve the appearance of the building.

To offset this type problem on the Martin property development, Mr. Montgomery and Mr. Bourgeois will make recommendation to the Board for architectural planning.

Vice-Chairman Estes inquired about the Flora covenants and suggested that like language be added to exclude this type problem in the Highway 49 parks. Mr. Montgomery will address that problem and add language to include a recapture clause in the covenants. Mr. Dave Holman will be contacted for a written status report.

A request from the City of Madison for \$8,000 for a brochure, attached and made a part of these Minutes by reference, was discussed. Taking into consideration, that support of one municipality's marketing budget would necessitate like support of all 4 municipalities, Mr. Johnson made a motion to deny the request, noting that MCEDA already supports municipalities with the sales tax report and through our marketing of the whole County. The municipalities will be asked for input on their local uniqueness and this information will be added into the marketing materials. After a second by Mr. Brown, the motion was unanimously approved.

Mr. Joe Lusteck presented an evaluation to be considered in the development of the 8 acres at the entrance of the Central Mississippi Industrial Center (CMIC). This area serves 3 markets according to Mr. Lusteck, the industrial park, the freeway interchange traffic and the local community. A copy of Mr. Lusteck's proposal is attached to and made a part of these Minutes by reference. It was the Board's consensus to have a work session jointly with Mr. Lusteck to discuss this in detail as well as similar plans for the Canton Commercial and Industrial Center (CCIC).

At 10:10 a.m., the Board took a break.

At 10:25 a.m., Vice-Chairman Estes reconvened the meeting.

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 September financial reports and the payment of the monthly invoices. After a second by Mr. Wolcott, the motion was unanimously approved.

A tabulation of the bids for the Hydro improvement was reviewed. Mr. Bourgeois recommended that the Board accept the low bid of Flagstar Construction Co., Inc. for \$136,194.69. A list of the bids received are tabulated and attached to these Minutes. The improvements will include supervisors office, lab dispatch area, 3 new dock doors and some paving. Mr. Johnson made a motion to ask the Supervisors to authorize MCEDA to borrow the funds for the construction cost, engineering service and any legal fees, with the understanding that all cost will be added back into an amended lease. After a second by Mr. Brown, the motion was unanimously approved.

A request from Mr. Ray Dalley of Southern Rehabilitation Centers, Inc. was considered. Mr. Dalley asked that the cul-de-sac street in front of his building at the CCIC be renamed to present a more positive statement about the area. He feels that "Curbview Cove" suggest a view of the curb. Mr. Dalley recommends Commercial Parkway Circle as his first option for the name change, but is open to any suggestions that would have a more business like connotation. Dr. Thames made a motion to recommend to the City of Canton to rename the street from Curbview Cove to Commercial Parkway Circle, provided the other two residents on that street are in agreement. After a second by Mr. Wolcott, the motion was unanimously approved.

Hydro Ellay Enfield, by a letter, copy attached to these Minutes, requested MCEDA's approval to install a filtration unit used to clean the weld area smoke of particulate before being released into the atmosphere. This will involve modification of the roof similar to the current unit for installation of the second mill. Mr. Davenport made a motion to approve installation of the filtration system at Hydro's expense to accommodate the second mill. With a second from Mr. Brown, the motion was unanimously approved.

A progress report from Steven Phillips on lot #4 at CMIC was e-mailed. A copy of the e-mail report is attached to and made a part of these minutes by reference.

It was announced that the City of Madison Chamber's annual meeting was planned for Thursday, November 16, 2000. Each Board Member will check to verify that they can attend.

Mr. Donald Pickens has committed to sell 8 acres to Carson Industries. Vice-Chairman Estes recommended that Mr. Pickens retain an easement for access to the railroad for the remaining 9 acres at the front of the property.

At 10:35 a.m., 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. Brown, the motion was unanimously approved. Whereupon Vice-Chairman Estes recessed the general session and convened the closed session.

After discussion of matters, Mr. Johnson made the motion to return to open session. Mr. Wolcott seconded the motion, which was unanimously adopted, whereupon Vice-Chairman Estes reconvened the open session. The reason stated for executive session was land acquisition.

For the stated reason, Mr. Johnson made a motion to declare an executive session at 10:40 a.m.. After a second by Mr. Brown, the motion was unanimously approved. Whereupon, Vice-Chairman Estes closed the open meeting and convened an executive session.


No action was taken.

At 11:00 a.m., Mr. Johnson made a motion to adjourn executive session. With a second from Mr. Brown and with all voting "aye" the executive session was adjourned and the general session reconvened.

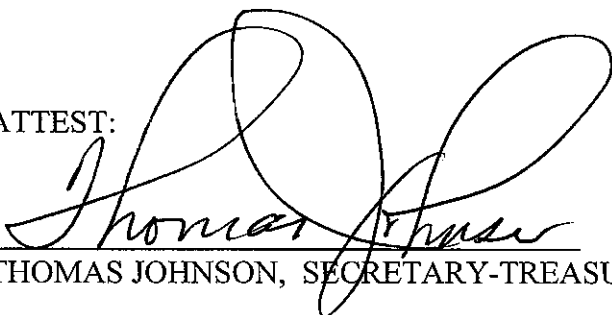
Mr. Bourgeois reported that bids will be opened on October 16, 2000 for the Martin property development. Plans are on file in the MCEDA office. The price of the project has increased due to required channelization.

A work session with Mr. Lusteck to develop a marketing plan for the 8 acres at CMIC entrance and the commercial property along Highway 22 at the CCIC as well as Martin property infrastructure was discussed. A time of 5:30 p.m. on Tuesday, September 26, 2000, was chosen for the work session.

There being no further business to come before the meeting, Mr. Davenport made a motion to adjourn. After a second by Mr. Wolcott the motion was unanimously approved. The meeting was adjourned at 11:15 a.m.

  
\_\_\_\_\_  
CHIP ESTES, VICE-CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
THOMAS JOHNSON, SECRETARY-TREASURER