

FINAL MINUTES OF A SPECIAL MEETING  
OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 9TH OF SEPTEMBER, 2004, AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE 1855 COURTHOUSE IN CANTON, MISSISSIPPI

(As revised November 18, 2004)

The special meeting of the Madison County Economic Development Authority was conducted on the 9th day of September, 2004, at 8:30 a.m. in the 1855 Courthouse in the City of Canton, Mississippi.

Members Present: John Almond, Kevin Broughton, Chip Estes, Barbara Gray, Thomas Johnson and Deborah Martin. Also attending were Joy Foy and Craig Panter.

Guests: Cecil Harper, Parker Sartin, Greg Ainsworth, Charles Williford and Chad Knight

Chairman Gray announced that the members who were present constituted a quorum and declared the meeting duly convened. Further, she ordered the Notice and Call of the meeting filed with the minutes of the meeting as Exhibit "A."

Mr. Almond made a motion to adopt the agenda. After a second by Mr. Broughton, the motion was unanimously adopted.

Mr. Broughton made a motion to approve the August 19, 2004, minutes. After a second by Ms Martin, the motion was unanimously adopted.

Ms Martin made a motion to approve the August 24, 2004, minutes. After a second by Mr. Broughton, the motion was unanimously adopted.

Ms Martin made a motion to approve the September 3, 2004, minutes. After a second by Mr. Almond, the motion was unanimously adopted.

Mr. Harper reported that Mr. Leland Speed, Economic Developer for the State of Mississippi, spoke to the Madison County Foundation (MCF) members at the board meeting on September 8, 2004. The MCF has invited Mr. Speed to a reception, tentatively planned for November 10, 2004, to discuss an outsider's perspective of Madison County.

Mr. Harper also reported that Supervisors Andy Taggart and Doug Jones were accompanying the MCF on the Washington trip next week.

Chairman Gray reviewed the proposed budget, of \$642,000, for MCEDA as submitted from Donnie Caughman's office. Approximately \$240,000 of the 2004-2005 budget is from carry over funds of the 2003-2004 budget year. The appropriated millage for MCEDA was dropped from 1 mil to .5 mills. A copy is attached and made a part of these minutes as exhibit "B".

Ms Foy discussed a list of outstanding projects.

Chairman Gray proposed a travel policy to accommodate unexpected travel that arises between board meetings. Mr. Broughton made a motion to authorize the Chairman to approve travel up to 1% of the total budget or approximately \$7,000 per year, with a cap of \$500 for each in-state trip and a maximum of \$2,000 expended for in-state travel while a cap of \$1,000 per trip for out-of-state travel with a maximum of \$5,000 expended per year for out-of-state travel. After a second by Mr. Almond, the consensus of the board was that Mr. Acy would no longer represent MCEDA nor could this type of approval be used for his travels. The motion was unanimously adopted.

A copy of the Mendrop Wages contract for the 16<sup>th</sup> Section Master Plan was reviewed and made a part of the minutes as Exhibit "C". Concerns over the pricing structure and the marketing plan were discussed. Attorney Panter pointed out legal considerations in paragraph 7 – 9 – 18. Mr. Broughton made a motion to authorize Mr. Almond to work with Mendrop Wages to resolve the noted concerns. After a second by Ms Martin, the motion was unanimously adopted.

A copy of the advertisement for the WIN Job Center's janitorial services is attached to and made a part of the minutes as Exhibit "D". Mr. Johnson made a motion to authorize the Executive Committee to review and select a cleaning company from solicited bids. After a second by Mr. Almond, the motion was unanimously adopted.

The Board of Supervisors has authorized Butch Lambert & Associates to complete a comprehensive update of the county's existing solid waste plan. Butch Lambert & Associates have asked for assistance from MCEDA in getting the surveys distributed to industry. Mr. Broughton made a motion to approve a letter, on MCEDA letterhead, signed by Chairman Gray, saying that MCEDA would appreciate prompt attention in completing and returning the survey, be given to the Lambert Company for inclusion in their mail-out. After a second by Ms Martin, the motion was unanimously adopted.

Messrs. Ainsworth and Sartain presented site plans for lot # 1 and lot # 7 in the First Choice Office Park. Lot #1 site plan is a 7,922 square foot office building for Simmons Construction owned by Kenny Simmons. The multi-tenant facility will have brick on all sides and will have a similar color roof and metal siding as the previously approved building for Bullet Construction. On lot # 7, a 4,200 square foot building with two bays and canopies will house Enmark Energy Company. They manage gas pipelines. The exterior will be pre-cast stone colored metal and brick up to the windows on 3 sides of the building. This facility will be positioned on the east side of the property with parking in the middle to allow for a second building on the west side that is planned for later development. Mr. Broughton made a motion to approve the site plans and recommend that the building permits be issued. After a second by Mr. Almond, the motion was unanimously adopted.

A letter from Glenn Boyce with Homes Community College was acknowledged as the requirement to continue the lease between HCC and MCEDA on a month by month basis following the December 31, 2004, expiration date of the original lease. Mr. Panter and Ms Foy will look at this.

The responsibility for taking and drafting the minutes from MCEDA's meetings was discussed. Upon Attorney Panter's recommendation, it was the consensus of the board that Ms Foy will continue to draft the minutes and Attorney Panter will have final responsibility for proofing of the minutes.

Mr. Estes questioned whether MCEDA should be paying sales tax on utility bills to Entergy. Mr. Panter will look at this.

Mr. Estes made a motion to approve the financial reports and payment of monthly invoices. After a second by Mr. Johnson, the motion was unanimously adopted. The financial reports, including the docket of invoices are attached to and made a part of these Minutes by reference as composite Exhibit "E".

Mr. Knight presented a review of the retail center proposed last month for the eight acre site at Central Mississippi Industrial Center (CCIC).

A motion to enter closed session to determine whether or not to declare an executive session was made by Mr. Broughton. After a second by Ms Martin, the motion was unanimously adopted. Chairman Gray adjourned the open session and convened the closed session.

After discussion, Mr. Johnson made a motion to return to open session, which was seconded by Mr. Broughton and unanimously adopted. Whereupon, Chairman Gray adjourned the closed session and reconvened the open session.

At 10:00 a.m. the board took a break.

The reasons stated for executive session were: 1.) transaction of business and discussion regarding the prospective purchase, sale or leasing of lands and 2.) transaction of business and discussion relating to personnel and employment matters and 3.) strategy sessions or negotiations with respect to prospective litigation.

For the above stated reasons, Ms Martin made a motion to declare an executive session. After a second by Mr. Broughton, the motion was unanimously adopted. Chairman Gray recessed the open session and convened the executive session at 10:10 a.m.

Chairman Gray, Mr. Estes and Mr. Almond were appointed last month as a committee to review and recommend an engineering firm to do the feasibility study for industrial property in Madison County. The committee recommended that, of the five (5) proposals submitted 1.) AEC; 2.) Neel-Schaffer; 3.) Mendrop-Wages; 4.) Williford Gearhart & Knight and 5.) Buzz Canup, Buzz Canup and Mendrop-Wages be invited to make presentations at the October meeting as the two leading candidates. Mr. Broughton made a motion to invite the top two candidates, Canup and Mendrop-Wages to make presentation at the regularly scheduled MCEDA meeting in October. After a second by Mr. Estes, the motion was unanimously adopted.

After review of an appraisal of the eight (8) acre site at Central Mississippi Industrial Center (CMIC), Mr. Johnson made a motion to seek a second appraisal of the property using an appraiser suggested by Mr. Buster Bailey or Mississippi Development Authority. Mr. Almond seconded and the motion was unanimously adopted.

Final Minutes

A site for a pond management business was discussed. The site proposed for the prospect was the last commercially zoned site, traveling west, along Highway 22. A motion was made to seek an appraisal of the property with the proposed road completed, but the motion was withdrawn. The consensus of the board was that this type business could utilize a site without highway frontage. The company will be contacted to consider another site in the CCIC.

The sale of Creative Logistic was discussed and Attorney Panter recommended that Attorney Montgomery be authorized to close this sale as an ongoing project prior to MCEDA changing board attorneys. The consensus of the board was that Montgomery would close the Creative sale.

There was a general discussion about the possible acquisition of the Flora site and the price being asked. It was the consensus of the Board that Ms Gray and Ms Foy meet with the Mayor of Flora to discuss options.

Mr. Almond questioned the Tate's closing statement for the land sale in the CCIC. According to the MCEDA minutes and the contract, one (1) acre of property was approved for sale, but the closing statement and deed of trust reflects 1.18 acres transferred. Attorney Panter will investigate the issue.

Mr. Panter also discussed the fact that the notice to Harreld Corporation regarding re-purchase of the property had been sent.

At 11:05 a.m., Ms Foy left the meeting for personnel discussion.

There was a discussion about the increased duties being placed on Ms Foy and options to properly increase her compensation. Mr. Broughton made a motion that, subject to Mr. Panter giving an opinion that it was proper, Ms Foy be given a \$500 a month automobile or travel allowance. Ms Martin seconded the motion, and all members voted "aye".

Next, Mr. Johnson made a motion that Ms Foy be authorized to hire a temporary replacement for Ms Peppers. Mr. Almond seconded the motion, and all members voted "aye".

At 11:20 a.m. Ms Foy returned to the meeting.

At 11:25 a.m., upon a motion made by Mr. Johnson, seconded by Mr. Broughton and unanimously adopted, Chairman Gray adjourned the executive session and reconvened the open session.

A request from 100 Black Men of American, Inc. to purchase a table at the banquet scheduled for November 13, 2004, at St Paul Family Life Center was considered. Attorney Issac Byrd will be the speaker and proceeds from the banquet will benefit the Adolescent Offender Program (AOP). Mr. Estes made a motion to purchase a table for eight (8). After a second by Mr. Almond, the motion was adopted with Mr. Broughton and Mr. Johnson voting nay and all others voting "aye".

A request for MCEDA to partner with other local economic development groups to support the Central Mississippi Procurement Center in its efforts of promoting the retention and expansion of local area businesses through government contracting procurement programs was discussed. Mr. Broughton made a motion to approve the request at the same level as last year's support, \$5,000.00. After a second by Ms Martin, the motion was adopted with Mr. Estes voting nay and all others voting "aye".

Membership into the Mississippi World Trade Center (MWTC) was considered. Mr. Estes made a motion to continue to support the MWTC. Mr. Johnson seconded the motion. After discussion, Mr. Estes withdrew his motion. The consensus of the Board, since initially this membership was obtained to support the Swedish American connection, was to ask Mayor Hawkins-Butler for her opinion on continuing the membership.

At 11:45 a.m., upon a motion made by Ms Martin, seconded by Mr. Broughton and unanimously adopted the meeting was adjourned.

  
BARBARA GRAY, CHAIRMAN

ATTEST:

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CHIP ESTES, SECRETARY-TREASURER