

FINAL MINUTES OF THE AUGUST 8, 2013, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 8th DAY OF AUGUST, 2013,
AT 7:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 8th day of August, 2013, at 7:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Lanny Slaughter, Dick Hutchinson, Jack Harrington
Bill Guion, Bob Williams, Baxter Strain and Calvin Harris

Also present were Tim Coursey, Lenita Knight,
and Attorney Andy Clark.

Guests: Rudy Warnock, Lon Burt and Jan Collins

At 7:55 a.m., Secretary Treasurer Guion announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Williams made a motion to adopt the agenda as presented. After a second by Mr. Strain, the motion was unanimously approved.

Mr. Williams made a motion to approve the minutes of the July 18, 2013 Special MCEDA Board meeting. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the financial report as presented. After a second by Mr. Williams, the motion was unanimously approved.

Attorney Clark provided an update for legal counsel. Attorney Clark stated that he has been working with the attorneys for the Partridge property to secure a signed contract. Attorney Clark also reported that he continues to work on the right of way swap for the Terra property at Gluckstadt.

Mr. Coursey stated that Ms. Collins would not be in attendance to provide a Madison County Business League report.

Mr. Coursey stated that a lunch has been tentatively scheduled for August 19, 2013 with Mr. Gerald Steen and Mr. John Bell Crosby. An alternative date of August 16 was also suggested.

Mr. Coursey reported that the Healthcare Zone Master plan has been approved by the Governor. This zone includes Madison River Oaks at the center of the zone with a 5 mile radius providing tax credits to health care related industries within the zone. Mr. Coursey will participate in the Governor's Healthcare Economic Development Summit, as a presenter. This summit will be held on August 18, 2013.

Mr. Coursey also reported that the marketing efforts for MCEDA continue to progress. MCEDA will subscribe to an advanced analytics service. This service will enable MCEDA to discern who visits the MCEDA website as well as what they view and how long they visit. This will aid in identifying leads for potential new projects.

Mr. Coursey reported that he has met with Canton Mayor Arnel Bolden regarding things to come and the Mayor's plans for the City of Canton. Mr. Coursey also introduced Mayor Bolden to Jeff Ballweber as a potential resource. Mr. Harris added that the Canton Board of Alderman has expressed an interest in meeting with the MCEDA Board as it relates to recruitment in the Canton area.

Mr. Coursey reported that he has had conversations with Supervisors John Bell Crosby and Ronny Lott as it relates to Parkway East. The PID Board has proposed that MCEDA install a large sign on the property. Mr. Coursey suggests that MCEDA consider placing more focus on selling the property. The MCEDA Board suggests that Mr. Coursey talk more with the PID Board and offer some advice.

Mr. Coursey presented the recommended MCEDA budget for 2013- 2014 for the MCEDA Board review. Mr. Coursey stated that he met with Supervisor John Bell Crosby to discuss the MCEDA budget. Mr. Williams made a motion to approve the proposed 2013-2014 MCEDA budget to be presented to the Board of Supervisors. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that he has received a request for a variance from the covenants for new construction in the First Choice Business Park. The site plans for Airflow Sales include a request for setbacks of 25 feet front and 10 feet at the side. Mr. Harrington made a motion to approve the site plan and building drawings for Airflow Sales providing these plans are not in violation of covenants, pending attorney investigation and with an additional architectural rendering with more curb appeal, changing the lines of the façade. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey stated that the MCPIC project is well under way. Contracts are in the process of being signed by MCPIC. Mr. Coursey added that this process will consume a great deal of time for the MCEDA office. Mr. Coursey added that CBRE will serve as the project manager along with the review of Chad Wages.

Mr. Coursey stated that he will travel to Philadelphia in October for the annual IEDC conference. Mr. Coursey added that MCEDA will be awarded the gold award for the MCEDA brochure developed for the Washington legislative trip.

Ms. Wunningham provided an Existing Industry update. Ms. Wunningham provided the status of multiple confidential prospect projects.

Ms. Wunningham reported that she continues to work with the Madison County Existing Industry committee. Ms. Wunningham stated that the committee will be hosting the Madison County Industry Appreciation Event on August 22, 2013 at the Panther Creek Pavilion. Ms. Wunningham added that the MCEDA Board is highly encouraged to attend.

Ms. Wunningham stated that Cathead Vodka is in the process of looking for locations to move and expand its current operation. Ms. Wunningham stated that efforts are being made to maintain their existence in Madison County. The MCEDA Parkway East property has been proposed as a potential location for a new facility. Ms. Wunningham added that Polycon has been sold and their building will be added as an available building on the site selection websites.

Ms. Wunningham reported that she attended the Nissan Supplier Park announcement and will be traveling on consultant event trips in September to Atlanta, GA and Dallas, TX.

Ms. Knight provided a Community Development and Workforce report. Ms. Knight stated that she met with the Director for Jobs for MS Graduates, a school to work transition program for at risk youth. Ms. Knight stated that one of the focuses of this program is job shadowing. The Director will present to the Madison County HR group for exposure and possible shadowing opportunities. Ms. Knight added that the Sheriff Randy Tucker served as presenter at the recent HR meeting and as a result many represented companies will be investigating the implementation of an Emergency Evacuation Plan provided by the Sheriff's office.

Ms. Knight reported that she continues to work on the subcommittee of the Education and Workforce committee of the Madison County Strategic plan. This subcommittee has proposed a potential scholarship aspect of strategic action and performance measures 2.a and b.

Ms. Knight added that she participated in the 2nd Excel by 5, Back to School Event in conjunction with the City of Canton. Ms. Knight also participated in Nissan United Way Days as a presenter to the group representing Excel by 5, providing information and encouraging participation. Additionally, Ms. Knight continues to work as part of the Existing Industry Committee on the preparation of the upcoming Industry Appreciation event.

Ms. Knight stated that she attended the Nissan Supplier Park announcement, Canton Chamber monthly meeting, Madison County Creative Council meetings and Excel by 5 monthly meetings.

There was a motion by Mr. Hutchinson and second by Mr. Guion to go into closed session for the purpose of discussing the need for an Executive Session to address possible land sales. The motion passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Harrington and a second by Mr. Harris to do so. This motion was adopted unanimously. Chairman Slaughter then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Slaughter convened an Executive Session for this purpose.

Mr. Strain made a motion to adjourn Executive Session. After a second by Mr. Harris, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

There were no actions voted on during Executive Session.

At 10:30 am, upon a motion made by Mr. Hutchinson seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

Lanny Slaughter, Chairman

ATTEST:

Richard Hutchinson, Secretary-Treasurer