

FINAL MINUTES OF THE DECEMBER 12, 2013, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 12<sup>th</sup> DAY OF DECEMBER, 2013,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 625 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 12<sup>th</sup> day of December, 2013, at 8:30 a.m. in the MCEDA Office at 625 Highland Colony Parkway, Ridgeland, MS.

Members Present: Lanny Slaughter, Dick Hutchinson, Jim Smith, Baxter Strain  
Bill Guion and Calvin Harris

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

Guests: Jan Collins

At 8:35 a.m., Chairman Slaughter 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. Harris made a motion to adopt the agenda as presented. After a second by Mr. Guion, the motion was unanimously approved.

Mr. Smith made a motion to approve the minutes of the November 15, 2013 Special MCEDA Board meeting. After a second by Mr. Guion the motion was unanimously approved.

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

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins reported 2013 Visions Celebration was a great success with 380 guests in attendance. Ms. Collins stated that the MCBL planned a reception for the new Madison County offices for the Tax Assessor and Collector located on Highway 51 in Ridgeland. Ms. Collins stated that the Excel by 5 committee will sponsor a luncheon for child care providers. Ms. Collins also reported that plans are currently underway for Lifestyles Day for Youth Leadership.

MS Collins stated that the MCBL and MCEDA Government Relations Joint Committee will host a legislative breakfast scheduled for December 13, 2013. The committee has identified four things to monitor during the upcoming legislative session. They are: Connector Roads; Issues

Effecting Public Schools in Madison County; CEDA Tax (Ridgeland); and Opportunities in the Health Care Zone. Ms. Collins added that the committee will also be prepared to work with MCEDA in any areas requiring assistance.

Mr. Coursey stated that he spoke with Gail Pittman with the Madison County Foundation regarding the contract for the Madison County Strategic Plan. It is the opinion of the Foundation that the Strategic Plan might fail without the involvement of Mr. Ed Bee. Mr. Coursey stated that he has asked Mr. Bee to redefine his scope of work. Mr. Coursey added that the transformation team will need to be reformed. Mr. Guion made a motion that MCEDA execute a contract with Tamerica pending the approval of the MCEDA Executive Director, in the amount of \$6,000.00 plus expenses for a term of 1 year. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported on the need for interactive marketing initiatives. Mr. Coursey stated that marketing is the most important thing that MCEDA does and that one of the greatest assets are the people. My Coursey added that it is important to focus on the recruitment of people utilizing tools that allow us to be effective with our practices. Mr. Coursey stated that a Workforce Talent Attraction Video will be produced for marketing purposes. This video will be used on the MCEDA website, on YouTube and as a consultant recruitment tool. Mr. Coursey also stated that the Panther Creek PowerPoint presentation needs to be enhanced in order to effectively market the Mega Site. Mr. Strain made a motion that MCEDA enter into contract with Mad Genius to produce the Workforce Talent Attraction videos and enhance the Panther Creek PowerPoint presentation. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey reported that the MS Development Authority offers a Site Development Grant Program. MCEDA has submitted a matching grant application to MDA. If awarded MCEDA will be able to gather more site data for Panther Creek and subsequently reduce costs of development. This will also allow MCEDA to meet development obligations quicker which could lead to successfully winning projects. The grant is a match grant in the amount of \$25,000.00. If awarded, MCEDA would be required to match funds in the amount of \$25,000.00. Mr. Strain made a motion to grant authorization to enter into the MDA Grant contract if awarded. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey reported that discussions have been under way with Greater Jackson Alliance regarding the effectiveness of the current program of work. Mr. Coursey stated that suggestions are being made regarding potential changes that will allow Alliance members to feel like that are getting more for their investment.

Mr. Coursey stated that MCEDA has sponsored a Special Exception Application to the City of Canton requesting authority for the CCVB to install modular offices at the Film Studio location. The CCVB is currently awaiting a response from the City of Canton.

Mr. Coursey reported that the Madison County Board of Supervisors approved the MCEDA resolution to the MS Legislature to increase the MCEDA bonding capacity. MCEDA will meet with Representatives and Senators to discuss the proposed bill for presentation. Board Attorney Mike Espy will aid in the process.

Mr. Coursey reported that Mr. Steve Rogers has conducted a report on recommendations of how to make Lost Rabbit a productive development. This report has been presented to the Madison County Board of Supervisors. The BOS will meet with AllState in an effort to initiate the objectives of the proposed plan.

Mr. Coursey reported that design work is being completed on the new MCEDA office. Once the design is complete, the project can be ready for bid. Mr. Coursey added that some of the existing furniture in the office is in the process of being repaired and refinished. Mr. Coursey stated that once the designs are complete, Ms. Knight will solicit local banks for the best loan option when and if necessary.

Mr. Coursey reported that the site work on the Nissan ILC building is approximately  $\frac{3}{4}$  complete. Mr. Coursey added that proposals for a 3<sup>rd</sup> party developer to construct and lease the facility to Nissan have been solicited.

Attorney Clark stated that all legal counsel issues have been discussed under the Executive Director's comments.

Ms. Winningham provided an update for Existing Industry. Ms. Winningham distributed a confidential project lists for the Board review. Project reporting will now be provided in a confidential summary spreadsheet. Ms. Winningham also reported that the Existing Industry Committee met and have set a date for the next Industry appreciation Fish Fry. The date is September 18, 2014.

Ms. Winningham reported that work is being done to the Madison County Industry list to compile a more complete list according to industry classification. The Existing Industry committee will be scheduling more visits for 2014 and will look to aid existing industry with any potential upcoming expansion projects.

Ms. Winningham added that she presented the Panther Creek Mega Site to the Leadership Madison County class during Economic Development Day. Ms. Winningham has also been working on the Young Professionals Talent Recruitment video and the Panther Creek Video presentation and promotional materials and MDA Site Development Grant.

Ms. Knight provided a Community Development update. Ms. Knight stated that she co-chaired Economic Development Day for Leadership Madison County. Ms. Knight expressed her thanks to Mr. Coursey, Ms. Collins and Ms. Winningham for their participation during the day. Ms. K

night has also been working on the upcoming Lifestyles Day for the Youth Leadership class. Ms. Knight participated in the Move MS Forward meeting, whose purpose is to encourage the recruitment of advanced technology in the area by building a base and garnering support and promoting workforce development.

Ms. Knight also hosted the monthly Madison County Human Resources meeting. Ms. Abby Lane and David Carpenter with the Baptist Healthplex were the presenters. The facility is scheduled to open in February 2014.

Ms. Knight reported that she attended the MS World Trade Center's Annual Luncheon, Excel by 5 Committee and Coalition meetings, and the Existing Industry meeting. Ms. Knight also stated that she participated in a public forum meeting at the Canton Mayor's office regarding a new reading initiative called MyOn.

There was a motion by Mr. Harris 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. Hutchinson and a second by Mr. Strain 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. Hutchinson 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:

Mr. Hutchinson made a motion to approve a 3% cost of living salary increase for Lenita Knight, L. Danielle Winningham and Taquana Bell, effective January 1, 2014. After a second by Mr. Harris, the motion was unanimously approved.

At 11:30 am, upon a motion made by Mr. Hutchinson seconded by Mr. Smith and unanimously adopted, the meeting was adjourned.

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Lanny Slaughter, Chairman

ATTEST:

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Richard Hutchinson, Secretary-Treasurer