

FINAL MINUTES OF THE JANUARY 11, 2013, SPECIAL MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 11<sup>TH</sup> DAY OF JANUARY 2013,  
AT 8:30 A.M.  
IN THE MCEDA CONFERENCE ROOM  
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,  
RIDGELAND, MISSISSIPPI

The special meeting of the Madison County Economic Development Authority was conducted on the 11<sup>th</sup> day of January, 2013, at 8:30 a.m. in the MCEDA office at 623 Highland Colony Parkway, Ridgeland, MS.

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

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

Guests: Jan Collins

At 8:34 a.m., Chairman Williams 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 approve the agenda as presented. After a second by Mr. Slaughter the motion was unanimously approved.

Mr. Hutchinson made a motion to approve the minutes for the December 17, 2012 Special MCEDA Board meeting. After a second by Mr. Harris the motion was unanimously approved.

#### Election of Officers

Secret ballots were marked to elect the 2013 Secretary/Treasurer. In keeping with the MCEDA By-Laws, Vice Chairman Slaughter moved in to the Chairman position, and Secretary/Treasurer Guion moved into the Vice Chairman position. After tallying of the votes by Attorney Clark, there was a decision by vote, the position of Secretary/Treasurer should be filled by Mr. Dick Hutchinson.

Chairman Williams yields to the newly elected Chairman, Mr. Lanny Slaughter.

Mr. Coursey stated that Ms. JoAnn Gordon would like to provide a film studio update at a later date.

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Mr. Coursey presented Mr. Sydney Allen who provided an update for Butler Snow. Mr. Allen provided an update on the CEDA Act stating that he has met with the MS Municipal League along with Mayor Gene Magee. Mr. Allen stated that this is not a popular request and as such there is an effort to involve some other major MS city mayors; i.e. Sherry Berry and A.J. Holloway. Mr. Allen stated that they are currently waiting to hear where Lt. Governor Tate Reeves stands regarding the issue. Mr. Allen also added that, in opposition, people think of this as a tax increase and that it is seen as regressive by rural travelers who visit the area to shop. Mr. Allen will continue to provide updates regarding this matter as available.

Mr. Allen then provided an update on research conducted on the Certificate of Need Law for MS. Mr. Allen stated that the Health Department for Mississippi can bypass the CON law for teaching purposes. Mr. Allen further stated that Lt. Governor Tate Reeves does not have position on this issue while Governor Bryant wishes to further examine it. Mr. Allen will further investigate and gather information as it relates to the CON process and law.

Mr. Guion made a motion to approve the Financial Report at presented. After a second by Mr. Williams the motion was unanimously approved.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins shared an upcoming event sheet for the MCBL. This included the League and Legislature event scheduled for February 20, 2013 at the MS State Capital. Tate Reeves will be the speaker.

Ms. Collins also reported that plans are still being made for an Insurance meeting at Adams and Reese for the Insurance Exchange. Ms. Collins also stated that the 2013 Youth Leadership Economic Development Day has been scheduled for March 26, 2013. Ms. Collins also stated that the MCBL Board of Directors Strategic Planning session is scheduled for January 17, 2013. Mr. Coursey suggested that all MCEDA Board members might consider attending.

Additionally, Mr. Coursey stated that MCEDA should look into extending the Youth Leadership program to the full program that it was in previous years. This could be done in conjunction with the MCBL.

Mr. Coursey provided an update on the Madison County Strategic Plan Initiative. Mr. Coursey stated that there are some items that will require funding that have not been associated with a budget. It is the sense of the MCEDA Board that Dick Hutchinson and Calvin Harris will be actively involved in the Madison County Strategic Plan meetings.

Mr. Coursey provided an update on Panther Creek, stating that he has met with Telepak discussing their redundant fiber optic ring in Canton. Mr. Coursey will continue these

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discussions. Mr. Coursey also presented the marketing sign for Panther Creek for review. Mr. Coursey also offered that Entergy will be marketing this site as their #1 Tier one site.

Mr. Coursey reported that he is waiting to receive a replacement plan report for the HVAC units at the 152 Watford Parkway Drive location. This information will be provided by Mr. Billy Boykin. Once received, Mr. Coursey will report the findings to the MCED Board.

Mr. Coursey stated that he has acquired some sales information on some available buildings in Madison County. Mr. Coursey stated that he is seeing a good bit of property to potentially lease but little to purchase. Mr. Coursey will continue to research viable options for a potential MCEDA office.

Mr. Coursey reported that he will travel to Austin, TX to explore ideas for a bio-medical corridor. Mr. Coursey will visit the headquarters for the Texas Bio-Medical incubator and the Earth Sciences Incubator.

Attorney Andy Clark reported that he has continued work related to the Panther Creek Mega site. Attorney Clark stated that he facilitated a brief amendment to the signed agreement with Walker properties. Attorney Clark also provided an update on the MCCFC – Livingston loan denial letter. The loan was denied and as such Attorney Clark has made multiple calls and filed a letter of appeal. Attorney Clark stated that he has communicated with Mr. David Landrum and Mr. Mark Bollenbacher to discuss ideas for remedying this issue. This will continue to be pursued.

There was a motion by Mr. Hutchinson and second by Mr. Harris 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. Williams and a second by Mr. Strain to do so. This motion was adopted unanimously. Chairman Williams then opened the meeting to announce publicly that the Board was going into Executive Session to discuss possible land sales. Chairman Williams convened an Executive Session for this purpose.

Mr. Guion 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 was no action taken during executive session.

Mr. Coursey stated that there is a need to discuss Diversified Technology. This needs to be added to the agenda under Other Business. Mr. Williams made a motion to amend the agenda to

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add Diversified Technologies under other Business. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Hutchinson made a motion to pass a resolution of support for Diversified Technology to be drafted by the MCEDA Attorney. After a second by Mr. Guion the motion was unanimously approved.

Ms. Wunningham provided an Existing Industry report. Ms. Wunningham reported that MCEDA will be partnering with Holmes Community College to offer an entrepreneurial training program called Operation JumpStart. This is a 36 hour class with a certified facilitator for individuals interested in starting and maintaining a new business. Ms. Wunningham and Ms. Knight have been recruiting class coaches and instructors. Over 1000 flyers have been mailed out to promote the program. Ms. Collins provided a list from the previous entrepreneur session offered by the MCBL.

Ms. Wunningham stated that she continues to work on the site qualification process for Panther Creek adding that she is waiting to receive updates from Wages Engineering. Ms. Wunningham stated that Attorney Clark has been helpful with the zoning process for this property. Ms. Wunningham also stated that wetland delineation has been requested.

Regarding prospects, Ms. Wunningham stated that there have been some inquiries from potential tenants to locate to Madison County and that she is currently, confidentially looking at locations for these prospects. Ms. Wunningham stated that the next Existing Industry Committee meeting is scheduled for January 23. Ms. Wunningham stated that there are upcoming industry visits scheduled with multiple industries.

Ms. Wunningham stated that asset mapping is being finalized for the MCEDA website. Additionally the CMPPD will have an interactive mapping function on the MCEDA website. Ms. Wunningham will also be working on White Papers for our target industries.

Ms. Knight provided an update for Community Development. Ms. Knight stated that the Canton Chamber of Commerce Main Street Annual Banquet is scheduled for Thursday, January 31, 2013 at the Canton Multi-Purpose Center at 6:00 pm. Ms. Knight also reported that the MEDC Winter Conference is scheduled for February 6-8 at the Hilton in Jackson.

Ms. Knight also reported that she is working in cooperation with Ms. Wunningham on the entrepreneur training program Operation JumpStart. Ms. Knight has been contacting the area business owners and professionals in an effort to secure business coaches, speakers and participants.

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Ms. Knight reported that Leadership Madison County most recently completed Diversity Day. Ms. Knight also stated that the MCEDA office received a letter of thanks and encouragement for their participation in LMC Economic Development day.

Ms. Knight reported that she has been communicating with Harper Rains Knight & Co CPA's representative to complete end of year accounting documentation for IRS and MDES requirements as well as the requests of the Madison County Comptroller office. Ms. Knight reported that she continues to participate in the preparation of the 2013 Youth Leadership Economic Development Day scheduled for March 26, 2013. Ms. Knight also reported that she has been working to improve the MCEDA Marketing Information for use on the MCEDA website. These improvements will include making the brochure a page by page turnable document. This will aid in the completion of one of the strategic initiatives for the Madison County Strategic plan.

At 11:00, upon a motion made by Mr. Guion, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

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Bill Guion, Chairman

ATTEST:

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Baxter Strain, Secretary-Treasurer