

FINAL MINUTES OF THE JUNE 13, 2013, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 13<sup>th</sup> DAY OF JUNE, 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 13<sup>th</sup> day of June, 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  
Bob Williams, Baxter Strain and Calvin Harris

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

Guests: Jan Collins, Rudy Warnock, Lon Burt, Ruby Johnson, Daphne Johnson  
Sims,  
JoAnn Gordon and Jana Padgett.

At 7:37 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. Hutchinson made a motion to adopt the agenda as presented. After a second by Mr. Williams, the motion was unanimously approved.

Mr. Williams made a motion to approve the minutes for the May 16, 2013 MCEDA Board meeting. After a second by Mr. Harris 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.

Chairman Slaughter introduced Ms. Daphne Johnson Sims and Ms. Ruby Johnson to the MCEDA Board. Ms. Sims addressed the MCEDA Board thanking them for their time. Ms. Sims represents the Thomas Johnson Scholarship Fund. Ms. Sims stated that this scholarship fund is named for the former MCEDA Board member, the late Thomas Johnson. The fund has awarded a one-time \$500.00 scholarship to the top Student at Canton High School for the past 4 years. Ms. Sims stated that the committee would like to broaden the fund and would like to request financial support from MCEDA.

Chairman Slaughter thanked Ms. Sims and Ms. Johnson for their presence and presentation and stated that the MCEDA Board would contact them regarding their decision.

Mr. Coursey presented Ms. JoAnn Gordon who was present to provide a Film Studio update. Ms. Gordon stated that the interest in the Film Studio has been abundant with as many as 11 prospects recently entertained. Ms. Gordon stated that recent filmings have included "As I Lay Dying" as well as commercials for Entergy and BankPlus and a horror film, Janitor Zoo. Ms. Gordon added the Film Studio has been honored at the Governor's Mansion for Film.

Ms. Gordon reported that the Film Studio is currently utilizing a \$8,000.00 Grant working with Holmes Community College utilizing 15 interns for a Workforce Training program. Ms. Gordon stated that once this grant closes, they will reapply for another grant. Ms. Gordon added that there is \$425,000.00 available on the 1 Million Dollar Grant that has to be used by the end of the year. These funds will be utilized to complete construction updates.

Ms. Gordon stated that during the construction stage the studio will not be open for use. Ms. Gordon made the request to the MCEDA Board to consider reducing the monthly payment to at least half of the current payment through the end of January, with forgiveness of the amount; not to be repaid. Chairman Slaughter thanked Ms. Gordon for the report and stated that the MCEDA Board would consider her request and contact her.

There was a motion by Mr. Williams 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. 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. Williams 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.

Ms. Collins provided an update for the Madison County Business League. Ms. Collins stated the Summer Celebration is scheduled for June 24<sup>th</sup> to celebrate Nissan and Dan Bednardzyk. Ms. Collins stated that the MCBL Board meeting was held at Butler Snow followed by a social. Ms. Sherry Chance Murphy is the new MCBL Board Chairman.

Ms. Collins also reported that the prototype of the quality of life website for the Madison County Creative Council Committee will be presented to the Madison County Board of Supervisors for review and request for funding. The committee will attend the BOS meeting to present the request.

Mr. Coursey suggested that the Thomas Johnson Scholarship request for funding should be fulfilled by the Madison County Business League. It is the sense of the MCEDA Board that this would be the appropriate source of funding of a request of this nature.

There was a motion by Mr. Stain and second by Mr. Williams 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. 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:

Mr. Strain made a motion to approve the establishment of the Madison County Project Initiatives Cooperation. After a second by Mr. Williams, the motion was unanimously approved.

Chairman Slaughter left the meeting and the meeting was then turned to the hands of Mr. Hutchinson.

Mr. Coursey presented the annual service contract for Terry Trane for the HVAC maintenance at the 152 Watford Parkway location. Mr. Williams made a motion to approve the Terry Trane Service contract. After a second by Mr. Harris, the motion was unanimously approved.

Ms. Knight presented the ad valorem tax exemption requests accompanied by the suggestions of the Madison County Tax Assessor, Gerald Barber.

Ad Valorem and /or Freeport requests were requested by the following:

Sun Pine Corporation, Ad Valorem and Freeport  
First Choice Medical, Freeport  
Unipress Southeast USA Inc., Request Withdrawn  
M-Tek Inc, Ad Valorem  
Tower Automotive, Ad Valorem

Mr. Hutchinson made a motion to approve the ad valorem requests for Sun Pine Corporation, M-Tek Inc. and Tower Automotive and Freeport requests for Sun Pine Corporation and First Choice Medical as per the suggestions of the Madison County Tax Assessor, and in accordance with the

policy of the Madison County Board of Supervisors governing industrial exemption applications adopted May 23, 2005. After a second by Mr. Strain the motion was unanimously approved.

Mr. Coursey reported that MCEDA has subscribed to Salesforce.com in an effort to help manage our marketing and project management efforts. Mr. Coursey stated that Salesforce.com is a software program that will allow staff to track and monitor the progress of projects as well as allow the ability to measure and view all efforts graphically.

Mr. Coursey reported that he attended the Board meeting for the Madison County Foundation. Mr. Coursey was afforded the opportunity to give a report but was not provided an update on any Foundation activities as the Foundation Board immediately moved into Executive Session after Mr. Coursey's report.

Mr. Coursey reported that the budget committee met and discussed some of the major areas of the budget. Mr. Coursey stated that the need for a Marketing person has been considered within the budget. This person would be responsible for maintaining the website and social media and the extraction of data. Mr. Coursey stated that the budget committee will have a follow up meeting on June 18, 2013.

Attorney Clark provided an update for legal counsel. Attorney Clark stated that the Livingston USDA appeal would be filed. Attorney Clark stated that all other legal matters have been covered.

Mr. Coursey reported that MEDC Summer Conference is scheduled for June 26, 27, and 28, 2013. Mr. Coursey reported that he will be attending along with, Ms. Knight and Ms. Winningham.

Ms. Winningham provided an Existing Industry report. Ms. Winningham stated that there are currently 10 active prospect projects, 4 of these are new projects. One of these prospective projects would like to propose a guaranteed 3 year lease at the 152 Watford Parkway location in the space once occupied by Omega Tech. Mr. Coursey added that this space is currently a part of the MDES lease. Mr. Williams made a motion to approve the pursuing of a contract to allow the removal of space from the MDES lease for the purpose of leasing to potential tenant with the guarantee of lease. After a second by Mr. Harris, the motion was unanimously approved.

Ms. Winningham reported that the Existing Industry Committee meeting was recently held at MDA. This location also allowed the opportunity to visit with MDA project managers. Ms. Winningham also reported that she visited with Wesley Goings at Telapex, the parent company of C-Spire. Ms. Winningham stated that plans are underway for the MCEDA Industry Appreciation Event scheduled for August 22, 2013 at the Panther Creek Pavilion. Ms. Winningham added that MCEDA will be partnering with the MCBL to host the Summer Celebration to honor Dan Bednardzyk and his efforts as VP of Nissan in Canton.

Ms. Winningham stated that she attended the State Workforce Investment Board meeting and the Chicago Consultant Event. She will also be attending the MEDC Summer Conference.

Ms. Knight provided a Community Development report. Ms. Knight stated that she attended the monthly meeting of the Canton Chamber Main Street as well as the Canton Chamber sponsored ribbon cutting of the new Tractor Store in Canton. Ms. Knight also communicated with the Canton Zoning Director and Fire Chief regarding ordinances and burning permit limitations in the Canton city limits as a result of tenant complaint in the Canton Industrial Park. Ms. Knight also attended the awards day ceremonies at Canton High School and Velma Jackson High School. Ms. Knight also attended the ribbon cutting welcome ceremony for the Madison campus of Jackson State University.

Ms. Knight reported that she recently completed her 2 year Co-Chair commitment for the Leadership Madison County program. The LMC graduation and mixer were recently held at Butler Snow. Beginning in August 2013, Ms. Knight will resume her original nominated position as Trustee for LMC for the upcoming 2013-2014 class.

Ms. Knight reported that she has attended the monthly meetings for Excel by 5. Ms. Knight also continues to work with the MCBL and United Way as it relates to the resource center lease for the Historic Canton Courthouse. Ms. Knight also attended the Excel by 5 Excellence in Education Luncheon and the Health Fair event held on the Canton Square. Ms. Knight stated that she continues to participate on the Existing Industry Committee.

Ms. Knight also continues to participate on the Madison County Creative Council, attending meetings and participating in the website prototype and design meetings. Ms. Knight also continues to conduct the monthly Madison County HR meetings.

Mr. Coursey addressed the request from Ms. JoAnn Gordon regarding payment deferral. Mr. Strain made a motion to allow the Canton Convention and Visitors Bureau a deferral of payment beginning with the month of July 2013 through January 2014 at which time the repayment of \$250.00 per month will be added to the monthly amount of \$8,000.00. After a second by Mr. Williams the motion was unanimously approved.

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At 10:25 am, upon a motion made by Mr. Strain seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.

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Lanny Slaughter, Chairman

ATTEST:

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Richard Hutchinson, Secretary-Treasurer