

FINAL MINUTES OF THE MAY 16, 2013, SPECIAL MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 16th DAY OF MAY, 2013,
AT 7:30 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 16th day of May, 2013, at 7:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

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

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

Guests: Jan Collins and Lon Burt

At 7:43 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. Williams made a motion to adopt the agenda as presented. After a second by Mr. Guion, the motion was unanimously approved.

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

Mr. Williams made a motion to approve the minutes for the April 11, 2013 MCEDA Board meeting. After a second by Mr. Hutchinson the motion was unanimously approved.

Final Mins

May 16, 2013

Page 2

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

Ms. Jan Collins offered a report for the Madison County Business League. Ms. Collins reported that voting has been completed for the new MCBL Board members. There are 6 new members. The MCEDA appointed members to the MCBL are Dick Hutchinson, Bill Guion, Lanny Slaughter and Bob Williams.

Ms. Collins stated that efforts are underway to host a welcome reception for the incoming Director of Nissan. This will also be a time to honor Dan Bednarzyk as well. This event has been tentatively scheduled for June 11th at the Jackson Yacht Club. This event will be a joint effort of the MCBL and MCEDA.

Ms. Collins also stated that recent meetings for the Health and Wellness and Government Relations committees. Ms. Collins added that the Excel by 5 committee was successful in securing a lease agreement for the 3rd floor space at the Old Courthouse of Canton. Ms. Collins also reported that the Madison County Creative Council is currently working to develop a website for the purpose of disseminating information on events for the county. Ms. Collins has been communicating with the Madison County Board of Supervisors and this website will be linked on the Madison County website.

Mr. Coursey reported that Bear Creek Water Association has requested a utility easement on MCEDA property in Gluckstadt. Mr. Williams made a motion to grant the MCEDA Executive Director the authority to execute all Bear Creek utility easement documents for the Gluckstadt property. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey provided an update regarding the dust issues at the Crown Logistics location. Mr. Coursey stated that he has been in contact with Nissan regarding this matter. Mr. Coursey stated that the road is not currently paved and that paving the road would aid in reducing the amount of dust emitted from the area affecting other industry in the area. Mr. Coursey stated that Crown has agreed to do something to eliminate the dust. It is the sense of the MCEDA Board to request the county attorney write a letter to MDEQ suggesting an injunctive remedy to this situation.

Mr. Hutchinson made motion that notice be taken, and the minutes should reiterate the Board's previous action wherein its unanimous vote was that the Executive Director be an authorized signatory to legal documents on behalf of the Madison County Economic Development Authority, and that such authority was given with the understanding that the Chairman has always been, and will continue to likewise be an authorized signatory on any and all documents. After a second by Mr. Guion the motion was unanimously approved.

Final Mins

May 16, 2013

Page 3

Mr. Coursey stated that the legislature has approved to increase the MCEDA bonding capacity. This will allow bonding for the proposed construction project for Nissan. The proposed building will have an estimated cost of \$45-65,000,000.00. This will be paid through bonds and grants. These bonds and grants will be passed through MCEDA. Bonds will be issued for the 1 Million square foot building. This building will belong to MCEDA. Mr. Coursey stated that legal counsel and bond counsel have been engaged. Mr. Coursey added that the building will be constructed by a contracted construction company managed by CBRE.

Mr. Hutchinson made a motion to engage Jamie Martin to provide legal work associated with the Nissan project and associated issues. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey reported that the area around the Madison County River Oaks Hospital is being proposed as a Healthcare Zone. This designation could be a significant aid to recruit healthcare type businesses to the Mega Site.

Mr. Coursey stated that the Livingston Township has completed and submitted a MCEDA Marketing Grant application. Ms. Knight added that the application is in order and further documentation has been requested. Mr. Harris made a motion to approve the MCEDA Marketing Grant application as submitted and award the grant funds in the amount of \$2,500.00 to Livingston Township. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey reported that the Summers, Green & LeRoux, LLP completed the audit of the MCEDA Financial records for the MCEDA Fiscal year ending September 30, 2012. Mr. Coursey stated that the accounting firm, led by Mr. Phillip LeRoux found all MCEDA records to be in order. Mr. Williams made a motion to approve the Audit report as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey presented the 2013-2015 Marketing Plan for MCEDA to the board. This plan was also presented to the Madison County Strategic Plan Economic Diversification subcommittee. This plan was shared with the MCEDA Board.

Mr. Coursey stated that he has been contacted by supervisor, Gerald Steen regarding the PID Board vacancy as well as the attendance of the board meetings of the Madison County Foundation. It is the sense of the MCEDA board that this should not take place at this time.

Mr. Harris made a motion that at this time, MCEDA is held separate and is not required to attend the board meetings of the Foundation but may attend at the discretion of the MCEDA Board with

no restrictions or requirements. After a second by Mr. Williams the motion was unanimously approved.

It is the sense of the MCEDA Board that Mr. Coursey meet with Supervisor Gerald Stein regarding the Strategic Plan.

There was a motion by Mr. Hutchinson 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. Harris 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. Guion, 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.

Attorney Andy Clark provided an update for legal counsel. Attorney Clark stated that as it relates to the USDA appeal process, the appeal was lost. The reason given was that the appeal did not meet definition of community development. This will be appealed to the next level in the appeal process. This appeal is at no cost to MCEDA. Attorney Clark stated that all other legal counsel updates have been covered.

Mr. Coursey reported that the Budget committee will meet in the upcoming week to discuss the MCEDA Budget for 2013-2014. The Budget Committee consists of Lanny Slaughter, Bill Guion, Dick Hutchinson and Baxter Strain.

Mr. Coursey reported that he and Ms. Winningham will travel to Chicago, IL to participate in the Greater Jackson Alliance Consultant trip. This travel will take place May 29-31, 2013.

Ms. Winningham provided an Existing Industry report. Ms. Winningham stated that the marketing efforts for MCEDA have been increased. MCEDA is now marketing through LinkedIn, Facebook, and Twitter. Ms. Winningham stated that advanced analytics will be utilized to assist in tracking vital target industry information.

Final Mins

May 16, 2013

Page 5

Ms. Winningham reported that there have been prospect interest in the Panther Creek Mega Site location. Additionally, MCEDA and Entergy recently presented the Mega Site to MDA Directors and Project Managers to increase awareness.

Ms. Winningham reported that the Existing Industry Committee is in the process of planning an Industry Appreciation event on August 22 at the Panther Creek Pavilion. Ms. Winningham stated that the proposed meet and greet event for the new Nissan VP will serve as an Existing Industry event as well.

Ms. Winningham reported that she has been appointed to the Board of Directors for the Mississippi Young Professionals organization. Additionally, website submissions have been made to IEDC from the MCEDA website for Excellence in Economic Development Awards.

Ms. Knight provided a Community Development report. Ms. Knight stated that the MCEDA audit was completed for the MCEDA Financials.

Ms. Knight also reported that she attended the monthly Canton Chamber Main Street Board meeting as well as the Mayoral Debate for all of the candidates vying for the position of Mayor for the City of Canton.

Ms. Knight stated that the final regular session of Leadership Madison County has taken place and plans are currently underway for the LMC Graduation and Mixer to be held on May 21st. Ms. Knight also reported that she has attended recent Excel by 5 meetings and events which included a presentation to the Madison County Board of Supervisors to request space for a resource center.

Ms. Knight reported that she participated on the Breakfast Advisory Committee for the Madison Career and Technical Center as well as attended the awards days for Canton High School and Velma Jackson High School to present Youth Leadership Awards.

Ms. Knight reminded the MCEDA Board that the Jackson State University Ribbon Cutting is scheduled to take place on May 29th at 2:00 at the Sorrento Building.

At 10:32 am, upon a motion made by Mr. Hutchinson, seconded by Mr. Williams and unanimously adopted, the meeting was adjourned.

Lanny Slaughter, Chairman

ATTEST:

Richard Hutchinson, Secretary-Treasurer