

FINAL MINUTES OF THE NOVEMBER 15, 2013, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 15th DAY OF NOVEMBER, 2013,
AT 8:30 A.M.
IN THE CONFERENCE ROOM
OF THE EAGLE RIDGE CONFERENCE CENTER,
RAYMOND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 15th day of November, 2013, at 8:30 a.m. at the Eagle Ridge Conference Center located at Hinds Community College, Raymond, MS.

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

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

Guests: Rudy Warnock, Lon Burt, James Turner

At 8:37 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. Guion made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

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. 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. 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. Guion made a motion to approve the minutes of the October 10, 2013 MCEDA Board meeting and the October 23, 2013 Special MCEDA Board meeting. After a second by Mr. Smith 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.

Mr. Coursey reported that Attorney Andy Clark has started his own law firm and will no longer be practicing law in the offices of Sullivan, Streetman and Fox. Mr. Harris made a motion that the Madison County Economic Development Authority retain the Law Offices of Andy J. Clark PLLC as legal counsel. After a second by Mr. Smith the motion was unanimously approved.

Attorney Clark added that he will supply a copy of the firm's certificate of insurance for the MCEDA records.

Mr. Coursey stated that he has been working with Mr. Mike Espy, attorney for the Madison County Board of Supervisors regarding Lost Rabbit and a possible solution to issues the development is currently experiencing. Mr. Coursey stated that the BOS have hired Mr. Steve Rogers to assist with a feasibility and market study for a total cost of \$25,000.00. The BOS have asked that MCEDA share the cost of this report by paying half in the amount of \$12,500.00. Mr. Harris made a motion that MCEDA contribute an amount not to exceed \$12,500.00 toward the feasibility and market study for Lost Rabbit. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey reported that the need to have the MCEDA bonding capacity increased is critical to our ability to win projects. Mr. Coursey stated that the current bonding capacity is 12 Million. It is suggested that an additional 28 Million is needed. Mr. Hutchinson made a motion to approve a request to the Madison County Board of Supervisors for a resolution for a bonding capacity increase by 28 Million dollars to reach a total bonding capacity of 40 Million Dollars. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey stated that he recently received a letter from Supervisor Gerald Steen requesting to extend the contract for implementation services with Tamerica for the Madison County Strategic Plan dividing the cost in 3 portions between MCEDA, the Board of Supervisors and the Madison County Foundations. The new contract would be \$16,000.00 plus expenses.

It is the sense of the MCEDA Board that the Executive Director should meet with Mr. Ed Bee to garner further information and clarity on what to expect for the upcoming contract.

Mr. Coursey provided an update regarding the Germantown Business Park. Mr. Coursey stated that MCEDA has submitted information to the BOS to help position the property for possible market sale. Mr. Coursey added that it has been suggested that the BOS consider the services of CBRE to aid in marketing the property.

Mr. Coursey reported that he will meet with JH&H architects to finalize the design of the MCEDA offices. Mr. Smith made a motion to authorize the MCEDA Executive Director to

authorize and execute the contract with JH&H Architects for design and construction management services for the new MCEDA offices. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey presented the Airflow building plans for review and discussion. Mr. Hutchinson made a motion to approve the site and building plans for Airflow as presented. After a second by Mr. Harris the motion was unanimously approved.

Mr. Coursey stated that the transformation team for the Madison County Strategic Plan Website is \$2,500.00 short of having all the funds needed for the website. Mr. Harris made a motion to approve a contribution in the amount of \$2,500.00 towards the completion of the strategic plan website. After a second by Mr. Smith, the motion was approved. There was one vote of No, by Mr. Hutchinson.

Attorney Clark provided an update from legal counsel. Attorney Clark stated that he has continued to work with Terra Properties. Attorney Clark also stated that he worked with Ms. Knight and Ms. Winningham to complete a response the EPA questions regarding the superfund site in Canton.

Mr. Coursey stated that Ms. Winningham had a prospect meeting and therefore was not in attendance for the Board meeting. Mr. Coursey stated that the Existing industry report can be reviewed as part of the monthly report.

Ms. Knight provided a Community Development report. Ms. Knight stated that the first day of the 2013-2014 Youth Leadership class was a great success. Ms. Knight also reported that she participated on the planning committee for and attended the Madison County Chamber's Best of Madison County event.

Ms. Knight added that she continues to work on with Excel by 5 and recently participated in the Trunk or Treat event sponsored by the City of Canton. Ms. Knight added that this event was very well attended. Ms. Knight added that other community development activities can be noted in the monthly report.

There was a motion by Mr. Harris and second by Mr. Smith 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. 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.

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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 were taken in Executive Session were then reported by the Chair:

Mr. Hutchinson made a motion to authorize the Executive Director to negotiate the withdrawal of approximately 3900 square feet of space from the Master lease with lessor, CMPDD/MDES at 152 Watford Parkway Drive and to establish a Madison County Collaboration Center in said space. After a second by Mr. Harris, the motion was unanimously approved.

At 12:00 pm, upon a motion made by Mr. Hutchinson seconded by Mr. Guion and unanimously adopted, the meeting was adjourned.

Lanny Slaughter, Chairman

ATTEST:

Richard Hutchinson, Secretary-Treasurer