

FINAL MINUTES OF THE OCTOBER 10, 2013, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 10th DAY OF OCTOBER, 2013,
AT 8:30 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 10th day of October, 2013, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Lanny Slaughter, Dick Hutchinson, Jim Smith,
Baxter Strain, Bob Williams and Calvin Harris

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

Guests: Gail Pittman, Dr. David Powe, Matt Armstrong, Jan Collins and J.P.
Robinson

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. Williams made a motion to adopt the agenda as presented. After a second by Mr. Harris, the motion was unanimously approved.

Ms. Collins provided an update from the Madison County Business League. Ms. Collins stated that plans are under way for the 2013 Visions Celebration scheduled for November 21, 2013 at the Jackson Country Club. Ms. Collins encouraged all of the MCEDA Board to be in attendance.

Ms. Collins stated that several joint committee meetings have taken place over the last month including the Education Committee, the Health and Wellness Committee and the Government Relations Committee. Ms. Collins also reported that the Madison County Creative Economy Council Event recently held at the MS Crafts Center was a great success.

Ms. Collins introduced Mr. J.P. Robinson to the MCEDA Board. Mr. Robinson is a student at Tulane University and will be interning with the Madison County Business League.

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

Mr. Williams made a motion to approve the September 12, 2013 MCEDA Board meeting and the September 19, 2013 Special Board meeting minutes as presented. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Hutchinson and Mr. Smith stated that they would like to rescind their votes of yes as it relates to the September 12, 2013 MCEDA Board meeting motion to purchase 1.94 acres of land at approximately \$303,000.00 plus closing costs. Mr. Hutchinson and Mr. Smith would like the record to reflect their votes on said motion as a vote of No for each of them.

Mr. Coursey introduced Ms. Gail Pittman to the MCEDA Board. Ms. Pittman thanked the MCEDA Board for the opportunity to present to them. Ms. Pittman stated that she is the Chairperson for the Madison County Strategic Plan Quality of Life Sub Committee. Ms. Pittman stated that the Sub Committee is in the process of exploring the possibilities of a new conference facility in Madison County. Ms. Pittman stated that C.H. Johnson Consultants have been contacted to complete a feasibility study for the conference facility.

Mr. Coursey reported that the lease for the 152 Watford Parkway location with CMPDD was submitted for renewal. This lease is a renewal of the exact lease for the previous year.

Mr. Coursey reported that Panther Creek will need natural gas provided to the mega site. Mr. Coursey stated that this will possibly be an expensive undertaking. Mr. Coursey reported that a utility management company might best determine where and what is needed for the site. A utility management company would provide a written review of all available natural gas supply options to the project, and if approved, negotiate terms and agreements to move forward if necessary. Mr. Coursey stated that a representative agreement would need to be signed. The agreement would authorize the utility management company to gather information and negotiate with utility companies on MCEDA's behalf. Mr. Coursey stated that this agreement does not authorize the utility management company to sign anything on MCEDA's behalf. Mr. Coursey added that the agreement would stay in effect until revoked by MCEDA in writing.

Mr. Williams made a motion to authorize conditional approval of the agreement with Utility Management based on the review and revision of the agreement by the MCEDA Board attorney. After a second by Mr. Hutchinson the motion was unanimously approved.

Mr. Coursey reported that the Flex benefit offered to the MCEDA staff through the Madison County Board of Supervisors Insurance plan is no longer available to MCEDA employees. Mr. Coursey stated that this is ultimately a cut in pay for MCEDA staff as the option is no longer available.

Mr. Coursey stated that there will be a need for a Special MCEDA Board meeting. This meeting will be scheduled for Tuesday, October 15, 2013 at 11:00 am.

Mr. Coursey stated that there is a need to draft a resolution requesting the Madison County Board of Supervisors to initiate the pre-clearance of bonds process. Mr. Strain made a motion that Attorney Clark will draft a resolution to the Madison County Board of Supervisors to initiate the pre clearance of Bonds process to be used for any significant economic development project. After a second by Mr. Williams the motion was unanimously approved.

Mr. Coursey stated that it is necessary to obtain construction financing in the form of a line of credit made available for the construction of the new MCEDA offices. Mr. Williams made a motion that Attorney Clark draft a resolution to the Madison County Board of Supervisors for MCEDA to borrow up to 1 million dollars for construction financing in the form of a line of credit. After a second by Mr. Harris the motion was unanimously approved.

The MCEDA Board added, upon approval of the afore mentioned resolution to borrow funds, the MCEDA Executive Director has the authorization to move forward with the architectural plans for the MCEDA offices.

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. Strain and a second by Mr. Hutchinson 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:

There was no action taken during Executive Session.

Mr. Smith made a motion to approve the request for funding in the amount of \$5,000.00 for the Convention Center feasibility study with justification of expenses through the submittal of invoices to MCEDA. After a second by Mr. Hutchinson the motion was unanimously approved.

Ms. Wunningham provided a brief Existing Industry update. Ms. Wunningham stated that preparations have been made for site visits for potential projects. Ms. Wunningham referred to her confidential report stating that there are multiple potential projects currently under way.

Ms. Winningham stated that MCEDA continues to work with the Federal EPA as it related to the MCEDA owned Covington property in Canton. This property is currently being investigated, again.

Ms. Knight provided a Community Development update. Ms. Knight stated that Ms. Ramona Williams with Jobs for MS Graduates served as the recent speaker for the monthly Human Resource Managers meeting. Ms. Knight added that many represented businesses plan to work with the program to get area students involved in their businesses.

Ms. Knight also added that the Madison County Youth Leadership is scheduled for October 30, 2013. Ms. Knight reported that she met with the new Flora Chamber Director in an effort to introduce MCEDA and establish a connection between the two organizations. Ms. Knight also reported that she has served on the planning committee for the Madison County Best of Madison County Showcase. The Showcase is scheduled for Monday, October 28, 2013.

At 11:12 pm, upon a motion made by Mr. Hutchinson seconded by Mr. Smith and unanimously adopted, the meeting was adjourned.

Lanny Slaughter, Chairman

ATTEST:

Richard Hutchinson, Secretary-Treasurer