

FINAL MINUTES OF THE SEPTEMBER 12, 2013, MEETING OF  
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD AND CONDUCTED ON THE 12<sup>th</sup> DAY OF SEPTEMBER, 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 12<sup>th</sup> day of September, 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  
Bill Guion, Baxter Strain and Calvin Harris

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

Guests: Mayor Mary Hawkins Butler, James Turner, Rudy Warnock, Lon Burt and  
Jan Collins

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

Mr. Hutchinson made a motion to approve the minutes of the August 8, 2013 MCEDA Board meeting. After a second by Mr. Strain, 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.

Ms. Jan Collins provided an update for the Madison County Business League. Ms. Collins stated that the recent Coffee with the Governor was a successful event. Ms. Collins stated that there were over 275 guests in attendance. Ms. Collins stated that the Visions Celebration will take place on November 14, at the Jackson Country Club. Mr. Joe Sanderson will be the keynote speaker for the event.

Ms. Collins stated that the Madison County Creative Economy Council will host a joint event on September 30<sup>th</sup> at the MS Crafts Center. Ms. Collins also mentioned the upcoming Government Relations Committee meeting and the Education Committee meeting. Ms. Collins reported that the 2013-2014 Madison County Youth Leadership class has been selected. The first class session is scheduled for October 30, 2013.

Mr. Coursey reported that there is a need to proceed with the pre-clearance of bonds for project financing. Mr. Coursey added that the pre-clearance process would allow MCEDA to be ready to compete for a high economic development impact company and offer something of substance. Mr. Coursey stated that the pre clearance would eliminate a waiting period and the bonding authority would rest until needed. It is the sense of the MCEDA Board that Attorney Clark will work with Attorney Mike Espy to provide research and documentation necessary to draft an intent resolution to issue bonds. Mr. Guion made a motion that Attorney Clark will draft an Intent Resolution to issue bonds in the amount of \$10 million. After a second by Mr. Strain, the motion was unanimously approved.

Mr. Coursey presented Mayor Mary Hawkins Butler to the MCEDA Board. Mayor Butler thanked the MCEDA Board for the opportunity to come before the MCEDA Board. Mayor Butler announced that she has implemented a Protocol Program for the Elementary Schools in Madison County.

Mayor Butler stated that Madison the City has had a vision of building the downtown area of the City of Madison for over 30 years. Butler added that the completion of the by-pass at Main Street as well as the coming of the interchange at Madison Avenue allows and has created an opportunity to push the downtown area. As such, Madison the City is looking at the implementation of a Main Street Program. Mayor Hawkins stated that this program will help to develop the properties along and around Highway 51.

Mayor Butler added that in order to implement a Main Street Program, a Main Street Manager would be needed. Mayor Butler stated that Madison the City would like to ask MCEDA to help with funding in the form of a grant in the amount of \$60,000.00 for 1 year for this position. Mr. Hutchinson made a motion to approve an Economic Development Grant be awarded to Madison the City in the amount of \$60,000.00 for one year. After a second by Mr. Guion the motion was unanimously approved.

Mr. Coursey reported that Ms. JoAnn Gordon with the Canton Convention and Visitors Bureau has been communicating with a third party that has an interest in leasing the entire film studio and would require \$2.2 MM in improvements. The Board did not take any action on this information.

Mr. Coursey reported that the Madison County Strategic Plan Quality of Life Subcommittee has requested assistance for a feasibility study for a conference center and a web site.

Mr. Coursey reported that the MCEDA Strategic Initiatives Portfolio is currently being revised. Mr. Coursey suggests a one day retreat for the MCEDA Board to revise and update the portfolio. It is the sense of the MCEDA Board to have a Board Retreat in Philadelphia, MS during the month of October.

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. 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:

Mr. Hutchinson made a motion to authorize Mr. Coursey to close on 1.64 acres of land at an approximate cost of \$303,000.00 plus any closing cost. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Guion made motion to authorize MCEDA legal counsel to draft a resolution to the Madison County Board of Supervisors requesting the authorization for MCEDA to borrow funds in an amount not to exceed \$1.1 million for the construction of a new facility for the Madison County Economic Development Authority for the purpose of use as an economic development office and training center. After a second by Mr. Hutchinson, the motion was unanimously approved.

Mr. Coursey provided an update on the issues with Crown Enterprises. Mr. Coursey stated that conversations with Nissan and Crown are moving forward in taking action to eliminate the dust problem. Mr. Coursey added that Nissan is now monitoring the issue.

Mr. Coursey reported that there are assessment payoff options to consider as it relates to property on Parkway East. Mr. Coursey stated that this could be achieved by including the assessment payoff amount within the sale of the property over a 5 year period. Mr. Coursey stated that the funds would be placed in an account and a maintenance fee would be charged. Attorney Clark will communicate the amount of the maintenance fee.

Mr. Coursey stated that he has met with Dr. Powe regarding a Bio Medical Research Collaboration Center. Mr. Coursey added that he would like to seek a proposal from Dr. Powe to aid in the implementation and development of a plan to develop a core facility with private participation.

Mr. Coursey stated the SUES Japan conference will be held on the Mississippi Gulf Coast this year during November. Mr. Hutchinson made a motion to approve sponsorship of the annual

Final Mins  
September 12, 2013  
Page 4

SUES Japan Conference in the amount of \$5,000.00. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Coursey advised that the reports for Existing Industry and Community Development can be read by each Board member at their leisure.

At 11:40 am, upon a motion made by Mr. Hutchinson 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