

FINAL MINUTES OF THE OCTOBER 15, 2018, REGULAR BOARD MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 15TH DAY OF OCTOBER 2018,
AT 3:00 P.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,
CANTON, MISSISSIPPI

The regular meeting of the Madison County Economic Development Authority was conducted on the 15TH day of October 2018, at 3:00 p.m. in the MCEDA Office at 135 Mississippi Parkway, Canton, MS.

Members Present: Doug Jones, Lanny Slaughter, Dwight Luckett, Calvin Harris, Ed Gardner

Staff: Joseph Deason, Attorney Arthur Jernigan, Taquana Mack, Danielle Winningham,
Lauren Scheel

Guests: Jan Collins, Cecil Harper

At 3:05 p.m., Chairman Luckett announced that the members present constituted a quorum, declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Jones opened the meeting with a prayer.

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

Mr. Jones made a motion to approve the minutes of the September 13, 2018, MCEDA Board meeting. After a second by Mr. Harris, the motion was approved with Mr. Slaughter voting no.

Mr. Gardner made a motion to approve the financial reports as presented. After a second by Mr. Harris, the motion was unanimously approved.

Ms. Jan Collins with the Madison County Business League and Foundation provided a report and a calendar of events for the next upcoming months. She introduced Mr. Cecil Harper, with Harper, Rains, Knight and Company, to the MCEDA board as the new Chairman of MCBL&F board. Mr. Harper spoke briefly, and he looks forward to working with MCEDA. Ms. Collins stated that Vision Celebration will take place on October 16th where Mr. Deason will be the guest speaker.

There was a motion by Mr. Jones and a second by Mr. Gardner to go into closed session for the purpose of discussing the need for an Executive Session to address legal matters with Project Phoenix and the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. The motion passed unanimously. There was then discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Gardner and a second by Mr. Harris to do so. This motion was unanimously adopted. Mr. Harris and Mr. Slaughter left the room and recused themselves during the Project Phoenix discussion. Chairman Luckett then opened the meeting to announce publicly that the Board was going into Executive Session to discuss the legal matters with Project Phoenix and the transaction of business and discussions or negotiations regarding the location, relocation, or

expansion of a business or industry. Chairman Lockett convened an Executive Session for this purpose. Mr. Gardner 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 and were then reported by the Chairman:

No Actions Were Taken

Ms. Winningham went over the asset listing and stated that books have been constructed as well for the board's review.

Labor maps were shown highlighting Madison County and other average employee salary from counties in Mississippi by Ms. Scheel.

Mr. Harris made a motion for board approval and authorization for MCEDA to declare the non-working microwave and no-working Keurig as surplus property and to properly dispose of the assets according to State law. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Gardner made a motion for board approval and authorization for MCEDA's Executive Director to execute an Ingress and Egress Easement for the benefit of Canton Logistics and Warehousing, LLC property identified as the Sumitomo Building located on the North side of Commercial Parkway Extension. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Harris made a motion for board approval and authorization for the MCEDA Executive Director to execute a Corrective Warranty Deed to revise the timeframe by which Musee Properties, LLC has to create 40 new jobs in addition to the current 35 employees from 3 years to 5 years from the anniversary date of December 21, 2017. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Harris made a motion for board approval and authorization for the MCEDA Executive Director to execute a Covenant Agreement to run with the land whereby Musee Properties, LLC has agreed to assist the City of Canton by agreeing to creating/maintaining 40 new jobs until June 15th, 2022. This Covenant runs along with the existing agreement between Musee Properties, LLC and MCEDA for the creation of jobs. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Harris made a motion for board approval and authorization for the MCEDA Executive Director to execute a Memorandum of Agreement between the City of Canton, Musee Properties, LLC and MCEDA whereby Musee agrees to provide to MCEDA a jobs report within 60 days of year end which will detail the number of jobs that are made available to low-to-moderate income persons and that a minimum of 51% of these jobs will be made available to low-to-moderate income persons. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Deason presented the 2018 year-end review to the board highlighting the projects, jobs committed, and investments from the year to the board.

There are now two vacant MCEDA board member seats available that will be filled at the Board of Supervisors' meeting. The new board members will hopefully be at the next MCEDA board meeting.

The B&B press release announcement announcing their groundbreaking was released on October 3, 2018.

Mr. Deason stated that the MCEDA properties are being cleaned and cut and that he will be seeking a better deal on maintaining everything.

The Nissan Altima announcement video was played for the board.

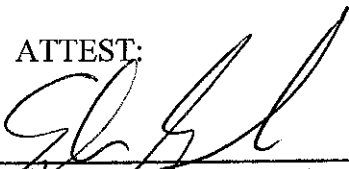
Mr. Gardner made a motion that the MCEDA board authorize the filing of the amended complaint regarding the Airport Study Contract to include Rudy Warnock and Warnock and Associates. After a second by Mr. Jones with Mr. Harris and Mr. Slaughter abstaining, the motion was passed.

At 4:18 p.m., upon a motion made by Mr. Gardner, seconded by Mr. Jones and unanimously adopted, the meeting was adjourned.



Dwight Lockett, Chairman

ATTEST:



Ed Gardner, Secretary/Treasurer