

MINUTES OF THE SEPTEMBER 10, 2020, BOARD MEETING OF THE
MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,
CANTON, MISSISSIPPI

Members Present: Tracy Bailey, Gerard Gibert, Doug Jones
Members attending by Zoom/Phone: Dwight Luckett, Lanny Slaughter, Ed Gardner
Staff Present: Attorney Arthur Jernigan, Lauren Scheel, Joseph Deason
Staff attending by Zoom/Phone: Taquana Mack
Guests Present by Zoom/Phone: Jan Collins, Barney Daley
Guests Present: Chad Wages, Stacy Lester

At 8:33 a.m., Chairman Bailey announced that the members present in person and telephonically constituted a quorum, declared the meeting duly convened and directed that the notice for the board meeting be filed with the minutes. The Board members acknowledged by their attendance that they waived any formal notice of the meeting.

Chairman Bailey led in prayer.

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

Mr. Luckett made a motion to approve the minutes of the regular MCEDA board meeting on August 13, 2020. After a second by Mr. Gardner, the motion was unanimously approved.

Secretary/Treasurer Jones stated that the financial reports and reconciliation reports for the month of August would be tabled for discussion for next month. Secretary Jones made a motion to table the August financial reports for the next board meeting. After a second by Mr. Slaughter, the motion was unanimously approved.

Ms. Jan Collins with the Madison County Business League and Foundation provided an update on their recent board meeting and new members voted in. Mr. Barney Daly greeted the board and gave an update on MCBL&F as well.

There was a motion by Chairman Bailey and a second by Mr. Gibert to go into closed session for the purpose of discussing the need for an Executive Session to address the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry and legal matters with Project Phoenix. 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 Chairman Bailey and a second by Mr. Gibert to do so. This motion was unanimously adopted. Chairman Bailey then opened the meeting to announce publicly that the Board was going into Executive Session to discuss the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. Chairman Bailey convened an Executive Session for this purpose. Mr. Jones made a motion to adjourn Executive Session. After a second by Mr. Gibert, 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 Action Was Taken

Mr. Deason introduced Ms. Stacy Lester to the MCEDA board and recommended that the board approve the hiring of Ms. Lester as MCEDA's new Chief Operating Officer at \$120,000 per year with a start date of September 21, 2020. Mr. Luckett made a motion to approve the hire of Ms. Stacy Lester as MCEDA's Chief Operating Officer beginning September 21, 2020 at \$120,000 per year. After a second by Mr. Gibert, the motion was unanimously approved.

Mr. Deason gave an update on the Mega Site Access Road and its progress. Chairman Bailey made a motion to approve the pay app (6) for Southern Rock LLC (\$42,902.73) for the road construction at the MegaSite. After a second by Mr. Gibert, the motion was unanimously approved.

Mr. Deason stated GTI and Telehealth ONE would like to be released from their leases which will end in February 2021 and would like to end it October 31, 2020. Chairman Bailey made a motion to accept GTI's request for an early termination of their lease, effective October 31, 2020, and after a second by Mr. Gibert and due consideration by the Board, the motion was unanimously approved.

Chairman Bailey then made a motion to accept Telehealth One's request for an early termination of their lease effective October 31, 2020, and after a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason then recommended to the Board that MCEDA list Its property located in the Parkway East PID with JD Johnson Realty.

Mr. Gibert then made a motion to approve JD Johnson Realty as the listing agent for MCEDA's Parkway East property for a period of six months at customary commercial brokerage fee not to exceed 6%. After a second by Chairman Bailey, the motion was unanimously approved.

Mr. Deason updated the board on the Project Pine MegaSite access road payment that will be paid by Amazon.

Chairman Bailey made a motion that the MCEDA board acknowledge receipt of the Southern Rock invoice and Pay Application No. 1 in the amount of \$294,016.21. The Board acknowledged that this pay request will be paid Project Pine pursuant to our agreement with them to pay for the access road. After a second by Mr. Gibert, the motion was unanimously approved.

Chairman Bailey made a motion that the MCEDA board acknowledge receipt of the Civil Link invoice in the amount of \$89,416.70 for work on the access road for Project Pine. This amount will be paid by Project Pine as will any other invoices from Civil Link related to this project. After a second by Mr. Jones, the motion was unanimously adopted.

After an explanation by Mr. Deason that the REDA Agreement establishes a regional economic development agency consisting of MCEDA, Madison County, CMU and The City of Canton, Mr. Jones made a motion to authorize Mr. Deason to execute the REDA agreement. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Chad Wages gave a report on the asphalt paving for the access road. Chairman Bailey made a motion authorizing Mr. Deason to move forward with the advertising/bidding process for contractors for the Madison Mega Site asphalt paving for the access road. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Slaughter made a motion to approve CMPDD's one-year lease renewal for the WIN Center. After a second by Mr. Gardner, the motion was unanimously approved.


Mr. Jones made a motion authorizing Mr. Deason to sign and execute the Mega Site purchase sale agreement between MCEDA and the Walker family with any final adjustments or revisions to be reviewed

and approved by the attorneys for MCEDA. After a second by Mr. Slaughter, the motion was unanimously approved.

At 9:37 a.m. Mr. Jones made a motion to adjourn the meeting. After a second by Chairman Bailey, the meeting was adjourned.



Doug Jones, Secretary/Treasure



Tracy Bailey, Chairman
Gerard Gilbert, Vice Chairman