

MINUTES
 Board Meeting of the Madison County Economic Development Authority
 Thursday, May 8, 2025 at 8:30 a.m.
 MCEDA Conference Room
 135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

Gerard Gibert	Doug Jones	Calvin Harris
Dwight Luckett (Phone)	Wint McGee	

Staff in Attendance:

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison		

Guests in Attendance:

Chad Wages	Bill Felder	Ellis Wise
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At 8:31 a.m. Chairman Gibert announced that the members present in person and telephonically constituted a quorum and convened the regular monthly meeting of the Board.

Mr. Jones led in prayer.

Mr. Jones made a motion to approve the April 17, Board Minutes. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason reviewed the April Financials. Mr. Harris made a motion to approve the April Financials. After a second by Mr. McGee the motion was unanimously approved.

Ms. Wise provided a report for the Madison County Business League and Foundation.

Mr. Deason requested approval of the annual Board Bond AOR Authorization Letters for each Board Member. Mr. Jones made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested approval for Mendrop Engineering Professional Services Proposal for ALTA Boundary Survey. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval for Birdsong Change Order No. 2 for Andes Substation. Mr. McGee made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval for Approval of Birdsong Change Order No. 2 for Forcemain Reroute for Andes Substation. Mr. Harris made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval for Birdsong Change Order No. 3 for JAN200 Building 1-4 Pads. Mr. Harris made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason requested approval for Birdsong Change Order No. 4 for Costas Substation Pad. Mr. Jones made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason requested approval for Birdsong Change Order No. 2 for Mantero Substation Pad. Mr. Harris made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason requested approval for Benchmark Construction Change Order/Pay App. 4 for JAN200 Fire Station. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval of Consent Agenda Items; he did explain that any board member in advance of the call of the question may request that any item be removed from the Consent Agenda. Mr. Jones made a motion to approve. After a second by Mr. Harris, the following consent items were approved.

- a. Approval of AWS Funded Projects JAN100
 - i. Approval of Birdsong Construction for Pay App No. 4 for Forcemain Reroute for Andes Substation for \$298,641.76
 - ii. Approval of Birdsong Construction for Pay App No. 6 for Mantero Substation Pad for \$540,200.87
 - iii. Approval of Birdsong Construction for Pay App No. 7 for Andes Substation Pad for \$1,437,474.18
 - iv. Approval of Wages Civil Invoice No. 149 for Andes Substation for \$134,513.37
 - v. Approval of Wages Civil Invoice No. 153 for Forcemain Reroute for Andes Substation for \$41,407.50
- b. Approval of AWS Funded Projects JAN200
 - i. Approval of Birdsong Construction for Pay App No. 8 for Costas Substation Pad for \$170,103.48
 - ii. Approval of Birdsong Construction for Pay App No. 11 for JAN200 Building 1-4 Pads for \$2,306,368.42
 - iii. Approval of Wages Civil Invoice No. 150 for JAN200 Building 1-4 Pads for \$30,679.06
- c. Approval of State Funded Projects for Infrastructure Improvements
 - i. Approval of Mendrop Engineering Invoice No. 11941 for JAN100 Boundary Survey for \$16,425.00
 - ii. Approval of Brasfield & Gorrie Pay App No. 3 for 4MGD Wastewater Treatment Facility for \$197,031.81
 - iii. Approval of Southern Rock Pay App No. 5 for East Road Extension Grade and Drain for \$198,245.80

- iv. Approval of Malouf Pay App No. 6 for Mega Site Pump Station for \$216,815.53
- v. Approval of Wages Civil Invoice No. 151 for Mega Site Pump Station for \$7,509.60
- vi. Approval of Wages Civil Invoice No. 152 for Madison County Parkway Extension for \$19,241.24
- vii. Approval of Wages Civil Invoice No. 154 for Grey Water Return Line to Mega Site for \$6,671.90
- viii. Approval of Wages Civil Invoice No. 155 for Old Yazoo City Road for \$46,620.00
- ix. Approval of Neel Schaffer Invoice No. 11060005 for Wastewater Treatment Facilities for \$156,157.10

There was a motion by Mr. Jones and a second by Mr. Harris to go into closed session for the purpose of discussing the need for an Executive Session to discuss the transaction of business regarding the location, relocation, or expansion of a business or industry. The motion passed unanimously. There was then discussion of the need to stay in Executive Session to discuss the items as set forth on the Agenda. Upon motion by Mr. Jones and a second by Mr. Luckett the motion to remain in executive session was unanimously adopted. Chairman Gibert then stated publicly that the Board was in Executive session to discuss transaction of business and negotiations regarding the location, relocation, or expansion of a business or industry. After the Board room was cleared, Mr. Deason brought several matters before the Board for discussion purposes only. Mr. Jones then made a motion to adjourn Executive Session. After a second by Mr. Gardner 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:

Mr. Luckett made a motion to allow the Executive Director to enter into a Purchase Sale agreement for 400 acres adjoining the Madison County Mega Site for a sales price not to exceed \$10 million to be paid with Bond funds previously authorized all of which will be subject to MCEDA counsel review. The Motion was seconded by Calvins Harris and thereafter unanimously approved by the Board.

The meeting was then adjourned at 9:22 a.m. by Chairman Gibert.



Calvin Harris, Secretary/Treasurer


Gerard Gibert, Chairman