

MINUTES
 Board Meeting of the Madison County Economic Development Authority
 Thursday, June 12, 2025 at 8:30 a.m.
 MCEDA Conference Room
 135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

Gerard Gibert	Doug Jones	Calvin Harris
Dwight Lockett	Wint McGee	Ed Gardner
Lanny Slaughter (Phone)		

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 8:30 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 May 8, 2025 Board Minutes. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Jones made a motion to approve the May 14, 2025 Special-Called Board Minutes. After a second by Mr. Lockett, the motion was unanimously approved.

Mr. Deason reviewed the May Financials. Secretary/Treasurer Harris made a motion to approve the May 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. Lockett, the motion was unanimously approved.

Mr. Simpson led an overview of MCEDA finances involving the most recent projects to the board.

Mr. Deason requested approval of granting a 40' ROW Utility easement to the Town of Flora at the Flora Industrial Park for Wastewater Line. Mr. Harris made a motion to approve. After a second by Mr. Lockett, the motion was unanimously approved.

Mr. Deason requested approval of Birdsong Change Order No. 3 for Andes Substation Pad, Birdsong Change Order No. 3 Mantero Substation Pad, Birdsong Change Order No. 4 for JAN200 Buildings 1-4, and Birdsong Change Order No. 5 for Costas Substation for all to align with the completion quantities of the project, no dollar value was requested. Mr. Luckett made a motion to approve. After a second by Mr. Harris, the following consent items were approved. Mr. Gardner abstained from voting.

Mr. Deason requested authority for Executive Director to Execute Option Agreement with NMED for the 5 acres of MCEDA Property at Sulphur Springs. Mr. Jones made a motion to approve. After a second by Mr. Slaughter, the following consent items were approved.

Mr. Deason requested approval to execute contract with Steen's Plumbing Digging Service (CMU's Term Bid Contractor) for the labor on the Calhoun Station Parkway Water Distribution Improvements project in the sum of \$72,904.00. Mr. Gardner made a motion to approve. After a second by Mr. Slaughter, the following consent items were approved.

Mr. Deason requested approval to purchase material for the Calhoun Station Parkway Water Distribution Improvements project in the sum of \$148,852.69. Mr. Jones made a motion to approve. After a second by Mr. Luckett, the following consent items were approved.

Mr. Deason requested approval for Executive Director to execute contract with Hemphill Construction Company, Inc. for the Costas Water Distribution Improvements Project upon counsel review and approval. Mr. Jones made a motion to approve. After a second by Mr. Harris, the following consent items were 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 Steen's Plumbing and Digging Service for Forcemain Material Reimbursement to Wages Civil in the sum of \$19,690.69
 - ii. Approval of Birdsong Pay App. No. 6 for Mantero Substation Pad in the sum of \$540,200.87
 - iii. Approval of Birdsong Pay App. No. 8 for Andes Substation Pad in the sum of \$193,865.46
 - iv. Approval of Wages Civil Invoice No. 158 for Forcemain Reroute for Andes Substation in the sum of \$2,760.50
- b. Approval of AWS Funded Projects JAN200
 - v. Approval of Birdsong Pay App. No. 8 for Costas Substation Pad in the sum of \$170,103.48
 - vi. Approval of Birdsong Pay App. No. 11 for JAN200 Buildings 1-4 Pad in the sum of \$2,306,368.42
- c. Approval of State Funded Projects for Infrastructure Improvements
 - vii. Approval of Mendrop Engineering Invoice No. 11988 for Boundary and ALTA Survey in the sum of \$3,510.00

- viii. Approval of Waggoner Engineering Invoice No. 44228 for Beatties Bluff WWTF Expansion in the sum of \$25,740.00
- ix. Approval of Waggoner Engineering Invoice No. 44233 for CMU Beatties Bluff WWTF Rehabilitation in the sum of \$12,267.00
- x. Approval of Waggoner Engineering Invoice No. 44234 for CMU Project Atlas Water System Improvements in the sum of \$38,396.20
- xi. Approval of Waggoner Engineering Invoice No. 44235 for Ridgeland Project Atlas Water and Sewer Improvements in the sum of \$303,692.50
- xii. Approval of Jones Walker Invoice No. 1273462 for Project Atlas General Counsel in the sum of \$139,753.20
- xiii. Approval of Malouf Construction Pay App. No. 4 for the JAN100 Mega Site Fire Station in the sum of \$121,721.27
- xiv. Approval of Malouf Construction Pay App. No. 7 for Mega Site Pump Station in the sum of \$311,257.24
- xv. Approval of Southern Rock Pay App. No. 6 for Madison County East Road Improvements in the sum of \$232,075.80
- xvi. Approval of Wages Civil Invoice No. 156 for Old Yazoo City Road in the sum of \$54,390.00
- xvii. Approval of Wages Civil Invoice No. 157 for Grey Water Return Line in the sum of \$26,687.58
- xviii. Approval of Wages Civil Invoice No. 159 for Madison County Parkway Extension in the sum of \$57,866.87
- xix. Approval of Wages Civil Invoice No. 160 for Mega Site Pump Station in the sum of \$25,032.00
- xx. Approval of Old Republic National Title Insurance Company Invoice No. 70431 for Title Work in the sum of \$1,250.00
- xxi. Approval of Old Republic National Title Insurance Company Invoice No. 71861 for Title Work for Green Pastures in the sum of \$750.00
- xxii. Approval of Old Republic National Title Insurance Company Invoice No. 71865 for Title Work for JAN100 in the sum of \$750.00
- xxiii. Approval of Old Republic National Title Insurance Company Invoice No. 71981 for Title Work for Green Pastures in the sum of \$850.00
- d. Approval of State Funded Infrastructure Brasfield & Gorrie ODP Invoices
 - xxiv. Expansion Invoices
 1. Approval of APAC Invoice No. 4000206216 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$2,640.30
 2. Approval of APAC Invoice No. 4000206217 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$5,315.02
 3. Approval of APAC Invoice No. 4000206652 Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$34,313.81
 4. Approval of APAC Invoice No. 4000206789 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$52,910.82
 5. Approval of APAC Invoice No. 4000207186 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$46,295.94

6. Approval of APAC Invoice No. 4000207335 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$39,687.71
 7. Approval of APAC Invoice No. 4000207933 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$2,672.56
 8. Approval of APAC Invoice No. 4000208107 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$4,077.93
 9. Approval of Magnolia Steel Invoice No. 98473 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$14,961.00
 10. Approval of MMC Invoice No. 951514 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$9,224.00
 11. Approval of MMC Invoice No. 951560 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$8,071.00
 12. Approval of MMC Invoice No. 951561 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$6,918.00
 13. Approval of MMC Invoice No. 952051 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$5,765.00
 14. Approval of MMC Invoice No. 952294 Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$5,765.00
 15. Approval of MMC Invoice No. 952534 for Expansion Beatties Bluff Wastewater Treatment Plant in the sum of \$3,459.00
- xxv. Rehab Invoices
1. Approval of Fluid Process and Pumps Invoice No. 0030034 for Slide Gates in the sum of \$4,558.60
 2. Approval of S&N Airoflo Invoice No. 19391 for Rehab of Beatties Bluff Wastewater Treatment Plant in the sum of \$286,000.00
- e. Approval of MDA Site Development Grant Madison County Parkway Extension
- i. Approval of Lewis Electric Invoice No. 2509 for Madison County Parkway Lights in the sum of \$63,964.29

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 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. Gardner and a second by Mr. McGee 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. 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 action Taken.

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Chairman Gibert had to leave the meeting prior to adjournment and the meeting was adjourned at 9:50 a.m. by Vice-Chairman McGee.


Gerard Gibert (Jul 14, 2025 07:56 CDT)

Gerard Gibert, Chairman


Calvin Harris (Jul 17, 2025 01:08 CDT)

Calvin Harris, Secretary/Treasurer