

MINUTES

Board Meeting of the Madison County Economic Development Authority
Thursday, August 14, 2025 at 8:30 a.m.
MCEDA Conference Room
135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

Wint McGee	Calvin Harris	Dwight Luckett
Doug Jones		

Staff in Attendance:

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andrea Brown	

Guests in Attendance:

Chad Wages	Lynn Wolfe	Bill Felder
Aaron Lincoln	Jan Collins	Gabriella Nuzzo
Mayor Tim Taylor	John Greer	Donald Lawrence
Dr. Shannon Whitehead	Cynthia Allen	

At 8:30 a.m. Vice-Chairman McGee 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.

Mayor Tim Taylor introduced Alderwoman Dr. Shannon Whitehead, Alderwoman Cynthia Allen, and Donald Lawrence.

Mr. Jones made a motion to approve the July 10, 2025 Board Minutes. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Jones made a motion to approve the July 25, 2025 Special Called Board Minutes. After a second by Mr. Luckett, the motion was unanimously approved.

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

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

Mr. Deason requested the approval to award Highland Colony Parkway Construction Bid to Adcamp, Inc. Mr. Harris made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested the authority to allow the MCEDA Executive Director to purchase the Harreld 400 Acres adjacent to the Mega Site Property. Mr. Harris made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval to advertise the 24" Reclaimed Force Main from Beattie Bluff WWTF to the Mega Site. Mr. Luckett made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested the approval of Birdsong Change Order No. 4 for the Andes Substation Pad upon AWS approval. Mr. Luckett made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested the approval of Hemphill Construction Change Order No. 1 for 24" Return Force Main. Mr. Harris made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested the approval of Malouf Construction Change Order No. 2 for the Mega Site Pump Station. Mr. Harris made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested the approval for the Executive Director to execute the Purchase Sale Agreement for +/- 359 Acres. Mr. Harris made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested the approval of the ROW Easement for C Spire Fiber at the Mega Site. Mr. Luckett made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested the approval of Benchmark Engineering Supplemental Agreement No. 1. Mr. Jones made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested approval of Consent Agenda Items; he explained 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 Wages Civil Invoice No. 169 for Andes Substation Pad for \$10,223.02
 - ii. Approval of Wages Civil Invoice No. 172 for Forcemain Reroute for Andes Substation for 18,771.40
 - iii. Approval of Birdsong Pay App. No. 10 for Andes Substation Pad for \$295,880.22
- b. Approval of AWS Funded Water Service Agreement Projects
- c. Approval of State Funded Projects for Infrastructure Improvements
 - i. Approval of Wages Civil Invoice No. 1011 for Green Pastures Due Diligence for \$26,375.00
 - ii. Approval of Southern Rock Pay App No. 8 for Madison County Parkway Extension for \$317,367.25

- iii. Approval of Brasfield & Gorrie Pay App No. 1 Beatties Bluff WWTF Construction Expansion and Rehab for 6,388,815.35
 - iv. Approval of MDEQ Surface Mining Permit for JAN100 for \$50.00
 - v. Approval of Adcamp Invoice No. 44578 for West County Line Road for \$713,233.96
 - vi. Approval of Brasfield & Gorrie Pay App No. 4 for New 4MGD Wastewater Treatment Facility for \$208,751.21
 - vii. Approval of Wages Civil Invoice No. 170 for Mega Site Pump Station Phase II for \$20,359.36
 - viii. Approval of Wages Civil Invoice No. 171 for Madison County Parkway East Extension for \$50,668.63
 - ix. Approval of Wages Civil Invoice No. 173 for Grey Water Return Line POTW to Mega Site for \$246,860.17
 - x. Approval of Wages Civil Invoice No. 174 for Old Yazoo City Road for \$44,030.00
 - xi. Approval of Neel Schaffer Invoice No. 1108514 for 8 MGD Wastewater Treatment Facilities for \$78,922.42
 - xii. Approval of Malouf Construction Pay App. No. 6 for Mega Site Fire Station for \$351,789.21
 - xiii. Approval of Malouf Construction Pay App No. 9 for Mega Site Pump Station for \$454,895.44
- d. Approval of State Funded Infrastructure Brasfield & Gorrie ODP Invoices
- i. Expansion Invoices
 - 1. Approval of American Ductile Iron Pipe Invoice No. D5I1083002 for Beatties Bluff WWTF Expansion for \$39,883.44
 - 2. Approval of American Ductile Iron Pipe Invoice No. D5I1083003 for Beatties Bluff WWTF Expansion for \$74,316.83
 - 3. Approval of American Ductile Iron Pipe Invoice No. D5I1083004 for Beatties Bluff WWTF Expansion for \$60,131.96
 - 4. Approval of Apac Invoice No. 4000211430 for Beatties Bluff WWTF Expansion for \$1,295.43
 - 5. Approval of Apac Invoice No. 4000211847 for Beatties Bluff WWTF Expansion for \$12,440.91
 - 6. Approval of Apac Invoice No. 4000212631 for Beatties Bluff WWTF Expansion for \$11,917.92
 - 7. Approval of Apac Invoice No. 4000213399 for Beatties Bluff WWTF Expansion for \$2,520.86
 - 8. Approval of Apac Invoice No. 4000206477 for Beatties Bluff WWTF Expansion for \$1,577.79
 - 9. Approval of Apac Invoice No. 4000215091 for Beatties Bluff WWTF Expansion for \$4,035.97
 - 10. Approval of Apac Invoice No. 4000215320 for Beatties Bluff WWTF Expansion for \$9,464.78
 - 11. Approval of Magnolia Steel Co. Invoice No. 0000098717 for Beatties Bluff WWTF Expansion for \$21,028.00

12. Approval of Magnolia Steel Co. Invoice No. 0000098718 for Beatties Bluff WWTF Expansion for \$25,861.00
13. Approval of Magnolia Steel Co. Invoice No. 0000098728 for Beatties Bluff WWTF Expansion for \$20,172.00
14. Approval of Magnolia Steel Co. Invoice No. 0000098837 for Beatties Bluff WWTF Expansion for \$23,506.00
15. Approval of Magnolia Steel Co. Invoice No. 0000098730 for Beatties Bluff WWTF Expansion for \$24,945.00
16. Approval of Magnolia Steel Co. Invoice No. 0000098740 for Beatties Bluff WWTF Expansion for \$17,886.00
17. Approval of Magnolia Steel Co. Invoice No. 0000098765 for Beatties Bluff WWTF Expansion for \$22,374.00
18. Approval of Magnolia Steel Co. Invoice No. 0000098766 for Beatties Bluff WWTF Expansion for \$22,526.00
19. Approval of Magnolia Steel Co. Invoice No. 0000098780 for Beatties Bluff WWTF Expansion for \$26,749.00
20. Approval of Magnolia Steel Co. Invoice No. 0000098827 for Beatties Bluff WWTF Expansion for \$7,279.00
21. Approval of Magnolia Steel Co. Invoice No. 0000098826 for Beatties Bluff WWTF Expansion for \$15,578.00
22. Approval of Magnolia Steel Co. Invoice No. 0000098919 for Beatties Bluff WWTF Expansion for \$23,500.00
23. Approval of Magnolia Steel Co. Invoice No. 0000098920 for Beatties Bluff WWTF Expansion for \$5,010.00
24. Approval of Magnolia Steel Co. Invoice No. 0000098918 for Beatties Bluff WWTF Expansion for \$20,997.00
25. Approval of Magnolia Steel Co. Invoice No. 0000098935 for Beatties Bluff WWTF Expansion for \$19,604.00
26. Approval of Magnolia Steel Co. Invoice No. 0000098938 for Beatties Bluff WWTF Expansion for \$166.00
27. Approval of Magnolia Steel Co. Invoice No. 0000099074 for Beatties Bluff WWTF Expansion for \$16,174.00
28. Approval of Magnolia Steel Co. Invoice No. 0000098957 for Beatties Bluff WWTF Expansion for \$20,844.00
29. Approval of Magnolia Steel Co. Invoice No. 0000098958 for Beatties Bluff WWTF Expansion for \$24,916.00
30. Approval of Magnolia Steel Co. Invoice No. 0000098992 for Beatties Bluff WWTF Expansion for \$12,964.00
31. Approval of Magnolia Steel Co. Invoice No. 0000098993 for Beatties Bluff WWTF Expansion for \$4,707.00
32. Approval of Magnolia Steel Co. Invoice No. 0000099007 for Beatties Bluff WWTF Expansion for \$13,596.00
33. Approval of Magnolia Steel Co. Invoice No. 0000098983 for Beatties Bluff WWTF Expansion for \$22,256.00
34. Approval of Magnolia Steel Co. Invoice No. 0000098984 for Beatties Bluff WWTF Expansion for \$22,418.00

35. Approval of Magnolia Steel Co. Invoice No. 0000099025 for Beatties Bluff WWTF Expansion for \$11,876.00
36. Approval of Magnolia Steel Co. Invoice No. 0000099024 for Beatties Bluff WWTF Expansion for \$11,876.00
37. Approval of Magnolia Steel Co. Invoice No. 0000099022 for Beatties Bluff WWTF Expansion for \$20,800.00
38. Approval of Magnolia Steel Co. Invoice No. 0000099031 for Beatties Bluff WWTF Expansion for \$2,900.00
39. Approval of Magnolia Steel Co. Invoice No. 0000099047 for Beatties Bluff WWTF Expansion for \$11,876.00
40. Approval of Magnolia Steel Co. Invoice No. 0000099052 for Beatties Bluff WWTF Expansion for \$902.00
41. Approval of Magnolia Steel Co. Invoice No. 0000099061 for Beatties Bluff WWTF Expansion for \$23,751.00
42. Approval of Magnolia Steel Co. Invoice No. 0000099060 for Beatties Bluff WWTF Expansion for \$18,281.00
43. Approval of Magnolia Steel Co. Invoice No. 0000099085 for Beatties Bluff WWTF Expansion for \$16,578.00
44. Approval of Magnolia Steel Co. Invoice No. 0000099081 for Beatties Bluff WWTF Expansion for \$23,751.00
45. Approval of Magnolia Steel Co. Invoice No. 0000099083 for Beatties Bluff WWTF Expansion for \$11,812.00
46. Approval of MMC Invoice No. 958107 for Beatties Bluff WWTF Expansion for \$36,917.00
47. Approval of MMC Invoice No. 958510 for Beatties Bluff WWTF Expansion for \$48,198.00
48. Approval of MMC Invoice No. 958957 for Beatties Bluff WWTF Expansion for \$7,638.00
49. Approval of MMC Invoice No. 958989 for Beatties Bluff WWTF Expansion for \$26,733.00
50. Approval of MMC Invoice No. 959740 for Beatties Bluff WWTF Expansion for \$49,647.00
51. Approval of MMC Invoice No. 960190 for Beatties Bluff WWTF Expansion for \$8,911.00
52. Approval of MMC Invoice No. 960718 for Beatties Bluff WWTF Expansion for \$22,602.00
53. Approval of MMC Invoice No. 957576 for Beatties Bluff WWTF Expansion for \$45,204.00
54. Approval of MMC Invoice No. 961249 for Beatties Bluff WWTF Expansion for \$28,811.00
55. Approval of MMC Invoice No. 961549 for Beatties Bluff WWTF Expansion for \$11,457.00
56. Approval of MMC Invoice No. 961652 for Beatties Bluff WWTF Expansion for \$5,766.00
57. Approval of MMC Invoice No. 962078 for Beatties Bluff WWTF Expansion for \$4,740.00

58. Approval of MMC Invoice No. 962428 for Beatties Bluff WWTF Expansion for \$45,828.00
 59. Approval of MMC Invoice No. 963107 for Beatties Bluff WWTF Expansion for \$38,190.00
 60. Approval of MMC Invoice No. 963595 for Beatties Bluff WWTF Expansion for \$17,174.00
 61. Approval of MMC Invoice No. 964102 for Beatties Bluff WWTF Expansion for \$12,234.00
 62. Approval of MMC Invoice No. 964414 for Beatties Bluff WWTF Expansion for \$15,412.00
 63. Approval of MMC Invoice No. 965033 for Beatties Bluff WWTF Expansion for \$3,787.00
 64. Approval of MMC Invoice No. 965248 for Beatties Bluff WWTF Expansion for \$9,247.00
- ii. Rehab Invoices
 1. Approval of MMC Invoice No. 960923 for Beatties Bluff WWTF Rehab for \$5,963.00
 2. Approval of MMC Invoice No. 962428 for Beatties Bluff WWTF Rehab for \$45,828.00
 3. Approval of MMC Invoice No. 965250 for Beatties Bluff WWTF Rehab for \$815.00
 - iii. Other Invoices
 1. Approval of Apac Invoice No. 4000208092 for Beatties Bluff WWTF Mt. Elam Road for \$290,109.90

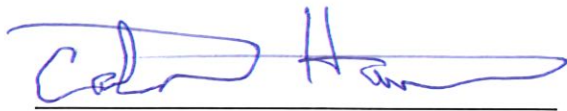
There was a motion by Mr. Lockett and a second by Mr. Harris to go into closed session for the purpose of discussing the need for an Executive Session to discuss the transaction of business regarding the location, relocation, or expansion of a business or industry. The motion passed unanimously. There 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. Lockett and a second by Mr. Harris the motion to remain in executive session was unanimously adopted. Vice-Chairman McGee 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. Lockett 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:

The Chairman reported that the Board unanimously approved a motion to allow the Executive Director to review the salary of each employee and to make any adjustments, including changing the amount or the rate of pay as may be appropriate.

The meeting was adjourned at 9:38 a.m. by Vice-Chairman McGee.

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Calvin Harris, Secretary/Treasurer



Gerard Gibert, Chairman