

**MINUTES**  
 Board Meeting of the Madison County Economic Development Authority  
 Tuesday, September 16, 2025 at 8:30 a.m.  
 MCEDA Conference Room  
 135 Mississippi Parkway, Canton, Mississippi

**Members in Attendance:**

Gerardy Gibert	Wint McGee	Calvin Harris
Dwight Lockett	Doug Jones	Ed Gardner

**Staff in Attendance:**

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andreau Brown	

**Guests in Attendance:**

Chad Wages	Lynn Wolfe	Aaron Lincoln
Jan Collins		

At 8:32 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. McGee made a motion to approve the August 14, 2025 Board Minutes. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason reviewed the August Financials. Mr. Jones made a motion to approve the August 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 of ETEC Services Change Order No. 1 for Beatties Bluff WWTF Expansion Materials. Mr. Lockett made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

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

Mr. Deason requested approval to Award Virililia Road Widening Bid to Fondren Construction. Mr. Gardner made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason requested approval to Award 24” Return Forcemain to Beatties Bluff to Utility Contractors. 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 Pay App. No. 10 for Mega Site Pump Station (State Loan Funded). Mr. Jones made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested the approval of Birdsong Construction pay App. No. 11 for Andes Substation Pad (AWS Funded). Mr. Harris made a motion to approve. After a second by Mr. Luckett, the motion was approved. Mr. Gardner abstained from voting.

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. Wages Civil Invoice No. 175 for Andes Substation in the sum of \$5,380.53
  - ii. Wages Civil Invoice No. 176 for Andes Forcemain Reroute in the sum of \$44,720.10
- b. Approval of AWS Funded Projects JAN200
- c. Approval of AWS JAN200 Funded Water Service Agreement Projects
  - i. Waggoner Engineering Invoice No. 44589-A for JAN200 South Livingston Tank and Well in the sum of \$122,397.75
  - ii. Waggoner Engineering Invoice No. 44589-B for JAN200 Colony Park Blvd Tank and Well and Water Distribution in the sum of \$217,925.00
  - iii. Waggoner Engineering Invoice No. 44589-C for Western Water System Tank and Distribution Improvements in the sum of \$142,453.00
  - iv. Waggoner Engineering Invoice No. 44589-D White Oak Creek 12 Inch Sewer Interceptor in the sum of \$306,399.80
- d. Approval of State Funded Projects for Infrastructure Improvements
  - i. Hemphill Construction Pay App No. 2 for 24 in Return Force Main in the sum of \$196,863.07
  - ii. MapTech Invoice No. 982419 for West County Line Road in the sum of \$98,600
  - iii. MapTech Invoice No. 982432 for West County Line Road in the sum of \$57,800
  - iv. Waggoner Engineering Invoice No. 44589-E for JAN 200 WCLR Wastewater Improvements Including Metering Stations in the sum of \$89,020.00
  - v. Waggoner Engineering Invoice No. 44589-F for JAN200 WCLR 12 Inch South Loop Water Distribution Improvements in the sum of \$101,992.50
  - vi. Waggoner Engineering Invoice No. 44589-G for JAN200 Water Tank Costas in the sum of \$143,171.00
  - vii. Waggoner Engineering Invoice No. 44623 for CMU Project Atlas Water System Improvements in the sum of \$118,081.80
  - viii. Waggoner Engineering Invoice No. 44781 for CMU Beatties Bluff WWTF Rehabilitation in the sum of \$54,870.25
  - ix. Waggoner Engineering Invoice No. 44782 for JAN100 CMU Project Atlas Water System Improvements in the sum of \$20,675.10
  - x. Central Pipe Supply Invoice No S100410562-001 for JAN100 Calhoun Station Parkway Improvements in the sum of \$8,421.29
  - xi. Central Pipe Supply Invoice No. S100410562-002 for JAN100 Calhoun Station Parkway Improvements in the sum of \$67,130.00
  - xii. Approval of Central Pipe Supply Invoice No. S100410562-004 for JAN100 Calhoun Station Parkway Improvements in the sum of \$67,130.00
  - xiii. Benchmark Engineering Invoice No. 27616 for Highland Colony Parkway Re-construction in the sum of \$25,000.00
  - xiv. Benchmark Engineering Invoice No. 22786 for Highland Colony Parkway Re-construction in the sum of \$7,000.00
  - xv. Southern Rock Pay App. No. 9 for Madison County Parkway East in the sum of \$94,179.25

- xvi. Malouf Construction Pay App. No. 7 for Mega Site Fire Station in the sum of \$232,317.83
- xvii. Brasfield & Gorrie Construction Pay App. No. 2 for Beatties Bluff Expansion and Rehab in the sum of \$2,293,419.96
- xviii. Neel Schaeffer Invoice No. 1109127 for 8 MGD Wastewater Treatment Facilities in the sum of \$125,488.20
- xix. Wages Civil Invoice No. 177 for Grey Water Return Line POTW to Mega Site in the sum of \$326,922.93
- xx. Wages Civil Invoice No. 178 for Madison County Parkway East Road Extension in the sum of \$96,206.25
- xxi. Wages Civil Invoice No. 179 for Mega Site Pump Station in the sum of \$18,356.80
- xxii. Wages Civil Invoice No. 180 for Old Yazoo City Road in the sum of \$25,900.00
- xxiii. Benchmark Construction Pay App No 5 for JAN200 Fire Station in the sum of \$361,016.00

e. Approval of State Funded Infrastructure Brasfield & Gorrie ODP Invoices

i. Expansion Invoices

- 1. APAC Invoice No. 4000215920 for Beatties Bluff WWTF Expansion in the sum of \$2,609.19
- 2. APAC Invoice No. 4000216075 for Beatties Bluff WWTF Expansion in the sum of \$1,288.20
- 3. APAC Invoice No. 4000216673 for Beatties Bluff WWTF Expansion in the sum of \$10,768.25
- 4. APAC Invoice No. 4000216947 for Beatties Bluff WWTF Expansion for \$12,187.66
- 5. APAC Invoice No. 4000217349 for Beatties Bluff WWTF Expansion in the sum of \$4,630.45
- 6. APAC Invoice No. 4000217476 for Beatties Bluff WWTF Expansion in the sum of \$1,577.79
- 7. ETEC Services Inc. Invoice No. AR19052 for Beatties Bluff WWTF Expansion in the sum of \$54,000.00
- 8. Magnolia Steel Invoice No. 0000099024 for Beatties Bluff WWTF Expansion in the sum of \$11,876.00
- 9. Magnolia Steel Invoice No. 0000099089 for Beatties Bluff WWTF Expansion in the sum of \$21,279.00
- 10. Magnolia Steel Invoice No. 0000099090 for Beatties Bluff WWTF Expansion in the sum of \$24,739.00
- 11. Magnolia Steel Invoice No. 0000099091 for Beatties Bluff WWTF Expansion in the sum of \$21,039.00
- 12. Magnolia Steel Invoice No. 0000099092 for Beatties Bluff WWTF Expansion in the sum of \$18,153.00
- 13. Magnolia Steel Invoice No. 0000099127 for Beatties Bluff WWTF Expansion in the sum of \$20,800.00
- 14. Magnolia Steel Invoice No. 0000099128 for Beatties Bluff WWTF Expansion in the sum of \$22,518.00
- 15. Magnolia Steel Invoice No. 0000099139 for Beatties Bluff WWTF Expansion in the sum of \$17,319.00
- 16. Magnolia Steel Invoice No. 0000099166 for Beatties Bluff WWTF Expansion in the sum of \$21,026.00
- 17. Magnolia Steel Invoice No. 0000099167 for Beatties Bluff WWTF Expansion in the sum of \$21,017.00

18. Magnolia Steel Invoice No. 0000099163 for Beatties Bluff WWTF Expansion in the sum of \$25,475.00
  19. Magnolia Steel Invoice No. 0000099164 for Beatties Bluff WWTF Expansion in the sum of \$8,226.00
  20. Magnolia Steel Invoice No. 0000099153 for Beatties Bluff WWTF Expansion in the sum of \$21,576.00
  21. MMC Invoice No. 963808 for Beatties Bluff WWTF Expansion in the sum of \$11,403.00
  22. MMC Invoice No. 965935 for Beatties Bluff WWTF Expansion in the sum of \$22,194.00
  23. MMC Invoice No. 966272 for Beatties Bluff WWTF Expansion in the sum of \$11,889.00
  24. MMC Invoice No. 966705 for Beatties Bluff WWTF Expansion in the sum of \$114,045.00
  25. MMC Invoice No. 967452 for Beatties Bluff WWTF Expansion in the sum of \$21,665.00
  26. MMC Invoice No. 967883 for Beatties Bluff WWTF Expansion in the sum of \$2,466
  27. MMC Invoice No. 968208 for Beatties Bluff WWTF Expansion in the sum of \$3,477.00
  28. MMC Invoice No. 968338 for Beatties Bluff WWTF Expansion in the sum of \$10,244.00
  29. MMC Invoice No. 968697 for Beatties Bluff WWTF Expansion in the sum of \$6,165.00
  30. MMC Invoice No. 968998 for Beatties Bluff WWTF Expansion in the sum of \$70,013.00
  31. MMC Invoice No. 969305 for Beatties Bluff WWTF Expansion in the sum of \$9,247.00
  32. MMC Invoice No. 969342 for Beatties Bluff WWTF Expansion in the sum of \$52,840.00
  33. MMC Invoice No. 969896 for Beatties Bluff WWTF Expansion in the sum of \$17,173.00
  34. MMC Invoice No. 970127 for Beatties Bluff WWTF Expansion in the sum of \$62,616.00
  35. MMC Invoice No. 970609 for Beatties Bluff WWTF Expansion in the sum of \$23,778.00
  36. MMC Invoice No. 971466 for Beatties Bluff WWTF Expansion in the sum of \$77,291.00
- ii. Rehab Invoices
1. APAC Invoice No. 400215954 for Beatties Bluff WWTF Rehab in the sum of \$411.51
  2. ETEC Services Inc. Invoice No. AR19054 for Beatties Bluff WWTF Rehab in the sum of \$21,650.00
  3. ETEC Services Inc. Invoice No. AR19055 for Beatties Bluff WWTF Rehab in the sum of \$59,750.00
  4. ETEC Services Inc. Invoice No. AR19053 for Beatties Bluff WWTF Rehab in the sum of \$85,000
  5. ETEC Services Inc. Invoice No. AR19030 for Beatties Bluff WWTF Rehab in the sum of \$278,040.00
  6. MMC Invoice No. 963808 for Beatties Bluff WWTF Rehab in the sum of \$

There was a motion by Mr. Jones and a second by Mr. Lockett 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. Harris 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. McGee 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.

The meeting was adjourned at 9:31 a.m. by Chairman Gibert.

*Calvin Harris*

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Calvin Harris, Secretary/Treasurer



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Gerard Gibert, Chairman