

**MINUTES**  
 Board Meeting of the Madison County Economic Development Authority  
 Thursday, October 9, 2025 at 8:30 a.m.  
 MCEDA Conference Room  
 135 Mississippi Parkway, Canton, Mississippi

**Members in Attendance:**

Wint McGee	Dwight Luckett	Doug Jones
Ed Gardner	Calvin Harris (Zoom)	Gerard Gibert (Zoom)

**Staff in Attendance:**

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Andreau Brown		

**Guests in Attendance:**

Chad Wages	Bill Felder	Jan Collins
Shannon		

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.

Mr. Luckett made a motion to approve the September 16, 2025 Board Minutes. After a second by Mr. Jones, the motion was unanimously approved.

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

Ms. Adams provided MCEDA’s 2023 Audit Report. Mr. Luckett made a motion to approve the MCEDA’s 2023 Audit Report. After a second by Mr. Gardner the motion was unanimously approved.

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

Mr. Deason requested the approval of Magnolia Steel Change Order No. 1 for Beatties Bluff WWTF Expansion, Rehabilitation, and Ultrafiltration Reverse Osmosis. Mr. Jones made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested the approval of Thompson Fabrication, LLC Change Order No. 1 for Beatties Bluff WWTF Expansion, Rehabilitation, and Ultrafiltration Reverse Osmosis. Mr. Harris made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested the approval of Birdsong Construction Change Order No. 5 for JAN200 Buildings 1-4. Mr. Gardner made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested the approval of Birdsong Construction Change Order No. 5 for Andes Substation. Mr. Luckett made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval to execute a professional services agreement with Waggoner Engineering, Inc. for Canton Municipal Utilities HCR lagoon Improvements. Mr. Gardner made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval to execute a contract with Hemphill Construction Company, Inc. for the South Livingston Tank & Well Project. Mr. Luckett made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval to purchase additional fittings for the Calhoun Station Parkway Water Distribution Improvements project. Mr. Gardner made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval to execute a professional services agreement with Wages Civil for the Mega Site FM to HCR project. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval to execute a professional services agreement with Waggoner Engineering, Inc. for the City of Ridgeland, West County Line Water Well. Mr. Luckett made a motion to approve. After a second by Mr. Jones, the motion was unanimously approved.

Mr. Deason requested approval to advertise clearing and grubbing at the Jubilee site. Mr. Luckett made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason discussed changing MCEDA's January 8, 2026, Board meeting date to January 15, 2026. Mr. Gardner made a motion to approve. After a second by Mr. Jones, 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. Luckett, the following consent items were approved:

- a. Approval of AWS Funded Projects JAN100
  - i. Birdsong Construction Pay App No. 12 for Andes Substation in the sum of \$1,150,400.70
- b. Approval of AWS-funded projects: JAN200
  - i. Birdsong Construction Pay App No. 12 for JAN200 Building 104 grading in the amount of \$264,587.60.
- c. Approval of AWS JAN200 Funded Water Service Agreement Projects
- d. Approval of State Funded Projects for Infrastructure Improvements
  - i. MSEG Invoice No. 22181-006 for Beatties Bluff Wastewater Treatment Facility Expansion in the sum of \$175,500.00
  - ii. MSEG Invoice No. 22181-007 for Beatties Bluff Wastewater Treatment Facility Expansion in the sum of \$8,490.00
  - iii. MSEG Invoice No. 22181-008 for Beatties Bluff Wastewater Treatment Facility Expansion in the sum of \$55,300.00

- iv. Approval of Adcamp Invoice No. 44800 for West County Line Road in the sum of \$102,398.84
  - v. Temple Invoice No. INV0266885 for West County Line Road Traffic Signal in the sum of \$20,674.00
  - vi. Neel Schaffer Invoice No. 1109964 for 8 MGD Wastewater Treatment Facilities in the sum of \$111,185.40
  - vii. Brasfield & Gorrie Pay App No. 3 for Beatties Bluff WWTF Construction Expansion and Rehab in the sum of \$1,929,280.29
  - viii. Waggoner Engineering Invoice No. 44953 for Beatties Bluff WWTF Rehabilitation in the sum of \$35,300.00
  - ix. Waggoner Engineering Invoice No. 44967 for Beatties Bluff WWTF Rehabilitation in the sum of \$10,301.25
  - x. Waggoner Engineering Invoice No. 44968 for CMU Project Atlas Water System Improvements in the sum of \$37,367.50
  - xi. Hemphill Construction Pay App No. 1 for Costas Water Distribution Improvements in the sum of \$1,273,830.36
  - xii. Wages Civil Invoice No. 181 for Grey Water Return Line POTW to Mega Site in the sum of \$246,860.17
  - xiii. Wages Civil Invoice No. 182 for Mega Site Pump Station in the sum of \$19,191.20
  - xiv. Wages Civil Invoice No 183 for Madison County Parkway East Road Extension in the sum of \$35,040.81
  - xv. Wages Civil Invoice no. 184 for Mega Site FM to CMU HRC Lagoon in the sum of \$122,861.81
  - xvi. Malouf Construction Pay App No. 8 for Mega Site Fire Station in the sum of \$1,038,159.30
  - xvii. Malouf Construction Pay App No. 11 for Mega Site Pump Station in the sum of \$169,004.39
  - xviii. Southern Rock Pay App No. 10 for Madison County Parkway East in the sum of \$201,727.75
- e. Approval of State Funded Infrastructure Brasfield & Gorrie ODP Invoices
- i. Expansion Invoices
    - 1. Approval of American Ductile Iron Pipe Invoice No. D5I1083-005 for Beatties Bluff WWTF Expansion in the sum of \$137,879.34
    - 2. Approval of American Ductile Iron Pipe Invoice No. D5I1083-006 for Beatties Bluff WWTF Expansion in the sum of \$97,512.93
    - 3. Approval of American Ductile Iron Pipe Invoice No. D5I1083-007 for Beatties Bluff WWTF Expansion in the sum of \$14,478.06
    - 4. Approval of APAC Invoice No. 4000218614 for Beatties Bluff WWTF Expansion in the sum of \$8,062.90
    - 5. Approval of APAC Invoice No. 4000218739 for Beatties Bluff WWTF Expansion in the sum of \$9,378.24
    - 6. Approval of APAC Invoice No. 4000218872 for Beatties Bluff WWTF Expansion in the sum of \$11,739.23
    - 7. Approval of APAC Invoice No. 4000219037 for Beatties Bluff WWTF Expansion in the sum of \$21,208.53
    - 8. Approval of APAC Invoice No. 4000220480 for Beatties Bluff WWTF Expansion in the sum of \$3,996.27

9. Approval of APAC Invoice No. 4000220822 for Beatties Bluff WWTF Expansion in the sum of \$3,981.82
10. Approval of Magnolia Steel Co. Invoice No. 0000099263 for Beatties Bluff WWTF Expansion in the sum of \$24,090.00
11. Approval of Magnolia Steel Co. Invoice No. 0000099264 for Beatties Bluff WWTF Expansion in the sum of \$22,815.00
12. Approval of Magnolia Steel Co. Invoice No. 0000099273 for Beatties Bluff WWTF Expansion in the sum of \$15,070.00
13. Approval of Magnolia Steel Co. Invoice No. 0000099280 for Beatties Bluff WWTF Expansion in the sum of \$1,635.00
14. Approval of Magnolia Steel Co. Invoice No. 0000099289 for Beatties Bluff WWTF Expansion in the sum of \$589.00
15. Approval of Magnolia Steel Co. Invoice No. 0000099329 for Beatties Bluff WWTF Expansion in the sum of \$12,129.00
16. Approval of Magnolia Steel Co. Invoice No. 0000099330 for Beatties Bluff WWTF Expansion in the sum of \$2,450.00
17. Approval of Magnolia Steel Co. Invoice No. 0000099331 for Beatties Bluff WWTF Expansion in the sum of \$12,129.00
18. Approval of Magnolia Steel Co. Invoice No. 0000099332 for Beatties Bluff WWTF Expansion in the sum of \$2,450.00
19. Approval of Magnolia Steel Co. Invoice No. 0000099341 for Beatties Bluff WWTF Expansion in the sum of \$6,963.00
20. Approval of Magnolia Steel Co. Invoice No. 0000099349 for Beatties Bluff WWTF Expansion in the sum of \$166.00
21. Approval of Magnolia Steel Co. Invoice No. 0000099350 for Beatties Bluff WWTF Expansion in the sum of \$680.00
22. Approval of Magnolia Steel Co. Invoice No. 0000099389 for Beatties Bluff WWTF Expansion in the sum of \$1,088.00
23. Approval of Magnolia Steel Co. Invoice No. 0000099445 for Beatties Bluff WWTF Expansion in the sum of \$23,484.00
24. Approval of MMC Materials Invoice No. 955725 for Beatties Bluff WWTF Expansion in the sum of \$41,790.00
25. Approval of MMC Materials Invoice No. 971666 for Beatties Bluff WWTF Expansion in the sum of \$46,235.00
26. Approval of MMC Materials Invoice No. 971672 for Beatties Bluff WWTF Expansion in the sum of \$15,852.00
27. Approval of MMC Materials Invoice No. 971962 for Beatties Bluff WWTF Expansion in the sum of \$54,161.00
28. Approval of MMC Materials Invoice No. 972884 for Beatties Bluff WWTF Expansion in the sum of \$29,062.00
29. Approval of MMC Materials Invoice No. 973525 for Beatties Bluff WWTF Expansion in the sum of \$28,204.00
30. Approval of MMC Materials Invoice No. 974076 for Beatties Bluff WWTF Expansion in the sum of \$1,321.00
31. Approval of MMC Materials Invoice No. 974087 for Beatties Bluff WWTF Expansion in the sum of \$28,414.00
32. Approval of MMC Materials Invoice No. 974298 for Beatties Bluff WWTF

- Expansion in the sum of \$1,994.00
- 33. Approval of MMC Materials Invoice No. 974712 for Beatties Bluff WWTF  
Expansion in the sum of \$3,153.00
- 34. Approval of MMC Materials Invoice No. 975097 for Beatties Bluff WWTF  
Expansion in the sum of \$15,852.00
- 35. Approval of MMC Materials Invoice No. 975192 for Beatties Bluff WWTF  
Expansion in the sum of \$10,568.00
- 36. Approval of MMC Materials Invoice No. 975936 for Beatties Bluff WWTF  
Expansion in the sum of \$9,247.00
- 37. Approval of MMC Materials Invoice No. 976857 for Beatties Bluff WWTF  
Expansion in the sum of \$1,233.00
- 38. Approval of MMC Materials Invoice No. 976971 for Beatties Bluff WWTF  
Expansion in the sum of \$2,466.00
- ii. Rehab Invoices
  - 1. Approval of Fluid Process & Pumps invoice No. 0030745 for Beatties Bluff  
WWTF Rehab in the sum of \$34,189.50

Ms. Brown requested acknowledgement of MCEDA's insurance and premiums for the 2025 – 2026 fiscal year.

There was a motion by Mr. Gardner 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. 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. Jones then made a motion to adjourn Executive Session. After a second by Mr. Lockett 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 9:30 a.m. by Vice-Chairman McGee.

*Calvin Harris*

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Calvin Harris, Secretary/Treasurer



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Gerard Gibert, Chairman