

MINUTES
 Board Meeting of the Madison County Economic Development Authority
 Thursday, Decmeber 11, 2025 at 8:30 a.m.
 MCEDA Conference Room
 135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

Gerard Gibert	Wint McGee	Doug Jones
Dwight Lockett	Ed Gardner	Percy Brooks
Staff in Attendance:		
Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andreau Brown	
Guests in Attendance:		
Chad Wages	Lynn Wolfe	Bill Felder
Aaron Lincoln	Jan Collins	Mauricka McKenzie

At 8:33 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. Deason introduced new MCEDA Board Member Mr. Percy Brooks who has been appointed by the Board of Supervisors to represent District 4 in replacement of the late Mr. Lanny Slaughter.

Mr. McGe made a motion to approve the November 13, 2025 Board Minutes. After a second by Mr. Lockett, the motion was unanimously approved.

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

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

Mr. Deason requested approval of Magnolia Steel Co. Inc.'s Change Order No. 2 for Beattie's Bluff WWTF Expansion, Rehabilitation, and Ultrafiltration/Reverse Osmosis for an increase of \$14,775.62. Mr. Gardner made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Item B of New Business Malouf Change Order No. 3 for the Mega Site Pump Station was removed from the agenda at the request of Mr. Felder, Board Accountant, until further clarification could be made. No action taken.

Mr. Deason requested approval to award JAN100 CMU HCR Lagoon Aeration Equipment Improvements to TriplePoint for \$4,526,960. Mr. Jones made a motion to approve. After a second by Mr. McGee, the motion was unanimously approved.

Mr. Deason requested approval to award the Jubilee Property Forestry Mulching Bid Package to Outdoor Solutions, LLC in the sum of \$174,910.00. Mr. Luckett made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason then brought forth MCEDA Board Elections for discussion. In accordance with the MCEDA by-laws, Mr. McGee ascends to the Chairman position. The board then unanimously selected Mr. Luckett to serve as the Vice-Chairman and Mr. Gibert to serve as the Secretary/Treasurer.

Mr. Deason brought forth before the Board a request for MCEDA to obtain authority from the Board of Supervisors for MCEDA to borrow \$10,000,000 pursuant to a bank loan from four participating banks in Madison County to be used for the purchase of the Jubilee Property. The loan will be repaid from bond funds that will be issued by the Board of Supervisors in 2026. Mr. Jones made a motion to approve. After a second by Mr. McGee, the following Resolution was unanimously approved.

A RESOLUTION OF THE BOARD OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY REQUESTING THAT THE MADISON COUNTY BOARD OF SUPERVISORS AUTHORIZE THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY TO OBTAIN A BANK LOAN IN THE AMOUNT NOT TO EXCEED \$10,000,000 FOR THE PURPOSE OF COMPLETING THE PURCHASE OF PROPERTY NECESSARY FOR THE ECONOMIC DEVELOPMENT OF MADISON COUNTY, MISSISSIPPI, TO BE REPAID FROM BOND FUNDS THAT WILL BE ISSUED BY THE MADISON COUNTY BOARD OF SUPERVISORS IN 2026 AND FOR RELATED PURPOSES

WHEREAS, the Madison County Economic Development Authority (“MCEDA”) is a duly organized and existing industrial development authority established by the Madison County Board of Supervisors pursuant to Chapter 947, Local and Private Laws of 1979, as amended, and is authorized to acquire by gift, purchase of otherwise, and to own hold, maintain, control and develop real estate within the county for the use and operation of industrial sites for economic development purposes; and,

WHEREAS, MCEDA is authorized to borrow money for the acquisition of real estate for industrial and economic development after having first obtained the approval and authority to do so from the Madison County Board of Supervisors: and,

WHEREAS, MCEDA has determined that it is in the best interests of the County to obtain additional land for economic development purposes and to borrow money for the acquisition thereof in an amount not to exceed Ten Million Dollars in the form of a bank loan and therefore requests the approval from the Madison County Board of Supervisors; and,

WHEREAS, as security for the repayment of said bank loan by MCEDA, the Board of Supervisors has agreed to pledge a portion of the County Bond funds to be issued in 2026 for the repayment of said bank loan; and,

NOW, THEREFORE BE IT RESOLVED by Board of the Madison County Economic Development Authority, as follows:

Section 1. It is hereby resolved, found and determined by the Board of the Madison County Economic Development Authority (“hereafter MCEDA”) that MCEDA hereby requests authority from the Madison County Board of Supervisors for authority to borrow an amount not to exceed Ten Million dollars for the purpose of acquiring additional land for economic development and to obtain financing therefore from four local banks located in Madison County, Mississippi.

Section 2. That MCEDA hereby requests that the Madison County Board of Supervisors authorize the Executive Director of MCEDA to execute the loan documents as provided by the participating banks and by executing same, the execution thereof shall be conclusive evidence of the acceptance and approval of the bank loan documents herein.

Section 3. MCEDA further requests that the Executive Director of MCEDA be further authorized to take all action necessary or reasonably required by the participating banks to carry out, give effect to and consummate the financing transaction contemplated herein.

Section 4. MCEDA further requests that the Madison County Board of Supervisors agree to pledge a portion of the County bonds to be issued in 2026 to the repayment of the bank loan to be obtained by MCEDA and that the Board of Supervisors take such action as is necessary and within its powers to allocate the funds from the 2026 bond issue necessary for the repayment of the bank loan to be obtained by MCEDA.

Section 6. If any section, paragraph, clause or provision of this Resolution shall for any reason held to be invalid or unenforceable, the invalidity or unenforceability of such, section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. This Resolution shall be effective immediately upon its approval and adoption.

The Motion having received the unanimous vote of the Board members present, the President of the Board declared the Motion carried and the Resolution adopted on this the 11th day of December, 2025.

Mr. Deason requested approval for a change to Birdsong’s contract for the Nissan 30” Force Main to purchase a revised amount of steel casing rather than the previously quoted amount of casing. The change to the project is a reduction of \$10,500. Mr. Luckett 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. Under the direction of Mr. Felder, Board Accountant, requested to remove two items from the consent agenda items until further clarification could be made. The two items were MSEG Invoice No. 22181-010 for Beatties Bluff Wastewater Treatment Facility Expansion and Malouf Construction Pay App No. 13 for the Mega Site Pump Station.

Mr. Jones made a motion to approve the following items with the removal of Mr. Felder's suggestions. After a second by Mr. Harris, the following consent items were approved.

- a. Approval of AWS Funded Projects JAN100 – No Items
- b. Approval of AWS Funded Projects JAN200 – No Items
- c. Approval of AWS JAN200 Funded Water Service Agreement Projects – No Items
- d. Approval of State Funded Projects for Infrastructure Improvements
 - i. Hemphill Construction Pay App No. 3 for Costas Water Distribution Improvements in the sum of \$506,067.25
 - ii. Hemphill Construction Pay App No. 2 for West County Line Road Water & Wastewater Improvements in the sum of \$256,949.78
 - iii. Benchmark Construction Pay App No. 8 for Ridgeland Fire Station in the sum of \$353,108.00
 - iv. Benchmark Construction Pay App No. 1 for Highland Colony Parkway Reconstruction in the sum of \$244,226.78
 - v. Waggoner Engineering Invoice No. 45530 for CMU Beatties Bluff WWTF Rehabilitation in the sum of \$12,750.00
 - vi. Waggoner Engineering Invoice No. 45532 for CMU Beatties Bluff WWTF Rehabilitation in the sum of \$17,864.60
 - vii. Neel-Schaffer Invoice No. 1111604 for 8 MGD Wastewater Treatment Facilities in the sum of \$95,665.21
 - viii. Benchmark Engineering & Surveying Invoice No. 28334 for Highland Colony Parkway Reconstruction from Business Park to Market Ridge in the sum of \$45,000
 - ix. Burns Cooley Dennis Invoice No. 49310 for New 4 MGD Wastewater Treatment Facility in the sum of \$27,500.00
 - x. Birdsong Construction Pay App No. 2 for 30" Force Main in the sum of \$692,797.21
 - xi. Fondren Construction Pay App No. 2 for Virililia Road Widening in the sum of \$190,834.85
 - xii. Malouf Construction Pay App No. 10 for Mega Site Fire Station in the sum of \$690,568.68
 - xiii. Brasfield & Gorrie Pay App No. 5 for Beattie's Bluff WWTF Expansion and Rehabilitation Project in the sum of \$2,866,829.65
 - xiv. Wages Civil Invoice No. 189 for Grey Water Return Line POTW to Mega Site in the sum of \$130,101.98
 - xv. Wages Civil Invoice No. 190 for Mega Site FM to CMU HCR Lagoon in the sum of \$40,953.94

- xvi. Wages Civil Invoice No. 191 for Madison County Parkway East Extension in the sum of \$28,933.44
- xvii. Wages Civil Invoice No. 192 for Old Yazoo City Road in the sum of \$19,425.00
- xviii. Southern Rock Pay App No. 12 for Madison County Parkway East in the sum of \$644,692.45
- e. Approval of State Funded Infrastructure Brasfield & Gorrie ODP Invoices
 - i. Expansion Invoices
 - 1. American Ductile Iron Pipe Invoice No. D5I1083-020 for Beatties Bluff WWTF Expansion in the sum of \$70,686.04
 - 2. American Ductile Iron Pipe Invoice No. D5I1083-021 for Beatties Bluff WWTF Expansion in the sum of \$47,943.39
 - 3. American Ductile Iron Pipe Invoice No. D5I1083-022 for Beatties Bluff WWTF Expansion in the sum of \$596.72
 - 4. American Ductile Iron Pipe Invoice No. D5I1083-023 for Beatties Bluff WWTF Expansion in the sum of \$8,265.83
 - 5. American Ductile Iron Pipe Invoice No. D5I1083-024 for Beatties Bluff WWTF Expansion in the sum of \$497.59
 - 6. American Ductile Iron Pipe Invoice No. D5I1083-025 for Beatties Bluff WWTF Expansion in the sum of \$48,957.62
 - 7. American Ductile Iron Pipe Invoice No. D5I1083-026 for Beatties Bluff WWTF Expansion in the sum of \$00.00
 - 8. American Ductile Iron Pipe Invoice No. D5I1083-027 for Beatties Bluff WWTF Expansion in the sum of \$175,553.78
 - 9. American Ductile Iron Pipe Invoice No. D5I1083-028 for Beatties Bluff WWTF Expansion in the sum of \$95,525.82
 - 10. American Ductile Iron Pipe Invoice No. D5I1083-029 for Beatties Bluff WWTF Expansion in the sum of \$10,699.27
 - 11. American Ductile Iron Pipe Invoice No. D5I1083-030 for Beatties Bluff WWTF Expansion in the sum of \$22,528.65
 - 12. American Ductile Iron Pipe Invoice No. D5I1083-031 for Beatties Bluff WWTF Expansion in the sum of \$11,337.04
 - 13. American Ductile Iron Pipe Invoice No. D5I1083-033 for Beatties Bluff WWTF Expansion in the sum of \$63,617.12
 - 14. American Ductile Iron Pipe Invoice No. D5I1083-034 for Beatties Bluff WWTF Expansion in the sum of \$67,021.46
 - 15. American Ductile Iron Pipe Invoice No. D5I1083-035 for Beatties Bluff WWTF Expansion in the sum of \$62,076.82
 - 16. American Ductile Iron Pipe Invoice No. D5I1083-036 for Beatties Bluff WWTF Expansion in the sum of \$21,207.90
 - 17. American Ductile Iron Pipe Invoice No. D5I1083-037 for Beatties Bluff WWTF Expansion in the sum of \$10,843.66
 - 18. American Ductile Iron Pipe Invoice No. D5I1083-039 for Beatties Bluff WWTF Expansion in the sum of \$1,493.95
 - 19. American Ductile Iron Pipe Invoice No. D5I1083-040 for Beatties Bluff WWTF Expansion in the sum of \$80,292.86

20. American Ductile Iron Pipe Invoice No. D5I1083-042 for Beatties Bluff WWTF Expansion in the sum of \$81,051.71
21. American Ductile Iron Pipe Invoice No. D5I1083-043 for Beatties Bluff WWTF Expansion in the sum of \$81,330.86
22. American Ductile Iron Pipe Invoice No. D5I1083-044 for Beatties Bluff WWTF Expansion in the sum of \$81,249.52
23. American Ductile Iron Pipe Invoice No. D5I1083-045 for Beatties Bluff WWTF Expansion in the sum of \$82,934.85
24. American Ductile Iron Pipe Invoice No. D5I1083-046 for Beatties Bluff WWTF Expansion in the sum of \$67,905.93
25. American Ductile Iron Pipe Invoice No. D5I1083-047 for Beatties Bluff WWTF Expansion in the sum of \$24,792.76
26. American Ductile Iron Pipe Invoice No. D5I1083-048 for Beatties Bluff WWTF Expansion in the sum of \$97,888.76
27. American Ductile Iron Pipe Invoice No. D5I1083-049 for Beatties Bluff WWTF Expansion in the sum of \$97,915.24
28. APAC Invoice No. 4000224657 for Beatties Bluff WWTF Expansion in the sum of \$8,058.38
29. APAC Invoice No. 4000224839 for Beatties Bluff WWTF Expansion in the sum of \$10,573.96
30. APAC Invoice No. 4000225535 for Beatties Bluff WWTF Expansion in the sum of \$3,114.94
31. APAC Invoice No. 4000225847 for Beatties Bluff WWTF Expansion in the sum of \$6,456.02
32. APAC Invoice No. 4000225854 for Beatties Bluff WWTF Expansion in the sum of \$15,805.16
33. APAC Invoice No. 4000226076 for Beatties Bluff WWTF Expansion in the sum of \$12,641.05
34. APAC Invoice No. 4000226111 for Beatties Bluff WWTF Expansion in the sum of \$1,302.09
35. APAC Invoice No. 4000226630 for Beatties Bluff WWTF Expansion in the sum of \$8,972.44
36. APAC Invoice No. 4000226841 for Beatties Bluff WWTF Expansion in the sum of \$15,615.50
37. APAC Invoice No. 4000227881 for Beatties Bluff WWTF Expansion in the sum of \$8,053.29
38. Approval of ETEC Invoice No. AR19319 for Beatties Bluff WWTF Expansion in the sum of \$40,200.00
39. ETEC Invoice No. AR19320 for Beatties Bluff WWTF Expansion in the sum of \$510,968.90
40. Magnolia Steel Co. Inc. Invoice No. 0000099746 for Beatties Bluff WWTF Expansion in the sum of \$19,624.00
41. Approval of Magnolia Steel Co. Inc. Invoice No. 0000099778 for Beatties Bluff WWTF Expansion in the sum of \$18,959.00
42. Approval of Magnolia Steel Co. Inc. Invoice No. 0000099795 for Beatties Bluff WWTF Expansion in the sum of \$9,984.00

43. Magnolia Steel Co. Inc. Invoice No. 0000099818 for Beatties Bluff WWTF Expansion in the sum of \$150.00
44. Magnolia Steel Co. Inc. Invoice No. 0000099842 for Beatties Bluff WWTF Expansion in the sum of \$1,211.62
45. Magnolia Steel Co. Inc. Invoice No. 0000099941 for Beatties Bluff WWTF Expansion in the sum of \$3,671.00
46. MAYER. Invoice No. 35372299 for Beatties Bluff WWTF Expansion in the sum of \$4,899.95
47. MAYER Invoice No. 35372302 for Beatties Bluff WWTF Expansion in the sum of \$1,017.77
48. Approval of MAYER Invoice No. 35372304 for Beatties Bluff WWTF Expansion in the sum of \$3,458.85
49. Approval of MAYER Invoice No. 35372306 for Beatties Bluff WWTF Expansion in the sum of \$11,706.55
50. MAYER Invoice No. 35372312 for Beatties Bluff WWTF Expansion in the sum of \$3,252.19
51. MAYER Invoice No. 35372315 for Beatties Bluff WWTF Expansion in the sum of \$6,538.82
52. MAYER Invoice No. 35372323 for Beatties Bluff WWTF Expansion in the sum of \$3,572.19
53. MAYER Invoice No. 35419111 for Beatties Bluff WWTF Expansion in the sum of \$488.92.00
54. MMC Materials Invoice No. 983043 for Beatties Bluff WWTF Expansion in the sum of \$11,457.00
55. MMC Materials Invoice No. 983532 for Beatties Bluff WWTF Expansion in the sum of \$4,780.00
56. MMC Materials Invoice No. 984128 for Beatties Bluff WWTF Expansion in the sum of \$7,638.00
57. MMC Materials Invoice No. 984990 for Beatties Bluff WWTF Expansion in the sum of \$2,024.00
58. MMC Materials Invoice No. 985238 for Beatties Bluff WWTF Expansion in the sum of \$1,153.00
59. MMC Materials Invoice No. 985634 for Beatties Bluff WWTF Expansion in the sum of \$8,796.00
60. MMC Materials Invoice No. 985881 for Beatties Bluff WWTF Expansion in the sum of \$17,710.00
61. MMC Materials Invoice No. 985885 for Beatties Bluff WWTF Expansion in the sum of \$5,765.00
62. MMC Materials Invoice No. 986182 for Beatties Bluff WWTF Expansion in the sum of \$1,153.00
63. MMC Materials Invoice No. 986747 for Beatties Bluff WWTF Expansion in the sum of \$12,650.00
64. MMC Materials Invoice No. 987465 for Beatties Bluff WWTF Expansion in the sum of \$13,915
65. MMC Materials Invoice No. 988877 for Beatties Bluff WWTF Expansion in the sum of \$11,385.00

66. Thompson Fabricating, LLC Invoice No. 2505901-IN for Beatties Bluff WWTF Expansion in the sum of \$7,000
 67. Thompson Fabricating, LLC Invoice No. 2505902-IN for Beatties Bluff WWTF Expansion in the sum of \$7,704
 68. Thompson Fabricating, LLC Invoice No. 2505903-IN for Beatties Bluff WWTF Expansion in the sum of \$10,000
 69. Thompson Fabricating, LLC Invoice No. 2505906-IN for Beatties Bluff WWTF Expansion in the sum of \$7,700
 70. Thompson Fabricating, LLC Invoice No. 2505907-IN for Beatties Bluff WWTF Expansion in the sum of \$1,200
 71. Thompson Fabricating, LLC Invoice No. 2505908-IN for Beatties Bluff WWTF Expansion in the sum of \$70,662.00
- ii. Rehab Invoices
1. American Ductile Iron Pipe Invoice No. D511083-032 for Beatties Bluff WWTF Rehab in the sum of \$17,730.48
 2. American Ductile Iron Pipe Invoice No. D511083-038 for Beatties Bluff WWTF Expansion in the sum of \$2,496.12

There was a motion by Mr. Jones and a second by Mr. Luckett 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. 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. McGee then made a motion to adjourn Executive Session. After a second by Mr. Jones 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 9:38 a.m. by Chairman Gibert.



Gerard Gibert, Secretary/Treasurer



Wint McGee, Chairman