

MINUTES

Board Meeting of the Madison County Economic Development Authority
Thursday, January 15, 2026 at 8:30 a.m.
MCEDA Conference Room
135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

Wint McGee

Dwight Luckett

Gerard Gibert

Calvin Harris

Ed Gardner

Percy Brooks

Staff in Attendance:

Attorney Skip Jernigan

Joey Deason

Larkin Simpson

Emily Harrison

Andreau Brown

Guests in Attendance:

Lynn Wolfe

Bill Felder

Jessica Ward

Jan Collins

John Bourgeois

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. Gibert led in prayer.

Mr. Gibert made a motion to approve the December 11, 2025 Board Minutes. After a second by Mr. Luckett, the motion was unanimously approved.

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

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

Mr. Deason requested approval to execute contract with Allen Engineering for \$177,600 for Stokes Road Improvements. Mr. Harris made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested approval of Malouf Construction Change Order No. 3 for the Mega Site Pump Station in the sum of \$38,573.00 Mr. Luckett made a motion to approve. After a second by Mr. Gibert, the motion was unanimously approved.

Mr. Deason requested approval of Regional Economic Development Act Alliance Agreement for North Madison County Wastewater Development Project. Mr. Harris made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested approval of Birdsong Construction Change Order No. 1 for Nissan 30" Wastewater Force Main in a decrease of \$10,500.00. Mr. Harris made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested approval of Key Constructors contract for emergency construction of West County Line Road in the sum of \$338,529.00 and an Adcamp contract for asphalt \$25,992.50. Mr. Harris made a motion to approve. After a second by Mr. Gibert, the motion was unanimously approved.

Mr. Deason requested authorization to contract with Neel Schaffer Engineering to design two bridges on West County Line Road. Mr. Luckett made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested approval of Brasfield & Gorrie Pay App No. 6 for Beatties Bluff Wastewater Treatment Facility Expansion and Rehabilitation in the sum of \$2,413,410.98. Mr. Luckett made a motion to approve. After a second by Mr. Harris, 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. Luckett made a motion to approve the following items. 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
 - i. Waggoner Engineering Invoice No. 45599-A for Costas Tank & Well (South Livingston) in the sum of \$124,850.00
 - ii. Waggoner Engineering Invoice No. 45599-B for Colony Park Boulevard Tank & Well/Water Distribution in the sum of \$10,327.50
 - iii. Waggoner Engineering Invoice No. 45599-D for Reach 16-White Oak Creek 12-inch Sewer Interceptor in the sum of \$25,015.00
 - iv. Waggoner Engineering Invoice No. 45789-A for Costas Tank & Well (South Livingston) in the sum of \$95,500.00
 - v. Waggoner Engineering Invoice No. 45789-B for Colony Park Boulevard Tank & Well/Water Distribution \$108,259.80
 - vi. Waggoner Engineering Invoice No. 45789-C for Western Water System Tank & Distribution Improvements in the sum of \$48,750.00
 - vii. Waggoner Engineering Invoice No. 45789-D Reach 16-White Oak Creek 12-inch Sewer Interceptor in the sum of \$17,318.80
- d. Approval of State Funded Projects for Infrastructure Improvements
 - i. Benchmark Construction Pay App No. 9 for JAN200 Fire Station in the sum of \$613,933.00
 - ii. Waggoner Engineering Invoice No. 45535 for HCR Lagoon Improvements in the sum of \$41,012.50
 - iii. Waggoner Engineering Invoice No. 45599-E for WCLR 12" South Loop Water Distribution Improvements in the sum of \$23,414.00
 - iv. Neel-Schaffer Invoice No. 1112898 for Beatties Bluff 8MGD Wastewater Treatment Facilities in the sum of \$74,363.17

- v. Waggoner Engineering Invoice No. 45787 for CMU Beatties Bluff WWTF Rehab in the sum of \$12,750.00
 - vi. Fondren Construction Pay App No. 3 for Virililia Road Widening in the sum of \$206,998.33
 - vii. Malouf Construction Pay App No. 13 for Mega Site Pump Station in the sum of \$20,605.50
 - viii. Malouf Construction Pay App No. 14 for Mega Site Pump Station in the sum of \$56,557.21
 - ix. Waggoner Engineering Invoice No. 45790 for CMU HCR lagoon Improvements in the sum of \$76,775.00
 - x. Waggoner Engineering Invoice No. 45788 for CMU Project Atlas Water System Improvements (New Ragsdale Well) in the sum of \$15,950.00
 - xi. Waggoner Engineering Invoice No. 45789-E for WCLR 12" South Loop Water Distribution Improvements in the sum of \$68,000.00
 - xii. Waggoner Engineering Invoice No. 45789-F for Costas Water Tank in the sum of \$14,000
 - xiii. MSEG Invoice No. 22181-011 for Beatties Bluff Wastewater Treatment Facility Expansion in the sum of \$42,500
 - xiv. Wages Civil Invoice No. 195 for Mega Site Pump Station in the sum of \$16,688.00
 - xv. Wages Civil Invoice No. 196 for Grey Water Return Line POTW to Mega Site in the sum of \$276,883.70
 - xvi. Wages Civil Invoice No. 197 for Madison County Parkway East Extension in the sum of \$28,933.44
- e. Approval of Infrastructure Brasfield & Gorrie ODP Invoices
- i. Expansion Invoices – State Funded
 - 1. ACIPCO Invoice No. D5I1083-050 for Beatties Bluff WWTF Expansion in the sum of \$69,021.90
 - 2. APAC Invoice No. 4000228710 for Beatties Bluff WWTF Expansion in the sum of \$14,787.83
 - 3. APAC Invoice No. 4000228850 for Beatties Bluff WWTF Expansion in the sum of \$8,025.00
 - 4. APAC Invoice No. 4000229293 for Beatties Bluff WWTF Expansion in the sum of \$6,541.71
 - 5. APAC Invoice No. 4000229502 for Beatties Bluff WWTF Expansion in the sum of \$11,827.99
 - 6. APAC Invoice No. 4000229677 for Beatties Bluff WWTF Expansion in the sum of \$9,241.97
 - 7. APAC Invoice No. 4000229861 for Beatties Bluff WWTF Expansion in the sum of \$4,012.78
 - 8. APAC Invoice No. 4000230025 for Beatties Bluff WWTF Expansion in the sum of \$6,644.06
 - 9. APAC Invoice No. 4000230123 for Beatties Bluff WWTF Expansion in the sum of \$2,614.87

10. APAC Invoice No. 4000230243 for Beatties Bluff WWTF Expansion in the sum of \$3,948.32
11. ETEC Services, LLC Invoice No. AR19390 for Beatties Bluff WWTF Expansion in the sum of \$198,750.00
12. Innovative Flow Solutions Invoice No. 030064 for Beatties Bluff WWTF Expansion in the sum of \$80,550.00
13. Innovative Flow Solutions Invoice No. 030081 for Beatties Bluff WWTF Expansion in the sum of \$9,075
14. Magnolia Steel Co. Invoice No. 0000099984 for Beatties Bluff WWTF Expansion in the sum of \$12,523
15. Magnolia Steel Co. Invoice No. 0000099981 for Beatties Bluff WWTF Expansion in the sum of \$315
16. Magnolia Steel Co. Invoice No. 0000100047 for Beatties Bluff WWTF Expansion in the sum of \$660.00
17. Magnolia Steel Co. Invoice No. 0000100069 for Beatties Bluff WWTF Expansion in the sum of \$19,764.00
18. Magnolia Steel Co. Invoice No. 0000100090 for Beatties Bluff WWTF Expansion in the sum of \$5,558.00
19. Magnolia Steel Co. Invoice No. 000009645 for Beatties Bluff WWTF Expansion in the sum of \$25,537.00
20. Mayer Invoice No. 35438885 for Beatties Bluff WWTF Expansion in the sum of \$385.00
21. Mayer Invoice No. 35485536 for Beatties Bluff WWTF Expansion in the sum of \$1,913.00
22. Mayer Invoice No. 35495281 for Beatties Bluff WWTF Expansion in the sum of \$6,806.08
23. Mayer Invoice No. 35499750 for Beatties Bluff WWTF Expansion in the sum of \$1,609.00
24. Mayer Invoice No. 35500038 for Beatties Bluff WWTF Expansion in the sum of \$22.22
25. Mayer Invoice No. 35500052 for Beatties Bluff WWTF Expansion in the sum of \$4,895.51
26. Mayer Invoice No. 35501975 for Beatties Bluff WWTF Expansion in the sum of \$27,369.73
27. MMC Invoice No. 990083 for Beatties Bluff WWTF Expansion in the sum of \$2,306.00
28. MMC Invoice No. 990297 for Beatties Bluff WWTF Expansion in the sum of \$3,162.50
29. MMC Invoice No. 990742 for Beatties Bluff WWTF Expansion in the sum of \$27,606.00
30. MMC Invoice No. 990917 for Beatties Bluff WWTF Expansion in the sum of \$3,175.00
31. MMC Invoice No. 991498 for Beatties Bluff WWTF Expansion in the sum of \$7,590.00
32. MMC Invoice No. 992060 for Beatties Bluff WWTF Expansion in the sum of \$3,795.00

- ii. Rehab Invoices – State Funded
 - 1. Fluid Process & Pumps LLC Invoice No. 0031120 for Beatties Bluff WWTF Rehab in the sum of \$134,385.00
 - 2. Innovative Flow Solutions Invoice No. 030081 for Beatties Bluff WWTF Rehab in the sum of \$3,025
 - 3. MMC Invoice No. 985634 for Beatties Bluff WWTF Expansion Rehab in the sum of \$725.00
 - 4. MAYER Invoice No. 35372302 for Beatties Bluff WWTF Expansion Rehab in the sum of \$1,017.77
 - 5. MAYER Invoice No. 35372304 for Beatties Bluff WWTF Expansion Rehab in the sum of \$3,458.85
- iii. AWS Invoices – AWS Funded
 - 1. Innovative Flow Solutions Invoice No. 030064 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$9,075.00
 - 2. MMC Invoice No. 990297 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$15,812.50.
 - 3. Magnolia Steel Invoice No. 99746 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$19,624.00
 - 4. Magnolia Steel Invoice No. 99795 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$9,984.00
 - 5. Magnolia Steel Invoice No. 99941 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$3,671.00
 - 6. MMC Invoice No. 985634 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$8,071
 - 7. MMC Invoice No. 985885 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$5,765.00
 - 8. MMC Invoice No. 986182 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$1,153.00
 - 9. MMC Invoice No. 987465 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$31,625.00
 - 10. MMC Invoice No. 988877 for Beatties Bluff WWTF Expansion AWS Requests in the sum of \$11,385.00

There was a motion by Mr. Gardner 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. Gibert 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:

Mr. Harris made a motion to move the regularly scheduled March 2026 meeting from Thursday, March 12, 2026 to Thursday, March 19th, 2026 to accommodate upcoming travel. After a second by Mr. Gardner, the motion was unanimously approved.

The meeting was adjourned at 9:40 a.m. by Chairman McGee



Gerard Gibert (Feb 12, 2026 13:38:44 CST)

Gerard Gibert, Secretary/Treasurer



Wint McGee (Feb 12, 2026 13:35:41 CST)

Wint McGee, Chairman