

MINUTES
 Board Meeting of the Madison County Economic Development Authority
 Thursday, February 12, 2026 at 8:30 a.m.
 MCEDA Conference Room
 135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:

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

Staff in Attendance:

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andreau Brown	

Guests in Attendance:

Chad Wages	Bill Felder	Jan Collins
John Bourgois		

At 8:33 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. Gardner made a motion to approve the January 15, 2026 Board Minutes. After a second by Mr. Jones, the motion was unanimously approved.

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

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

Mr. Deason requested authorization and approval of a resolution for MCEDA to enter a Regional Economic Development Act (REDA) with Madison County Board of Supervisors and the City of Ridgeland. Mr. Jones made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

A RESOLUTION FO THE BOARD OF DIRECTORS OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY APPROVING A REGIONAL ECONOMIC DEVELOPMENT ACT ALLIANCE AGREEMENT AND A REGIONAL ECONOMIC DEVELOPMENT ACT APPLICATION TO THE MISSISSIPPI DEVELOPMENT AUTHORITY IN CONNECTION WITH THE INDUCEMENT OF A REGIONAL ECONOMIC DEVELOPMENT PROJECT AND RELATED MATTERS.

WHEREAS, the Board of Directors of the Madison County Economic Development Authority (the "Board" of the "Authority"), acting for and on behalf of the Authority, hereby finds, determines, adjudicates and declares as follows:

1. All references herein to "MCA §" shall mean the Mississippi Code of 1972, as amended;
2. There has been presented to the Board a draft of a Regional Economic Development Act Alliance Agreement- Madison County Conference Center Development Project (a copy of which is attached hereto as Exhibit "A" and is referred to herein as the "REDA Agreement") by and between the Authority, Madison County, Mississippi (the "County"), and the City of Ridgeland, Mississippi (the "City");
3. The Board hereby adopts and incorporates as its findings, determinations, adjudications and declarations for purposes of this Resolution all of the Recitals set forth in the REDA Agreement;
4. The Board now finds and determines that it would be in the best interest of the City and County and their citizens for the Board to approve and execute the REDA Agreement, submit the REDA Agreement to the Office of the Attorney General of the State for approval, and upon approval of such agreement by the Office of the Attorney General of the State, to perform the Authority's obligations pursuant thereto in order to encourage and support the development of the Hotel Project and Conference Center Project, as each is defined in the REDA Agreement; and
5. The Board additionally finds and determines that it would be in the best interest of the City and County and their citizens for the Board to authorize the Executive Director of the Authority, working with the County Administrator and City Clerk, to prepare and submit an application to the Mississippi Development Authority ("MDA"), on the form or forms prescribed thereby, for a certificate of public convenience and necessity to authorize the creation of the alliance described in, and pursuant to, the REDA Agreement (the "REDA Application").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

SECTION 1. Authorization of REDA Application. The Executive Director is hereby authorized to work with the County Administrator and City Clerk to prepare and then deliver to the MDA the REDA Application for a certificate of public convenience and necessity to authorize the creation of the alliance described in, and pursuant to, the REDA Agreement;

SECTION 2. Authorization of Project Agreements. The REDA Agreement is hereby approved, and the Executive Director is hereby authorized to execute and deliver the REDA Agreement under the seal of the Authority, for and on behalf of the Authority, in substantially the form attached hereto as Exhibit "A", with such completions, changes, insertions and modifications as shall be approved by the Board attorney and the Executive Director, the approval thereof by the Board attorney and the execution thereof by the Executive Director to be conclusive evidence of such approval; all provisions of the REDA Agreement, when executed as authorized herein, shall be deemed to be a part of this resolution

as fully and to the extent as if separately set out verbatim herein; and in the event of any conflict between the provisions of this resolution and the provisions of the REDA Agreement, the provisions of the REDA Agreement shall govern. The Executive Director, the County Administrator and the City Clerk are each hereby independently authorized, upon the issuance by the MDA of a certificate of public convenience and necessity authorizing the creation of the alliance described in, and pursuant to, the REDA Agreement, to submit the executed REDA Agreement to the Office of the Attorney General of the State for approval thereby of such agreement.

SECTION 3. Further Actions. The Executive Director is hereby further authorized to do all things and to execute such instruments which are required by or contemplated in the foregoing Resolutions set forth in Sections 1 and 2 immediately above and in the REDA Agreement or which the Executive Director deems necessary or desirable to effect the purposes of, or to enable the Authority to, perform its obligations hereunder or thereunder, or which are otherwise necessary or desirable to effect the purposes of such Resolutions set forth in Sections 1 and 2 immediately above or in the REDA Agreement.

SECTION 4. Captions. The captions or headings of this resolution are for convenience only and in no way define, limit or describe the scope or intent of any provision of these resolutions.

SECTION 5. Board Minutes. The Board attorney is hereby directed to spread a copy of this resolution on the minutes of this Board.

After discussion, Director Jones moved and Director Gardner seconded the motion to adopt the foregoing resolution and, the question being put to a roll call vote, the result was as follows:

Director Douglas L. Jones	voted: <u>Aye</u>
Director Ed Gardner	voted: <u>Aye</u>
Director Wint McGee	voted: <u>Absent</u>
Director Percy Brooks	voted: <u>Absent</u>
Director Calvin Harris	voted: <u>Aye</u>
Director Gerard Gibert	voted: <u>Aye</u>
Director Dwight J. Lockett, Sr.	voted: <u>Aye</u>

The motion having received the affirmative vote of a majority of the Supervisors present, the motion was declared passed by the President on this the 12 day of February, 2026.

Wint McGee
Wint McGee,
Chairman, Board of Directors

ATTEST:

Emily McConnell Harrison
Name: Emily McConnell Harrison
Title: Director of Business Development
(SEAL)



EXHIBIT "A"
REDA Agreement
(see attached)

Mr. Felder requested acknowledgement of MCEDA Executive Director's SERP for 2026. Mr. Jones made a motion to approve. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Deason requested approval of ROW Easements at the Flora Industrial Park for Atmos Energy for Salad Days and Tony's Tamales. Mr. Gardner made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval for Brasfield and Gorrie Change Order No. 5 for the AWS Force Main to Beatties Bluff in the sum of \$2,307,691.00. Mr. Jones made a motion to approve. After a second by Mr. Gardner, 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. Harris made a motion to approve the following items. After a second by Mr. Gibert, the following consent items were unanimously approved.

- a. Approval of AWS Funded Projects JAN100
- b. Approval of AWS Funded Projects JAN200
- c. Approval of AWS JAN200 Funded Water Service Agreement Projects
- d. Approval of State Funded Projects for Infrastructure Improvements
 - i. Neel-Schaffer Invoice No. 1113098 for 8MGD Wastewater Treatment Facilities in the sum of \$112,663.61
 - ii. Brasfield & Gorrie Pay App No. 7 for Beatties Bluff WWTF Expansion and Rehabilitation in the sum of \$2,178,506.66
 - iii. Hemphill Construction Pay App No. 3 for West County Line Road Water and Wastewater Improvements in the sum of in the sum of \$668,720
 - iv. Benchmark Construction Pay App No. 10 for JAN200 Fire Station in the sum of \$389,219
 - v. Birdsong Construction Pay App No. 4 for 30" Force Main in the sum of \$108,586.88
 - vi. Fondren Construction Pay App No.4 for Virililia Road Widening in the sum of \$380,886.25
 - vii. Malouf Construction Pay App No. 12 for Mega Site Fire Station in the sum of \$328,571.57
 - viii. Adcamp Pay App No. 2 for Highland Colony Parkway Reconstruction in the sum of \$398,607.71
 - ix. Wages Civil Invoice No. 199 for Madison County Parkway East Extension in the sum of \$32,140.31
 - x. Wages Civil Invoice No. 200 for Grey Water Return Line POTW to Mega Site \$130,101.98
 - xi. Wages Civil Invoice No. 201 for Mega Site Forcemain to CMU HCR Lagoon \$40,953.94
- e. Approval of Infrastructure Brasfield & Gorrie ODP Invoices
 - i. Expansion Invoices – State Funded

1. American Ductile Iron Pipe Invoice No. D5I1083-051 for Beatties Bluff WWTF Expansion in the sum of \$30,215.42
2. American Ductile Iron Pipe Invoice No. D5I1083--52 for Beatties Bluff WWTF Expansion in the sum of \$68,184.55
3. American Ductile Iron Pipe Invoice No. D5I1083-53 for Beatties Bluff WWTF Expansion in the sum of \$59,304.74
4. American Ductile Iron Pipe Invoice No. D5I1083-54 for Beatties Bluff WWTF Expansion in the sum of \$53,475.08
5. American Ductile Iron Pipe Invoice No. D5I1083-55 for Beatties Bluff WWTF Expansion in the sum of \$64,466.09
6. American Ductile Iron Pipe Invoice No. D5I1083-56 for Beatties Bluff WWTF Expansion in the sum of \$7,000.85
7. APAC Invoice No. 4000230781 for Beatties Bluff WWTF Expansion in the sum of \$23,014.73
8. APAC Invoice No. 4000230882 for Beatties Bluff WWTF Expansion in the sum of \$12,094.91
9. APAC Invoice No. 4000231023 for Beatties Bluff WWTF Expansion in the sum of \$10,760.92
10. APAC Invoice No. 4000231698 for Beatties Bluff WWTF Expansion in the sum of \$16,325.42
11. APAC Invoice No. 4000233001 for Beatties Bluff WWTF Expansion in the sum of \$5,400.53
12. APAC Invoice No. 4000233117 for Beatties Bluff WWTF Expansion in the sum of \$20,096.72
13. APAC Invoice No. 4000233284 for Beatties Bluff WWTF Expansion in the sum of \$22,626.77
14. APAC Invoice No. 4000233462 for Beatties Bluff WWTF Expansion in the sum of \$10,794.83
15. ETEC Services, LLC Invoice No. AR19573 for Beatties Bluff WWTF Expansion in the sum of \$416,900
16. Fluid Process & Pumps, LLC Invoice No. 0031167 for Beatties Bluff WWTF Expansion in the sum of \$473,547.75
17. Fluid Process & Pumps, LLC Invoice No. 0031267 for Beatties Bluff WWTF Expansion in the sum of \$183,725.75
18. Innovative Flow Solutions Invoice No. 030086 for Beatties Bluff WWTF Expansion in the sum of \$27,225.00
19. Innovative Flow Solutions Invoice No. 030102 for Beatties Bluff WWTF Expansion in the sum of \$24,813.00
20. Innovative Flow Solutions Invoice No. 030108 for Beatties Bluff WWTF Expansion in the sum of \$6,050.00
21. Magnolia Steel, Co. Invoice No. 0000100261 for Beatties Bluff WWTF Expansion in the sum of \$390
22. Magnolia Steel, Co. Invoice No. 0000100333 for Beatties Bluff WWTF Expansion in the sum of \$28,876
23. MAYER Invoice No. 35517813 for Beatties Bluff WWTF Expansion in the sum of \$25,150

24. MAYER Invoice No. 35598272 for Beatties Bluff WWTF Expansion in the sum of \$56,639.43
 25. MMC Invoice No. 992772 for Beatties Bluff WWTF Expansion in the sum of \$2,865
 26. MMC Invoice No. 993230 for Beatties Bluff WWTF Expansion in the sum of \$2,865
 27. MMC Invoice No. 993563 for Beatties Bluff WWTF Expansion in the sum of \$2,370
 28. MMC Invoice No. 994315 for Beatties Bluff WWTF Expansion in the sum of \$10,441
 29. MMC Invoice No. 995217 for Beatties Bluff WWTF Expansion in the sum of \$673
 30. MMC Invoice No. 995449 for Beatties Bluff WWTF Expansion in the sum of \$3,315
 31. MMC Invoice No. 995896 for Beatties Bluff WWTF Expansion in the sum of \$3,963.00
 32. MMC Invoice No. 996067 for Beatties Bluff WWTF Expansion in the sum of \$10,244.00
 33. Thompson Fabricating, LLC Invoice No. 2505909-IN for Beatties Bluff WWTF Expansion in the sum of \$102,362.00
 34. Thompson Fabricating, LLC Invoice No. 2505910-IN for Beatties Bluff WWTF Expansion in the sum of \$83,339
 35. Thompson Fabricating, LLC Invoice No. 2505911-IN for Beatties Bluff WWTF Expansion in the sum of \$152,535
 36. Thompson Fabricating, LLC Invoice No. 2505912-IN for Beatties Bluff WWTF Expansion in the sum of \$1,927
- ii. Rehab Invoices – State Funded
1. ETEC Services, LLC Invoice No. AR19534 for Beatties Bluff WWTF Rehab in the sum of \$448,125.00
 2. MMC Invoice No. 995217 for Beatties Bluff WWTF Rehab in the sum of \$1,321
 3. Thompson Fabricating, LLC Invoice No. 2505910-IN for Beatties Bluff WWTF Rehab in the sum of \$23,569
 4. MMC Invoice No. 994315 for Beatties Bluff WWTF Expansion in the sum of \$10,441
- iii. AWS Invoices – AWS Funded
1. Aqua-Aerobic Systems, Inc. Invoice No 110008-2 for Beatties Bluff WWTF AWS Requests in the sum of \$52,837.00
 2. Fluid Process & Pumps, LLC Invoice No. 0031219 for Beatties Bluff WWTF AWS Requests in the sum of \$25,090.10

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