MINUTES
Board Meeting of the Madison County Economic Development Authority
Thursday, May 14, 2026 at 8:30 a.m.
MCEDA Conference Room
135 Mississippi Parkway, Canton, Mississippi

Members in Attendance:		
Dwight Luckett (Zoom)	Gerard Gibert	Calvin Harris
Doug Jones	Percy Brooks	
Staff in Attendance:		
Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andreau Brown	
Guests in Attendance:		
Chad Wages	Lynn Wolfe	Aaron Lincoln
John Bourgeois	Mauricka Mackenzie	

At 8:31 a.m. Secretary/Treasurer Gibert announced that the members present in person and telep2onically constituted a quorum and convened the regular monthly meeting of the Board.

Mr. Jones led in prayer.

Mr. Jones made a motion to approve the April 16, 2026 Board Minutes. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason reviewed the April Financials. Mr. Harris made a motion to approve the Financials. After a second by Mr. Brooks, the motion was unanimously approved.

Ms. Harrison provided a quick update on Madison County Business League and Foundation events on behalf of Ms. Collins.

Mr. Deason requested approval of the 2026 Ad Valorem Tax Assessor's Position Statements for the following companies: Tower Automotive Operations (4 applications), Unipres Southeast, and Westlake Compounds. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval to award the HCR Lagoon and Aeration Improvement bids to Hemphill Construction Company in the amount of $9,157,305.00. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval of Malouf Construction Change Order No. 4 for the Mega Site Pump Station. Mr. Harris made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested approval of Utility Contractors Change Order No. 2 and No. 3 for the 24" Return Force Main. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested authorization for Wages Civil to advertise the 16"/18" Wastewater Forcemain to the HCR Lagoon. Mr. Harris made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested authorization for Wages Civil to advertise West Count Line Road 24" Gravity Sewer Line. Mr. Brooks made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval for Allen Engineering Change Order No. 3 for Stokes Road Improvements. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval to grant ROW easement at Beatties Bluff for Entergy MS to run underground power lines. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval to award CMU Water Distribution Improvements bid to Hemphill Construction in the amount of $2,345,660.00. Mr. Harris made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested approval to enter CMU contract for Steen Plumbing, CMU's Term Bid Contractor, for the installation of the 16" Force Main in the amount of $610,700.20. Mr. Jones made a motion to approve. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Deason requested approval for Jackson Water Contractor, Compliance EnviroSystems Inc., to complete a line inspection in the sum of $113,278.00. Mr. Harris made a motion to approve. After a second by Mr. Brooks, 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 the following items. After a second by Mr. Brooks, the following consent items were unanimously approved.

a. Approval of AWS Funded Projects JAN100
    i. Allen Engineering Invoice No. 00252337 for Stokes Road Improvements in the sum of $23,000.00
    ii. Allen Engineering Invoice No. 00252505 for Stokes Road Improvements in the sum of $23,000.00
b. Approval of AWS Funded Projects JAN200 – *No Items*
c. Approval of AWS JAN200 Funded Water Service Agreement Projects
    i. Waggoner Engineering Invoice No. 46009-A for Costas Tank & Well (South Livingston) in the sum of $23,250.00
    ii. Waggoner Engineering Invoice No. 46128-A for Costas Tank & Well (South Livingston) in the sum of $25,050.00

iii. Waggoner Engineering Invoice No. 46397-A for Costas Tank & Well (South Livingston) in the sum of $18,600.00
iv. Waggoner Engineering Invoice No. 46009-B for Colony Park Blvd Tank and Well/Water Distribution in the sum of $41,185.00
v. Waggoner Engineering Invoice No. 46128-B for Colony Park Blvd Tank and Well/Water Distribution in the sum of $40,140.06
vi. Waggoner Engineering Invoice No. 46397-B for Colony Park Blvd Tank and Well/Water Distribution in the sum of $41,185.00
vii. Waggoner Engineering Invoice No. 46009-C for Western Water System Tank and Distribution Improvements in the sum of $8,125.00
viii. Waggoner Engineering Invoice No. 46128-C for Western Water System Tank and Distribution Improvements in the sum of $20,885.30
ix. Waggoner Engineering Invoice No. 46397-C for Western Water System Tank and Distribution Improvements in the sum of $43,408.90
x. Waggoner Engineering Invoice No. 46009-D for Reach 16-White Oak Creek 12-inch Sewer Interceptor in the sum of $7,350.00
xi. Waggoner Engineering Invoice No. 46128-D for Reach 16-White Oak Creek 12-inch Sewer Interceptor in the sum of $7,407.50
xii. Waggoner Engineering Invoice No. 46397-D for Reach 16-White Oak Creek 12-inch Sewer Interceptor in the sum of $18,573.30

d. Approval of State Funded Projects for Infrastructure Improvements

i. MSEG Invoice 22181-012 for Beatties Bluff Wastewater Treatment Facility Expansion upon receipt of requested return payment in the sum of $185,000.00
ii. MSEG Invoice 22181-013 for Beatties Bluff Wastewater Treatment Facility Expansion upon receipt of requested return payment in the sum of $21,250.00
iii. MSEG Invoice 22181-014 for Beatties Bluff Wastewater Treatment Facility Expansion upon receipt of requested return payment $29,750.00
iv. Waggoner Engineering Invoice 46008 for CMU Beatties Bluff WWTF Rehabilitation upon receipt of requested return payment in the sum of $17,850.00
v. Waggoner Engineering Invoice 46223 for CMU Beatties Bluff WWTF Rehabilitation upon receipt of requested return payment in the sum of $7,65.00
vi. Waggoner Engineering Invoice 46407 for CMU Beatties Bluff WWTF Rehabilitation upon receipt of requested return payment in the sum of $25,500.00
vii. Waggoner Engineering Invoice 46003 for CMU Project Atlas Water System Improvements in the sum of $25,755.00
viii. Waggoner Engineering Invoice 46127 for CMU Project Atlas Water System Improvements in the sum of $23,457.50
ix. Waggoner Engineering Invoice 46396 for CMU Project Atlas Water System Improvements in the sum of $7,610.00
x. Waggoner Engineering Invoice 46005 for CMU HCR Lagoon Improvements in the sum of $21,358.75.

xi. Waggoner Engineering Invoice 46131 for CMU HCR Lagoon Improvements in the sum of $39,666.25
xii. Waggoner Engineering Invoice 46402 for CMU HCR Lagoon Improvements $219,825.00
xiii. Waggoner Engineering Invoice 46004-R for Green Pastures Water Well & Line Improvements in the sum of $99,700.55
xiv. Waggoner Engineering Invoice No. 46130-R for Green Pastures Water Well & Line Improvements in the sum of $57,484.49
xv. Waggoner Engineering Invoice No. 46401-R for Green Pastures Water Well & Line Improvements in the sum of $174,897.50
xvi. Waggoner Engineering Invoice No. 46009-E for WCLR 12" South Loop Water Distribution Improvements in the sum of $8,500.00
xvii. Waggoner Engineering Invoice No. 46128-E for WCLR 12" South Loop Water Distribution Improvements in the sum of $10,765.00
xviii. Waggoner Engineering Invoice No. 46397-E for WCLR 12" South Loop Water Distribution Improvements in the sum of $33,500.00
xix. Waggoner Engineering Invoice No. 46009-F for Water Tank Costas upon receipt of requested return payment in the sum of $3,500
xx. Waggoner Engineering Invoice No. 46128-F for Water Tank Costas upon receipt of requested return payment in the sum of $1,400.00
xxi. Waggoner Engineering Invoice No. 46397-F for Water Tank Costas upon receipt of requested return payment in the sum of $6,300.00
xxii. Benchmark Construction Pay App No. 12 for JAN200 Ridgeland Fire Station in the sum of $250,327.00
xxiii. Benchmark Construction Pay App No. 13 for JAN200 Ridgeland Fire Station in the sum of $389,302.00
xxiv. Hemphill Construction Pay App No. 1 for South Livingston Tank & Well in the sum of $327,774.13
xxv. Hemphill Construction Pay App No. 2 for South Livingston Tank & Well in the sum of $109,342.09
xxvi. Neel-Schaffer Invoice No. 1115599 for 8MGD Wastewater Treatment Facilities in the sum of $64,931.04
xxvii. Brasfield & Gorrie Pay App No. 10 for BBWWTF Expansion & Rehabilitation in the sum of $2,770,414.52
xxviii. Entergy MS Invoice No. 7015159 for Mt Elma Rd Pole Replacements in the sum of $14,955.85
xxix. Wages Civil Invoice No. 211 for Grey Water Return Line to POTW to Mega Site $68,720.53
xxx. Wages Civil Invoice No. 212 for Madison County Parkway East Extension
xxxi. Wages Civil Invoice No. 213 for Mega Site Pump Station in the sum of $28,014.31
xxxii. Wages Civil Invoice No. 214 for Forcemain to HCR Lagoon in the sum of $12,516.00
xxxiii. Fondren Construction Pay App No. 7 for Virlilia Road Widening in the sum of $74,107.13
xxxiv. Malouf Construction Pay App No. 16 for Mega Site Pump Station

in the sum of $74,107.13

xxxv. Utility Constructors, Inc. Pay App No. 2 for 24" Return Force Main in the sum of $1,033,990.42

xxxvi. Malouf Construction Pay App No. 15 for Mega Site Fire Station in the sum of $272,506.01

xxxvii. Birdsong Construction Pay App No. 5 for Nissan 30" Force Main in the sum of $219,302.97

xxxviii. Birdsong Construction Pay App No. 6 for Nissan 30" Forcemain in the sum of $156,381.82

xxxix. Malouf Construction Pay App No. 17 for Mega Site Pump Station in the sum $168,113.55

e. <u>Approval of Infrastructure Brasfield & Gorrie ODP Invoices</u>

i. Expansion Invoices – State Funded

1. American Ductile Iron and Pipe Invoice No. D5I1083064 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $36,362.89
2. American Ductile Iron and Pipe Invoice No. D5I1083066 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $16,733.88
3. American Ductile Iron and Pipe Invoice No. D5I1083069 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $1,341.60
4. American Ductile Iron and Pipe Invoice No. D5I1083065 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $5,366.40
5. American Ductile Iron and Pipe Invoice No. D5I1083071 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $18,937.21
6. American Ductile Iron and Pipe Invoice No. D5I1083070 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $8,923.98
7. American Ductile Iron and Pipe Invoice No. D5I1083072 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $2,115.60
8. American Ductile Iron and Pipe Invoice No. D5I1083074 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $3,617.16
9. American Ductile Iron and Pipe Invoice No. D5I1083076 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $12,750.36
10. APAC Invoice No 4000238971for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $11,761.86
11. APAC Invoice No 4000239108 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $2,617.70
12. APAC Invoice No 4000241032 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $1,352.68
13. APAC Invoice No 4000241036 for Beatties Bluff Wastewater

Treatment Plant Expansion in the sum of $12,000.48

14. APAC Invoice No 4000241196 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $18,483.38
15. ETEC Services Invoice No 1419819 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $748,500.00
16. Fluid Process & Pumps LLC Invoice No. 0031378 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $194,339.75
17. MMC Materials Invoice No. 1008412 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $997.00
18. MMC Materials Invoice No. 1009154 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $1,975.00
19. MMC Materials Invoice No. 1010900 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $511.00
20. MMC Materials Invoice No. 1011124 for Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $673.00
21. Thompson Fabricating, LLC Invoice No 2505915-IN or Beatties Bluff Wastewater Treatment Plant Expansion in the sum of $3,575.00

ii. Rehab Invoices – AWS Funded
1. American Ductile Iron and Pipe Invoice No. D5I1083067 for Beatties Bluff Wastewater Treatment Plant Rehab in the sum of $1,083.32
2. American Ductile Iron and Pipe Invoice No. D5I1083068 for Beatties Bluff Wastewater Treatment Plant Rehab in the sum of $4,942.00
3. American Ductile Iron and Pipe Invoice No. D5I1083073 for Beatties Bluff Wastewater Treatment Plant Rehab in the sum of $22,833.00
4. American Ductile Iron and Pipe Invoice No. D5I1083075 for Beatties Bluff Wastewater Treatment Plant Rehab in the sum of $17,973.05
5. ETEC Services Inv Invoice No. AR19759 for Beatties Bluff Wastewater Treatment Plant Rehab in the sum of $162,375.00

iii. AWS Invoices – AWS Funded – *No Invoices*

iv. Force Main
1. Eagle Pipe and Supply Invoice No. 78140 for 24" Force Main Materials to Beatties Bluff in the sum of $24,762.50

There was a motion by Mr. Jones and a second by Mr. Brooks 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. Jones and a second by Mr. Harris the motion to remain in executive session was unanimously adopted. Secretary/Treasurer 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. Brooks 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 Secretary/Treasurer Gibert: No action taken.

The meeting was adjourned at 9:33 a.m. by Secretary/Treasurer Gibert.

Wint McGee (Jul 9, 2026 11:09:11 CDT)

Wint McGee, Chairman

Gerard Gibert (Jul 9, 2026 10:52:31 CDT)

Gerard Gibert, Secretary/Treasurer