MINUTES
Board Meeting of the Madison County Economic Development Authority
Thursday, July 9, 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 (Zoom)	Percy Brooks	Ed Gardner

Staff in Attendance:

Attorney Skip Jernigan	Joey Deason	Larkin Simpson
Emily Harrison	Andreau Brown	

Guests in Attendance:

Chad Wages	Lynn Wolfe	Bill Felder
Jessica Ward	Jackson Pittman	Jan Collins

At 8:30 a.m. Chairman McGee announced that the members present in person and telephonically constituted a quorum and convened the regular monthly meeting of the Board.

Mr. Jernigan led in prayer.

Mr. Brooks made a motion to approve the June 11, 2026 Board Minutes. After a second by Mr. Gardner, the motion was unanimously approved.

Mr. Luckett made a motion to approve the June 23, 2026 Special Called Board Meeting Minutes. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason reviewed the June Financials. Mr. Gibert made a motion to approve the Financials. After a second by Mr. Luckett, the motion was unanimously approved.

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

Mr. Simpson reviewed the newly implement ACH Payment Procedure using Ramp, and per guidance from MCEDA Accountant, Mr. Felder, requested implementing Ramp Cards for purchases. Mr. Luckett made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested Approval of Hemphill Construction Change Order No. 2 for West County Line Road Water and Wastewater Improvements in the decrease of $11,745.00. Mr. Gardner made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested approval of Hemphill Construction Change Order No. 1 for 16"/18" Wastewater Force Main to HCR Lagoon in the sum of $126,000. Mr. Harris made a motion to approve. After a second by Mr. Luckett, the motion was unanimously approved.

Mr. Deason requested approval of Hemphill Construction Change Order No. 1 for Costas Water Distribution Improvements and Access Drive for $21,010.50. Mr. Luckett made a motion to approve. After a second by Mr. Gibert, the motion was approved. Mr. Gardner abstained from voting.

Mr. Deason requested approval of Adcamp Pay App No. 5 for Highland Colony Parkway Reconstruction in the sum of $531,062.12. Mr. Gardner made a motion to approve. After a second by Mr. Gibert, the motion was unanimously approved.

Mr. Deason requested approval of Lewis Electric Change Order No. 1 for Hwy 22/Virlilia Road Traffic Signal in the sum of $ $82,591.95. Mr. Luckett made a motion to approve. After a second by Mr. Brooks, the motion was unanimously approved.

Mr. Deason requested authorization to execute expanded Mega Site REDA Agreement for North Madison County Wastewater Development Project. 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. Brooks 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 – *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. Approval of Entergy MS Invoice No 7015363 for underground costs for the Mega Site Fire Station in the sum of $197,257.29
    ii. Approval of Adcamp, Inc. Pay App No. 4 for Highland Colony Reconstruction in the sum of $496,348.67
    iii. Approval of Layne Christensen Company Pay App No. 2 for New Ragsdale Water Well in the sum of $100,505.25
    iv. Approval of A&B Electric Company, INC Train 1 Lighting Expense for existing lights Beatties Bluff WWTP in the sum of $12,373.25
    v. Approval of RidgePoint Consultants Invoice No. GWBB-ACQ06 for ROW Acquisition in the sum of $11,250.00
    vi. Approval of RidgePoint Consultants Invoice No. GWBB-VRN-ACQ01 for ROW Acquisition in the sum of $4,500
    vii. Approval of Brasfiled & Gorrie Pay App No. 12 for Beatties Bluff Wastewater Treatment Facility Expansion and Rehabilitation Project in the sum of $2,844,363.96
        1. Approval of Brassfield & Gorrie Pay App No. 12 for 24" Treated Water Force Main in the sum of $9,424.51
    viii. Approval of Jones Walker Invoice No. 1335998 for Project Atlas Legall Services in the sum of $4,188.10
    ix. Approval of Jones Walker Invoice No. 1336003 for Project Atlas Legall

Services in the sum of $12,554.04

x. Approval of Jones Walker Invoice No. 1336008 for Project Atlas Legall Services in the sum of $30,536.50

xi. Approval of Wages Civil Invoice No. 227 Mega Site Force Main to HCR Lagoon in the sum of $23,402.25

xii. Approval of Wages Civil Invoice No 228 for West County Line Road Gravity Sewer in the sum of $5,726.88

xiii. Approval of Wages Civil Invoice 229 for Madison County Parkway East Extension in the sum of $32,168.94

xiv. Approval of Wages Civil Invoice No. 230 for Grey Water Return Line to Mega Site in the sum of $73,390.86

xv. Approval of Neel Schaffer Invoice No. 1117109 for 8MGD Wastewater treatment Facility in the sum of $92,909.54

xvi. Approval of Benchmark Construction Pay App No. 15 for JAN200 Ridgeland Fire Station in the sum of $214,664.00

xvii. Approval of Fondren Construction Pay App No. 9 for Virlilia Road Widening in the sum of $149,588.77

xviii. Approval of RidgePoint Consultants Invoice No. HCRLACQ02 for Acquisition in the sum of $9,000.00

xix. Approval of RidgePoint Consultants Invoice No. HCFRLRF01 for Acquisition in the sum of $123.78

xx. Approval of Malouf Construction Pay App No. 17 for Mega Site Fire Station in the sum of $112,758.88

xxi. Approval of Utility Constructors Pay App No. 3 for 24" Return Force Main in the sum of $987,564.52

xxii. Approval of Lewis Electric Pay App No. 2 for Hwy 22/Virlilia Road Traffic Signal in the sum of $54,767.05

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

i. Expansion Invoices – State Funded

1. Approval of American Ductile Iron Pipe Invoice No. D5I1083-041 for Beatties Bluff WWTP Expansion in the sum of $68,449.39
2. Approval of APAC Invoice No 4000210333 for Beatties Bluff WWTP Expansion in the sum of $12,400.09
3. Approval of APAC Invoice No 4000210612 for Beatties Bluff WWTP Expansion in the sum of $13,681.22
4. Approval of APAC Invoice No 4000210744 for Beatties Bluff WWTP Expansion in the sum of $7,929.22
5. Approval of APAC Invoice No 400210932 for Beatties Bluff WWTP Expansion in the sum of $8,884.96
6. Approval of APAC Invoice No 4000211211 for Beatties Bluff WWTP Expansion in the sum of $12,570.23
7. Approval of Cummins Invoice C4-251179457 for Beatties Bluff WWTP Expansion in the sum of $73,012.50
8. Approval of American Ductile Iron Pipe Invoice No. D5I1083080 for Beatties Bluff WWTP Expansion in the sum of $24,165.81

9. Approval of American Ductile Iron Pipe Invoice No. D5I1083082 for Beatties Bluff WWTP Expansion in the sum of $6.25
10. Approval of American Ductile Iron Pipe Invoice No. D5I1083077 for Beatties Bluff WWTP Expansion 40,843.98
11. Approval of American Ductile Iron Pipe Invoice No. D5I1083086 for Beatties Bluff WWTP Expansion in the sum of $12,215.68
12. Approval of American Ductile Iron Pipe Invoice No. D5I1083084 for Beatties Bluff WWTP Expansion in the sum of $15,663.41
13. Approval of American Ductile Iron Pipe Invoice No. D5I1083085 for Beatties Bluff WWTP Expansion in the sum of $4,545.32
14. Approval of American Ductile Iron Pipe Invoice No. D5I1083083 for Beatties Bluff WWTP Expansion in the sum of $35,158.95
15. Approval of American Ductile Iron Pipe Invoice No. D5I1083087 for Beatties Bluff WWTP Expansion in the sum of $1,340.32
16. Approval of APAC Invoice No. 4000245850 for Beatties Bluff WWTP Expansion in the sum of $13,589.54
17. Approval of APAC Invoice No. 4000246970 for Beatties Bluff WWTP Expansion in the sum of $10,750.72
18. Approval of APAC Invoice No. 4000247568 for Beatties Bluff WWTP Expansion in the sum of $8,054.98
19. Approval of APAC Invoice No. 4000247707 for Beatties Bluff WWTP Expansion in the sum of $5,300.99
20. Approval of APAC Invoice No. 4000248114 for Beatties Bluff WWTP Expansion in the sum of $1,311.54
21. Approval of APAC Invoice No. 40002481126 for Beatties Bluff WWTP Expansion in the sum of $3,940.72
22. Approval of APAC Invoice No. 4000248596 for Beatties Bluff WWTP Expansion in the sum of $7,958.29
23. Approval of APAC Invoice No. 4000248732 for Beatties Bluff WWTP Expansion in the sum of $13,446.45
24. Approval of Control Systems Inc. Invoice No. J-60484-2 for Beatties Bluff WWTP Expansion in the sum of $352,546.00
25. Approval of ETEC Services Invoice No. AR19982 for Beatties Bluff WWTP Expansion in the sum of $309,805.79
26. Approval of ETEC Services Invoice No. AR19983 for Beatties Bluff WWTP Expansion in the sum of $3,546,931.10
27. Approval of ETEC Services Invoice No. AR19983 CO for Beatties Bluff WWTP Expansion in the sum of $285,335.65
28. Approval of Fluid Process and Pumps Invoice No. 0031884 for Beatties Bluff WWTP Expansion in the sum of $5,600.00
29. Approval of Fluid Process and Pumps Invoice No. 0031960 for Beatties Bluff WWTP Expansion in the sum of $3,020.00
30. Approval of MAYER Invoice No. 36150761 for Beatties Bluff WWTP Expansion in the sum of $3,175.62
31. Approval of Thompson Fabricating Invoice No. 2505918-IN for Beatties Bluff WWTP Expansion in the sum of $8,227.00

32. Approval of MMC Materials Invoice No. 976334 or Beatties Bluff WWTP Expansion in the sum of $3,963
33. Approval of MMC Materials Invoice No. 1018748 or Beatties Bluff WWTP Expansion in the sum of $511.00
34. Approval of MMC Materials Invoice No. 1007534 or Beatties Bluff WWTP Expansion in the sum of $835.00
35. Approval of MMC Materials Invoice No. 976322 or Beatties Bluff WWTP Expansion in the sum of $2,642.00
36. Approval of MMC Materials Invoice No. 1021295 or Beatties Bluff WWTP Expansion in the sum of $5,284.00
37. Approval of MMC Materials Invoice No. 1021730 or Beatties Bluff WWTP Expansion in the sum of $1,321.00
38. Approval of MMC Materials Invoice No. 1022050 or Beatties Bluff WWTP Expansion in the sum of $2,318.00
39. Approval of MMC Materials Invoice No. 1024415 or Beatties Bluff WWTP Expansion in the sum of $2,318.00

ii. Rehab Invoices – State Funded
1. Approval of Control Systems Inc. Invoice No. J-60484-2 for Beatties Bluff WWTP Rehab in the sum of $2,148.00
2. Approval of Control Systems Inc. Invoice No. J-60484-4 for Beatties Bluff WWTP Rehab in the sum of $648.00
3. Approval of ETEC Services Invoice No. AR19870 for Beatties Bluff WWTP Rehab in the sum of $9,025.00
4. Approval of ETEC Services Invoice No. AR19604-2 for Beatties Bluff WWTP Rehab in the sum of $139,020.00
5. Approval of MAYER Invoice No. 36183503 for Beatties Bluff WWTP Rehab in the sum of $1,368.88
6. Approval of Thompson Fabricating Invoice No. 2505919-IN for Beatties Bluff WWTP Rehab in the sum of $3,168.00
7. Approval of MMC Materials Invoice No. 1012905 or Beatties Bluff WWTP Rehab in the sum of $3,963.00

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

iv. Force Main – State Funded
1. Approval of Eagle Pipe and Supply Invoice No. 77635 for Force Main Return Line in the sum of $49,052.52
2. Approval of Eagle Pipe and Supply Invoice No. 77671 for Force Main Return Line in the sum of $24,526.26
3. Approval of Eagle Pipe and Supply Invoice No. 77650 for Force Main Return Line in the sum of $147,157.56
4. Approval of Eagle Pipe and Supply Invoice No. 77669 for Force Main Return Line in the sum of $49,052.52
5. Approval of Eagle Pipe and Supply Invoice No. 77676 for Force Main Return Line in the sum of $61,200.00
6. Approval of Eagle Pipe and Supply Invoice No. 77678 for Force Main Return Line in the sum of $28,350.00
7. Approval of Eagle Pipe and Supply Invoice No. 77679 for Force Main Return Line in the sum of $10,900.56

8. Approval of Eagle Pipe and Supply Invoice No. 77714for Force Main Return Line in the sum of $72,980.00
9. Approval of Eagle Pipe and Supply Invoice No. 78947 for Force Main Return Line in the sum of $9,410.00

There was a motion by Mr. Luckett 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. Gibert and a second by Mr. Luckett the motion to remain in executive session was unanimously adopted. 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. Garnder then made a motion to adjourn Executive Session. After a second by Mr. Gibert 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 McGee:

Mr. Gardner made a motion to authorize advertising to begin construction of a public road at the Watson Site for future economic development recruitment.

The meeting was adjourned at 9:23 a.m. by Chairman McGee.

Wint McGee, Chairman

Gerard Gibert, Secretary/Treasurer