

MINUTES
HINDS COUNTY ECONOMIC DEVELOPMENT AUTHORITY
ANNUAL BOARD MEETING
SEPTEMBER 28, 2022

Pursuant to Public Notice issued by Secretary-Treasurer, Willie A. Jones, the Annual Board Meeting of the Hinds County Economic Development Authority was held on September 28, 2022, at the Authority Office, 125 South Congress Street, Suite 1500, Jackson, MS, and via teleconference at 10:00 a.m. The following were present constituting a quorum:

Trustees Present

Dr. Hilliard L. Lackey, President
Jason E. Owens, Vice-President
Willie A. Jones, Secretary-Treasurer
Vincent J. Byrd
Edderek "Beau" Cole
James E. Covington
Dr. Yolanda D. McElroy
Jared W. Turner – *via teleconference*
Dr. Mary M. White

Trustees Absent

Michael L. Walker
Louis P. Wright

Excused Absences

None

Staff Present

Tamika E. Jenkins, Executive Director
Luxie L. Frison, Director of Office Management & Accounting
Kemsye T. Smith, Director of Workforce Development

Staff Absent

None

Attorney Present

Dorian E. Turner

Guests Present

Otis Lichlyter – *Living Hope Ministries Church*
Vern O. Gavin – *Hinds County Board of Supervisors, Vice-President, District 4*
Chris Gray, Sr. – *Hinds County Board of Supervisors, Special Projects Officer, District 4*
Rakia Funchess – *Hinds County Board of Supervisors, Special Projects Officer, District 4*
Joseph Shelby – *Hinds County Board of Supervisors, Special Projects Officer, District 4*

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CALL TO ORDER

President Hilliard L. Lackey, III, called the Annual Board Meeting of the Hinds County Economic Development Authority to order at 10:06 a.m. Dr. Otis Lichlyter of Living Hope Ministries Church offered scripture and invocation. Luxie L. Frison recorded the minutes and provided hosting services for video-conference access to the meeting.

ADOPTION OF THE AGENDA

Upon a motion by Mary M. White, seconded by Yolanda D. McElroy, with all trustees present voting **AYE**, it was

RESOLVED to approve the agenda.

EXCUSED ABSENCE

None

PRESIDENT BRIEFING

None

APPROVAL OF MINUTES

Upon a motion by Mary M. White, seconded by James E. Covington, with all trustees present voting **AYE**, it was

RESOLVED to approve the August 31, 2022 Regular Board Meeting Minutes as presented.

Willie Jones entered at 10:12 a.m.

TREASURER'S REPORT

The Treasurer's Report, consisting of a **Balance Sheet** and **Statement of Revenues and Expenses** for the period ending August 31, 2022, was presented. (*Attachment No. 1*)

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ACCOUNTS PAYABLE REPORT

The Accounts Payable Report, consisting of a **Check Detail** for August 2022, was presented.

Upon a motion by James E. Covington, seconded by Mary M. White, with all trustees present voting **AYE**, it was

RESOLVED to approve the Accounts Payable Report for August 2022. (*Attachment No.*

Upon a motion by Yolanda D. McElroy, seconded by Edderek “Beau” Cole, with all trustees present voting **AYE**, it was

RESOLVED to allow Luxie L. Frison to continue the business of the Authority and allow payment of future invoices received for the month of September 2022, since the fiscal year closes on September 30, 2022.

PRESENTATION OF CERTIFICATE OF SERVICE

President Hilliard L. Lackey, III, recognized Henry W. Flowers for his 8 years of service to the Hinds County Economic Development Authority Board of Trustees and presented him with a Certificate of Appreciation and an award.

WORKFORCE DEVELOPMENT DIRECTOR

Northwest Industrial Park (NWIP)

Workforce Development Director, Kemsye T. Smith, provided an oral and written report updating the Board on ACT Work Readiness Certificate testing, county workforce data, Hinds County Workforce Nexus and Business Retention Visits for the month of September.

Ms. Smith highlighted repeated issues and concerns of businesses located in the Northwest Jackson Industrial Park. Mr. Covington suggested that the Board ask Executive Director Jenkins to begin conversations with the city to explore the opportunity for HCEDA to begin the management of the NWIP and bring back information to the Board to decide next steps. Ms. Jenkins agreed.

Berk Industries

Ms. Smith announced that Berk Industries will move into the NWIP in November 2022 and will occupy the old Pratt Industries building. HCEDA will post a press release on social media and with media outlets, and a ribbon cutting will be announced at a later day.

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FREEMPORT WAREHOUSE

Milwaukee Electric Tool

No action taken.

B C Terry

Upon a motion by James E. Covington, seconded by Edderek "Beau" Cole, with all trustees present voting AYE, it was

RESOLVED to recommend to the Hinds County Board of Supervisors, *Denial* of a Freeport Warehouse License. (*Attachment No.*)

AD VALOREM TAX ABATEMENT

The Quarter – TDL Holdings, LLC

Upon a motion by James E. Covington, seconded by Jason E. Owens, with all trustees present voting AYE, it was

RESOLVED to recommend to the Hinds County Board of Supervisors, *Approval* of an Ad Valorem Tax Abatement for 22 mills of the general fund for a period of ten years. (*Attachment No.*)

Hesselbein Tire Co.

Upon a motion by Edderek "Beau" Cole, seconded by Mary M. White, with all trustees present voting AYE, it was

RESOLVED to recommend to the Hinds County Board of Supervisors, *Approval* of an Ad Valorem Tax Abatement for 22 mills of the general fund for a period of ten years. (*Attachment No.*)

Hinds County Board of Supervisors

Vern Gavin, Hinds County Supervisor, District 4, and HCBOS Vice President, extended greetings and offered the support from his office, and introduced members of his staff.

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EXECUTIVE DIRECTOR

Hinds Solar, LLC

Executive Director, Tamika E. Jenkins, presented an Agreement to Pay a Fee in Lieu of Ad Valorem Taxes from Hinds Solar, LLC, a company looking to do business in Hinds County. Ms. Jenkins recommends that the HCEDA trustees recommend approval of the agreement to the Board of Supervisors.

Upon a motion by James E. Covington, seconded by Mary M. White, with all trustees present voting **AYE**, it was

RESOLVED to approve the recommendation to the Hinds County Board of Supervisors to approve the Agreement to Pay a Fee in Lieu of Ad Valorem Taxes from Hinds Solar, LLC.

OLD BUSINESS

Billboards for Wynndale Industrial Park

Executive Director Jenkins presented a 6-month proposal, including production costs, totaling \$8,538.00 from Newman Advertising Corporation for billboards near the Wynndale Industrial Park. Ms. Jenkins recommends accepting this proposal and using marketing funds from the FY 2023 Budget, once approved.

After further discussions, Ms. Jenkins will request and review the property's covenants and determine how signage on the property is addressed. No additional action taken.

Purchase of Sky Cops for Northwest Industrial Park

Ms. Jenkins recommended that HCEDA purchase 2 Sky Cops for the Northwest Industrial Park in the amount of \$5,500 per camera, to monitor each end of the park. Further discussions included the suggestion of drafting an Inter-local Agreement with the city to address ownership, maintenance, and liability of the cameras in detail.

President Lackey appointed a committee to further discussion and develop a detailed outline of the Inter-Local Agreement with the city. The members include James Covington, Edderek "Beau" Cole, Yolanda D. McElroy, Executive Director Tamika E. Jenkins, and Legal Counsel Dorian E. Turner, if needed. Mr. Covington will contact Mr. Louis P. Wright to start conversations.

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Ms. Jenkins requested permission to procure (one-time) lawn mowing service and clean-up of bulk items and trash for the Northwest Industrial Park with the written approval of the city.

Upon a motion by Jason E Owens, seconded by Edderek “Beau” Cole, with all trustees present voting **AYE**, it was

RESOLVED to approve the Executive Director to procure (one-time) lawn mowing service and clean-up of bulk items and trash for the Northwest Industrial Park pending the approval of the city, up to \$3,000.

NEW BUSINESS

Sponsorship for City of Jackson

Executive Director Jenkins shared that the City of Jackson’s Jobs for Jacksonians will host a “Workforce Development Summit” in which the Authority will participate. Ms. Jenkins requested approval of a sponsorship of \$400 for water and snacks in support of this event.

Upon a motion by Edderek “Beau” Cole, seconded by Jason E. Owens, with all trustees present voting **AYE**, it was

RESOLVED to approve the Executive Director’s request of a \$400 sponsorship for water and snacks in support of City of Jackson’s Jobs for Jacksonians “Workforce Development Summit”. The funds will come from the FY 2023 marketing budget line item.

Building on 909 President Street

Ms. Jenkins informed the board that Bruno & Tervalon CPAs will not renew their lease at 909 North President Street, Jackson, MS and plan to vacate the premises on October 31, 2022. No action was taken.

Land Option for Twin Lakes Site

Executive Director recommended renewing the Land Option Agreement for the Farm Bureau Twin Lakes Site.

Upon a motion by Jason E. Owens, seconded by James E. Covington, with all trustees present voting **AYE**, it was

RESOLVED to renew the Land Option Agreement for the Farm Bureau Twin Lakes Site.

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Ms. Jenkins updated the board on other ongoing projects and a recap of the HCEDEA Workforce Development Summit.

Upon a motion Yolanda D. McElroy, seconded by Willie A. Jones, with all trustees present voting **AYE**, it was

RESOLVED to give Dr. DeJonnette Grantham King a stipend in the amount of \$500 in appreciation for serving as the HCEDEA Summit Facilitator.

Ms. Jenkins will also request a resolution for service to Dr. Johnetta Grantham-King from Vern Gavin, Hinds County Supervisor, District 4, on behalf of the Hinds County Board of Supervisors.

COMMITTEE REPORTS

Nominating Committee

Committee Chair Mary M. White reported that the committee met on September 26, 2022 and recommended that the currently serving officers would remain and continue to service for Fiscal Year 2022-2023.

Upon a motion Mary M. White, seconded by Vincent J. Byrd, with all trustees present voting **AYE**, it was

RESOLVED to accept the committee report.

Upon a motion James E. Covington, seconded by Mary M. White, with all trustees present voting **AYE**, it was

RESOLVED to accept the slate of officers who will serve for Fiscal Year 2022-2023: Dr. Hilliard L. Lackey, III – President, Jason E. Owens, Vice-President and Willie A. Jones, Secretary-Treasurer.

BIRTHDAYS

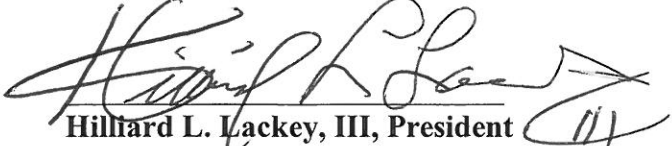
Willie A. Jones and Michael L. Walker were recognized for September birthdays.

ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

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**Economic Development Authority
Hinds County, Mississippi**


Hilliard L. Lackey, III, President

ATTEST this 28th day of September, 2022



Willie A. Jones, Secretary-Treasurer

Attachments:

- 1. Treasurer's Report**
- 2. Accounts Payable Report**
- 3. Hinds County Workforce Data**
- 4. ACT Work Ready Communities**
- 5. Hinds County Workforce Nexus**