

**MINUTES**  
**HINDS COUNTY ECONOMIC DEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING**  
**JANUARY 31, 2024**

Pursuant to Public Notice issued by Secretary-Treasurer, Edderek L. Cole, the Regular Board Meeting of the Hinds County Economic Development Authority was held on January 31, 2024, 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**

Jason E. Owens, President  
Willie A. Jones, Vice President – *via teleconference*  
Edderek L. (Beau) Cole, Secretary-Treasurer  
Dr. Vanda M. Brumfield  
Vincent J. Byrd  
James E. Covington  
Dr. Yolanda D. McElroy  
Jared W. Turner – *via teleconference*  
Mark Wise

**Trustees Absent**

Robert G. Morgan, II

**Excused Absences**

Louis P. Wright

**Staff Present**

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

**Staff Absent**

None

**Attorney Present**

Dorian E. Turner

**Guests Present**

Anthony “Tony” Smith - Hinds County Board of Supervisors District 1  
Rickey Thigpen, President and CEO - Visit Jackson  
Joseph A. Akanji, CPA – Bruno & Tervalon, CPAs  
Trey Steele, Manager – Bruno & Tervalon, CPAs – *via teleconference*  
Nicole Dobbs – ED Suite – *via teleconference*

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**CALL TO ORDER**

President Jason E. Owens called the Regular Board Meeting of the Hinds County Economic Development Authority to order at 10:03 a.m. and offered a minute for silent meditation. Luxie L. Frison recorded the minutes and provided hosting services for videoconference access to the meeting.

**ADOPTION OF THE AGENDA**

Upon a motion by Vincent J. Byrd, seconded by Edderek L. (Beau) Cole, with all nine trustees (Brumfield, Byrd, Cole, Covington, Jones, McElroy, Morgan, Owens, and Wise) present voting in favor, it was

**RESOLVED** to approve the agenda as presented.

**EXCUSED ABSENCES**

Louis P. Wright was excused due to a business-related matter.

President Owens moved to agenda item #5, President's Briefing, in the absence of Mr. Akanji who had not yet arrived.

**PRESIDENT'S BRIEFING**

President Owens shared recent economic development news and projects in the state of Mississippi, specifically the announcement of Amazon's plans to invest \$10 billion to establish multiple data centers and another corporate investment of \$1.9 billion to build an electric battery plant. He encouraged the board to note the type of investments as we move forward with our strategic plan and positioning HCEDA to be competitive in the future. Other areas he encouraged the board to focus on is increased labor participation rates, completing the HCEDA policy and procedures manual, and improving infrastructure within our industrial parks.

**(CONSENT AGENDA) APPROVAL OF MINUTES**

Upon a motion by Edderek L. (Beau) Cole, seconded by Dr. Yolanda D. McElroy, with all nine trustees (Brumfield, Byrd, Cole, Covington, Jones, McElroy, Morgan, Owens, and Wise) present voting in favor, it was

**RESOLVED** to approve the January 12, 2024, Special Called Board Meeting Minutes, December 29, 2023, Special Called Board Meeting Minutes, December 5, 2023 Board Retreat

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Minutes, December 5, 2023 Regular Board Meeting Minutes, and December 1, 2023 Special Called Board Meeting Minutes.

January 19, 2024, Executive Committee Meeting Minutes were removed from the consent agenda to be voted on at the next Executive Committee Meeting.

Upon the arrival of Mr. Akanji, President Owens moved back to agenda item #4, Fiscal Year 2022 Audit Report.

**FISCAL YEAR 2022 AUDIT REPORT**

Joseph Akanji, CPA representing Bruno & Tervalon LLP, CPAs presented the Final 2022 Fiscal Year Audit Report.

Upon a motion by James E. Covington, seconded by Edderek L. (Beau) Cole, with all nine trustees (Brumfield, Byrd, Cole, Covington, Jones, McElroy, Morgan, Owens, and Wise) present voting in favor, it was

**RESOLVED** to accept the 2022 Fiscal Year Audit Report. (*Attachment No.1*)

**COMMITTEE REPORTS**

**Budget Committee**

Committee Chairman Edderek L. (Beau) Cole reported that the committee has met and discussed budget vs YTD expenses and the FY 2022 Audit Report. No action taken.

**Nominating & Governance Committee**

Committee Chairman Jared W. Turner reported that the committee met to discuss its agenda for FY 2023-2024 with plans for focus on the policy and procedures manual. No action taken.

**Strategic Planning Committee**

Committee Chairwoman Willie A. Jones reported that the committee met to discuss continued work on the strategic plan. Dr. Kimberly Hilliard attended the meeting and presented her draft summary report from the December 5, 2023, Board Retreat. No action taken.

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**OLD BUSINESS**

**Approval of Industrial Parks Improvements**

Executive Director Jenkins presented the detailed action plan for the Greater Jackson and Northwest Industrial Parks and recommended approval of the industrial park plan as presented. (*Attachment No.2*)

After discussion and upon a motion by Edderek L. (Beau) Cole, seconded by Mark Wise, with six trustees (Brumfield, Byrd, Cole, Jones, McElroy, Morgan, and Wise) present voting in favor, it was

**RESOLVED** to approve the Industrial Parks Improvement Plan.

Three trustees (Covington, Tuner, and Owens) voted No.

**909 President Street Listing Update**

An update was provided by Executive Director Jenkins. No action taken.

**IEDC/ERC Fellowship Update**

An update was provided by Executive Director Jenkins. No action taken.

**NEW BUSINESS**

**Folk Festival Discussion**

Executive Director Tamika Jenkins shared that the festival organizers are seeking financial contributions in support of this year's festival. After discussion, no action was taken.

*Willie Jones left the meeting via teleconference at 11:21 a.m.*

**Approval of Overby contract**

This agenda item was tabled.

**Approval of engineering firm for Wynndale Industrial Center**

A report and recommendation for approval was provided by Executive Director Jenkins. After discussion, Edderek L. (Beau) Cole motioned to approve the Neel-Schaffer Wynndale Industrial Park - Site Clearing Package - Site/Civil Engineering Services Agreement with a total estimated expenditure of \$23,500.00. It was seconded by Yolanda D. McElroy. Three trustees (Cole, McElroy, and Turner) voted in favor. Five trustees (Byrd, Brumfield, Covington, Owens, and Wise) voted No. The motion failed.

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After further discussion and upon a motion by James E. Covington, seconded by Mark Wise, with five trustees (Brumfield, Covington, Ownes, Turner, and Wise) present voting in favor, it was

**RESOLVED** to solicit a statement of qualifications and proposal for providing engineering services for site clearing and grading at Wynndale Industrial Park from another engineering firm.

Trustees Byrd, Cole and McElroy voted no.

*Yolanda D. McElroy left the meeting at 11:52 a.m.*

Trustees also discussed the possibility of selling the timber at Wynndale Industrial Park. After discussion and upon a motion by James E. Covington, seconded by Mark Wise, with six trustees (Byrd, Brumfield, Covington, Ownes, Turner, and Wise) present voting in favor, it was

**RESOLVED** to authorize the Executive Director Jenkins to retain a forester to assess the feasibility of selling the timber at Wynndale Industrial Park and to provide an estimated value.

Trustee Cole abstained from the vote.

*Yolanda D. McElroy returned to the meeting at 11:54 a.m.*

**EXECUTIVE DIRECTOR REPORT**

Executive Director Jenkins presented the new HCEDA website and its new features to the board. In addition, Kemsye Smith demonstrated how the website is being used for the Workforce Nexus. Ms. Jenkins also shared insight on the recent announcement of Amazon's plans to invest and build two data centers in Mississippi, where HCEDA had also submitted a proposed site for consideration. (*Attachment No. 6*)

**Legislative Luncheon**

Ms. Jenkins presented proposed plans to host a Legislative Luncheon for state and local elected officials. Upon a motion by James E. Covington, seconded by Vincent J. Byrd, with five trustees (Brumfield, Byrd, Covington, Owens, and Wise) present voting in favor, it was

**RESOLVED** to move forward with planning a legislative luncheon to be held at the Capital Club.

Trustees Cole, McElroy and Turner were absent for the vote.

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**FINANCE REPORT**

The Finance Report, consisting of a **Balance Sheet** and **Statement of Revenues and Expenses** for the period ending January 31, 2024, and Check Detail report were presented. *(Attachment No. 3)*

Upon a motion by Edderek L. (Beau) Cole, seconded by Yolanda D. McElroy, with all eight trustees (Brumfield, Byrd, Cole, Covington, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to approve the January 2024 Finance Report as presented.

**WORKFORCE DEVELOPMENT DIRECTOR REPORT**

Director of Workforce Development and Assistant Business Development, Kemsye T. Smith, provided the board with a written and oral report providing updates on industry visits, ACT Work Readiness Certificate testing, the Workforce Nexus, and Hinds County workforce data. Ms. Smith shared that she was requested to submit an article to the National Association of Workforce Development Professionals referencing her work in workforce development within Hinds County. *(Attachment No. 4)*

Upon a motion by Edderek L. (Beau) Cole, seconded by James E. Covington with all eight trustees (Brumfield, Byrd, Cole, Covington, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to accept the Workforce Development and Assistant Business Development Report.

**RECONGNITION OF BIRTHDAYS**

Robert G. Morgan, Vanda Brumfield, and Edderek Cole were recognized for their November and December birthdays.

**EXECUTIVE SESSION**

Upon a motion by Yolanda D. McElroy, seconded by James E. Covington, with all eight trustees (Brumfield, Byrd, Cole, Covington, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to close the meeting to consider going into executive session.

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Upon a motion by James E. Covington, seconded by Edderek L. (Beau) Cole, with all eight trustees (Brumfield, Byrd, Cole, Covington, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to enter executive session to discuss the job performance of a staff member.

*Willie Jones entered the meeting during the executive session.*

In executive session, trustees discussed the job performance of a staff member. No action was taken.

There being no further business to discuss in executive session, and upon a motion by Edderek Cole, seconded by Yolanda McElroy, with all nine trustees (Brumfield, Byrd, Cole, Covington, Jones, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to exit executive session.

**PERSONNEL COMMITTEE REPORT**

Committee Chairman Covington presented details regarding the criteria of hiring and selection process of a Government Consultant. After discussion, and upon a motion by Edderek L. (Beau) Cole, seconded by Yolonda D. McElroy, with seven trustees (Brumfield, Byrd, Cole, Jones, McElroy, Turner, and Wise) present voting in favor, it was

**RESOLVED** to table the discussion until the board further develops criteria to support hiring a Government Consultant.

President Owens and James Covington voted No.

**ADJOURNMENT**

Upon a motion by Edderek Cole, seconded by Mark Wise, with all nine trustees (Brumfield, Byrd, Cole, Covington, Jones, McElroy, Owens, Turner, and Wise) present voting in favor, it was

**RESOLVED** to adjourn the meeting at 2:09 p.m.

**Economic Development Authority  
Hinds County, Mississippi**

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**Jason E. Owens, President**

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**ATTEST this 31<sup>st</sup> day of January 2024.**

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**Edderek L. (Beau) Cole, Secretary-Treasurer**

**Attachments:**

- 1. 2022 Fiscal Year Audit Report**
- 2. Industrial Parks Improvement Plan**
- 3. Finance Report**
- 4. Accounts Payable Report**
- 5. Workforce Development Report**
  - a. Hinds County Workforce Data**
  - b. ACT Work Ready Communities**
- 6. Executive Director Report**