

MINUTES
HINDS COUNTY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR BOARD MEETING
OCTOBER 25, 2023

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 October 25, 2023, 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 – *via teleconference*
Willie A. Jones, - Vice President
Edderek L. (Beau) Cole - Secretary-Treasurer
Dr. Vanda M. Brumfield
Vincent J. Byrd
James E. Covington
Dr. Yolanda D. McElroy
Robert G. Morgan, II
Jared W. Turner – *via teleconference*
Mark Wise

Trustees Absent

Louis P. Wright

Excused Absences

None

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

None

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CALL TO ORDER

In the absence of President Jason E. Owes, Vice President Willie A. Jones presided over the meeting and called the Regular Board Meeting of the Hinds County Economic Development Authority to order at 10:02 a.m. Luxie L. Frison was appointed to record the minutes and provided hosting services for videoconference access to the meeting. Mr. James E. Covington offered the invocation.

*Yolanda D. McElroy entered the meeting at 10:04 a.m.
Robert G. Morgan, II entered the meeting at 10:04 a.m.*

ADOPTION OF THE AGENDA

Upon a motion by Yolanda McElroy, seconded by James E. Covington, with all seven trustees (Brumfield, Cole, Covington, Jones, McElroy, Morgan, and Wise) present voting in favor, it was

RESOLVED to approve the agenda and presented.

Jared Turner joined via teleconference at 10:06 a.m.

APPROVAL OF MINUTES

James E. Covington recommended two corrections on page 3 of the October 11, 2023, Special Called Meeting Minutes: 1) replace "Lobbyist" with "Contractor", and 2) replace "salary" with compensation, and insert "up to" after "of"

Upon a motion by James E. Covington, seconded by Mark Wise, with all seven trustees (Brumfield, Cole, Covington, Jones, McElroy, Morgan, and Wise) present voting in favor, it was

RESOLVED to approve the recommended corrections to the October 11, 2023, Special Called Board Meeting Minutes.

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

RESOLVED to approve the October 11, 2023, Special Called Board Meeting Minutes.

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

RESOLVED to approve the September 27, 2023, Regular Board Meeting Minutes as presented.

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FINANCE REPORT

The Finance Report, consisting of a **Balance Sheet** and **Statement of Revenues and Expenses** for the period ending September 30, 2023, and Check Detail report was presented. (*Attachment No. 1*)

Ms. Frison presented a proposed year-end Budget Line-Item Adjustment to balance the FY2022-2023 budget. (Attachment No.,2

Upon a motion by Edderek L. (Beau) Cole, seconded by Mark Wise, with seven trustees (Brumfield, Cole, Jones, McElroy, Morgan, Turner, and Wise) present voting in favor, it was

RESOLVED to adopt the Finance Report with the budget line-item adjustment.

Mr. Covington abstained from the vote.

Vincent J. Byrd entered the meeting at 10:12 a.m.

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, Workforce Nexus, Hinds County workforce data, and highlights from the ACT Workforce Summit she attended on October 4 - 6, 2023 in Nashville, TN.

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

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

EXECUTIVE DIRECTOR REPORT

MOU with City of Jackson Office of Economic Development

Executive Director Jenkins provided the board with a written and oral report on general and project updates. Ms. Jenkins updated the board on the signed Memorandum of Understanding (MOU) between HCEDA and the City of Jackson Office of Economic Development (OED) to authorize HCEDA to make upgrades, improvements, and conduct beautification projects in the industrial parks. Board Counsel, Dorian E. Turner, noted that though the contract is signed, it is not binding and enforceable until the trustees have approved the contract. Per the Trustees' request, Ms. Ms. Jenkins will provide the board with a document detailing specifics on the work projected to take place in the industrial parks per the MOU. Trustee Cole offered to assist Executive Director Jenkins with the list.

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

RESOLVED to ratify the Memorandum of Understanding (MOU) between HCEDA and the City of Jackson Office of Economic Development (OED) as presented.

Mr. Covington abstained from the vote.

Jason E. Owens joined the meeting via teleconference at 10:52 a.m.

Marketing Proposal

Ms. Jenkins presented the marketing proposals received from ED Suite, Golden Shovel, Mansell Media, and the EDW Group. President Owens directed the Marketing (Promotions & Publicity) Committee, chaired by Robert G. Morgan, II, to review the proposals, develop goals and objectives, and present a proposed marketing plan to the board.

ARPA Funds from Hinds County Board of Supervisors

Trustee Covington asked Ms. Jenkins to update the board on the matter of Hinds County granting \$100,000.00 of ARPA funds to the Authority. Ms. Jenkins reported that she indeed had been contacted by Hinds County regarding the ARPA funds and was in ongoing conversations with Attorney LaToya Thompson, who manages the ARPA funds for the County, on how the funds could be used. Ms. Jenkins suggested that if the funds were to be accepted by the Authority that the funds be awarded to companies who have contacted HCEDA regarding tax incentive funds.

In addition to other trustees, Board Counsel Dorian E. Turner expressed concerns over making sure the Authority can legally accept and expend the ARPA funds, where would the funds be deposited, and who would administer the funds. Ms. Jenkins will meet again with Attorney Thompson on October 30th and continue ARPA discussions. Additionally, the Board of Supervisors will vote on giving the funds to the Authority at their next meeting on November 6, 2023.

Board Counsel Dorian E. Turner suggested that after Ms. Jenkins meets with Attorney Thompson and she provides the ARPA funds guidelines to Ms. Jenkins, Ms. Jenkins will then provide the same information to the board and counsel and the trustees will determine how to expend the funds at a special meeting of the board.

Mr. Covington suggested that the Board Counsel, Dorian Turner, review the ARPA regulations and guidelines provided by Attorney Thompson after the meeting with Ms. Jenkins and determine if it is appropriate for the Authority to grant and/or expend the funds after receiving them from the Board of Supervisors. The board agreed by consensus.

Yolanda D. McElroy exited the meeting and joined via teleconference at 11:22 a.m.

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Board Retreat

Trustee Covington provided an update on plans for the Board Retreat. The suggested time and location are the 1st week of December and Eagle Ridge in Raymond, MS. The four-hour retreat would include discussions on Strategic Plan, include the monthly Board Meeting, and Goals and Objectives of the Board. Vice President Jones suggested The Orchid Bed & Breakfast as a possible retreat location. President Owens recommended that the Executive Committee and Strategic Planning Committee continue working on the details for the retreat and a Board Retreat Poll will be distributed to the board with suggested dates for the retreat.

PRESIDENT'S BRIEFING

President Owens shared that committee appointments have been made and asked Ms. Jenkins to update the board on the Legislative Mixer. The tentative date is November 9 from 5-7 p.m. at the Capital Club. President Owens assigned the Marketing (Promotions & Publicity) Committee to assist with the mixer. Trustee Jones suggested The Orchid be included as a possible venue location for the mixer.

President Owens expressed concerns that the Strategic Plan prepared by VisionFirst was an assessment and not a strategic plan. He wants to ensure we have a document with clear objectives and goals. The Strategic Plan will be on the agenda during the Board Retreat and input from all board members is requested.

NEW BUSINESS

APEX Fee in Lieu

Edderek L. Cole recused himself and exited the meeting at 11:51 a.m.

Executive Director Jenkins requests that the board of trustees recommend a Fee in Lieu of Taxes for the APEX solar project to the Hinds County Board of Supervisors.

Upon a motion by James E. Covington, seconded by Mark Wise, with seven trustees (Brumfield, Byrd, Covington, Jones, Morgan, Turner, and Wise) present voting in favor, it was

RESOLVED to recommend a Fee in Lieu of Taxes for the APEX solar project to the Hinds County Board of Supervisors.

President Owens and Trustee McElroy did not vote.

Edderek L. Cole returned to the meeting.

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909 N. President Street Property Insurance

Executive Director Jenkins shared that the County would no longer carry the 909 N. President Street on its property insurance as of October 31, 2023, and we needed to obtain coverage for the vacant building. Two quotes were received for coverage with an effective date of November 1, 2023: 1) United National Insurance Company with an annual premium amount of \$2,360.00, and 2) Burns & Wilcox with an annual premium amount of \$6,649.50.

Upon a motion by Jason E. Owens, seconded by Mark Wise, with nine trustees (Brumfield, Byrd, Cole, Covington, Jones, Morgan, Owens, Turner, and Wise) present voting in favor, it was

RESOLVED to approve obtaining insurance from United National Insurance Company in the amount of \$2,360.00 if the amount quoted is for a one-year term, and to hold a special call meeting to revise the action taken if the term is less than one year.

Trustee McElroy did not vote.

*Jared W. Turner exited the meeting at 12:00 p.m.
Yolanda D. McElroy left the meeting at 12:30 p.m.*

RECONGNITION OF BIRTHDAYS

Vincent J. Byrd and Kemsye Smith birthdays were recognized during the month of October.

OLD BUSINESS

Wynndale Industrial Park Covenant

After discussion, James E. Covington recommended that Executive Director Jenkins communicate the Board's position to the Shivers, landowners of the proposed Newman Foundation project, that the covenants governing the Wynndale Industrial Park state that the permitted use of the property is 'industrial', and prevents the intended use proposed by the project. In addition, the board wishes to retain the property as 'industrial' and will not relax the covenants.

The board agreed by unanimous consent to accept the recommendation.

Upon a motion by James E. Covington, seconded by Robert G. Morgan, II, with seven trustees (Brumfield, Byrd, Cole, Covington, Jones, Morgan, and Wise) present voting in favor, it was

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RESOLVED to continue our stance that the covenants governing the Wynndale Industrial Park state that the permitted use of the property is 'industrial', and the board will not waive the covenants.

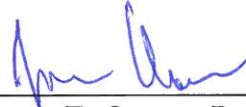
President Owens did not vote.

ADJOURNMENT

Upon a motion by James E. Covington, seconded by Edderek Cole, with six trustees (Brumfield, Byrd, Cole, Covington, Jones, Morgan, and Wise) voting in favor, it was

RESOLVED to adjourn the meeting at 12:38 p.m.

**Economic Development Authority
Hinds County, Mississippi**



Jason E. Owens, President

ATTEST this 25th day of October 2023



Edderek L. (Beau) Cole, Secretary-Treasurer

Attachments:

- 1. Finance Report**
- 2. Accounts Payable Report**
- 3. Workforce Development Report**
 - a. Hinds County Workforce Data**
 - b. ACT Work Ready Communities**
- 4. Executive Director Report**
- 5. Ad Valorem Tax Abatement Application**
 - a. JWH Machining & Fabrication**