

MC ID & BA Meeting Minutes

Madison County Industrial Development
and Building Authority
Monthly Meeting

May 27, 2026
8:00 AM

Members Present: Chairman David Jones, Member Marc Perry, Member Jean Mullis, Member Russ Nix, Member Todd Higdon

Staff Present: Attorney Michael Pruett, Office Manager and Clerk Stephanie Wilson

Public Present: Guy Spencer, Lee Mitchell

Regular Meeting Minutes

1. **Call to Order:** Meeting was called to order at 8:00 am by Chairman David Jones
2. **Approve Minutes:**
 - a) Marc Perry motioned to approve the April 2026 Regular Meeting Minutes. Seconded by Russ Nix. All yes votes by Perry, Mullis, Nix and Jones
3. **Public Comment**
No public comment
4. **Financial Reports:**
 - a) Motion made by Russ Nix to approve the April 2026 financials. Seconded by Jean Mullis. All yes votes by Perry, Mullis, Nix and Jones.
5. **Old Business:**
 1. **HWY 72 Update**
 - a) Rezoning Meeting Date:
 - a. BOC Meeting 6/1 @ 6pm
 - b) EarthPro Land Survey
 - a. Motion by Jean Mullis for survey to be filed and recorded pending BOC approval. Second by Marc Perry. All yes votes by Mullis, Nix, Perry and Jones.
 - c) Driveway Construction
 - a. S. Wilson has contacted Carter Engineering for the preconstruction meeting details and is waiting to hear back.
 - d) Review and Discuss Conditions for Development – Also relevant to Madico Property
 - a. Board held discussion over documents. Chairman Jones and Attorney Pruett will continue to work on relevant conditions for development.
 2. **Discuss Director of Economic Development Update**
 - a) Member Higdon stated the BOE cannot move forward with a joint position agreement for the potential candidate. Higdon will reach out to the candidate to see if they are still interested.
 3. **Board Member Training**
 - a) Members Russ Nix and Marc Perry will be attending the June 23rd training. Chairman Jones will attend the September 29th training. Member Jean Mullis will check calendar availability and we will schedule her training at a later date.
6. **New Business:**
 - 1) **Chamber of Commerce letter regarding Lease Agreement**
 - a) The letter was provided to the board to review and Chairman Jones shared the letter was notice to advertise the space with intentions to fill the vacant lease office if the rental agreement was not signed by the IDBA within 30 days.
 - 2) **US Bank July bond payment**
 - a) Clerk Wilson stated the July Bond payment of \$185,100.00 was due on July 1, 2026. Wilson and Chairman Jones will make an appointment at First Citizens to wire the payment in June.
 - 3) **Approval of IDBA owned Water Department asset to be transferred to BOC – Hull Water Tower – Parcel 0031 008 A**
 - 4) **Approval of IDBA owned Water Department asset to be transferred to BOC – Comer Well Site – Parcel 99 01**
 - a) Motion made by Marc Perry to approve transfer of item 3 and 4. Second by Jean Mullis. All yes votes by Jones, Mullis, Nix and Perry.
 - 5) **Discuss lot pricing for Madico Park 3.18 acres**
 - a) Board held brief discussion about pricing. Chairman Jones stated he and Attorney Pruett will work on refining documentation for future meetings for board review and discussion.

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7. Chairman's Report:

8. Executive Session to discuss real estate acquisition, personnel matters and or potential litigation:

Motion to enter into executive session by Jean Mullis at 9:10am to discuss compensation. Second by Russ Nix. All yes votes by Nix, Jones, Perry and Mullis.

9. Adjourn

Motion at 9:32am by Jean Mullis. Second by Marc Perry. All yes votes by Jones, Mullis, Perry and Nix.

These minutes are hereby approved by the Board on this 22 day of July, 2026



David Jones, Chairman