

MC ID & BA Meeting Minutes

Madison County Industrial Development
and Building Authority
Monthly Meeting

August 27, 2025
8:00AM

Members Present: Chairman Ben Morris, Member Marc Perry, Member Todd Higdon and Member David Jones (present via Zoom)

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

Public Present:

Christina Baxter, County Clerk and Jill Parham, Chamber of Commerce President

Regular Meeting Minutes

1. **Call to Order:** Meeting was called to order at 8:04 am by Chairman Ben Morris.

2. **Approve Minutes:**

- a) Marc Perry motioned to approve the July 2025 Regular Meeting Minutes. Seconded by Jean Mullis. All yes votes by Morris, Perry, Mullis and Jones

3. **Public Comment**

4. **Financial Reports:**

- a) Motion made by Jean Mullis to approve the July 2025 financials. Seconded by Marc Perry. All yes votes by Morris, Perry, Mullis and Jones.

5. **Old Business:**

a) **2026 IDBA Budget**

- a) Chairman Morris presented the proposed 2026 budget.
 - i. IDBA will continue to service GEFA debt and Bond payment
 - ii. C. Baxter stated to expect an increase in the budget on the property tax line and stated per Commissioners request, add a line item for Professional Consulting.
 - iii. Chairman Morris inquired about a zero base budget. M. Pruett stated it is recommended to maintain a three-month reserve at minimum.

b) **Director of Economic Development**

- a) Chairman Morris stated the candidate countered the salary offer and requested specifics around severance package and payout of leave accrual at the time of separation. Chairman Morris requested for M. Pruett to go over documents sent over and to continue to make edits as necessary. Once complete it will be brought back to the Board for approval.

c) **Chamber of Commerce**

- a) Chairman Morris stated he will attach an exhibit A for the lease agreement and send the documentation to M. Pruett for review and edits.
- b) An agreement for business retention and support funding was presented and reviewed. Chamber President, Jill Parham stated the Chamber is preparing to become self-funded prior to the 5-year mark.
 - i. C. Baxter will inquire about Chamber funding with the BOC.

d) **HWY 72 Project**

- a) T. Higdon requested clarification on the timeline and progress, stating he would like to see movement soon. Chairman Morris advised the concept plans we have are sufficient for DOT needs pertaining to the decel lane and will provide updates as they become available.

6. **New Business:**

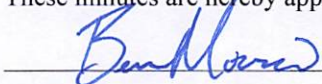
7. **Chairman's Report:**

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

8. **Adjourn**

Motion at 9:50 by Marc Perry. Second by Jean Mullis. All yes votes by Perry, Jones, Mullis and Morris

These minutes are hereby approved by the Board on this 24 day of September, 2025



Ben Morris, Chairman