



## MADISON COUNTY BOARD OF SUPERVISORS

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Canton, Mississippi 39046  
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[www.madison-co.com](http://www.madison-co.com)

February 13, 2026

Madison County Board of Supervisors  
c/o Gerald Steen, President  
P.O. Box 608  
Canton, MS 39046

**RE: Urban Renewal Plan-Conference Center Project 2026**

Dear Board:

At its regular meeting held on February 12, 2026, and pursuant to Miss. Code Ann. §43-35-13(b), the Madison County Planning & Zoning Commission (“Commission”) considered the Proposed Urban Renewal Plan (Exhibit B to the attached Resolution) for review and recommendations as to its conformity with the general plan for the development of the County as a whole.

The Commission voted unanimously to recommend approval of the Proposed Urban Renewal Plan and such approval will be reflected in the Commission’s February minutes.



\_\_\_\_\_  
Scott Weeks, Zoning Administrator

cc: Greg Higginbotham, County Administrator

**RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI TAKING OFFICIAL ACTION TOWARDS THE APPROVAL OF A MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); SETTING A PUBLIC HEARING ON SUCH URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); AUTHORIZING AN URBAN RENEWAL PROJECT; AND FOR RELATED PURPOSES.**

**WHEREAS**, the Board of Supervisors (the "Governing Body") of Madison County, Mississippi (the "County"), acting for and on behalf of the County, is authorized by Sections 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and/or supplemented from time to time (the "Urban Renewal Act"), to undertake urban renewal projects, including, but not limited to, the acquisition of blighted areas within the County, the removal of existing buildings and other improvements upon such blighted areas, the installation, construction or reconstruction of streets, utilities, parks, playgrounds and other necessary improvements of such blighted areas and the acquisition and disposition of real property in such blighted areas in order to encourage private enterprise within the County in order to improve certain blighted areas of the County, and for the promotion of the safety, health, welfare, convenience, and prosperity of the County; and

**WHEREAS**, the Governing Body finds and determines that one or more slum or blighted areas continue to exist in the County (such urban renewal area is referred to herein as the "2026 Urban Renewal District") and the rehabilitation, conservation, redevelopment or a combination thereof, of such 2026 Urban Renewal District is necessary and in the interest of the public health, safety, morals and welfare of the residents of the County; and

**WHEREAS**, in compliance with Section 43-35-13 of the Urban Renewal Act, the Governing Body, acting for and on behalf of the County, desires to approve a 2026 Urban Renewal Plan (Conference Center Project 2026), as more particularly described in Exhibit B hereto (the "2026 Urban Renewal Plan"), to rehabilitate, conserve, and/or redevelop the 2026 Urban Renewal District, as more particularly described as the parcels enumerated in Exhibit A hereto (the "Project Site"), through potential land acquisition, construction, renovation and equipping of public roads and public infrastructure improvements and/or utility improvements, in its discretion, including, but not limited to the acquisition of land and the improvement, construction and equipping of a conference center, and related improvements, including certain infrastructure for said improvements and a hotel, at or near the area east and south of the intersection of Carl Avenue and Sunnybrook Road in the County (the "2026 Urban Renewal Project"); and

**WHEREAS**, the Governing Body finds and determines that the acquisition of an area of open land as part of the 2026 Urban Renewal Project is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local objectives, which acquisition and development may require the exercise of County action because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable

topography or faulty lot layouts, the need for the correlation of the area with other areas of street and traffic requirements, or any combination of such factors or other conditions which retard development of the 2026 Urban Renewal District; and

**WHEREAS**, the Governing Body, acting for and on behalf of the County, is authorized by the Urban Renewal Act to issue urban renewal revenue bonds of the County to (a) finance the 2026 Urban Renewal Project; (b) pay capitalized interest, if applicable; (c) finance a debt service reserve fund, if necessary; (c) pay the costs incident to the issuance and sale of the urban renewal revenue bonds; and (d) achieve other authorized purposes under the Urban Renewal Act (collectively, the "Project"); and

**WHEREAS**, the anticipated costs of the Project (including financing costs) are not expected to exceed \$48,000,000; and

**WHEREAS**, the Governing Body has been presented with the 2026 Urban Renewal Plan in order to improve the 2026 Urban Renewal District, and promote the safety, health, welfare, convenience, and prosperity of the County; and

**WHEREAS**, the Governing Body, acting for and on behalf of the County, desires, in accordance with the Urban Renewal Act, to hold a public hearing with respect to such 2026 Urban Renewal Plan and direct that publication of notice of such public hearing be provided in accordance with the Urban Renewal Act; and

**WHEREAS**, the Governing Body finds that the 2026 Urban Renewal Plan should be reviewed by the County's Planning and Zoning Department to determine if it is consistent with the County's general plan and/or ordinances for development (the "Comprehensive Plan"); and

**WHEREAS**, the 2026 Urban Renewal Project is located within the city limits of the City of Ridgeland, Mississippi (the "City"); and

**WHEREAS**, the Urban Renewal Act requires the City's governing body to declare the need for the Urban Renewal Plan and the 2026 Urban Renewal Project prior to the County's final approval of the Urban Renewal Plan , and

**WHEREAS**, if the County's Planning and Zoning Department determines the 2026 Urban Renewal Plan is consistent with the Comprehensive Plan, if any, of the County, and if the City approves and declares the need for the 2026 Urban Renewal Project as required by the Urban Renewal Act, and after holding a public hearing on the proposed approval of the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project described therein in conformity with Section 43-35-13 of the Urban Renewal Act, will be authorized to approve the 2026 Urban Renewal Plan and proceed with the Project, including the issuance of urban renewal revenue bonds of the County in an amount not to exceed \$48,000,000 (the "Bonds") to provide a portion of the financing of the Project; and

**WHEREAS**, the Project is in accordance with the provisions of the Constitution and the laws of the State of Mississippi (the “State”), is in the best interests of the citizens of the County and there are no other available funds on hand or otherwise available from regular sources to finance the Project; and

**WHEREAS**, in accordance with Section 43-35-21 of the Urban Renewal Act, the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds; and

**WHEREAS**, the County reasonably expects it will incur expenditures prior to the issuance of the Bonds, which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the “Reimbursement Regulations”). The Project for which such expenditures are made is the same as described hereinabove in this resolution (the “Resolution”). The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY, ACTING FOR AND ON BEHALF OF THE COUNTY, AS FOLLOWS:**

**SECTION 1.** All statements, findings and determinations set forth in the above and foregoing recitations are hereby declared to be true and correct and are incorporated herein as facts.

**SECTION 2.** That the proposed the 2026 Urban Renewal Plan, attached hereto as Exhibit B and made a part hereof, is hereby acknowledged and incorporated fully herein by reference.

**SECTION 3.** That the real property described in Exhibit A hereto is hereby determined to be blighted in that the predominance of defective and inadequate street layout and faulty layout in relation to size, adequacy, accessibility, and usefulness of such property, and its economic disuse substantially impairs the sound growth of the County; such property as described in Exhibit A and referred to herein as the 2026 Urban Renewal District is therefore designated as an “urban renewal area” as defined in the Urban Renewal Act and appropriate for the 2026 Urban Renewal Project.

**SECTION 4.** That the County Clerk of the County (the “County Clerk”) is hereby directed to immediately submit a true and correct copy of this Resolution and the proposed 2026 Urban Renewal Plan to (a) the Planning and Zoning Department for its review and recommendations as to its conformity with the Comprehensive Plan for the development of the County as a whole, if any such plan exists, and further to direct that said Planning and Zoning Department recommendations and findings be submitted to the County Clerk for presentation to the Governing Body of the County within thirty (30) days after receipt of the 2026 Urban Renewal

Plan as required by Section 43-35-13 of the Urban Renewal Act, and (b) the City for approval by its governing body and its declaration of the need for the 2026 Urban Renewal Project.

**SECTION 5.** That a public hearing (the "Public Hearing") shall be held with respect to the proposed 2026 Urban Renewal Plan at the regular meeting place of the Governing Body, in the County Chancery and Administration Building, First Floor, 125 West North Street, Canton, Mississippi 39046, at the hour of 9:30 o'clock a.m. on March 2, 2026, or at some meeting or meetings subsequent thereto.

**SECTION 6.** That, in full compliance of the Urban Renewal Act, the County Clerk is hereby directed to publish, one (1) time prior to the Public Hearing date, a notice of said Public Hearing, in generally the form provided in Exhibit C hereto, in *The Madison County Journal*, a newspaper published in and having a general circulation in the County's boundaries and the area within five miles of the County's boundaries and qualified under the provisions of Section 43-35-13 of the Urban Renewal Act.

**SECTION 7.** That the County Clerk of the Governing Body shall be and is hereby directed to procure from the publisher of the aforesaid newspaper the customary proof of the publication of this Resolution and the required notice of public hearing and have the same before the Governing Body on the date and hour specified in Section 5 hereof.

**SECTION 8.** The County hereby declares its official intent to reimburse itself from the proceeds of the Bonds for expenses incurred with respect to the Project subsequent to the date of this Resolution. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to the Reimbursement Regulations. The Project for which such expenditures are made is the same as described herein. The Bonds will not exceed the aggregate principal amount of Forty Eight Million Dollars (\$48,000,000).

**SECTION 9.** If any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

**SECTION 10.** This Resolution shall be in effect immediately upon its passage and enactment according to law, or at the earliest date of effect under law, and shall be spread upon the minutes of the Governing Body of the County.

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Supervisor Gerald Steen made the motion and Supervisor Karl Banks seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Supervisor Casey Brannon	voted: <u>Nay</u>
Supervisor Trey Baxter	voted: <u>Absent</u>
Supervisor Gerald Steen	voted: <u>Aye</u>
Supervisor Karl Banks	voted: <u>Aye</u>
Supervisor Paul Griffin	voted: <u>Aye</u>

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the President declared the motion carried and the resolution adopted this 2nd day of February 2026.

  
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PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

  
\_\_\_\_\_  
CHANCERY CLERK

(SEAL)



**EXHIBIT A**  
**PROJECT SITE DESCRIPTION**

## **PROJECT SITE DESCRIPTION**

The Project Site is comprised of the following parcels located in Section 18, Range 2 East, Township 7 North, described and depicted on the County tax map for the 2025 Assessment Year as:

- Parcel No. 072D-18C-017/00.00;
- Parcel No. 072D-18C-015/00.00; and
- Parcel No. 072D-18C-013/00.00.

**EXHIBIT B**

**PROPOSED URBAN RENEWAL PLAN  
(CONFERENCE CENTER PROJECT 2026)**

**URBAN RENEWAL PLAN  
(CONFERENCE CENTER PROJECT 2026)**

**MADISON COUNTY, MISSISSIPPI**

**I. Existence of Urban Renewal Plan (Conference Center Project 2026)**

This Urban Renewal Plan (Conference Center Project 2026) (the "**2026 Urban Renewal Plan**") shall constitute an urban renewal plan of Madison County, Mississippi (the "**County**"), pursuant to Sections 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented from time to time (the "**Urban Renewal Act**"), and as particularly defined in Section 43-35-13 of the Urban Renewal Act.

**II. Designation of Urban Renewal District**

The Board of Supervisors of the County (the "**Governing Body**") did by resolution dated February 2, 2026 declare certain properties located in the County, as more particularly described in Appendix A attached hereto, as open and nonresidential areas of the County having defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of street and traffic requirements, or any combination of such factors or other conditions which retard development of the Urban Renewal District and are 'blighted' open land to be developed for nonresidential uses within the meaning of Sections 43-35-3(i) and 43-35-13(d)(2) of the Urban Renewal Act, and did designate such confined area as appropriate for an urban renewal project. The properties described in Appendix A shall constitute the "Urban Renewal District" for purposes of this Urban Renewal Plan (Conference Center Project 2026).

**III. The Urban Renewal Project**

A. The Urban Renewal District shall be redeveloped, renovated and rehabilitated for nonresidential uses through potential land acquisition, construction, renovation and equipping of public roads and public infrastructure improvements and/or utility improvements, in its discretion (collectively, the "**2026 Urban Renewal Project**"), which improvements comprising the 2026 Urban Renewal Project may include, but are not limited to, the acquisition of land and the improvement, construction and equipping thereon of a Conference Center (defined below), and related improvements, including certain infrastructure for said improvements and a Hotel (defined below), at or near the area east and south of the intersection of Carl Avenue and Sunnybrook Road in the County and within the city limits of the City of Ridgeland, Mississippi (the "**City**"). As part of the 2026 Urban Renewal Project, the County, in cooperation with the City and the Madison County Economic Development Authority ("**MCEDA**"), as authorized under the provisions of Section 57-614-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "**RED Act**"), shall provide for

the construction and financing of a new conference facility in the County within the Urban Renewal District (the “Conference Center”) in concert with the Hotel to better enhance economic development growth, encourage new job creation, support local businesses, trade associations and community groups, attract tourism, as well as offer a new education-related venue conference center and related facilities and improvements. Further, as part of the 2026 Urban Renewal Plan, the County, in cooperation with the City and MCEDA, desires to encourage the construction and operation of a new, full-service hotel and hospitality establishment within the Urban Renewal District (the “Hotel”), which is contemplated to include a resort style pool, restaurant, bar or lounge and a parking lot with sufficient surface parking spaces to enhance recreational and tourism opportunities in the County. The County and/or MCEDA shall enter into a long-term Conference Center Management Agreement (the “Conference Center Development and Operation Agreement”) with a private developer for the operation and maintenance of the Conference Center. Said private developer may acquire the Conference Center from the County on terms set forth in the Conference Center Development and Operation Agreement or other agreements as allowed under the Urban Renewal Act and the RED Act, including that certain Regional Economic Development Act Alliance Agreement – Madison County Conference Center Development Project by and among the County, the City and MCEDA, as authorized by the RED Act.

- B. Included in the 2026 Urban Renewal Project, if applicable, are the interest payments on the Bonds (defined below) during the construction period in addition to ancillary and adequate parking, adequate private streets for ingress and egress from and onto public streets and roads, adequate connection to public utilities, and other matters related to the acquisition and construction of the 2026 Urban Renewal Project.
- C. To the extent allowed by law, if necessary, to implement this 2026 Urban Renewal Project, the Governing Body of the County shall have the right to exercise the rights provided for by Section 43-35-17 of the Urban Renewal Act.

#### **IV. Relationship to Local Objective**

The 2026 Urban Renewal Project shall be accomplished in accordance with both the County’s (if applicable) and the City’s zoning ordinance and building code, unless exceptions are made in accordance with law. The 2026 Urban Renewal Project will constitute an appropriate land use and will alleviate conditions which retard development within the Urban Renewal District.

#### **V. Ownership of the 2026 Urban Renewal Project**

The owner of the 2026 Urban Renewal Project constituting the Conference Center and the land therefor will be the County or MCEDA (with such final ownership determination to be made by the County). The owner of the 2026 Urban Renewal Project constituting the Hotel and the land therefor will be a private developer.

## **VI. Financing**

(a) Pursuant to Section 43-35-21 of the Urban Renewal Act and the provisions of the RED Act, the Governing Body, acting for and on behalf of the County, is authorized to issue urban renewal revenue bonds of the County (the “Bonds”) in an amount not to exceed Forty Eight Million Dollars (\$48,000,000) in order to finance the acquisition, construction, and equipping of the Conference Center portion of the 2026 Urban Renewal Project. Said Bonds may be issued in the form of one or more instruments. The proceeds from sale of the Bonds shall be used to finance the Conference Center, fund capitalized interest and a debt service reserve fund for the Bonds, if necessary, and pay costs of issuance for the Bonds (collectively, the “Project”). The acquisition, construction, and equipping of the Hotel will not be financed by the County or the City, but will be financed by a private developer without security from or debt service repayment provided by either the County or the City.

(b) Upon approval of the 2026 Urban Renewal Plan, the County may proceed with the sale and issuance of its Bonds to finance the Project in accordance with the Urban Renewal Act and the RED Act. Said Bonds may be issued in one or more federally taxable or tax-exempt series pursuant to the security prescribed in the bond resolution or trust indenture pursuant to which the Bonds will be issued and secured.

## **VII. Ad Valorem Taxes**

The 2026 Urban Renewal Project shall be fully subject to ad valorem taxation, unless exempted by further action of the Governing Body of the County, or unless otherwise exempt under Mississippi law.

## **VIII. Conformity to Comprehensive Plan**

This 2026 Urban Renewal Plan will be subject to approval by the County’s Planning and Zoning Department to ensure conformity to the Comprehensive Plan of the County as a whole. Further, prior to the County’s final approval of the 2026 Urban Renewal Plan, the governing body of the City must declare the necessity for the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project, as required by the Urban Renewal Act.

**APPENDIX A**  
**PROJECT SITE DESCRIPTION**

## **PROJECT SITE DESCRIPTION**

The Project Site is comprised of the following parcels located in Section 18, Range 2 East, Township 7 North, described and depicted on the County tax map for the 2025 Assessment Year as:

- Parcel No. 072D-18C-017/00.00;
- Parcel No. 072D-18C-015/00.00; and
- Parcel No. 072D-18C-013/00.00.

**EXHIBIT C**

**FORM OF NOTICE OF PUBLIC HEARING**

**LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING ON PROPOSED  
MADISON COUNTY, MISSISSIPPI**

**URBAN RENEWAL PLAN**

**(CONFERENCE CENTER PROJECT 2026)**

**NOTICE IS HEREBY GIVEN** that a public hearing, pursuant to Section 43-35-13 of the Mississippi Code of 1972, as amended and supplemented from time to time, will be held by the Board of Supervisors of Madison County, Mississippi (the "Governing Body"), acting for and on behalf of Madison County, Mississippi (the "County"), on the \_\_\_\_\_ day of March 2026, at 9:30 o'clock a.m., Mississippi time, at the usual meeting place of the Governing Body located at the County Chancery and Administration Building, First Floor, 125 West North Street, Canton, Mississippi 39046, for the purpose of providing a reasonable opportunity for interested individuals to express their views, either orally or in writing, on the approval by the Governing Body, acting for and on behalf of the County, of an Urban Renewal Plan (Conference Center Project 2026) (the "2026 Urban Renewal Plan") of the County in connection with the rehabilitation, renovation and redevelopment through potential land acquisition, construction, renovation and equipping of a conference center and public infrastructure improvements and/or utility improvements (the "Urban Renewal Project").

Upon approval of the 2026 Urban Renewal Plan, the Governing Body intends to issue urban renewal revenue bonds of the County (the "Bonds") in one or more series in an aggregate principal amount not to exceed Forty Eight Million Dollars (\$48,000,000) to (a) finance the 2026 Urban Renewal Project, (b) pay capitalized interest, if applicable; (c) finance a debt service reserve fund, if necessary; (c) pay the costs incident to the issuance and issuance of the Bonds; and (d) achieve other authorized purposes under the Urban Renewal Act (collectively, the "Project"). More specific information concerning the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project is available for inspection at the Chancery Court and Administration Building in Canton, Mississippi.

The Governing Body, at the above stated time and place, will hear all persons with views in favor of or opposed to the approval of the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project.

Dated this the 2nd day of February, 2026.

**MADISON COUNTY, MISSISSIPPI**

By: /s/ Ronny Lott  
Chancery Clerk

Published: In *The Madison County Journal*, \_\_\_\_\_, 2026.