

The Chancery Clerk for Madison County, Mississippi (the “**County**”), reported that pursuant to a resolution declaring the intention of the Board of Supervisors (the “**Governing Body**”) of the County calling for a public hearing to be held at 9:30 o'clock a.m. on July 20, 2026, with respect to the Urban Renewal Plan (Conference Center Project 2026) (as amended, the “**2026 Urban Renewal Plan**”), did cause a notice of the public hearing to be published in *The Madison County Journal*, a legally qualified newspaper published in the County and having a general circulation in the County on July 9, 2026, as evidenced by the proof of publication on file in the office of the Chancery Clerk. The President of the Governing Body then called the meeting to order, and the public hearing was duly convened. At the time, all present were given an opportunity to present oral and written comments on the 2026 Urban Renewal Plan, which is included herein as **EXHIBIT A**. A general description of the testimony presented is set forth in **EXHIBIT B** hereto. At the conclusion of the public hearing, Supervisor _____ offered and moved the adoption of the following:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI APPROVING AND ADOPTING THE URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); PROVIDING FOR THE IMPLEMENTATION OF SUCH PLAN; AND FOR RELATED PURPOSES.

WHEREAS, under the power and authority granted by the laws of the State of Mississippi (the “**State**”) and particularly under Section 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and/or supplemented from time to time (the “**Urban Renewal Act**”) the Governing Body of the County on February 2, 2026, did adopt a certain resolution (the “**Initial Public Hearing Resolution**”) entitled “**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**”; and

WHEREAS, on June 1, 2026, the Governing Body did adopt a resolution (together with the Initial Public Hearing Resolution, the “**Public Hearing Resolution**”) entitled “**RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI TAKING OFFICIAL ACTION TOWARDS THE APPROVAL OF AMENDING THE MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); SETTING A PUBLIC HEARING ON SUCH URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); AND FOR RELATED PURPOSES**; and

WHEREAS, as directed by the Public Hearing Resolution and as required by law, a Notice of Public Hearing was published in *The Madison County Journal*, a legally qualified newspaper published in the County and having general circulation in the County, and was so published in said newspaper on July 9, 2026; as evidenced by the publisher's proof of publication of the same heretofore presented to the Governing Body and filed with the County Clerk all in accordance with State law and attached hereto as **EXHIBIT C**; and

WHEREAS, the Notice of Public Hearing generally described the 2026 Urban Renewal Plan and further called for a public hearing to be held in the regular meeting place of this Governing Body 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, at the hour of 9:30 o'clock a.m. on July 20, 2026, in order for the general public to state and present their views on the 2026 Urban Renewal Plan; and

WHEREAS, prior to July 20, 2026, and pursuant to the Urban Renewal Act, the County did submit its 2026 Urban Renewal Plan to the County's Planning and Zoning Department (the "**P&Z Department**") and requested the P&Z Department to determine if the 2026 Urban Renewal Plan is consistent with the County's general plan and/or ordinances for development (the "**Comprehensive Plan**"); and

WHEREAS, at meetings of the P&Z Department on February 12, 2026 and on June 11, 2026, the board of the P&Z Department did determine that the 2026 Urban Renewal Plan is consistent with the Comprehensive Plan as required by the Urban Renewal Act; and

WHEREAS, prior to July 20, 2026, and pursuant to the Urban Renewal Act, the County did submit its 2026 Urban Renewal Plan to the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi (the "**City**") and requested that the Mayor and Board of Aldermen of the City determine the need for the 2026 Urban Renewal Project as detailed in the 2026 Urban Renewal Plan, and that the 2026 Urban Renewal Project will enhance economic, recreational, and tourism opportunities in the City; and

WHEREAS, at meetings of the Mayor and Board of Aldermen of the City held on March 3, 2026 and on June 2, 2026, the Mayor and Board of Aldermen of the City did determine that the 2026 Urban Renewal Project as detailed in the 2026 Urban Renewal Plan, and that the 2026 Urban Renewal Project will enhance economic, recreational, and tourism opportunities in the City as required by the Urban Renewal Act; and

WHEREAS, at 9:30 o'clock a.m. on July 20, 2026, the public hearing was held and all in attendance were given the opportunity to state and present their views on the 2026 Urban Renewal Plan.

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

SECTION 1. That all the findings and facts made and set forth in the preamble to this resolution shall be and the same are hereby found, declared and adjudicated to be true and correct. Capitalized terms not defined herein shall have the same meaning as set forth in the Public Hearing Resolution.

SECTION 2. Pursuant to the certified copy of the resolutions of the County's P&Z Department, copies of which are attached hereto as **EXHIBIT D**, the P&Z Department reviewed the 2026 Urban Renewal Plan on February 12, 2026 and June 11, 2026, and has found that the 2026 Urban Renewal Plan is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives and is consistent with the Comprehensive Plan.

SECTION 3. Pursuant to the certified copies of the resolutions of the City, copies of which are attached hereto as **EXHIBIT E**, the City reviewed the 2026 Urban Renewal Plan on March 3, 2026 and June 2, 2026, and has declared the need for the 2026 Urban Renewal Plan, and has agreed to cooperate and work with the County and the Madison County Economic Development Authority to provide successful implementation of the 2026 Urban Renewal Plan, and to support the acquisition and construction of the 2026 Urban Renewal Project.

SECTION 4. The 2026 Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of the 2026 Urban Renewal District.

SECTION 5. The Governing Body is now fully authorized and empowered under the provisions of the Urban Renewal Act to adopt and implement the 2026 Urban Renewal Plan and the Governing Body does hereby adopt and approve said 2026 Urban Renewal Plan to be implemented for the development and redevelopment of the County in conjunction with the 2026 Urban Renewal Project.

SECTION 6. This resolution shall become effective immediately and all resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, repealed.

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Supervisor Supervisor _____ 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:
Supervisor Trey Baxter	voted:
Supervisor Gerald Steen	voted:
Supervisor Karl Banks	voted:
Supervisor Paul Griffin	voted:

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 20th day of July 2026.

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

CHANCERY CLERK

(SEAL)

EXHIBIT A

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

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

MADISON COUNTY, MISSISSIPPI

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

This Amended Urban Renewal Plan (Conference Center Project 2026) (as amended, 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 2026 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:

Parcel No. 072D-18C-010/00.00;

Parcel No. 072D-18C-011/00.00;

Parcel No. 072D-18C-012/00.00.

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

Parcel No. 072D-18C-014/00.00;

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

Parcel No. 072D-18C-016/00.00;

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

Any other property in the City of Ridgeland, Mississippi, comprised of roadways and/or utilities, and/or easements, rights-of-way and servitudes with respect thereto, which are appropriate for and necessary to implement and establish the 2026 Urban Renewal Project and that will serve or otherwise benefit the 2026 Urban Renewal Project and the above-described real property parcels.

EXHIBIT B
PUBLIC HEARING TESTIMONY

EXHIBIT C
COPY OF PROOF OF PUBLICATION

AFPP

Notice of Public Hearing

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Madison County Journal, a newspaper printed and published in the City of Ridgeland, County of Madison, State of Mississippi, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 9, 2026

NOTICE ID: klz6z6TOgM4ds4f6M1CM

NOTICE NAME: Notice of Public Hearing

Publication Fee: 65.41

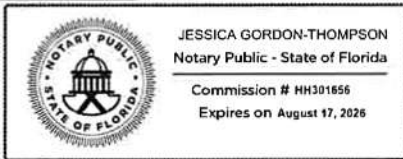
That said newspaper was regularly issued and circulated on those dates.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **07/14/2026**

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.

**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 20th day of July 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) (as amended, 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 in connection therewith (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 7th day of July, 2026.

MADISON COUNTY, MISSISSIPPI

By: /s/ Ronny Lott

Chan-

cery Clerk

Published : In *The Madison County Journal*, July 9, 2026.

EXHIBIT D

PLANNING AND ZONING DEPARTMENT RESOLUTIONS

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF FEBRUARY 2026 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of February 2026, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
Rev. Henry Brown
Mandy Sumerall
Amanda Myers
Jean McCarty

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the January 8, 2026, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner McCarty, with all voting "aye," the January 8, 2026, minutes of the Planning and Zoning Commission were approved.

There next came on the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner McCarty, seconded by Commissioner Sumerall, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of The Towers, LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included). The subject property is near Deerfield Club Drive, is zoned PUD, and is in Supervisor District 5.

David McGehee appeared on behalf of the Applicant. Mr. McGehee advised that Applicant is seeking to build a 195' monopole wireless communications tower. Mr. McGehee advised that this is a build-to-suit tower for Verizon wireless to provide better coverage over the area to meet increasing demand for service. Mr. McGehee advised that the tower would not be lit as it was not required by the FAA for a tower of this height. Mr. McGehee advised that the tower would not create any traffic, noise, dust, odor or fumes. In response to question from Chairman Rouser, Mr. McGehee advised that there would not be any lighting installed on the tower. In response to question from Commissioner Sumerall, Mr. McGehee advised that construction time would be approximately one (1) month. Upon question from Attorney Clark, Mr. McGehee advised that there was no objection to communications equipment being placed on the tower to serve Madison County law enforcement and first responders.

Upon motion by Commissioner McCarty to approve the Application of Tower LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included), seconded by Commissioner Sumerall, with all voting "aye," the motion to approve the Application of Tower LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included), was approved.

There next came on for consideration the Application of Benford Richardson for a Conditional Use for an outdoor venue. The subject property is located at 249 Brown Road West, is zoned Agricultural District (A-1), and is in Supervisor District 5.

Benford Richardson appeared as the Applicant. Mr. Richardson advised that he had turned in his paperwork and was appearing before the Commission. In response to question from Chairman Rouser, Mr. Richardson advised that he was trying to have an event and had been told that he needed a permit. In response to question from Commissioner Sumerall, Mr. Richardson advised that he was wanting to have bonfire and four-wheeler ride which would occur approximately twice per year and would be attended by more than 100 people. In response to question from Commissioner McCarty, Mr. Richardson advised that there would be a fee charged for admission, and there would be security provided at the proposed event. Mr. Richardson further advised that he is the property owner, but that his daughter, Latoya Palmer, would be the promoter of the event. In response to question from Commissioner Myers, Mr. Richardson advised that the hours for the event would be from 5:00 p.m. to 12:00 a.m., and that there would be a band. In response to question from Commissioner McCarty, Mr. Richardson advised that he had +/-16 acres of parking in one spot, and +/-8 acres of parking in another. Mr. Richardson advised that the event would be promoted on Facebook, TikTok, and other sites. In response to question from Commissioner Sumerall, Mr. Richardson advised there would be no alcohol sold at the event, but that it would be a "byob" event. Mr. Richardson advised that they would have lighting, portable toilets, and that the event would be open to the public. Mr. Richardson advised that they would have three (3) sets of security—one set on Highway 16, one set on Brown Road, and another set inside the gate to the property with 10-12 security personnel on each spot and that everyone would be searched when they come through the gate. In response to question from Commissioner Myers, Mr. Richardson advised that there would be a maximum of 200 people, if they got up that high, but that they would not block the highway. In response to question from Commissioner McCarty, Mr. Richardson advised there would be two (2) food vendors.

John B. Brown of 235 Brown Road West appeared in opposition. Mr. Brown advised that on December 1, 2025, he and other neighbors attended the Board of Supervisors meeting to voice their concern over unlawful paid events that Mr. Richardson and Freddie Carson had on their properties on Brown Road West over Thanksgiving weekend of 2025. Mr. Brown advised that there was loud music, loud four-wheelers, loud and backed up traffic past Davis Road and Highway 16, and that the Highway Patrol had to be called in to assist the Sheriff's Office with traffic congestion. Mr. Brown advised that property was destroyed by attendees driving across and parking in yards without permission, and litter along the roads on the following day. Mr. Brown argued that Brown Road and Davis Road are both very narrow, dead-end roads, and it would have been impossible for any type of first responders to have accessed properties on these roads. On behalf of himself, and his neighbors, Mr. Brown asked the Commission to deny the Application.

In response to question from Commissioner Myers, Mr. Brown advised that his primary concerns are trash, and traffic such that he could not get out of his driveway and people were driving across his lawn.

In response to question from Commissioner Myers, Attorney Clark advised that under Section 805 of the Zoning Ordinance, certain things must be provided to the Commission's satisfaction and read those requirements into the minutes.

In response to question from Commissioner McCarty, Mr. Brown advised that there have been multiple events on Mr. Richardson's, and other properties, around Mr. Brown's property, including on Halloween night 2025, and Thanksgiving weekend 2025.

Mr. Richardson responded that the event backing up traffic and the event on Halloween 2025 was another, different event that was not on his property. Mr. Richardson argued that he had adequate security at the event on his property to keep traffic from backing up.

Upon motion by Commissioner Myers to deny the Application of Benford Richardson for a Conditional Use for an outdoor venue, seconded by Commissioner Brown, with all voting "aye," the motion to deny the Application of Benford Richardson for a Conditional Use for an outdoor venue was approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Sumrall to close the public hearing, seconded by Commissioner Myers, with all voting "aye," the public hearing was so closed.

There next came on for consideration, an Urban Renewal Project. Thad Varner of Butler Snow appeared and advised that he is an attorney that does financing for Madison County. Mr. Varner discussed the recent announcement of plans for a new conference center and hotel at the intersection of Sunnybrook Road and Colony Park Drive. Mr. Varner advised that he had previously been in front of the Board of Supervisors to begin the process of putting together an Urban Renewal District for the property. Mr. Varner advised that the County is working together with MCEDA, the City of Ridgeland, and a private developer, Prado Vista Development, to provide these amenities to the County. Mr. Varner advised that there are numerous steps in the process, but that the next step, pursuant to statute, is that the Commission consider that the proposed Urban Renewal Plan is in conformity with the County's general plan. Mr. Varner advised the next step would be to go to the City of Ridgeland because the actual property is within the City, and their board has to approve. Then, there would be a public hearing at the County level to approve the plan.

Mr. Varner then generally discussed the County's Comprehensive Plan and its goals, along with the proposed Urban Renewal Project. Mr. Varner then read an email from Alan Hart, Director of Public Works for the City of Ridgeland, explaining the land uses of the proposed site, as well as surrounding properties. Such email and attachments are attached to these minutes as Exhibit "A."

Upon motion by Commissioner Sumerall to approve the Proposed Urban Renewal Plan as submitted, seconded by Commissioner Myers, with all voting "aye," the motion to approve the Proposed Urban Renewal Plan was approved.

Upon motion by Commissioner Myers to authorize Scott Weeks to notify the Board of Supervisors of the approval of the Proposed Urban Renewal Plan as submitted in order to satisfy the requirements of the statute, seconded by Commissioner McCarty, the motion to authorize Scott Weeks to notify the Board of Supervisors of the approval of the Proposed Urban Renewal Plan as submitted was approved.

There next came on for discussion, the setting of the March 2026 meeting. March 12, 2026, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner Myers, with all voting "aye," the motion to set the March 2026 meeting for March 12, 2026, was approved.

With there being no further business, the February 12, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

3-12-26

Dr. Keith Rouser, Chairman



**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF JUNE 2026 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of June 2026, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Rev. Henry Brown
 Mandy Sumerall
 Jean McCarty
 Amanda Myers

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the May 7, 2026, meeting of the Commission. Upon motion by Commissioner Sumerall, seconded by Commissioner McCarty, with all voting "aye," the May 7, 2026, minutes of the Planning and Zoning Commission were approved.

There next came on for consideration, an Urban Renewal Project. Thad Varner of Butler Snow appeared and advised that he is an attorney that does financing for Madison County. Mr. Varner reminded the Commission that he was before them in February 2026 to discuss plans for a new conference center and hotel in Ridgeland. Mr. Varner advised that the County is working together with MCEDA, the City of Ridgeland, and a private developer, Prado Vista Development, to provide these amenities to the County. Mr. Varner advised that there had been an Urban Renewal District created to allow for private money from the developer to pay debt service. Mr. Varner explained that the Board of Supervisors had passed a resolution creating an Urban Renewal District and directed the Commission to a plat showing the parcels numbered 17, 15 and 13 as the initial Urban Renewal District. That plat is attached to these minutes as **Exhibit "A."** However, since then, as part of the engineering and planning phase, it was determined that in order to finance all of the utility and road infrastructure, there was a need to increase the size of the Urban Renewal District to include all of the parcels controlled by the developer. Mr. Varner explained that on June 1, the Board of Supervisors approved the expansion unanimously, as did the City of Ridgeland on June 2. Mr. Varner explained that the next step is for the Commission to consider whether the expansion continues to conform with the County's general plan.

Upon motion by Commissioner Sumerall to approve the Proposed Urban Renewal Plan as submitted, seconded by Commissioner Myers, with all voting "aye," the motion to approve the Proposed Urban Renewal Plan was approved.

There next came on for consideration the site plan for Livingston Township Building "I." Administrator Weeks advised the Commission that he did have the Certificate of Appropriateness from the Mannsdale-Livingston Historic Preservation District which was dated June 8, 2026. Todd Sandridge appeared as the Applicant and explained that this is one of several commercial buildings in the Livingston Township development that they will be submitting over the next several years.

Upon motion by Commissioner McCarty, seconded by Commissioner Brown, with all voting "aye," the site plan for Livingston Township Building "I," was approved.

There next came on the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner Brown, seconded by Commissioner Sumerall, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of Turkey Ridge Holdings for a Conditional Use to operate a temporary concrete crushing plant. The subject property is on Highway 22 and Richton Road and is in Supervisor District 4.

Harry Wilson with FC&E Engineering appeared on behalf of the Applicant. In response to question from Commissioner McCarty, Mr. Wilson explained that the operation would be temporary, and that he envisioned the concrete crusher being operational for a couple of weeks at a time, and only 3-4 times a year. Mr. Wilson further explained that he did not believe that noise would be an issue as based on his own research, the noise level would be about the same as being inside a car going 60 mph.

Upon motion by Commissioner Myers to approve the Application of Turkey Ridge Holdings for a Conditional Use to operate a temporary concrete crushing plant, with the conditions that the application is subject to renewal by the Board of Supervisors after one (1) year, and no work to be performed on Sundays, seconded by Commissioner Sumerall, with all voting "aye," the Application of Turkey Ridge Holdings for a Conditional Use to operate a temporary concrete crushing plant, was approved.

There next came on for consideration the Application of Amazon for a Conditional Use to operate a Water Treatment Facility. The subject property is located at 368 Madison County Parkway and is in Supervisor District 4.

David Long with Amazon appeared on behalf of the Applicant. Mr. Long explained that he is a senior water strategy manager with Amazon. Mr. Long explained that the request is for a reclaimed water treatment plant on the Mega Site property for cooling water. The project will be taking water from the Beattie's Bluff treatment plant and treating it for use at the data centers. In response to question from Commissioner McCarty, Mr. Long advised that the current operation uses potable water, but that the plan is to reclaim wastewater, treat it, and use it in the cooling process at the Mega Site.

Upon motion by Commissioner McCarty, seconded by Commissioner Myers, with all voting "aye," the Application of Amazon for a Conditional Use to operate a Water Treatment Facility was approved.

There next came on for consideration the Application of Metropolis Global Holdings, LLC to rezone certain property from its current designation of (I-2) Heavy Industrial District to (R-5) Patio Home District. The subject property is located on St. Charles Street in Flora, and is in Supervisor District 4.

El-Amin Bashir appeared on behalf of the Applicant, and advised that the intent is to rezone +/-3 acres of land from industrial to residential which is consistent with the surrounding usage.

Patricia Dorsey Miles appeared and inquired as to how the rezoning would benefit or hinder the community as she is looking to build on nearby property in the next couple of years. In response, Mr. Bashir advised that Ms. Miles' plans to build a home is consistent with the proposed rezoning and that demand for affordable housing in the area is quite high.

In response to question from Commissioner Sumerall, Administrator Weeks advised that the difference in R-2 and R-5 is the minimum square footage of the lots with R-2 requiring 10,600 sf. and R-5 requiring 7,000 sf.

Felicia Miles appeared and advised that her family owns +/-5 acres across from the subject property and inquired as to whether the proposed homes would be for sale or rent. In response, Mr. Bashir advised that the homes would be for sale, and not rentals.

In response to question from Commissioner McCarty, Mr. Bashir advised that his development would be subject to restrictive covenants and would essentially replicate the covenants on the Magnolia Heights residential property across the street. Mr. Bashir further advised that the proposed rezoning would only be +/-2.45 acres and 13 lots in the subdivision with the homes ranging between 1200-1500 sf.

Linda Williams appeared and advised that her home is on property adjacent to the subject property and inquired as to the number of homes to be built on the subject property and a potential layout.

Rosie Medlock appeared and advised that she lives in Kearney Park. In response to question from Ms. Medlock, Commissioner McCarty advised that the planned smaller homes will not depreciate the existing larger homes in the area. Commissioner McCarty explained that newer homes and neighborhood amenities drive home value, and that the trend today is to put different size homes in the same neighborhood in order to give homeowners a choice.

Upon motion by Commissioner McCarty to approve the Application of Metropolis Global Holdings, LLC to rezone certain property from its current designation of (I-2) Heavy Industrial District to (R-5) Patio Home District with the conditions that homes constructed on the subject property shall be a minimum of 1200 sf, and that no more than 20% of the homes constructed on the property can be eligible to be rental properties, seconded by Commissioner Myers, with all voting "aye," the Application of Metropolis Global Holdings, LLC to rezone certain property from

its current designation of (I-2) Heavy Industrial District to (R-5) Patio Home District was approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Sumerall to close the public hearing, seconded by Commissioner Brown, with all voting "aye," the public hearing was so closed.

There next came on for discussion, the setting of the July 2026 meeting. July 9, 2026, was suggested. Upon motion by Commissioner Brown, seconded by Commissioner Sumerall, with all voting "aye," the motion to set the July 2026 meeting for July 9, 2026, was approved.

With there being no further business, the June 7, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

7-8-26
Date

Dr. Keith Rouser
Dr. Keith Rouser, Chairman

On the attached plat, Prado controls parcels 10 thru 17 (area north of Colony Park Blvd, east of Sunnybrook, and south of City of Madison city limits).

We initially only included parcels 17, 15 & 13 in the urban renewal district, which would encompass the hotel and conference center, but after further review, in order to finance all of the needed utility and road infrastructure, the county and city want to increase the urban renewal district to include all of the Prado controlled parcels 10 thru 17, plus public right of way on Sunnybrook Road and Colony Park Blvd.



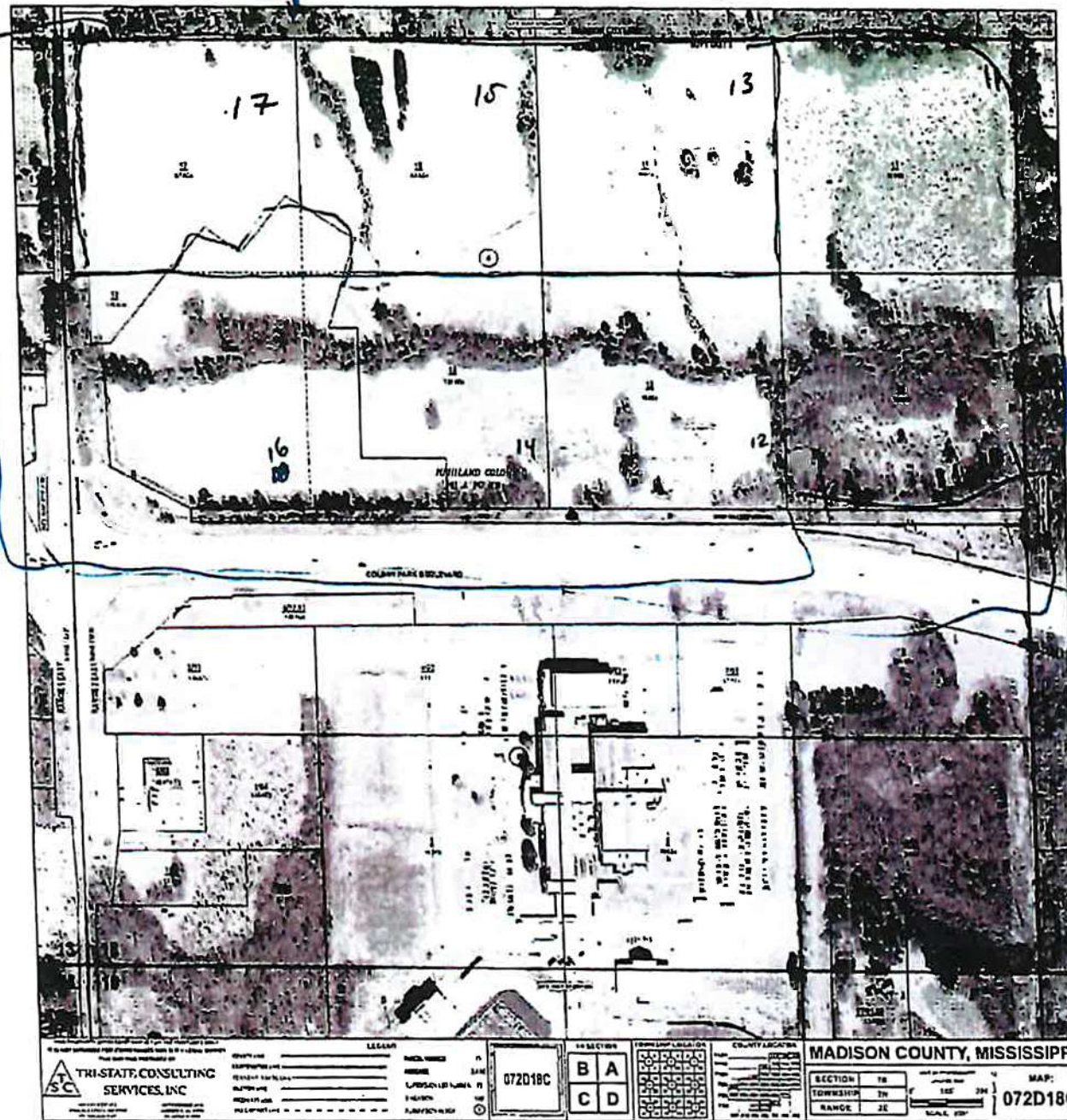


EXHIBIT E

CITY OF RIDGELAND, MISSISSIPPI RESOLUTIONS

The Mayor and Board of Aldermen (the "**Governing Body**") of the City of Ridgeland, Mississippi (the "**City**"), considered the matter of approval of an urban renewal plan concerning certain real property located within the city limits of the City. After a full consideration of the matter, Alderman Brian Ramsey offered and moved the adoption of the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI TAKING OFFICIAL ACTION APPROVING A MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); DECLARING THE NEED FOR THE URBAN RENEWAL PROJECT DESCRIBED IN SAID URBAN RENEWAL PLAN; AND FOR RELATED PURPOSES.

WHEREAS, under the power and authority granted by the laws of the State of Mississippi (the "**State**") and particularly under Section 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and/or supplemented from time to time (the "**Urban Renewal Act**"), on February 2, 2026, the Board of Supervisors (the "**Board of Supervisors**") of Madison County, Mississippi (the "**County**") adopted a certain resolution entitled "**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**" (the "**County Authorizing Resolution**"); and

WHEREAS, in the County Authorizing Resolution the County Board of Supervisors (a) agreed 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; (b) found and determined 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; (c) approved 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 City (the "**2026 Urban Renewal Project**"); and (d) found and determined 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, as provided in the attached Exhibit B, the 2026 Urban Renewal Plan includes the construction and financing of a new conference facility in the City within the 2026 Urban Renewal District, the construction of which is to be financed by the County, and the construction and operation of a new, full-service hotel and hospitality establishment within the 2026 Urban Renewal District, which is to be financed by a private developer and which is contemplated to include a resort style pool, restaurant, bar or lounge and a parking lot with sufficient surface parking spaces, all to better enhance economic development growth, encourage new job creation, support local businesses, trade associations and community groups, attract tourism within the City and the County, as well as offer a new education-related venue conference center and related facilities and improvements; and

WHEREAS, on February 12, 2026, the County's Planning and Zoning Department determined that the 2026 Urban Renewal Plan is consistent with the County's 2019 Comprehensive Plan for development as required by the Urban Renewal Act; and

WHEREAS, because the 2026 Urban Renewal Project is located within the city limits of the City, the Urban Renewal Act requires the City's Governing Body to declare the need for the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project prior to the County's final approval of the 2026 Urban Renewal Plan, and

WHEREAS, the 2026 Urban Renewal Project is in accordance with the provisions of the Constitution and the laws of the State and is in the best interests of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, 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. The proposed 2026 Urban Renewal Plan, attached hereto as Exhibit B and made a part hereof, which includes a Project Site within the city limits of the City, is hereby acknowledged and incorporated fully herein by reference.

SECTION 3. As provided in the Urban Renewal Act, the Governing Body of the City hereby declares the need for the 2026 Urban Renewal Project as detailed in the attached 2026 Urban Renewal Plan, and that the 2026 Urban Renewal Project will enhance economic, recreational, and tourism opportunities in the City.

SECTION 4. The Governing Body of the City hereby agrees to cooperate and work with the County and the Madison County Economic Development Authority to provide successful implementation of the 2026 Urban Renewal Plan, and to support the acquisition and construction of the 2026 Urban Renewal Project.

SECTION 5. The City Clerk of the City is hereby directed to immediately submit a true and correct copy of this Resolution to the County reflecting the Governing Body's approval of, and declaration of need for, the 2026 Urban Renewal Project.

SECTION 6. 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 7. 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 City.

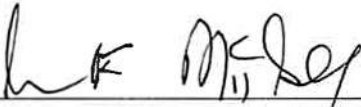
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Alderman D.I. Smith seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith	voted: <u>Aye</u>
Alderman Ken Heard (via telephone)	voted: <u>Aye</u>
Alderman Chuck Gautier	voted: <u>Aye</u>
Alderman Kevin Holder	voted: <u>Aye</u>
Alderman Brian Ramsey	voted: <u>Aye</u>
Alderman Bill Lee	voted: <u>Aye</u>
Alderman Wesley Hamlin	voted: <u>Aye</u>

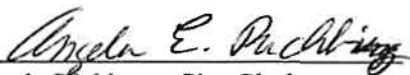
The motion having received the affirmative vote of a majority of all of the members of the Board of Aldermen present, the Mayor declared the motion carried and the Resolution adopted on this the 3rd day of March 2026.

CITY OF RIDGELAND, MISSISSIPPI



 Gene F. McGee, Mayor

ATTEST:



 Angela Richburg, City Clerk



EXHIBIT "J"

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 City 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 57-64-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the “**RED Act**”), shall provide for

EXHIBIT "J"

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

EXHIBIT "J"

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.

The Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City") took up for consideration the matter of approving the amendment of Madison County, Mississippi's (the "County") 2026 Urban Renewal Plan (Conference Center Project 2026). After full consideration of the matter, Alderman D.I. Smith offered and moved the adoption of following resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI TAKING OFFICIAL ACTION TOWARDS APPROVING THE AMENDED 2026 MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); RESTATING THE CITY'S DECLARATION OF THE NEED FOR THE URBAN RENEWAL PROJECT DESCRIBED IN THE AMENDED 2026 URBAN RENEWAL PLAN; AND FOR RELATED PURPOSES.

WHEREAS, under the power and authority granted by the laws of the State of Mississippi (the "State") and particularly under Section 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and/or supplemented from time to time (the "Urban Renewal Act"), on February 2, 2026, the Board of Supervisors (the "Board of Supervisors") of the County adopted a certain resolution entitled **"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"** (the "Original County Authorizing Resolution") to approve the "Original Urban Renewal Plan"; and

WHEREAS, on March 3, 2026, as required by the Urban Renewal Act, the Governing Body of the City considered and declared the need for the Original Urban Renewal Plan and the 2026 Urban Renewal Project (the "Original City Resolution"); and

WHEREAS, in connection with the implementation of the Original Urban Renewal Plan, the Board of Supervisors determined that the Original Urban Renewal Plan should be amended to revise the description of the real property included within the 2026 Urban Renewal District to allow for the inclusion of certain required infrastructure, utilities and related improvements necessary to install and serve the 2026 Urban Renewal Project; and

WHEREAS, on June 1, 2026, the Board of Supervisors adopted a certain resolution entitled **"RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI TAKING OFFICIAL ACTION TOWARDS THE APPROVAL OF AMENDING THE MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); SETTING A PUBLIC HEARING ON SUCH URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); AND FOR RELATED PURPOSES"** which, among other things, adopted the Amended 2026 Urban Renewal Plan attached as Exhibit A hereto (as amended, the "2026 Urban Renewal Plan") in order to expand

the 2026 Urban Renewal District (the "**Amended 2026 Urban Renewal District**"), to provide the 2026 Urban Renewal Project; and

WHEREAS, the Urban Renewal Act requires the City's Governing Body to declare the need for the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project prior to the County's final approval of the 2026 Urban Renewal Plan; and

WHEREAS, the 2026 Urban Renewal Project to be located within the Amended 2026 Urban Renewal District is in accordance with the provisions of the Constitution and the laws of the State and is in the best interests of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, 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 2026 Urban Renewal Plan, as amended, attached hereto as Exhibit A and made a part hereof, is hereby acknowledged and incorporated fully herein by reference.

SECTION 3. As provided in the Urban Renewal Act, the Governing Body of the City hereby declares the need for the 2026 Urban Renewal Project within the Amended 2026 Urban Renewal District as detailed in the attached 2026 Urban Renewal Plan, and that the 2026 Urban Renewal Project will enhance economic, recreational, and tourism opportunities in the City.

SECTION 4. Except as provided in this resolution regarding approval of the Amended 2026 Urban Renewal District, the Governing Body hereby affirms all findings from the Original City Resolution.

SECTION 5. The City Clerk of the City is hereby directed to immediately submit a true and correct copy of this Resolution to the County reflecting the Governing Body's approval of, and declaration of need for, the 2026 Urban Renewal Project and the Amended 2026 Urban Renewal Plan.

SECTION 6. 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 7. 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 City.

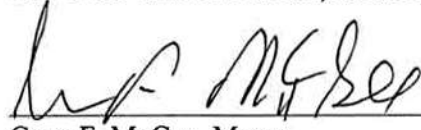
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Alderman Kevin Holder seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith	voted: Aye
Alderman Ken Heard	voted: Aye
Alderman Chuck Gautier	voted: Aye
Alderman Kevin Holder	voted: Aye
Alderman Brian Ramsey	voted: Aye
Alderman Bill Lee	voted: Aye
Alderman Wesley Hamlin	voted: Aye

The motion having received the affirmative vote of a majority of the members of the Board of Aldermen present, the Mayor declared the motion carried and the Resolution adopted on this the 2nd day of June 2026.

CITY OF RIDGELAND, MISSISSIPPI


Gene F. McGee, Mayor

ATTEST:


Angela Richburg, City Clerk



EXHIBIT "B"

EXHIBIT A
PROPOSED URBAN RENEWAL PLAN
(CONFERENCE CENTER PROJECT 2026)

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

MADISON COUNTY, MISSISSIPPI

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

This Amended Urban Renewal Plan (Conference Center Project 2026) (as amended, 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 2026 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:

Parcel No. 072D-18C-010/00.00;

Parcel No. 072D-18C-011/00.00;

Parcel No. 072D-18C-012/00.00.

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

Parcel No. 072D-18C-014/00.00;

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

Parcel No. 072D-18C-016/00.00;

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

Any other property in the City of Ridgeland, Mississippi, comprised of roadways and/or utilities, and/or easements, rights-of-way and servitudes with respect thereto, which are appropriate for and necessary to implement and establish the 2026 Urban Renewal Project and that will serve or otherwise benefit the 2026 Urban Renewal Project and the above-described real property parcels.