

The Board of Supervisors of Madison County, Mississippi (the "County") took up for consideration the matter of amending the County's Urban Renewal Plan (Conference Center Project 2026) with the following resolution:

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.

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, by resolution of the Governing Body dated February 2, 2026, in compliance with Section 43-35-13 of the Urban Renewal Act, the Governing Body, acting for and on behalf of the County, approved its 2026 Urban Renewal Plan (Conference Center Project 2026) (the "Original Urban Renewal Plan"), to rehabilitate, conserve, and/or redevelop within the 2026 Urban Renewal District the 2026 Urban Renewal Project, all as more particularly described and as defined in the Original Urban Renewal Plan; and

WHEREAS, in connection with the implementation of the Original Urban Renewal Plan, the Governing Body has 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, the Governing Body has been presented with 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 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 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, if the County's Planning and Zoning Department determines the 2026 Urban Renewal Plan is consistent with the Comprehensive Plan of the County, and if the City approves and declares the need for the 2026 Urban Renewal Project pursuant to the 2026 Urban Renewal Plan 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, then the Governing Body will be authorized to approve 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. 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. That the real property described in Appendix A of 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 Appendix A of Exhibit A and referred to herein as the Amended 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 Chancery Clerk of the County (the "Chancery 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 Chancery 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 July 6, 2026, or at some meeting or meetings subsequent thereto.

SECTION 6. That, in full compliance of the Urban Renewal Act, the Chancery 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 Chancery Clerk 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. 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 9. 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: <i>yea</i>
Supervisor Trey Baxter	voted: <i>yea</i>
Supervisor Gerald Steen	voted: <i>yea</i>
Supervisor Karl Banks	voted: <i>yea</i>
Supervisor Paul Griffin	voted: <i>yea</i>

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 1st day of June 2026.



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



CHANCERY CLERK

(SEAL)



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.

EXHIBIT B

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 6th 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 (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 1 day of June, 2026.

MADISON COUNTY, MISSISSIPPI

By: /s/ Ronny Lott
Chancery Clerk

Published: In *The Madison County Journal*, _____, 2026.