

**NOTICE OF PUBLIC HEARING  
AMENDED AND RESTATED TAX INCREMENT FINANCING PLAN  
FOR TUPELO COMMONS PROJECT**

Notice is hereby given that the Mayor and the City Council of the City of Tupelo, Mississippi (the “Governing Body” of the “City”), will hold a public hearing on Tuesday, April 16, 2024, at 6:00 P.M. at the regular meeting of the Governing Body to be held at its usual meeting in City Hall, located at 71 East Troy Street, Tupelo, Mississippi, on the *Tax Increment Financing Plan, Tupelo Commons Project, Tupelo, Mississippi, February 2004, as Amended and Restated April 2024* (the “Amended and Restated TIF Plan”), presented for consideration by the Governing Body and requesting that the Amended and Restated TIF Plan be approved in compliance with the *Tax Increment Financing Redevelopment Plan, Tupelo, Mississippi 1989, as amended and restated, November 1996 and as may be amended from time to time* (the “Redevelopment Plan”), for the City and, further, to designate the Project and the Infrastructure Improvements, described in the Amended and Restated TIF Plan as appropriate for development and tax increment financing.

The general scope of the Amended and Restated TIF Plan is for the City, among other things, to amend and restate the *Tax Increment Financing Plan (Tupelo Commons Project), Tupelo, Mississippi, February 2004* (the “2004 TIF Plan”) to (a) extend the duration of the 2004 TIF Plan to term of not to exceed ten (10) years from the adoption of the Amended and Restated TIF Plan or until such time as any tax increment financing revenue bonds or notes are paid in full, (b) provide that the interest rate to maturity of any tax increment financing revenue bonds or notes, issued by the City under the Amended and Restated TIF Plan, shall not exceed the interest rate to maturity than that which is allowed under Section 75-17-101 *et seq.*, Mississippi Code of 1972, unless otherwise restricted by further proceedings or resolution of the Governing Body of the City, and (c) provides for other amendments set forth in the Amended and Restated TIF Plan pursuant to the TIF Act, all in connection with the construction of various infrastructure improvements described in the Amended and Restated TIF Plan to provide tax increment financing to assist with the redevelopment of the TIF District and for the purpose of providing funds necessary to pay for any of, acquiring land and/or the construction of various infrastructure improvements in connection with the construction of the Tupelo Commons Project (the “Project”), which includes, but is not limited to, paying the cost of any of, constructing various public infrastructure improvements including, but not limited to, installation and/or relocation of utilities such as water, sanitary sewer, natural gas lines, electricity, construction of drainage improvements, construction of roadways with curb and gutter, installation of traffic signalization and signage, acquisition of rights-of-way, landscaping of rights-of-way, related engineering fees (including the City's engineering fees), attorney's fees, TIF Plan preparation fees, capitalized interest, and other related soft costs; and for other purposes authorized pursuant to the TIF Act and REDA Act; (collectively, the “Infrastructure Improvements”)

The TIF Bonds shall be secured solely by any or all of the incremental increase in the City’s real and personal property ad valorem tax revenues generated from the Project within the TIF District and as otherwise allowed by the TIF Act and the REDA Act (defined below). The TIF Bonds will not be a general obligation of the City secured by the full faith, credit, and taxing power of the City or create any other pecuniary liability on the part of the City other than the pledge of

the incremental increase in the ad valorem taxes set forth above.

The City may enter into a Regional Economic Development Alliance with Lee County, Mississippi (the “County”), pursuant to the Regional Economic Development Act, Title 57, Chapter 64, Mississippi Code of 1972, as amended (the “REDA Act”) to support the Project and to allow proceeds of the TIF Bonds to be used to pay the cost of certain of the Infrastructure Improvements and to provide additional security for the TIF Bonds.

Construction of the Project and the Infrastructure Improvements and payment of the TIF Bonds issued to construct the Project and the Infrastructure Improvements will be paid as set forth in the Amended and Restated TIF Plan and will not require an increase in ad valorem taxes within the City or the County.

Copies of the Amended and Restated TIF Plan and the Redevelopment Plan are available for examination in the office of the City Clerk at the City’s City Hall located at 71 East Troy Street, Tupelo, Mississippi 38804.

Witness my signature and seal, this the 2nd day of April 2024.

**CITY OF TUPELO, MISSISSIPPI**

**BY:/s/ Todd Jordan**

**TITLE: Mayor**