

Tupelo Redevelopment Agency

Agenda

October 11, 2022

1. **Review/Approve Pay Request #2 James A Hodges Constrluction, INC. final payment TRA 7B Parking Lot
\$19,241.96
Exhibit A**
2. **Review/Approve Invoice Scott Davis Trust Account for Purchase of
Lots 4-2,4-3,4-4,4-5,4-9 Fairpark Phase IV, Fairpark Investment
Group
\$150,000.00 ¹⁴⁻¹⁰ \$225,000.00
Exhibit B**
3. **Executive Session**

Tupelo Redevelopment Agency

Minutes

October 11, 2022

A meeting of the Tupelo Redevelopment Agency convened at 10:30 am on October 11, 2022 in Conference Room B, Tupelo City Hall. Agency Members participating were Reed Hillen, Chair, Cheryl Rainey, Shane Homan, (as amended 10/27/2022) Bentley Nolan, Brannon Kahlstorf, and Cheryl Rainey via Zoom. Ben Logan, City Attorney and Stephen Reed, Assistant City Attorney, COO, Don Lewis, Mayor Todd Jordon, TRA Project Director, Debbie Brangenberg, were present representing the City of Tupelo.

Finding that a quorum was present, the meeting was called to order by Chair, Reed Hillen.

The first item of business was to amend the agenda to include Item #2A Invoice # 0126, Slayton's Concrete and Construction, LLC in the amount of \$750.00 for a concrete pad for mailboxes in Fairpark Phase IV Residential. Upon a motion by Bentley Nolan and a second by Cheryl Rainey, the Agency unanimously approved the amendment.

1. Review/Approve Pay Request #2 James A Hodges Construction, INC. final payment TRA 7B Parking Lot

\$19,241.96

Exhibit A

Upon a motion by Bentley Nolan and a second by Cheryl Rainey, the Agency unanimously approved Pay Request #2 James A Hodges Construction, INC for final payment TRA 7B Parking Lot in the amount of \$19,241.96.

2. Review/Approve Invoice Scott Davis Trust Account for Purchase of Lots 4-2,4-3,4-4,4-5,4-9, 4-10 Fairpark Phase IV, Fairpark Investment Group for \$25,000 per lot.

The re-purchase 9 lots from Fairpark Investment Group for \$25,000 per lot was discussed by the Agency. The discussion was brought about due to a change in the future ownership of the lots with a new partnership with Twelve Stone Development and Fairpark Investment Group. The new ownership requested an extension of an additional 12 months to begin construction. After discussion it was agreed among the Agency members that it was in the best interest of TRA to repurchase all 9 lots and sell 3 lots to the new owners to avoid future requests for extensions. It would also not have all 9 lots tied up indefinitely should the construction time ~~line~~ not be met.

Upon a motion by Shane Homan and a second by Bentley Nolan, the Agency members voted unanimously to repurchase Lots 4-2 through 4-20 for the original sales price of \$25,000, totaling \$225,000.00.

Assistant City Attorney, Stephen Reed explained the legal terms of the contract and the Covenants and Restrictions for Fairpark in reference to the time line to begin construction and the buyback clause from the Covenants and Restrictions option available to TRA. Historically due to positive interest in the area, the Agency previously decided to amend the purchase/option agreements to only allow a single developer to purchase or option 3 lots a time, thus preventing the area from being tied up with no construction commencing for an indefinite period of time. This amendment allows for the potential for a better climate for purchase and construction in Phase IV.

Upon a motion by Shane Homan and a second by Cheryl Rainey, the Agency voted unanimously to sell Lot 4-6, 4-7 and 4-8 to Twelve Stone Development for the original sales price of \$25,000.

Also, upon a motion by Shane Homan and a second by Bentley Nolan, the Agency voted unanimously to enter into an option agreement with Twelve Stone Development for Lots 4-2, 4-3, 4-4, 4-5, 4-9 and 4-10 with language that states that the purchase of another lot can only be executed which the developer has successfully completed construction and granted a Certificate of Occupancy by Development Services. Once a Certificate of Occupancy has been issued, the developer then may exercise another lot from the option.

2A. Review/Approve Invoice 0126, Slayton's Concrete Construction, LLC in the amount of \$750.00 for a concrete pad for mailboxes in Fairpark Phase IV Residential.

Upon a motion by Shane Homan and a second by Bentley Nolan, the Agency unanimously voted to approve payment of Invoice 0126 in the amount of \$750.00 to Slayton's Concrete Construction LLC.

\$750.00
Exhibit B

3. Executive Session

Project Director, Debbie Brangenberg reported to the Agency that there were items concerning purchase of property in Fairpark and requested an Executive Session to review and discuss.

Upon a motion by Reed Hillen and a second by Shane Homan the Agency voted unanimously to close the regular session to determine the need for Executive Session.

The purchase or sale of land is a duly deemed by the State of Mississippi as allowed purpose to enter into Executive Session.

Having duly determined the need to enter into Executive Session, upon a motion by Reed Hillen and a second by Bentley Nolan, the Agency entered Executive Session.

The Agency voted unanimously to return to Regular Session upon a motion by Shane Homan and a second by Bentley Nolan. No action was taken.

Being no further business, Chair Reed Hillen called for a motion to adjourn. Upon a motion by Shane Homan and a second by Bentley Nolan the agency voted unanimously to adjourn.

Reed Hillen, Chair

A handwritten signature in blue ink, appearing to read "Reed Hillen", written over a horizontal line.

Debbie Brangenberg, Project Director

A handwritten signature in blue ink, appearing to read "Debbie Brangenberg", written over a horizontal line.

3-09606

COOK COGGIN ENGINEERS, INC.



September 28, 2022

Exhibit A

Mr. Stephen N. Reed
 Tupelo Redevelopment Agency
 City of Tupelo
 71 E Troy St
 Tupelo, MS 38804

**CITY OF TUPELO
 TUPELO FAIRGOUNDS REDEVELOPMENT 7B – PARKING LOT
 BID 2020-028FP**

Enclosed is the Contractor's Application for Final Payment for further processing. Please execute and return one (1) copy to CCE. A construction summary follows.

CONSTRUCTION SUMMARY		
Original Contract Amount	\$	232,591.06
Net Change by Change Order	\$	(4,981.51)
Revised Contract Amount	\$	227,609.55
Work Completed & Stored to Date	\$	227,609.55
Retainage Held		
Previous Payments	\$	208,367.59
Payment this Request	\$	19,241.96
Project Percent Complete		100%
Contract Time (Calendar Days)		75
Notice to Proceed Date		18-Nov-2020
Original Completion Date		31-Jan-2021
Days Added by Change Order		74
Revised Completion Date		15-Apr-2021
Period this Request	21-Feb-2021 to	15-Apr-2021
Days this Period		54
Previous Days Charged		95
Total Days to Date		149
Project Percent Time Elapsed		100%

If you have any questions or need further assistance, please call.

David M. Long, P.E.
 davidlong@cookcoggin.com

Copy to:

Mr. Chad Ranking, James A. Hodges Construction, 1281 CR 811, Saltillo, MS 38866 (Email)

APPLICATION FOR PARTIAL PAYMENT

CCE# 3-09806

PARTIAL PAYMENT REQUEST NUMBER: 2

DATE PREPARED: 7/20/2022

PROJECT: Tupelo Fairgrounds Redevelopment 7B - Parking Lot

CONTRACTOR: JAMES A. HODGES CONSTRUCTION, INC.
OWNER: City of Tupelo

CONTRACT AMOUNT: \$ 232,591.06
CHANGE ORDER NO. 1 & SUMMARY: \$ 3,892.92
REVISED CONTRACT AMOUNT: \$ 236,283.98

PERIOD of REQUEST: 1/20/2021- 2/20/2021

Item No.	Item	Quantities On Contract	Quantities Last Request	Quantities This Request	Quantities Allowed to Date	Unit	Unit Price	Amount
1	Construction Record Drawings	1.0				LS	\$ 1,000.00	\$ -
2	Maintenance of Traffic	1.0	1		1.00	LS	\$ 500.00	\$ 500.00
3	Temporary Silt Fence	200.0	205.00		205.00	LF	\$ 5.25	\$ 1,076.25
4	Wattles	50.0	40		40.00	LF	\$ 5.25	\$ 210.00
5	Mobilization	1.0	1		1.00	LS	\$ 2,500.00	\$ 2,500.00
6	Cleaning and Grubbing	1.0	1		1.00	LS	\$ 2,100.00	\$ 2,100.00
7	Site Earthwork	1.0	1		1.00	LS	\$ 23,182.50	\$ 23,182.50
8	Erosion Control	1.0	1		1.00	LS	\$ 1,000.00	\$ 1,000.00
9	Geotextile Fabric for Roadway Stabilization	1,680.0	1648		1,648.00	SY	\$ 3.15	\$ 5,191.20
10	Cold Milling of Bituminous Pavement, All Depths	1,680.0	1690		1,690.00	SY	\$ 8.62	\$ 14,567.80
11	Subgrade Undercutting Allowance	300.0	22		22.00	CY	\$ 11.81	\$ 259.82
12	Selected Borrow Material Allowance (for Undercut Areas Only)	300.0	22		22.00	CY	\$ 17.33	\$ 381.26
13	Crushed Limestone Base	285.0	285		285.00	CY	\$ 55.95	\$ 15,860.25
14	18" Concrete Curb and Gutter	806.0	803		803.00	LF	\$ 28.17	\$ 22,620.51
15	Hot Mix Asphalt, ST, 9.5mm (Surface Course)	76.0	76		76.00	Ton	\$ 138.00	\$ 10,488.00
16	Hot Mix Asphalt, ST, 19mm (Binder Course)	102.0	102		102.00	Ton	\$ 142.30	\$ 14,545.20
17	Hot Mix Asphalt, ST, 9.5mm (Overlay)	139.0	139		139.00	Ton	\$ 138.00	\$ 19,182.00
18	Concrete Pavement	265.0	272		272.00	SY	\$ 91.15	\$ 24,792.80
19	Concrete Sidewalks	213.0	202	11	213.00	SY	\$ 97.75	\$ 20,820.75
20	Minor Structure Concrete	0.5	0.5		0.50	CY	\$ 2,200.00	\$ 1,100.00
21	Grate and Frame Castings	120.0	120		120.00	Lbs	\$ 5.00	\$ 600.00
22	4" Detail Traffic Strips (White)	1,402.0	1402		1,402.00	LF	\$ 0.95	\$ 1,331.90
23	4" Detail Traffic Strips (Blue)	411.0	411		411.00	LF	\$ 0.95	\$ 390.45
24	Handicap Legend Striping (Blue)	5.0	5		5.00	Each	\$ 50.60	\$ 253.00
25	Existing Water Meter Removal and Service Line Extension	1.0	1		1	LS	\$ 1,365.00	\$ 1,365.00
26	18" HP Drainage Pipe	80.0	80		80	LinFt	\$ 29.00	\$ 2,320.00
27	Type V Street Light	1.0		1	1	Each	\$ 7,200.00	\$ 7,200.00
28	Pencell J-Box	3.0	3.00		3.00	Each	\$ 216.58	\$ 649.74
29	1" Conduit in Trench	131.0	131.00		131.00	LF	\$ 7.90	\$ 1,034.90
30	1" PVC Sweep	8.0	8.00		8.00	Each	\$ 249.17	\$ 1,993.02
32	#10 AWG Copper THHN	300.0	300.00		300.00	LF	\$ 0.85	\$ 255.00
33	#12 AWG Copper THHN	150.0	150.00		150.00	LF	\$ 1.37	\$ 205.50
34	Nyplast Basin Inlet in Lieu of Concrete Junction Box	1.0	1.00		1.00	LS	\$ 2,500.00	\$ 2,500.00
35	1/4 Bend 18" HP Drainage Pipe Fitting in Lieu of concrete Junction Box	1.0	1.00		1.00	LS	\$ 700.00	\$ 700.00
36	Additional Price to Increase Concrete Pavement Thickness from 8" to 8"	265.0	265.00		265.00	SY	\$ 30.38	\$ 8,050.70
CONSTRUCTION SUB-TOTAL								\$227,809.55

STATE OF MISSISSIPPI
LEE COUNTY, MS

SUB-TOTAL AMOUNT DUE: \$227,609.55

I hereby certify that the work covered by this request for payment has been completed in accordance with the Contract Documents and that the labor and materials listed hereon have been used in construction of this work, or that all materials included in this request for payment and not yet incorporated into the construction are now on the site or stored at an approved location, and that payment received from the last request for payment has been used to make payments to all tier 1 subcontractors and suppliers except as listed below.

Contract Time: 149
Days This Period: 30
Previous Days: 30
Total Days to Date: 30
Percent of Elapsed Time: 20%
Project Percent Complet. 95%

LESS PREVIOUS PAYMENTS: \$200,367.99
NET PAYMENT DUE: \$19,241.98

CONTRACTOR: JAMES A. HODGES CONSTRUCTION, INC.

BY: *[Signature]*

SUBSCRIBED AND SWORN BEFORE ME THIS 20th
DAY OF July 2022
NOTARY PUBLIC: *[Signature]*

MY COMMISSION EXPIRES: Nov. 15th, 2022



RECOMMENDED FOR PAYMENT

[Signature]
FOR COOK COGGIN ENGINEERS, INC.

AUTHORIZED FOR PAYMENT

FOR OWNER: City of Tupelo

[Signature]

Exhibit B

TUPELO REDEVELOPMENT AGENCY

OCTOBER 11,2022

INVOICE

**Scott Davis Trust Account
326 North Broadway
Tupelo, MS 38804**

**Purchase of Lots 4-2, 4-3, 4-4, 4-5, 4-9, 4-10 Phase IV Residential
Fairpark**

Fairpark Investment Group

Amount

\$225,000.00





Exhibit B

SLAYTON'S CONCRETE CONSTRUCTION, LLC

110 Garrett Cove
Saltillo, Ms 38866
662-891-0147
slaytonsconcrete@ymail.com

Date: 9/29/22

INVOICE NO. 0126

Customer Purchase Order No.

Bill To: TRA Development

Address:

City: Tupelo

State: Ms.

Zip: 38801

Phone:

Fax:

Job Name: Mailbox Concrete Pad

Job Location: Fairpark

Description of Work: Form, pour and finish concrete pad for mailbox with 5" thickness.
Concrete and labor included in price.

Price: \$750.00

Amount Due: \$750.00

Terms: COD

THANK YOU FOR YOUR BUSINESS