

**Tupelo Redevelopment Agency**

**September 16, 2020**

**Agenda**

**1.0 Ratify minutes of May 14, 2020 tabled at July 7, 2020 meeting**

**Exhibit A**

**2.0 Review/Approve Minutes of July 7, 2020**

**Exhibit B**

**3.0 Review/Approve Bid for Parking Lot to provide additional off street to James A. Hodges, Inc.  
as low bidder for a total bid amount of \$232,591.06.**

**Exhibit C**

**4.0 Review/Approve Mayor Shelton to Execute Contract for Parking Lot**

**5.0 Executive Session - Potential Lands Sales**

**Tupelo Redevelopment Agency**

**Teleconference**

**May 14, 2020**

**Minutes**

A teleconference meeting of the Tupelo Redevelopment Agency convened at 3:00 p.m. on Thursday, May 14, 2020 in conference room B of City Hall. Agency members present via teleconference were TRA President, Reed Hillen, Shane Homan, Amy Tate and Cheryl Rainey, and TRA Project Coordinator, Debbie Brangenberg. Representing the City of Tupelo Ben Logan, City Attorney, Sandy Shumaker, Administrative Assistant, Taylor Vance of Northeast Mississippi Daily Journal.

Chair, Reed Hillen called the meeting to order at 4:00 PM. Project Coordinator, Debbie Brangenberg, informed the Agency that there we a number of items on the agenda that met the requirement for Executive Session for potential land sales.

Upon a motion by Shane Homan and a second by Amy Tate the agency voted unanimously to close the meeting for Executive Session for the purpose of discussion of potential land sales.

Upon a motion by Shane Homan and a second by Amy Tate the Agency voted unanimously to enter Executive Session.

**1.0 Executive Session - Potential Lands Sales**

Upon a motion by Cheryl Rainey and a second by Amy Tate the Agency voted unanimously to close the Executive Session and return to Regular Session.

Items thoroughly discussed in Executive Session:

- Maloney Development Group Extension of Agreements for Purchase of Lot 8B Phase III Fairpark
- C and K Properties, LLC -Corey Lee/Clay Short Option for The Legacy Project Request for extension on option for Lot 10 Phase III Fairpark
- Rejection of Legacy Development Group, Letter of Intent for Lot 3A Phase I Fairpark
- Contract for Lot 2-25 Phase II Fairpark with Don Coleman, Wilson Coleman and Blake Whitehead
- TRA to counter offer to developers submitting proposals during the RFP process for Phase IV residential. The provision of the counter offer are contained within the property option and sales agreement. Developers submitting proposal were Webb Development and Dabb Corporation.
- Update on Maloney Development for Lot 4A and 4B

**2.0 Ratify minutes of March 30, 2020**

Upon a motion by Cheryl Rainey and a second by Amy Tate the Agency voted unanimously to ratify the minutes of the March 30, 2020 minutes of the Tupelo Redevelopment Agency meeting.  
**Exhibit A**

**3.0 Approve/Reject Maloney Development Group Extension of Agreements for Purchase of Lot 8B Phase III Fairpark**

Upon a motion by Shane Homan and a second by Cheryl Rainey the Agency voted unanimously to approve an extension to the agreement for commencement of construction and purchase on Lot 8B Phase III of Fairpark for an additional 4 months.  
**Exhibit B**

**4.0 Approve/Reject C and K Properties, LLC -Corey Lee/Clay Short Option for The Legacy Project Request for extension on option for Lot 10 Phase III Fairpark**

Upon a motion by Amy Tate and a second by Shane Homan the Agency voted unanimously to approve a ninety-day (90) extension on the option to purchase Lot 10 Phase III of Fairpark by C and K Properties, LLC-Corey Lee, The Legacy Project.  
**Exhibit C**

**5.0 Ratify Rejection of Legacy Development Group, Letter of Intent for Lot 3A Phase I Fairpark**

Upon a motion by Cheryl Rainey and a second by Amy Tate the Agency voted unanimously to ratify the rejection by Legacy Development Group, Letter of Intent purchase and sales agreement for Lot 3A Phase I Fairpark.  
**Exhibit D**

**6.0 Ratify Contract for Lot 2-25 Phase II Fairpark with Don Coleman, Wilson Coleman and Blake Whitehead**

Upon a motion by Shane Homan and a second by Cheryl Rainey the Agency voted unanimously to ratify the decision to enter into a purchase agreement for Lot 2-25 Phase II Fairpark for \$90,000 to Don, Coleman, Wilson Coleman and Blake Whitehead. The developer will build 16 single family residences.

The provisions of the contract are as follows:

- Conditioned upon the developer being responsible for building the subdivision infrastructure at a cost up to \$300,000.00
- Conditioned upon the developer abiding by all design criteria of TRA and the Development Code of the City of Tupelo, including entering a development agreement with the City and TRA.
- Conditioned on TRA being responsible for the final lift of asphalt when the developer completes the subdivision.
- Developers agree to start the infrastructure within 6 months as closing.
- Seller to pay for deed prep and title search.

**Exhibit E**

7.0 Review/Approve TRA to counter offer to developers submitting proposals during the RFP process for Phase IV residential. The provision of the counter offer are contained within the property option and sales agreement. Developers submitting proposal were Webb Development and Dabb Corporation.  
Exhibit F

Upon a motion by Reed Hillen and a second by Shane Homan the Agency voted unanimously to approve TRA to counter offer per the property option and sales agreement to Webb Development and Dabb Corporation who submitted proposals according to the RFP process for Phase IV Fairpark residential.

Upon a motion by Cheryl Rainey and a second by Reed Hillen, the Agency voted unanimously to adjourn.

   
Reed Hillen, Chair

  
Debbie Brangenberg, Recording Secretary and Project Coordinator

## **EXHIBIT B**

### **Tupelo Redevelopment Agency**

**July 7, 2020**

#### **Minutes**

A teleconference meeting of the Tupelo Redevelopment Agency convened at 4:00 p.m. on Tuesday, July 7, 2020 in conference room B of City Hall. Agency members present via teleconference were TRA President, Reed Hillen, Shane Homan, Amy Tate and Cheryl Rainey, and Recording Secretary Debbie Brangenberg. Representing the City of Tupelo were Ben Logan, City Attorney and Sandy Shumaker.

#### **1.0 In the matter of ratifying minutes of May 14, 2020:**

Upon a motion by Shane Homan and a second by Amy Tate the agency voted unanimously to table the minutes of May 14, 2020 until the next meeting.

#### **2.0 In the matter of Review/Approve Rebate Incentive for Beginning Construction for Thrash Group and Hotel**

In final negotiations with The Thrash Group it was agreed upon by TRA to provide a \$25,000 incentive rebate once construction was begun on the boutique hotel. The hotel is successfully under construction as of this date. Upon a motion by Shane Homan and a second by Cheryl Rainey, the agency voted unanimously to approve payment of a \$25,000 rebate to The Thrash Group.

#### **3.0 In the matter of Review/Approve Rebate Incentive for Beginning Construction for Maloney Development LLC for Presley Place now called The Grandstands**

In final negotiations with Maloney Development, LLC it was agreed upon by TRA to provide a \$25,000 incentive rebate once construction was begun on the Grand Stands mixed use development. The project is successfully under construction as of this date. Upon a motion by Shane Homan and a second by Cheryl Rainey, the agency voted unanimously to approve payment of a \$25,000 rebate to Maloney Development LLC.

#### **4.0 In the matter of Executive Session - Potential Lands Sales**

Upon a motion by Cheryl Rainey and a second by Amy Tate the agency voted unanimously to close the regular session of July 7, 2020 to determine the need for Executive Session.

Debbie Brangenberg advised the agency of contracts that had been submitted for approval for land sales in Fairpark Phase IV Residential.

After discussion of potential lands sales, upon a motion by Cheryl Rainey and a second by Amy Tate the agency voted unanimously to return to regulation session.

The following actions were taken:

**5.0 In the matter of acceptance of Contract for Lot 4-19 Fairpark Phase IV – Lacey and Nena Lowe**

Upon a motion by Shane Homan and a second by Cheryl Rainey, the agency voted unanimously to approve and accept an option contract from Lacey and Nena Lowe for Lot 4-20 which when paired with the previous contract for Lot 2-19 would become one lot 4-19. The purchase of said lot is \$25,000.

**6.0 In the matter of Ratification of amended Option Contract to purchase Lots 4-14 through 20 Fairpark IV by Wesley Webb, LLC.**

Upon a motion by Amy Tate and a second by Cheryl Rainey, the agency voted unanimously to ratify amended option contract from Wesley Webb, LLC for Lots 4-14 through 3-20 per the conditions set out in the Fairpark Phase IV RFP of \$25,000 per lot.

**7.0 In the matter of Option Contract from Fairpark Investment Group, LLC for Lots 4-1 through 4-11 Fairpark Phase IV:**

Upon a motion by Amy Tate and a second by Cheryl Rainey, the agency voted unanimously to present Fairpark Investment Group, LLC an amended Option Contract to eliminate Lots 4-1 and 4-11 which are not for sale at this time, per the conditions set out in the Fairpark Phase IV RFP of \$25,000 per lot.

Being no further business upon a motion by Cheryl Rainey and second by Amy Tate the agency voted unanimously to adjourn.

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Reed Hillen, Chair

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Debbie Brangenberg, Project Manager

3-09606

COOK COGGIN ENGINEERS, INC.



September 10, 2020

Mrs. Debbie Brangenberg  
City of Tupelo  
71 E Troy St  
Tupelo, MS 38804

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

Following the receipt and opening of bids on the captioned project, we have reviewed and tabulated each set of bids. A copy of the tabulation and original bid documents are enclosed.

James A. Hodges Construction, Inc. is the low bidder for a total bid amount of \$232,591.06.

CCE recommends the Base Bid be awarded in the amount noted above. The advertised project did not offer any alternate bids.

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

A handwritten signature in black ink that reads 'David M. Long'.

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

Copy to: Mr. James A. Hodges, James A. Hodges Construction, Inc., 1281 CR 811,  
Saltillo, MS 38866-5930

Enclosed: Bid Tabulations  
Original Bid Documents



September 10, 2020 at 10:00 AM CITY HALL of Tupelo, 71 East Troy Street, Tupelo, MS 38804		#13510 James A. Hodges Const., Inc. 1281 CR 811 Saktillo, MS 38866-5930		#12263 Simmons Erosion Control, Inc. P.O. Box 206 Lake, MS 39092		#4854 Roberts Builders 204 West First Street Ripley, MS 38663		#0229 Phillips Contracting Co., Inc. P.O. Box 2069 Columbus, MS 39701	
Item No.	Item	Quantity	Unit	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price
<b>BASE BID "A"</b>									
<b>01 00 00 GENERAL REQUIREMENTS</b>									
1	Construction Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 11,850.00	\$ 11,850.00	\$ 10,000.00	\$ 1,000.00
2	Maintenance of Traffic	1	LS	\$ 500.00	\$ 500.00	\$ 1,300.00	\$ 1,300.00	\$ 34,852.00	\$ 5,000.00
3	Temporary Silt Fence	200	LinFt	\$ 5.25	\$ 1,050.00	\$ 5.00	\$ 1,000.00	\$ 25.00	\$ 3.50
4	Wattles	50	LinFt	\$ 5.25	\$ 262.50	\$ 10.00	\$ 500.00	\$ 20.00	\$ 10.00
5	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 22,000.00	\$ 22,000.00	\$ 10,000.00	\$ 30,000.00
<b>31 00 00 EARTHWORK</b>									
6	Clearing & Grubbing	1	LS	\$ 21,000.00	\$ 21,000.00	\$ 16,000.00	\$ 16,000.00	\$ 30,000.00	\$ 30,000.00
7	Site Earthwork	1	LS	\$ 23,162.50	\$ 23,162.50	\$ 23,700.00	\$ 23,700.00	\$ 30,000.00	\$ 30,000.00
8	Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 4,700.00	\$ 4,700.00	\$ 10,000.00	\$ 5,000.00
9	Geotextile Fabric for Roadway Stabilization	1,880	SqYd	\$ 3.15	\$ 5,922.00	\$ 2.00	\$ 3,760.00	\$ 10.00	\$ 3.50
<b>32 00 00 EXTERIOR IMPROVEMENTS</b>									
10	Cold Milling of Bituminous Pavement, All Depths	1,690	SqYd	\$ 8.62	\$ 14,567.80	\$ 6.00	\$ 10,140.00	\$ 8.00	\$ 13,520.00
11	Subgrade Underdrainage Allowance	300	CuYd	\$ 11.81	\$ 3,543.00	\$ 20.00	\$ 6,000.00	\$ 10.00	\$ 3,000.00
12	Selected Borrow Material Allowance (for Undercut Areas Only)	300	CuYd	\$ 17.33	\$ 5,199.00	\$ 25.00	\$ 7,500.00	\$ 15.00	\$ 4,500.00
13	Crushed Limestone Base	285	CuYd	\$ 55.65	\$ 15,860.25	\$ 90.50	\$ 25,792.50	\$ 40.00	\$ 11,400.00
14	18" Concrete Curb & Gutter	840	LinFt	\$ 28.17	\$ 23,662.80	\$ 25.25	\$ 21,210.00	\$ 25.00	\$ 21,000.00
15	Hot Mix Asphalt, ST, 9.5mm (Surface Course)	76	Ton	\$ 138.00	\$ 10,488.00	\$ 211.75	\$ 16,093.00	\$ 200.00	\$ 15,200.00
16	Hot Mix Asphalt, ST, 19mm (Binder Course)	102	Ton	\$ 142.60	\$ 14,545.20	\$ 176.50	\$ 18,003.00	\$ 200.00	\$ 20,400.00
17	Hot Mix Asphalt, ST, 9.5mm (Overlay)	139	Ton	\$ 138.00	\$ 19,182.00	\$ 187.75	\$ 26,097.25	\$ 200.00	\$ 27,800.00
18	Concrete Pavement	265	SqYd	\$ 91.15	\$ 24,154.75	\$ 87.25	\$ 23,121.25	\$ 80.00	\$ 21,200.00
19	Concrete Sidewalk	213	SqYd	\$ 97.75	\$ 20,820.75	\$ 75.75	\$ 16,134.75	\$ 60.00	\$ 12,780.00
20	Minor Structural Concrete	3.5	CuYd	\$ 2,200.00	\$ 7,700.00	\$ 1,600.00	\$ 5,600.00	\$ 1,800.00	\$ 6,300.00
21	Grate and Frame Casings	120	Lbs	\$ 5.00	\$ 600.00	\$ 25.00	\$ 3,000.00	\$ 50.00	\$ 6,000.00
22	4" Detail Traffic Stripe (White)	1,402	LinFt	\$ 0.95	\$ 1,331.90	\$ 1.86	\$ 2,607.72	\$ 1.00	\$ 1,402.00
23	4" Detail Traffic Stripe (Blue)	411	LinFt	\$ 0.95	\$ 390.45	\$ 1.86	\$ 764.46	\$ 1.00	\$ 411.00
24	Handicap Legend Striping (Blue)	5	Each	\$ 50.60	\$ 253.00	\$ 185.80	\$ 929.00	\$ 50.00	\$ 250.00
<b>33 00 00 UTILITIES</b>									
25	Existing Water Meter Removal and Service Line Extension	1	LS	\$ 1,365.00	\$ 1,365.00	\$ 1,200.00	\$ 1,200.00	\$ 3,000.00	\$ 2,000.00
26	18" HP Drainage Pipe	80	LinFt	\$ 29.00	\$ 2,320.00	\$ 38.75	\$ 3,100.00	\$ 50.00	\$ 4,000.00
<b>ELECTRICAL</b>									
27	Type V Street Light	1	Each	\$ 7,200.00	\$ 7,200.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 10,000.00
28	Pencell J-Box	3	Each	\$ 216.58	\$ 649.74	\$ 1,475.00	\$ 4,425.00	\$ 500.00	\$ 1,500.00
29	1" Conduit in Trench	131	LinFt	\$ 7.90	\$ 1,034.90	\$ 55.50	\$ 7,270.50	\$ 5.00	\$ 655.00
30	1" PVC Sweep	6	Each	\$ 249.17	\$ 1,495.02	\$ 14.00	\$ 84.00	\$ 5.00	\$ 30.00
31	#10 AWG Copper THHN	300	LinFt	\$ 0.85	\$ 255.00	\$ 2.35	\$ 705.00	\$ 20.00	\$ 6,000.00
32	#12 AWG Copper THHN	150	LinFt	\$ 1.37	\$ 205.50	\$ 4.30	\$ 645.00	\$ 20.00	\$ 3,000.00
<b>TOTAL BASE BID PRICE</b>				\$	\$ 232,591.06	\$	\$ 252,832.43	\$	\$ 339,043.75