

Tupelo Redevelopment Agency

Teleconference Meeting

November 19, 2020

Agenda

A meeting of the Tupelo Redevelopment Agency convened at 4:00 pm on Thursday, November 19, 2020 via Zoom teleconference from City Hall. Agency members participating were Reed Hillen, Shane Homan, Cheryl Rainey and Amy Tate via Zoom. City Attorney, Ben Logan, Stephen Reed and Project Coordinator, Debbie Brangenberg represented, in person, the City of Tupelo.

1.0 Ratify minutes of September 16, 2020

Upon a motion by Amy Tate and a second by Shane Homan, the Agency voted unanimously to ratify TRA minutes of September 16, 2020.

Exhibit A

2.0 Review/Approve/Bill for Allen & Hoshall Engineer Services Phase IV Fairpark in the amount of \$2,127.30

Upon a motion by Shane Homan and a second by Amy Tate the Agency voted unanimously to approved the Allen & Hoshall Invoice for Engineer Services Phase IV Fairpark Infrastructure in the amount of \$2,127.30.

Exhibit B

3.0 Ratify Extension Option for Lot 10 B Phase III B Fairpark until February 28, 2021

Upon a motion by Shane Homan and a second by Amy Tate, the Agency voted unanimously to ratify decision of September 16, TRA meeting to extend Corey Little's option for Lot 10B, Phase III B Fairpark until February 28, 2021.

Exhibit C

4.0 Review/Approve Change Order #1 Hodges for Extension on Contract

Ms. Brangenberg updated the Agency members as to the reason for the extension being that the property owner, Johnny Robbins had requested that more parking be considered for this area. After reviewing additional options, it was determined that any changes would increase the cost and delay construction of additional parking for the hotel. In order to meet the terms of the MOA with the hotel it is recommended that these additions not be made. Mr. Robbins suggested that he would like to consider swapping the property left for residential lot(s) in Phase IV.

In the change order, Hodges would begin with the milling, overlay and restriping of the CDF parking lot and the concrete portion of the parking lot for Mugshots immediately. The rest of the parking lot would begin in March to be completed by April 15, 2021.

Upon a motion by Shane Homan and a second by Amy Tate, the Agency members voted to approved the Change Order #1 for Hodges Construction to begin work on the first phase immediately and complete the project by April 15, 2021.

Exhibit D

5.0 Executive Session - Potential Lands Sales

Upon a motion by Chair, Reed Hillen and a second by Shane Homan the Agency members voted unanimously to close the regular session of TRA and enter executive session to discuss potential land sales.

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

After a brief discussion, upon a motion by Amy Tate and a second by Cheryl Raine the Agency voted unanimously to return to regular session to consider contracts presented as follows:

- A. In the matter of contract from WWD, LLC (Don Coleman, Wilson Coleman and Blake Whitehead) to purchase 16 lots in Phase IV Residential, and upon a motion by Reed Hillen and a second by Shane Homan the Agency voted unanimously to reject this contract offer and amend the contract for Lots 4-13, 4-14 and 4-15, Phase IV Residential Fairpark. Option agreements will be subject to the same purchase and sale agreement as established by the RFP. Final approval will be at a later date.
- B. In the matter of a contract presented by William Rice for purchase of Lot 4-31, Phase IV Residential Fairpark, upon a motion by Shane Homan and a second by Cheryl Rainey, the Agency voted unanimously to accept Mr. Rice's contract of \$25,000. Contract price agreements will be subject to the same purchase and sale agreement as established by the RFP. Mr. Rice has placed on deposit, \$300.00 earnest money toward purchase of the property. **Exhibit E**
- C. In the matter of a contract presented by Steve Whitehead for purchase of Lot 4-20, Phase IV Residential Fairpark, upon a motion by Cheryl Rainey and a second by Amy Tate the Agency voted unanimously to accept Mr. Whitehead's contract of \$25,000. Contract price agreements will be subject to the same purchase and sale agreement as established by the RFP. Mr. Whitehead has placed on deposit, \$300.00 earnest money toward purchase of the property. **Exhibit F**

Being no further business, Chair, Reed Hillen called for adjournment of the Tupelo Redevelopment Agency.



Reed Hillen, Chair



Debbie Brangenberg

Debbie Brangenberg, Project Coordinator