

CITY OF TUPELO DEPARTMENT OF DEVELOPMENT SERVICES
APPLICATION FOR COMMERCIAL AD VALOREM TAX EXEMPTION UNDER
MISS. CODE ANN. § 17-21-5
(EXCLUDING TAX EXEMPTION FOR SCHOOL DISTRICT PURPOSES)

Property Owner Name: The GCV Group, LLC

Owner Mailing Address: 499 Gloster Creek, Ste. F-9, Tupelo, MS 38801

Property Address: 495 South Gloster Street, Tupelo, MS 38801 Parcel Number: _____

Name of Business: Midtown Pointe II Type of Business: Office and restaurant rental

Total Project Cost: \$3.2 million Number of Employees: 75

The following requirements must be met to qualify for the tax exemption program:

- 1) Identify in which District is the property located (*attach map showing location of property*):

_____ Central Business District (except Urban Renewal Project area designated by Tupelo City Council on December 1, 1998)

_____ Redevelopment District

X Business Improvement District

- 2) Attach copy of Certificate of Occupancy

- 3) Identify which one or more of the following objectives applicant contends is met by the new construction, renovation or improvement:

_____ Substantial renovation of, improvement to, or historic preservation of existing structure (*attach statement from architect*)

X New building construction

_____ Improvement of design quality above city code requirements (*attach certification by Development Services staff*)

_____ Access management improvement (vehicular or pedestrian connection to adjoining properties) *attach certification by Development Services staff*

_____ Energy efficiency improvements (*document according to LEED system*)

- 4) Document value of new construction, renovation or improvement to the property *attach contractor invoices or account's compilation of capital costs, and before and after photographs of property*

A brief summary of the project and attachments may also be submitted.

- 5) Describe how the new construction, renovation or improvement is for the promotion of business, commerce or industry, or for the promotion of historic preservation:

Most of the former building at 495 South Gloster Street was previously occupied by a restaurant named McAlister's. The building was demolished and a much larger, 19,000 sq. ft. building has been erected. The building will be leased to a restaurant, medical providers and healthcare providers. The first tenant is Sanders Clinic in Suite 101, which has 17 employees and occupies 7,500 sq. ft. The remainder of the building will be finished to suit the specific needs of future tenants.

(additional sheets may be attached)


Owner signature

5-27-2021
Date

President
(if owner is not an individual, here identify
representative capacity of individual signing,
e.g., president, partner, etc.)

The following is to be completed by Department of Development Services:

1. Does property meet all City of Tupelo Building and Development Code regulations?
Yes _____ No _____
2. For new construction, is commercial property privately owned? Yes _____ No _____
3. Was construction, renovation or improvement completed and approved by the City of Tupelo Development Services Department no more than 180 days prior to submission of this application for ad valorem tax exemption? Yes _____ No _____
4. Was construction, renovation or improvement pursuant to the requirements of an approved project of the City of Tupelo for the development of the Central Business District, designated Business Improvement District, Urban Renewal District, or designated Redevelopment Districts and/or for the preservation and revitalization of Historic Preservation District? Yes _____ No _____
5. Was project cost (excluding property purchase price) at least \$10,000? Yes _____ No _____

Date application received by Development Services Department: _____
Received by: _____

City of Tupelo

PO Box 1485, Tupelo, MS 38802
Voice (662) 841-6510, Fax (662) 841-6550
E-Mail: permits@tupeloms.gov

CERTIFICATE OF OCCUPANCY
CERTIFICATE OF OCC - COMMER**Occupant:** SANDERS CLINIC SUITE 101**Address:** 495 S GLOSTER ST SUITE 101**Applicant Number:****Parcel:** 089N3102106

1812884

Owner: Name: THE GCV GROUP LLC
Address: 499 S GLOSTER STE 6-3
TUPELO, MS 38801

**Approved Occupancy:****Issued:** 04/20/2021 **By:** TR**Expires:****Signature:** *Tonya Richardson*

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 5 PAGES

TO OWNER:
GCV Group, LLC
499 Gloster Creek Suite F9
Tupelo, MS 38801
FROM CONTRACTOR:
M & N Construction, LLC
P O Box 391
Mooreville, MS 38857

PROJECT:
Midtown Pointe II
495 South Gloster Street
Tupelo, MS 38801
VIA ARCHITECT:
Tek1 Studios
Chms Root

APPLICATION #: 12
PERIOD TO: 05/07/21
PROJECT NOS:
CONTRACT DATE: 05/11/20
Distribution to:
☒ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR: New Building Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 3,315,383.00

2. Net change by Change Orders \$ 3,315,383.00

3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 3,315,383.00

4. TOTAL COMPLETED & STORED TO DATE \$ 3,315,383.00
(Column G on Continuation Sheet)

5. RETAINAGE:
a. of Completed Work \$
(Columns D+E on Continuation Sheet)

b. of Stored Material \$
(Column F on Continuation Sheet)

Total Retainage (Line 5a + 5b or
Total in Column I of Continuation Sheet) \$ 3,315,383.00

6. TOTAL EARNED LESS RETAINAGE \$ 3,315,383.00
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 3,161,423.00
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 153,960.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$
(Line 3 less Line 6)

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months by Owner | | |
| Total approved this Month | | |
| TOTALS | | |
| NET CHANGES by Change Order | | |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

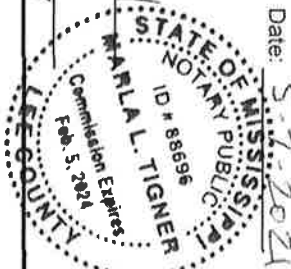
By: [Signature] Date: 5-7-2021

State of: MS

County of: Lee

Subscribed and sworn to before me this 7th day of May, 2021

Notary Public: [Signature] My Commission expires: Feb 5, 2024



CERTIFICATE FOR PAYMENT
In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.