

ORDER

ORDER AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF SPRING STREET AND JEFFERSON STREET IN THE CITY OF TUPELO, MISSISSIPPI AND TO APPROVE THE EXECUTED PURCHASE AGREEMENT

WHEREAS, the governing authorities of the City of Tupelo are empowered to act with respect to the care, management and control of municipal affairs and its properties for which no provision has been made by general law and which is not inconsistent with existing law pursuant to Section 21-17-1, et seq. of the Mississippi Code Annotated (1972), as amended, including the authority to sell, convey or lease real property on such terms as it may elect that are consistent with statutory authority; and

WHEREAS, in compliance with the provision of Miss. Code Ann. § 43-37-3 (1972, as amended), governing the acquisition of real property using public funds, the City of Tupelo desires to purchase real property located on Northeast corner of **North Spring Street, Parcels #089K-31-239-00, #089K-31-240-00, and #089K-31-241-00**, (hereinafter "Subject Property") from **Carroll Park, LLC, A Mississippi Limited Liability Company**, for the best negotiated price of Two Hundred Fifty Thousand Dollars (\$250,000.00), which is the lesser of the best negotiated price or the approved appraisal of the fair market value or the price at which the property is offered for sale; and

WHEREAS, the Subject Property to be purchased by the City of Tupelo is more particularly described as follows:

INDEXING INSTRUCTIONS: Northeast Quarter of Section 31, Township 9 South, Range 6 East, In the City of Tupelo, Lee County, Mississippi.

Tract 1: Parcel Number 089K-31-239-00 / PPIN 22456

Commencing at the intersection of the North side of Jefferson Street and the East side of Spring Street and run North 116 feet along the East side of Spring Street for a Point of Beginning; thence run East 100 feet; thence run North 23 feet 4 inches; thence run West 100 foot to the East side of Spring Street; thence run South 23 feet 4 inches to the Point of Beginning.

Lying and being in the Northeast Quarter of Section 31, Township 9 South, Range 6 East, in the City of Tupelo, Lee County, Mississippi.

ALSO Tract 2 Parcel Number 089K-31-240-00 / PPIN 22457

The land described as a storehouse and lot in the City of Tupelo, Mississippi; described as commencing at a point 70 feet North of the Southwest corner of Block 46 in the Sherwood Survey on the East side of Spring Street in the City of Tupelo, Mississippi, said point being 70 feet North of the North side of Jefferson Street and running thence North on the East line of Spring Street a distance of 47 feet to the middle of the partition

wall between the store formerly occupied by Guy Iverson on te North and C.A. Caffey on the South on September 5, 1916, thence East 100 feet; thence South 47 feet; thence West 100 feet to the Point fo Beginning in the Northeast Quarter of Section 31, Township 9 South, range 6 East, in Tupelo, Lee County, Mississippi; intending to describe the land conveyed by deed from the Bank of Tupelo recorded in Book 250 at Page 639 of the Land Records of Lee County, Mississippi; intending to describe and convey the same real property conveyed to the City of Tupelo by Tax Land Patent recorded in Book 1609 at Page 223 of the Land Records on file in the Office of the Chancery Clerk of Lee County, Mississippi.

Subject to the City of Tupelo reserving all mineral rights in and to the above described Tract No. 2

ALSO Tract No. 3: Parcel Number 089K-31-241-00 / PPIN 19146

Beginning at the intersection of the North Line of Jefferson Street with the East Line of Spring Street in the City of Tupelo, Lee County, Mississippi, run thence East along the North line of Jefferson Street 112 feet; thence North 115 feet; thence West 12 feet; thence South 45 feet; thence West 100 feet; thence South 70 feet along the East line of Spring Street to the Point of Beginning.

Said land lying and being in the Northeast Quarter of Section 31, Township 9 South, Range 6 East, In the City of Tupelo, Lee County, Mississippi.

WHEREAS, the City of Tupelo also owns additional properties near the Subject Property; and

WHEREAS, the purchase of the Subject Property further serves the best interest of public health, safety and welfare by furthering the redevelopment of this area.

NOW, THEREFORE, let it be ordered by the City Council of the City of Tupelo as follows:

1. The prefatory findings of this Order are hereby accepted, incorporated herein and found to be in accordance with the necessary and warranted exercise of the authority of the City of Tupelo to purchase necessary interests in real property for the purpose of blight removal and redevelopment.
2. The City Council authorizes the purchase of the Subject Property for not more than Two Hundred Fifty Thousand Dollars (\$250,000.00).
3. The Mayor of the City of Tupelo and the City Clerk are hereby authorized by the City Council to enter into a purchase agreement for the purchase of the Subject Property and hereby approve and ratify the executed contract attached hereto as Exhibit "A": to further execute all documents necessary to effectuate the purchase of the said property.
4. This Order to purchase is made subject to the condition that Grantors possess good and marketable fee simple title to the Subject Property, free of any liens and encumbrances of any kind.

After a full discussion of this matter, Council Member _____ moved that the foregoing Order be adopted and said motion was seconded by Council Member _____ and upon the question being put to a vote, the results were as follows:

Councilmember Mims voted	_____
Councilmember Bryan voted	_____
Councilmember Beard voted	_____
Councilmember Davis voted	_____
Councilmember Nolan voted	_____
Councilmember Gaston voted	_____
Councilmember Jones voted	_____

The motion having received the affirmative vote of a majority of the members present, the President declared the motion carried and the order adopted.

WHEREUPON, the foregoing Order was declared, passed and adopted at a regular meeting of the Council on this the _____ day of _____, 2026.

CITY OF TUPELO, MISSISSIPPI

LYNN BRYAN, City Council President

ATTEST:

SANDRA SHUMAKER
Clerk of Council

APPROVED:

TODD JORDAN, Mayor

DATE