

# **Tupelo Redevelopment Agency**

## **Agenda**

**March 25, 2025**

1. **Review/Approve Minutes of June 18, 2024**

### **Exhibit A**

2. **Ratify Approval for the following Invoices: Sportsman Lawn and Landscape 2024/2025 Yearly Maintenance Contract Approved March 24, 2024**

Invoice #104740625 - \$2900

Invoice #104740725 - \$2850

Invoice #104740823 - \$2850

Invoice #104740925 - \$2850

Invoice #104741025 - \$2850

Invoice #227841025 - \$ 275

Invoice #104741125 - \$2850

Invoice #104741223 - \$2850

Invoice #2155 - \$2850

Invoice #2422 - \$2850

### **Exhibit B**

3. **Ratify/Approve 10.21.2024 Invoice #TM-2484 Arnett Muldrow & Associates in the amount of \$10,000 for professional services Master Plan for Threldkeld Property Contract Approved on May 8, 2024.**

### **Exhibit C**

4. **Ratify/Approve Invoice #93274 Precision Machine and Metal for \$22,125.00 for Dumpster Enclosure for Fairpark Crossing/Hodges/FNB shared City parking lot.**

### **Exhibit D**

5. **Ratify/Approve Invoice # 1584 Paul Smith Construction in the amount of \$1,485 for Locate Utilities for Storm Drain Relocation Cosby Property.**

### **Exhibit E**

6. **Ratify/Approve Invoice #105 Slayton's Concrete Construction, LLC in the amount of \$16,439.50 for concrete work to improvements to detention pond Clark and Elizabeth Street.**

### **Exhibit F**

7. **Ratify/Approve the Contract for Maintenance Services Southeast Land Management for Clearing Underbrush and removing dead trees in Phase II Fairpark in the amount of \$4,100 approved via email 12/4/2024.**  
**Exhibit G**
8. **Ratify/Approve Invoice #20588 Southern Land Management in the amount of \$4,100 for Clearing Underbrush and removing dead trees in Phase II Fairpark.**  
**Exhibit H**
9. **Ratify and Accept a Donation from Bob Marion Nursery in the amount of \$1,100 for 22 trees @ \$50 each.**  
**Exhibit I**
10. **Review/Accept Purchase Contract for Lot 4.9 Phase IV Fairpark from Horizons Construction, LLC for \$25,000.**  
**Exhibit J**
11. **Review/Accept Purchase Contract for Lot 4.7 Phase IV Fairpark from Mid South Realty, LLC for \$25,000.**  
**Exhibit K**
12. **Review/Approve Maintenance Contract for FY2025/2026**  
**Exhibit L**
13. **Discuss Fountain for Detention Pond Phase IV Fairpark**
14. **Possible Executive Session in the Matter of Land Sales/Purchase**

**Tupelo Redevelopment Agency****Minutes****June 18, 2024**

A meeting of the Tupelo Redevelopment Agency convened at 1:30 pm on June 18, 2024 in Conference Room B, Tupelo City Hall. Agency Members participating were Reed Hillen, Chairman, Shane Homan, Vice Chair, Cheryl Rainey, Brannon Kahlstorf, Ben Logan, City Attorney and Stephen Reed, Assistant City Attorney, COO Don Lewis, and 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 Agency Chair Reed Hillen.

**Review/Approve Minutes of May 8, 2024**

Upon a motion by Cheryl Rainey and a second by Brannon Kahlstorf the Minutes of May 8, 2024 unanimously approved.

**Exhibit A****Review/Approve amendment to Contract with Sportsman Lawn and Landscape for \$325.00 for additional mowing.**

Upon a motion by Shane Homan and a second by Cheryl Rainey the Agency unanimously approved the amendment to the contract with Sportsman Lawn and Landscape for an additional \$325.00.

**Exhibit B****Review/Approve Invoice #104740424 Sportsman Lawn and Landscape for Fairpark Residential Mowing in the amount of \$2,500 for June.**

Upon a motion by Cheryl Rainey and a second by Brannon Kahlstorf the Agency unanimously approved Invoice #104740424 Sportsman Lawn and Landscape for Fairpark Residential Mowing in the amount of \$2,500 for June.

**Exhibit C****Review/Approve Quote for Sportsman Lawn and Landscape of \$1,800 for Spraying and Ditch Clean Up.**

Upon a motion by Shane Homan and a second by Brannon Kahlstorf, the Agency unanimously approved a quote from Sportsman and Lawn and Landscape for \$1,800 for spraying and ditch cleanup.

**Exhibit D**

**Review/Approve Rebate of \$9,840 for Thomas R. Burchfield and Lisa J Burchfield-Lot 4-19, Phase IV Fairpark.**

Upon a motion by Brannon Kahlstorf and a second by Shane Homan, the Agency unanimously approved a rebate of \$9,840 for Thomas R. Burchfield and Lisa J. Burchfield for Lot 4-19, Phase IV Fairpark.

**Exhibit G**

**Review/Accept Purchase Contract from Dustin Dabbs for 4-2 Fairpark Phase IV in the amount of \$25,000.**

Upon a motion by Shane Homan and a second by Brannon Kahlstorf, the Agency unanimously accepted the Purchase Contract from Dustin Dabbs for 4-2, Fairpark Phase IV, in the amount of \$25,000.

**Exhibit F**

COO, Don Lewis and Project Director, Debbie Brangenberg provided an update on Fairpark Maintenance. Shipman Sloan was the original designer of Fairpark Plaza and a Master Tree Planting plan. Shipman will be conducting an assessment, providing information on repairs to irrigation, and plant materials and making recommendations for the area. What exists is the original landscaping and tree planting and updates need to be made. Mr. Lewis reported that there is an overall need to make needed repairs and new landscaping installed in Fairpark. There is also a need to move toward an HOA in the residential areas in the future. No action was taken.

A quote was presented from Precision Machine and Metal Fab, Inc. in the amount of \$22,125.00 for the construction of a dumpster enclosure on the western end of East Troy Street.

**Exhibit J**

Upon a motion by Brannon Kahlstorf and a second by Cheryl Rainey the Agency unanimously approved the construction of a dumpster enclosure contingent on sufficient funds available.

**Possible Executive Session in the Matter of Land Sales/Purchase**

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

Project Director, Debbie Brangenberg reported to the Agency that there were items concerning the transaction of business and discussion regarding the prospective purchase, sale or leasing of lands in Fairpark. (Miss. Code. Ann. § 25-41-7)

Having determined that this is an appropriate matter to discuss in Executive Session, and upon a motion by Brannon Kahlstorf and a second by Cheryl Rainey, the Agency voted unanimously to enter into Executive Session.

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

The following actions were taken:

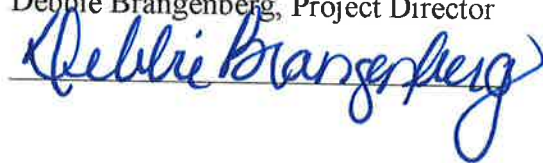
Purchase Option for 4-9—Blake Whitehead, Fairpark Investment Group, LLC Upon a motion by Brannon Kahlstorf and a second by Cheryl Rainey, the Agency voted unanimously to reject the option renewal for 4-9 from Blake Whitehead, Fairpark Investment Group, LLC, with the directive to submit plans for Lot 4-10, a lot already owned by Blake Whitehead, Fairpark Investment Group, LLC, before any other options would be considered by said group.

With no further action, Reed Hillen Chair called for a motion to adjourn. Upon a motion by Brannon Kahlstorf and a second by Cheryl Rainey, 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.

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 6/26/2024

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO 2127

ACCOUNT: TRA

Tupelo, MS 38804

VENDOR:

AMOUNT: \$2,900.00

REQUESTED BY: Debbie Brangenberg

APPROVED BY:

EXPLANATION: Fairpark Maintenance f. July

\*Invoice for July which incudes additional mowing.

# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127

TUPELO, MS 38803-2127

(662) 844-6539

Invoice # 104740625

ACCOUNT NO.	DATE
1047	06/25/24
TOTAL AMOUNT DUE	
\$ 2,900.00	

Date Due: 07/10/24

Debbie Brangenberg  
71 East Troy Street  
Tupelo, MS 38804

Services Rendered At: FAIRPARK RESIDENTIAL DISTRICT  
71 East Troy Street  
TUPELO MS 38804

AMOUNT ENCLOSED \$

RETURN THIS PORTION WITH PAYMENT

Page # 1

REMIT TO: SPORTSMAN LAWN & LANDSCAPE

PREVIOUS BALANCE ►

2,500.00

DATE	DESCRIPTION	AMOUNT
06/07/24	CHECK #00426395	C 2,500.00
05/28/24	22 M,W,E,B,WC - GROWING SEASON	0.00
06/04/24	23 M,W,E,B,WC - GROWING SEASON	0.00
06/04/24	5 ADDITIONAL MOWING - 318 Monaghan	50.00
06/10/24	24 M,W,E,B,WC - GROWING SEASON	0.00
06/17/24	25 M,W,E,B,WC - GROWING SEASON	0.00
06/24/24	26 M,W,E,B,WC - GROWING SEASON	0.00
06/25/24	Installment for the month of Jul	2,850.00
Current		
2,900.00		
Over 30		
Over 60		
Over 90		
TOTAL AMOUNT DUE		\$ 2,900.00

ISSUES / COMMENTS

JULY IS HERE! AS A REMINDER WE WILL BE CLOSED JULY 4th TO SPEND SOME TIME WITH OUR FAMILIES. HAVE A GREAT MONTH! WE HOPE YOU HAVE A SAFE AND HAPPY HOLIDAY!

Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 8/6/2024

PAYEE: Sportsman Lawn & Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$350.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: Maintenance for Fairpark Phase IV IV - AUG24

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 8/27/2024

PAYEE: Sportsman Lawn & Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: Maintenance for Fairpark Phase IV IV - SEPT24

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Invoice # 104740823**

**(662) 844-6539**

ACCOUNT NO. <b>1047</b>	DATE <b>08/23/24</b>
TOTAL AMOUNT DUE <b>\$ 2,850.00</b>	

**RETURN THIS PORTION WITH PAYMENT**

PREVIOUS BALANCE ▶	350.00
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ESSAYS / COMMENTS

Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 9/26/2024

PAYEE: Sportsman Lawn & Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: Maintenance for Fairpark Phase IV IV - SEPT24

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# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127

TUPELO, MS 38803-2127

(662) 844-6539

Invoice # 104740925

ACCOUNT NO.	DATE
1047	09/25/24
TOTAL AMOUNT DUE	
\$ 2,850.00	

Date Due: 10/10/24

Debbie Brangenberg

71 East Troy Street

Tupelo, MS 38804

Services Rendered At: FAIRPARK RESIDENTIAL DISTRICT  
71 East Troy Street  
TUPELO MS 38804

AMOUNT ENCLOSED \$

RETURN THIS PORTION WITH PAYMENT

Page # 1

REMIT TO: SPORTSMAN LAWN & LANDSCAPE

PREVIOUS BALANCE ►

2,850.00

DATE	DESCRIPTION	AMOUNT
09/06/24	CHECK #00428224	2,850.00
08/26/24 34	M,W,E,B,WC - GROWING SEASON	0.00
09/03/24 35	M,W,E,B,WC - GROWING SEASON	0.00
09/09/24 36	M,W,E,B,WC - GROWING SEASON	0.00
09/16/24 37	M,W,E,B,WC - GROWING SEASON	0.00
09/23/24 38	M,W,E,B,WC - GROWING SEASON	0.00
09/25/24	Installment for the month of Oct	2,850.00
Current		
2,850.00		
Over 30		
Over 60		
Over 90		
TOTAL AMOUNT DUE		
\$ 2,850.00		

MESSAGES / COMMENTS

SEPTEMBER IS ALMOST GONE AND WITH IT COMES FALL!  
REMEMBER TO CALL US FOR ALL OF YOUR LEAF REMOVAL NEEDS.  
WE HOPE YOU HAVE A GREAT MONTH!

*Thank You*

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 9/26/2024

PAYEE: Sportsman Lawn & Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: Maintenance for Fairpark Phase IV IV - ~~SEPT~~<sup>OCT</sup>24

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# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127

TUPELO, MS 38803-2127

(662) 844-6539

Invoice # 104741025

ACCOUNT NO.	DATE
1047	10/25/24
TOTAL AMOUNT DUE	
\$ 2,850.00	

Date Due: 11/09/24

Debbie Brangenberg

71 East Troy Street

Tupelo, MS 38804

Services Rendered At: FAIRPARK RESIDENTIAL DISTRICT  
71 East Troy Street  
TUPELO MS 38804

AMOUNT ENCLOSED \$

RETURN THIS PORTION WITH PAYMENT

Page # 1

REMIT TO: SPORTSMAN LAWN & LANDSCAPE

PREVIOUS BALANCE ► 2,850.00

DATE		DESCRIPTION	AMOUNT
10/08/24		CHECK #00429083	
10/01/24	39	M,W,E,B,WC - GROWING SEASON	2,850.00
10/07/24	40	M,W,E,B,WC - GROWING SEASON	0.00
10/14/24	41	M,W,E,B,WC - GROWING SEASON	0.00
10/21/24	42	M,W,E,B,WC - GROWING SEASON	0.00
10/25/24		Installment for the month of Nov	0.00
			2,850.00
Current			
2,850.00			
Over 30			
Over 60			
Over 90			
TOTAL AMOUNT DUE			
\$ 2,850.00			

SSAGES / COMMENTS

FALL HAS ARRIVED AND THE LEAVES ARE ALREADY FALLING  
CALL US TO SCHEDULE YOUR FALL CLEAN UP OR LEAF REMOVAL TODAY  
WE HOPE YOU HAVE A GREAT MONTH!

Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 11/2/2024

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$275.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: Rye Grass for Ditch Repair

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# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127

TUPELO, MS 38803-2127

(662) 844-6539

Invoice # 227841025

ACCOUNT NO.	DATE
2278	10/25/24
TOTAL AMOUNT DUE	
\$ 275.00	

Date Due: 11/09/24

Debbie Brangenberg

71 East Troy Street

Tupelo, MS 38804

Services Rendered At: FAIRPARK RESIDENTIAL DISTRICT - EXTRA  
71 East Troy Street  
Tupelo MS 38804

AMOUNT ENCLOSED \$

Service Charge

5.00% /month. Minimum charge: \$ 5.00

added to overdue accounts.

RETURN THIS PORTION WITH PAYMENT

Page # 1

REMIT TO: SPORTSMAN LAWN & LANDSCAPE

PREVIOUS BALANCE ►

0.00

DATE		DESCRIPTION	AMOUNT
10/01/24	2	RYE GRASS INSTALLATION	275.00
Current		Over 30	Over 60
275.00		Over 90	TOTAL AMOUNT DUE
			\$ 275.00

SSAGES / COMMENTS

FALL HAS ARRIVED AND THE LEAVES ARE ALREADY FALLING  
CALL US TO SCHEDULE YOUR FALL CLEAN UP OR LEAF REMOVAL TODAY  
WE HOPE YOU HAVE A GREAT MONTH!

Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 11/2/2024

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: November Maintenance Phase IV Fairpark

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# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127  
TUPELO, MS 38803-2127

(662) 844-6539

Debbie Brangenberg

71 East Troy Street

Tupelo, MS 38804

Invoice # 104741125

ACCOUNT NO.	DATE
1047	11/25/24
TOTAL AMOUNT DUE	
\$ 2,850.00	

Date Due: 12/10/24

Services Rendered At: FAIRPARK RESIDENTIAL DISTRICT  
71 East Troy Street  
TUPELO MS 38804

AMOUNT ENCLOSED \$

RETURN THIS PORTION WITH PAYMENT

Page # 1

REMIT TO: SPORTSMAN LAWN & LANDSCAPE

PREVIOUS BALANCE ►

2,850.00

DATE	DESCRIPTION	AMOUNT
11/08/24	CHECK #00429796	
10/28/24 43	M,W,E,B,WC - GROWING SEASON	2,850.00
11/04/24 44	M,W,E,B,WC - GROWING SEASON	0.00
11/11/24 9	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	0.00
11/18/24 10	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	0.00
11/25/24	Installment for the month of Dec	0.00
		2,850.00
Current		
2,850.00		
Over 30		
Over 60		
Over 90		
TOTAL AMOUNT DUE		
		\$ 2,850.00

MESSAGES / COMMENTS

CHRISTMAS WILL BE HERE BEFORE WE KNOW IT, IF YOU KNOW SOMEONE WHO NEEDS HELP  
WITH CLEANUPS FOR UPCOMING GATHERINGS, HAVE THEM CALL OUR OFFICE TODAY!  
WE HOPE YOU HAVE A GREAT MONTH!

Thank You

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 11/26/2024

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: December Maintenance Phase IV Fairpark

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# invoice

## SPORTSMAN LAWN & LANDSCAPE

"For the neatest yard around, call us"

P.O. Box 2127

TUPELO, MS 38803-2127

(662) 844-6539

Invoice # 104741223

ACCOUNT NO.	DATE
1047	12/23/24
TOTAL AMOUNT DUE	
\$ 2,850.00	

Debbie Brangenberg  
71 East Troy Street  
Tupelo, MS 38804

Date Due:...

AMOUNT ENCLOSED \$

FAIRPARK RESIDENTIAL DISTRICT  
71 East Troy Street  
TUPELO MS 38804

RETURN THIS PORTION WITH PAYMENT

REMIT TO: SPORTSMAN LAWN & LANDSCAPE		PREVIOUS BALANCE ▶
DATE	DESCRIPTION	AMOUNT
12/09/24	CHECK #00430422	2,850.00
11/25/24	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	C 2,850.00
12/02/24	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	0.00
12/04/24	M,W,E,B,WC - GROWING SEASON	0.00
12/09/24	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	0.00
12/16/24	BLOW ALL HARD SURFACES, WC-NON GROWING SEASON	0.00
12/23/24	Installment for the month of Jan	0.00
		2,850.00
TOTAL AMOUNT DUE		
Current	Over 30	Over 60
Over 90		

MESSAGES / COMMENTS

2,850.00

TOTAL AMOUNT DUE

\$ 2,850.00

Thank You

2025 IS RIGHT AROUND THE CORNER! AS A REMINDER WE  
WILL BE CLOSED JANUARY 1ST TO CELEBRATE WITH OUR FAMILIES.  
WE HOPE YOU HAVE A GREAT MONTH AND A HAPPY NEW YEAR!

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 1/3/2025

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: January Maintenance Phase IV Fairpark

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# Sportsman Lawn & Landscape

PO BOX 2127  
Tupelo, Mississippi 38803  
info@sportsmanlawn.com  
662-844-6539

## Invoice

Inv. Date	Inv. Number
Jan 24, 2025	INV-2155

Billing Info	Jobsite Info	PO #	Contract #
Fairpark District Debbie Brangenberg 71 East Troy Street Tupelo, Mississippi 38804	Debbie Brangenberg Jobsite 71 East Troy Street Tupelo, Mississippi 38804		

Description	Qty	Rate	Amount	Tax
Monthly Contract Services [January - 2025]	1.00	\$2,850.00	\$2,850.00	N
Subtotal			\$2,850.00	
EXMT (0%)			\$0.00	
Total			\$2,850.00	

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 1/28/2025

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: February Maintenance Phase IV Fairpark

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Sportsman Lawn & Landscape

PO BOX 2127  
Tupelo, Mississippi 38803  
info@sportsmanlawn.com  
662-844-6539

## Invoice

Inv. Date	Inv. Number
Jan 24, 2025	INV-2155

Billing Info	Jobsite Info	PO #	Contract #
Fairpark District Debbie Brangenberg 71 East Troy Street Tupelo, Mississippi 38804	Debbie Brangenberg Jobsite 71 East Troy Street Tupelo, Mississippi 38804		

Description	Qty	Rate	Amount	Tax
Monthly Contract Services [February- 2025]	1.00	\$2,850.00	\$2,850.00	N
Subtotal			\$2,850.00	
EXMT (0%)			\$0.00	
Total			\$2,850.00	

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 2/25/2025

PAYEE: Sportsman Lawn and Landscape

ADDRESS: PO Box 2127

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38803

VENDOR: \_\_\_\_\_

AMOUNT: \$2,850.00

REQUESTED BY: Tupelo Redevelopment Agency

APPROVED BY: \_\_\_\_\_

EXPLANATION: March Maintenance Phase IV Fairpark

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## Sportsman Lawn & Landscape

PO BOX 2127  
Tupelo, Mississippi 38803  
info@sportsmanlawn.com  
662-844-6539

### Invoice

Inv. Date	Inv. Number
Feb 25, 2025	INV-2422

Billing Info	Jobsite Info	PO #	Contract #
Fairpark District Debbie Brangenberg 71 East Troy Street Tupelo, Mississippi 38804	Debbie Brangenberg Jobsite 71 East Troy Street Tupelo, Mississippi 38804		

Description	Qty	Rate	Amount	Tax
Monthly Contract Services [February - 2025]	1.00	\$2,850.00	\$2,850.00	N
Subtotal			\$2,850.00	
EXMT (0%)			\$0.00	
Total			\$2,850.00	

# Spontemon Lawn & Landscape

For The Neatest Yard Around

322 North Eason Blvd

P.O. Box 2127

Tupelo, MS 38803-2127

(662) 844-6539

## PROPOSAL

Number 9120

Page No. 1 Of 1 Pages

PROPOSAL SUBMITTED TO <b>Fairpark Residential District</b>	PHONE <b>662-231-2496</b>	DATE <b>02/22/2024</b>
STREET <b>71 East Troy Street</b>	JOB NAME <b>Landscape Maintenance</b>	
CITY, STATE AND ZIP CODE <b>Tupelo, MS 38804</b>	JOB LOCATION <b>71 East Troy Street</b>	

We hereby submit specifications and estimates for:

Annual maintenance of turfgrass area. This agreement includes the following items:

1. Mowing on a weekly basis during the growing season
  - a. Weedeating as needed during each mowing
  - b. Edging all concrete with a steel blade stick edger.
  - c. Blowing all driveways, walks, etc. off during each mowing
  - d. Pickup any litter, etc. during each mowing.
2. Blowing all driveways, walks, etc. during the non-growing season on a bi-weekly basis.
3. Weed control in all in gutter as needed (Chemical and Manual removal).
4. Keeping gutter drains free of debris on an as needed basis.
5. Keeping downed limbs picked up and removed on an as needed basis.
6. Pinestraw mulch Fairpark Plaza twice a year.
7. Weed control in landscape beds at Fairpark Plaza.

**Any service performed outside of this agreement will be billed in addition to the service amount.**

**We Propose** hereby to furnish material and labor – complete in accordance with above specifications, for sum of:  
**Thirty thousand dollars and no/100's**

Dollars ( \$30,000.00 )

**Payment to be made as follows:**

Equal monthly installments of Two thousand five hundred dollars and no/100's (\$2,500.00)

Payment due upon receipt of invoice. Installments prorated with early start.

Agreement Starts: **March 1, 2024**

Agreements Ends: **February 28, 2025**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. 30-Day written notice required for cancellation.

Authorized  
Signature:

*March 31*  
**Josh Logan**

Note: This proposal may be withdrawn  
By us if not accepted within 60 days

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**Spontaneous Lawn & Landscape**

For The Neatest Yard Around

322 North Eason Blvd

P.O. Box 2127

Tupelo, MS 38803-2127

(662) 844-6539

**PROPOSAL**

Number 10089

Page No. 1 Of 1 Pages

PROPOSAL SUBMITTED TO <b>Fair Park District</b>	PHONE <b>662-231-2496</b>	DATE <b>05/22/2024</b>
STREET <b>71 East Troy Street</b>	JOB NAME <b>Per Time Lawn Maintenance</b>	
CITY, STATE AND ZIP CODE <b>Tupelo, MS 38804</b>	JOB LOCATION <b>71 East Troy Street</b>	

We hereby submit specifications and estimates for:

This agreement includes the following items:

1. Mowing on a weekly basis during the growing season for additional lots. \$325.00 per month
  - a. Weedeating as needed during each mowing
  - b. Edging all concrete with a steel blade stick edger.
  - c. Blowing all driveways, walks, etc. off during each mowing
  - d. Pickup any litter, etc. during each mowing.

318 Monaghan added 7/24 @ \$50

Any service performed outside of this agreement will be billed in addition to the service amount.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for sum of:

Dollars (\$)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. 30-Day written notice required for cancellation.

Authorized Signature: Josh LoganNote: This proposal may be withdrawn  
By us if not accepted within 60 days

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: [Signature]Signature: [Signature]

Date of Acceptance: \_\_\_\_\_

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 11/2/2024

PAYEE: Arnett Muldrow & Associates LTD

ADDRESS: PO BOX 4151

ACCOUNT: \_\_\_\_\_

Greenville, SC 29608

VENDOR: \_\_\_\_\_

AMOUNT: \$10,000.00

REQUESTED BY: Debbie Brangenberg

APPROVED BY: \_\_\_\_\_

EXPLANATION: Professional Services Land Use Planning

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PO Box 4151  
Greenville, SC 29608 US  
aaron@arnellmuldrow.com



BILL TO  
Mayor Todd Jordan  
Tupelo Redevelopment Authority  
71 East Troy Street  
Tupelo, MS 38804

INVOICE	TM-2484
DATE	10/21/2024
DUE DATE	11/20/2024

DATE	ACTIVITY	DESCRIPTION	QTY	AMOUNT
10/21/2024	Consulting:Consulting	Tupelo Small Area Plan	1	10,000.00

Please mail check payments to  
Arnett Muldrow & Associates  
PO Box 4151  
Greenville, SC 29503

BALANCE DUE

**\$10,000.00**

Thank you!  
Thank you for your business!



# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 8/6/2024

PAYEE: Precision Machine & Metal Fabrication, Inc

ADDRESS: PO Box 7006

ACCOUNT: \_\_\_\_\_

Tupelo, MS 38802

VENDOR: \_\_\_\_\_

AMOUNT: \$22,125.00

REQUESTED BY: Debbie Brangenberg

APPROVED BY: \_\_\_\_\_

EXPLANATION: Dumpster Enclosure for Phase I Fairpark

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**PRECISION MACHINE & METAL  
FABRICATION INC**

PO BOX 7006 TUPELO, MS 38802

Phone: 662-844-4606 Fax: 662-844-4684

# Invoice

Date 7/18/2024

Invoice # 93274

Bill To

CITY OF TUPELO, MS \*  
PO BOX 1485  
TUPELO, MS 38802

Ship To

BOBBY COGLAN  
TUPELO PUBLIC WORKS  
TUPELO, MS

S.O. No.	P.O. No.	Terms	Del Date	Due Date
93274	00001925-000	Net 30	5/16/2024	8/17/2024
Description			Amount	
DUMPSTER ENCLOSURE			\$22,125.00	
Ordered by:	BOBBY COGLAN		Subtotal \$22,125.00	
Phone #			Sales Tax (0.0%) \$0.00	
4% DEBIT/CREDIT CARD PROCESSING FEE ADDED TO CARD RECEIPT			Total \$22,125.00	

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 8/29/2024

PAYEE: Smithey Construction Compnay, INC

ADDRESS: PO Box 357

ACCOUNT: \_\_\_\_\_

Belden, MS 38826

VENDOR: \_\_\_\_\_

AMOUNT: \$1,485.00

REQUESTED BY: Debbie Brangenberg

APPROVED BY: \_\_\_\_\_

EXPLANATION: Locate Utilities for Storm Drain Relocation Cosby Property

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Paul Smithey Construction Company Inc.*

email: paulsmiththeyconst@att.net

(662) 844-0601      Fax

City of Tupelo  
PO Box 1485  
Tupelo, MS 38802

# INVOICE

Invoice Number	1584
Date	6/20/2024
Account Number	
Your P.O. Number	
Terms	
Salesman	

QTY.	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
		Commerce Street		
7.5	Hrs	Locate utilities for Storm Drain Relocation	198.00	1,485.00
<b>Terms: Due upon receipt of invoice</b> <b>1.5% finance charge will be added on all</b> <b>accounts which are 30 days past due.</b>			SUB TOTAL	1,485.00
			TOTAL	\$1,485.00

# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 9/26/2024

PAYEE: Slayton Concrete Construction, LLC

ADDRESS: 110 Garrett Cove

ACCOUNT: \_\_\_\_\_

Saltillo, MS 38866

VENDOR: \_\_\_\_\_

AMOUNT: \$16,439.50

REQUESTED BY: Debbie Brangenberg

APPROVED BY: \_\_\_\_\_

EXPLANATION: Drainage Ditch Improvements

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SLAYTON'S CONCRETE CONSTRUCTION, LLC

110 Garrett Cove  
Saltillo, Ms. 38866  
Phone/Fax (662)891-0147  
[slaytonsconcrete@ymail.com](mailto:slaytonsconcrete@ymail.com)

Date: 9/17/24

**INVOICE NO. 105**

Customer Purchase Order No.

Bill To: TRA

Address: Fairpark

City: Tupelo

State: Ms.

Zip: 38801

Phone:

Fax:

Job Name: Concrete Ditch

Job Location: Fairpark

Description of Work: Form, pour and finish headwall with wingwalls, rebar and concrete bottom 5 cubic yards @ \$1,100.00 per cubic yard = \$5,500.00. Form, pour and finish concrete ditch with 6" thickness 1,530 sq ft @ \$7.15 per sq ft = \$10,939.50. Price includes materials and Labor.

Price: \$16,439.50

Amount Due: \$16,439.50

**Terms: COD**

## PROPOSAL

# *Slayton's Concrete Construction, LLC*

110 Garrett Cove  
Saltillo, MS 38866  
Phone/Fax (662)891-0147  
slaytonsconcrete@ymail.com

Proposal Submitted To: TRA		Date: 6/20/24
Street: Fairpark	Job Name: Concrete ditch	
City, State and Zip: Tupelo, Ms		Job Location: Fairpark/Clark & Elizabeth
Architect:	Date of Plans:	Phone:
We hereby submit specifications and estimates for:		
Quote for concrete ditch with headwall and wing walls.		
Headwall and wingwalls with rebar and concrete bottom (minor Structure) \$1,100.00 per cubic yard		
5 cubic yards = \$5,500.00. Concrete ditch 85' x 18" with 6" thickness and wire mesh 1,530 sq ft		
@ \$7.15 per sq ft = \$10,939.50. Price includes concrete, rebar, wire mesh and labor to form,pour		
And finish.		

**WE PROPOSE** hereby to furnish concrete and labor-complete in accordance with above specifications, for the sum of:

Dollars \$16,439.50

**Payment to be made as follows: COD**

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

**ACCEPTANCE OF PROPOSAL** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Jennifer Weatherford

Authorized Signature

**Note: This proposal may be withdrawn  
If not accepted within 30 days.**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**TUPELO REDEVELOPMENT AGENCY**

**EXHIBIT G**

**MARCH 25, 2025**

**ESTIMATE**

Southeast Land Managers  
119 Old Natchez Trace Trl  
Saville, MS 38866

tyler@southeastlandmanagers.com  
+1 (662) 722-1744



Billed to  
City of Tupelo

Ship to  
City of Tupelo

**Estimate details**

Estimate no.: 1164

Estimate date: 08/29/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	TRA Development at Fairpark	1	\$0.00	\$0.00
2.		Service	Forestry Mulching	1	\$2,000.00	\$2,000.00
3.		Service	Additional Mulching on the NW Side of the Lot and Brush from the pond	1	\$200.00	\$200.00
4.		Service	Tree and Brush Removal around the Pond with Excavator	1	\$1,500.00	\$1,500.00
5.		Service	Tree Limbing Around the Pond	1	\$400.00	\$400.00
Total						\$4,100.00

Accepted date

Accepted by

A handwritten signature in blue ink, appearing to be "J. G.", is located in the bottom right corner of the page.



# City of Tupelo

Todd Jordan

Mayor

## REQUEST FOR PAYMENT

DATE: 1/16/2025

PAYEE: South East Land Managers

ADDRESS: 119 Old Natchez Trace Trl

ACCOUNT: \_\_\_\_\_

Saltillo, MS 38866

VENDOR: \_\_\_\_\_

AMOUNT: \$4,100.00

REQUESTED BY: Debbie Brangenberg

APPROVED BY: \_\_\_\_\_

EXPLANATION: Clean Underbrush and remove dead trees Phase II Fairpark

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## INVOICE

Southeast Land Managers  
119 Old Natchez Trace Trl  
Saville, MS 38866

tyler@southeastlandmanagers.com  
+1 (662) 722-1744



**Bill to**  
City of Tupelo

**Ship to**  
City of Tupelo

### Invoice details

Invoice no.: 20588

Terms: Due on receipt

Invoice date: 01/06/2025

Due date: 01/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Service</b>	TRA Development at Fairpark	1	\$0.00	\$0.00
2.		<b>Service</b>	Forestry Mulching	1	\$2,000.00	\$2,000.00
3.		<b>Service</b>	Additional Mulching on the NW Side of the Lot and Brush from the pond	1	\$200.00	\$200.00
4.		<b>Service</b>	Tree and Brush Removal around the Pond with Excavator	1	\$1,500.00	\$1,500.00
5.		<b>Service</b>	Tree Limbing Around the Pond	1	\$400.00	\$400.00

### Ways to pay



**Total** **\$4,100.00**

**Overdue** 01/06/2025

View and pay

### View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)

**TUPELO REDEVELOPMENT AGENCY**

**EXHIBIT I**

**MARCH 25, 2025**

February 21<sup>st</sup>, 2025

Tupelo City Council  
City Hall  
Tupelo, MS

**Subject: Appreciation for Bob Marion Nursery's Tree Donation**

Dear City Council Members,

I am writing to bring to your attention and express appreciation for the generous donation made by Bob Marion Nursery to the City of Tupelo. The nursery has graciously provided 22 trees to enhance the beauty of the Fairpark housing common areas, further contributing to our city's ongoing beautification efforts.

This donation represents a significant investment in our community, improving the landscape, providing environmental benefits, and enhancing the quality of life for residents. Trees not only beautify our surroundings but also offer shade, improve air quality, and create a more inviting and sustainable urban space.

I would like to encourage the City Council to recognize Bob Marion Nursery for their generosity and consider ways to support similar initiatives that strengthen our community. If there are opportunities for a public planting event or an official acknowledgment, it would serve as a great way to highlight community partnerships that benefit Tupelo.

Thank you for your time and dedication to making Tupelo a great place to live. I appreciate your leadership and consideration of this contribution to our city.

Sincerely,  
Denny Waite  
Deputy Director of Landscape Services

City Of Tupelo Parks & Recreation Department

**TUPELO REDEVELOPMENT AGENCY**

**EXHIBIT J**

**MARCH 25, 2025**

**PROPERTY OPTION AND SALE AGREEMENT**

THIS AGREEMENT entered into this the 22nd day of November, 2024, by and between the **TUPELO REDEVELOPMENT AGENCY**, the urban renewal agency of the City of Tupelo, Mississippi, organized and existing under the laws of the State of Mississippi (hereinafter referred to as "SELLER"), and Horizons Construction, LLC (hereinafter referred to as "PURCHASER"), for and in consideration of the mutual covenants contained herein, do hereby contract and agree as follows:

1.

**OPTION.** Upon Purchaser's payment and Seller's acceptance of a non-refundable option/earnest money fee in the amount of \$ 300.00, Purchaser agrees to purchase and Seller agrees to sell Lot 4-9 of the Fairpark District, Phase IV residential subdivision as depicted on the Plat for said subdivision on file in the office of the Chancery Clerk of Lee County, Mississippi in Plat Cabinet C at Slide 145, subject to the terms and conditions contained herein.

2.

**PRICE.** The purchase price of the property shall be Twenty-Five Thousand Dollars (\$25,000.00) less \$ \_\_\_\_\_ of the option/earnest money paid, and shall be due and payable from Purchaser at the closing of the lot.

3.

**TITLE.** Seller will provide Purchaser with a title certificate for each lot from an attorney of Seller's choice, free and clear of all liens and encumbrances. If said title certificate, survey or environmental study of the subject real property reflects defects, encumbrances or other matters which affect the marketability of the real property described herein, then Seller may, at its option, either: (a) Return all sums paid by Purchaser and declare this Agreement void, or (b) Seller shall have thirty (30) days from date of receipt of written notice from Purchaser of such defect to cure same. If the title cannot be cured within said thirty (30) day period, then this Agreement shall terminate and Seller shall return any earnest money to Purchaser. The Seller shall furnish a good and sufficient Warranty Deed at time of closing conveying title to the subject property to the Purchaser herein. Notwithstanding the above, this conveyance is and shall be subject to the following:

(a) Subject to applicable Declaration of Covenants, Conditions and Restrictions to the above-described real property filed for record in the Office of the Chancery Clerk of Lee County, Mississippi.

(b) Easements, restrictive covenants and other matters as shown on the plat of Fairpark District Phase Four - **Cabinet C- Slide 145**, as same are recorded in the records of maps and plats on file in the office of the Chancery Clerk of Lee County, Mississippi.

(c) Reservation by the Grantor of a perpetual easement of ingress and egress for pedestrian and vehicular traffic and shared parking over the driving lanes, parking areas and walkways of the parking lots developed or to be developed by Grantee. The easements reserved hereby shall run with the land.

(d) Other matters contained in this agreement, including, but not limited to, those considered in Sections 10-13 below which shall be made part of and included in the Warranty Deed.

4.

**INSPECTION.** Prior to closing, Purchaser shall have the right to go upon the property for the purpose of making engineering studies, surveys, topographical surveys, determination of water, street and sewer layouts, test boring, and sub-surface inspections. Purchaser will, at his expense, repair any damage caused by its activities on the Property.

5.

**POSSESSION.** Possession of the subject property shall be delivered to Purchaser at time of closing unless mutually agreed otherwise.

6.

**CLOSING.** ~~The closing~~ (the "Closing") of the transaction(s) contemplated in Paragraph 2 above shall be No more than sixty (60) days from the effective date of this Agreement. Seller has advised Purchaser that the subject lot can be conveyed by Seller pursuant to the terms and conditions set forth herein, and said lot is suitable in Seller's opinion for Purchaser to immediately commence construction thereon.

7.

**CLOSING COSTS.** Seller shall be responsible for the expense of preparation of the warranty deed and certificate of title. Purchaser shall be responsible for all other closing costs. It is further agreed and understood that each party hereto shall be responsible for their respective attorney's fees and other costs incurred in connection with the closing.

8.

**TAXES.** Taxes for any current year of closing, if any, shall be pro-rated.

9.

**REAL ESTATE COMMISSION.** Seller and Purchaser each represent to the other that neither is represented by a real-estate broker, and that no real estate commissions are due in connection with the sale of the subject lot or parcel.

10.

**ADDITIONAL CONDITIONS: REIMBURSEMENT INCENTIVES.**

Seller will provide an incentive rebate on each lot based on the difference of cost at \$8 per square foot in a building floor plan of 3125 square feet down to a minimum of 1800 square feet. (E.g. final cost of lot 3125 sq. ft. or greater - \$25,000; final cost of lot 1800 sq. ft. - \$14,400; final cost of lot 2500 sq. ft. - \$20,000.) Square footage will be based on the heated/cooled portion of the structure as confirmed by the building permit filed by the developer. The purchaser is eligible to apply for the rebate upon design approval, issuance of building permit and verification of square footage by a constructed foundation. The developer will provide a copy of the approved permit with approved square footage to TRA to apply for the rebate.

11.

**ADDITIONAL CONDITIONS: DESIGN REVIEW.**

All houses built are subject to design approval of each house constructed by the Design Review Committee of Tupelo Redevelopment Agency and the development and building codes of the City of Tupelo, Mississippi.

12.

**ADDITIONAL CONDITIONS: SELLER'S OPTION TO REPURCHASE**

Construction shall begin on the subject lot within one year from the date of the execution of a Warranty Deed. Should construction fail to commence within this time period, Tupelo Redevelopment Agency shall have the option for a period of twelve (12) months thereafter to repurchase the subject real property from Purchaser, its successors and/or assigns, at the original purchase price less any incentives previously paid to Purchaser

13.

**ADDITIONAL CONDITIONS: SELLER'S FIRST RIGHT OF REFUSAL**

In the event Purchaser elects to sell or otherwise dispose of said property within twelve (12) months from the date of closing, Purchaser shall, before completing such sale or other disposition, provide a written notice (the "Right of First Refusal Notice") of such sale to Seller. Seller shall have fourteen (14) days from receipt of written notice to purchase the property at the original purchase price. If Seller elects not to purchase the property, it will cause a written notice of its refusal to be recorded in the land records of Lee County, Mississippi within the fourteen (14) day period. Seller's Right of First Refusal shall terminate upon Purchaser's commencement of construction or twelve (12) months from the date of closing, whichever occurs first. Termination of Seller's Right of First Refusal shall have no effect upon Seller's Right to Repurchase as contained in paragraph 12 above.

14.

**ACCEPTANCE.** Excluding those ADDITIONAL CONDITIONS above, it is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this contract, which alone fully and completely expresses their agreement.


EXECUTED IN DUPLICATE ORIGINALS, on this the 22nd day of  
November, 2024.

TUPELO REDEVELOPMENT AGENCY



Reed Hillen, Chairman

\_\_\_\_\_, \_\_\_\_\_  
PURCHASER

Horizons Construction, LLC  
  
\_\_\_\_\_



**TUPELO REDEVELOPMENT AGENCY**

**EXHIBIT K**

**MARCH 25, 2025**

**PROPERTY OPTION AND SALE AGREEMENT**

THIS AGREEMENT entered into this the 20<sup>th</sup> day of December, 2024, by and between the **TUPELO REDEVELOPMENT AGENCY, the urban renewal agency of the City of Tupelo, Mississippi, organized and existing under the laws of the State of Mississippi** (hereinafter referred to as "SELLER"), and Mid South Realty, Inc. (hereinafter referred to as "PURCHASER"), for and in consideration of the mutual covenants contained herein, do hereby contract and agree as follows:

1.

**OPTION.** Upon Purchaser's payment and Seller's acceptance of a non-refundable option/earnest money fee in the amount of \$ 300<sup>00</sup>, Purchaser agrees to purchase and Seller agrees to sell Lot 7 of the Fairpark District, Phase IV residential subdivision as depicted on the Plat for said subdivision on file in the office of the Chancery Clerk of Lee County, Mississippi in Plat Cabinet C at Slide 145, subject to the terms and conditions contained herein.

2.

**PRICE.** The purchase price of the property shall be Twenty-Five Thousand Dollars (\$25,000.00) less \$ 300<sup>00</sup> of the option/earnest money paid, and shall be due and payable from Purchaser at the closing of the lot.

3.

**TITLE.** Seller will provide Purchaser with a title certificate for each lot from an attorney of Seller's choice, free and clear of all liens and encumbrances. If said title certificate, survey or environmental study of the subject real property reflects defects, encumbrances or other matters which affect the marketability of the real property described herein, then Seller may, at its option, either: (a) Return all sums paid by Purchaser and declare this Agreement void, or (b) Seller shall

have thirty (30) days from date of receipt of written notice from Purchaser of such defect to cure same. If the title cannot be cured within said thirty (30) day period, then this Agreement shall terminate and Seller shall return any earnest money to Purchaser. The Seller shall furnish a good and sufficient Warranty Deed at time of closing conveying title to the subject property to the Purchaser herein. Notwithstanding the above, this conveyance is and shall be subject to the following:

(a) Subject to applicable Declaration of Covenants, Conditions and Restrictions to the above-described real property filed for record in the Office of the Chancery Clerk of Lee County, Mississippi.

(b) Easements, restrictive covenants and other matters as shown on the plat of Fairpark District Phase Four - **Cabinet C- Slide 145**, as same are recorded in the records of maps and plats on file in the office of the Chancery Clerk of Lee County, Mississippi.

(c) Reservation by the Grantor of a perpetual easement of ingress and egress for pedestrian and vehicular traffic and shared parking over the driving lanes, parking areas and walkways of the parking lots developed or to be developed by Grantee. The easements reserved hereby shall run with the land.

(d) Other matters contained in this agreement, including, but not limited to, those considered in Sections 10-13 below which shall be made part of and included in the Warranty Deed.

4.

INSPECTION. Prior to closing, Purchaser shall have the right to go upon the property for the purpose of making engineering studies, surveys, topographical surveys, determination of water, street and sewer layouts, test boring, and sub-surface inspections. Purchaser will, at his expense, repair any damage caused by its activities on the Property.

5.

POSSESSION. Possession of the subject property shall be delivered to Purchaser at time of closing unless mutually agreed otherwise.

6.

CLOSING. The closing (the "Closing") of the transaction(s) contemplated in Paragraph 2 above shall be No more than sixty (60) days from the effective date of this Agreement. Seller has advised Purchaser that the subject lot can be conveyed by Seller pursuant to the terms and conditions set forth herein, and said lot is suitable in Seller's opinion for Purchaser to immediately commence construction thereon.

7.

CLOSING COSTS. Seller shall be responsible for the expense of preparation of the warranty deed and certificate of title. Purchaser shall be responsible for all other closing costs. It is further agreed and understood that each party hereto shall be responsible for their respective attorney's fees and other costs incurred in connection with the closing.

8.

TAXES. Taxes for any current year of closing, if any, shall be pro-rated.

9.

REAL ESTATE COMMISSION. Seller and Purchaser each represent to the other that neither is represented by a real-estate broker, and that no real estate commissions are due in connection with the sale of the subject lot or parcel.

10.

ADDITIONAL CONDITIONS: REIMBURSEMENT INCENTIVES.

Seller will provide an incentive rebate on each lot based on the difference of cost at \$8 per square foot in a building floor plan of 3125 square feet down to a minimum of 1800 square feet.

(E.g. final cost of lot 3125 sq. ft. or greater - \$25,000; final cost of lot 1800 sq. ft. - \$14,400; final cost of lot 2500 sq. ft. - \$20,000.) Square footage will be based on the heated/cooled portion of the structure as confirmed by the building permit filed by the developer. The purchaser is eligible to apply for the rebate upon design approval, issuance of building permit and verification of square footage by a constructed foundation. The developer will provide a copy of the approved permit with approved square footage to TRA to apply for the rebate.

11.

ADDITIONAL CONDITIONS: DESIGN REVIEW.

All houses built are subject to design approval of each house constructed by the Design Review Committee of Tupelo Redevelopment Agency and the development and building codes of the City of Tupelo, Mississippi.

12.

ADDITIONAL CONDITIONS: SELLER'S OPTION TO REPURCHASE

Construction shall begin on the subject lot within one year from the date of the execution of a Warranty Deed. Should construction fail to commence within this time period, Tupelo Redevelopment Agency shall have the option for a period of twelve (12) months thereafter to repurchase the subject real property from Purchaser, its successors and/or assigns, at the original purchase price less any incentives previously paid to Purchaser

13.

ADDITIONAL CONDITIONS: SELLER'S FIRST RIGHT OF REFUSAL

In the event Purchaser elects to sell or otherwise dispose of said property within twelve (12) months from the date of closing, Purchaser shall, before completing such sale or other disposition, provide a written notice (the "Right of First Refusal Notice") of such sale to Seller. Seller shall have fourteen (14) days from receipt of written notice to purchase the

property at the original purchase price. If Seller elects not to purchase the property, it will cause a written notice of its refusal to be recorded in the land records of Lee County, Mississippi within the fourteen (14) day period. Seller's Right of First Refusal shall terminate upon Purchaser's commencement of construction or twelve (12) months from the date of closing, whichever occurs first. Termination of Seller's Right of First Refusal shall have no effect upon Seller's Right to Repurchase as contained in paragraph 12 above.

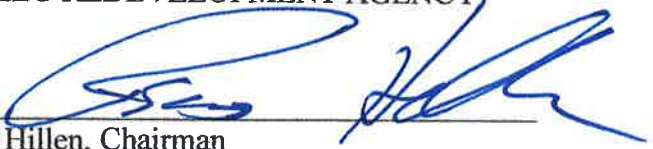
14.

ACCEPTANCE. Excluding those ADDITIONAL CONDITIONS above, it is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this contract, which alone fully and completely expresses their agreement.

**SIGNATURE PAGE FOLLOWS**

EXECUTED IN DUPLICATE ORIGINALS, on this the 20<sup>th</sup> day of  
December, 2024.

TUPELO REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
Reed Hillen, Chairman

\_\_\_\_\_  
PURCHASER

 Michael ALFORD

12/20, 2024

Mid South Realty, Inc.  
1223 Nelle St  
Tupelo, ms 38801  
662-397-7653

**MID SOUTH REALTY INC**

1223 NELLE ST  
TUPELO, MS 38801-3441

1250

85-129/842

DATE 12/20/24

CHECK AMOUNT

PAY  
TO THE  
ORDER OF

Tupelo Redevelopment Agency  
Three hundred & no

\$ 300<sup>00</sup>

DOLLARS



**RENASANT**

BANK

1-800-680-1601  
www.renasantbank.com



Photo  
Safe  
Deposit  
Details on back

OR

Lot 7 Fairpark

*[Signature]*

⑈001250⑈ ⑆084201294⑆ 0268000204⑈



DATE HL-25

CASH RECEIPT  
CITY OF TUPELO

NO. 50336

RECEIVED FROM Madison Realty of Mississippi

FUND NO.

ACCOUNT NO.

AMOUNT REC'D

RECEIVED BY Mugen Henders

TOTAL

300.00

**TUPELO REDEVELOPMENT AGENCY**

**EXHIBIT L**

**MARCH 25, 2025**



po box 2883  
tupelo, ms 38803  
[tlcoffice662@gmail.com](mailto:tlcoffice662@gmail.com)  
662.842.8740

Welcome to Clip, Inc dba Total Lawn Care, thank you for the opportunity to bid on your property.

Since 1990, Total Lawn Care has grown steadily from a small maintenance company into a complete landscape management firm. We are a local, second-generation family owned business. Our lawn and landscape management crews provide all the services needed to maintain and enhance a healthy and beautiful property.

We are committed to providing the highest level of lawn and landscape care for your property. We are total property managers, offering services such as: mowing, pruning, mulching, weeding of beds, plant replacement, seasonal color design and installation, fertilization of shrubs, night lighting, irrigation and water feature maintenance and repair.

We bill via text or email invoices at the end of each month and accept check, ACH, debit and credit cards (MasterCard, Visa, American Express and Discover). We have a million-dollar liability policy and workman's compensation insurance, if requested, I can provide a COI.

Please review the attached material and if you have any questions, you may reach me on my cell/text 662.891.3317, at the office 662.842.8740 or via the office e-mail [tlcoffice662@gmail.com](mailto:tlcoffice662@gmail.com)

We look forward to working with you on your property.

Sincerely,

Amelia Collins Foote  
CEO/Vice-President, Clip, Inc dba Total Lawn Care  
Landscape Industry Certified Manager and Technician  
ISA Certified Arborist SO-5829A

We have Landscape Industry Certified Professionals on Staff!  
The International distinction "Landscape Industry Certified" is  
awarded by the National Association of Landscape Professionals and  
represents individuals who are "Qualified, Confident and Recognized





po box 2883  
tupelo, ms 38803  
[tlcoffice662@gmail.com](mailto:tlcoffice662@gmail.com)  
662.842.8740

February 18, 2025

Debbie Brangenberg  
Project Director  
Tupelo Redevelopment Agency  
City of Tupelo

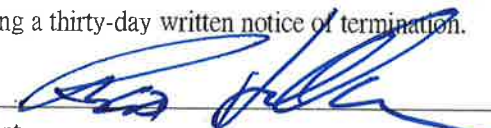
### **FAIRPARK RESIDENTIAL MAINTENANCE:**


#### **12 Month Quote**

- Finish mowing all areas in blue.
- Edge Sidewalks, curbs, trees where applicable and around utility boxes on vacant lot.
- Spray weeds in gutter and remove when dead
- Blow sidewalks after edging and mowing but not into the street or gutter.
- After a heavy rain or storm check for downed limbs and gutter drains to make sure they are clean of debris.
- Monitor street trees and vegetation in the small park for dead plants or trees. Notify TRA.
- This is a 12-month quote and will require maintenance during the off mowing season, such as after rains, high winds, winterizing some plant materials, and some tree/shrub trimming (usually not much)

**Complete contract \$ 1,875.00 per month for 12 months**

Satisfaction Guarantee: Our commitment to your satisfaction is guaranteed. Should either party fail to fulfill the terms or become dissatisfied with the terms of this agreement, this agreement may be terminated at any time by giving a thirty-day written notice of termination.

Client  3/25/25  
date

 2.18.2025  
Amelia Collins Foote date

ESTIMATE

We have Landscape Industry Certified Professionals on Staff!  
The International distinction "Landscape Industry Certified" is  
awarded by the National Association of Landscape Professionals and  
represents individuals who are "Qualified, Confident and Recognized"



# Sportsman Lawn & Landscape

"For The Neatest Yard Around"

322 North Easton Blvd

P.O. Box 2127

Tupelo, MS 38803-2127

(662) 844-6539

**PROPOSAL**

Number 12014

Page No. 1 Of 1 Pages

PROPOSAL SUBMITTED TO Fairpark Residential District	PHONE 662-231-2496	DATE 02/20/2024
STREET 71 East Troy Street	JOB NAME Landscape Maintenance	
CITY, STATE AND ZIP CODE Tupelo, MS 38804	JOB LOCATION 71 East Troy Street	

We hereby submit specifications and estimates for:

**Annual maintenance of turfgrass area. This agreement includes the following items:**

1. Mowing on a weekly basis during the growing season
  - a. Weedeating as needed during each mowing
  - b. Edging all concrete with a steel blade stick edger.
  - c. Blowing all driveways, walks, etc. off during each mowing
  - d. Pickup any litter, etc. during each mowing.
2. Blowing all driveways, walks, etc. during the non-growing season on a bi-weekly basis.
3. Weed control in all in gutter as needed (Chemical and Manual removal).
4. Keeping gutter drains free of debris on an as needed basis.
5. Keeping downed limbs picked up and removed on an as needed basis.
6. Pinestraw mulch Fairpark Plaza twice a year.
7. Weed control in landscape beds at Fairpark Plaza.

**Any service performed outside of this agreement will be billed in addition to the service amount.**

**We Propose** hereby to furnish material and labor – complete in accordance with above specifications, for sum of:  
Thirty thousand dollars and no/100's Dollars ( \$30,000.00 )

**Payment to be made as follows:**

Equal monthly installments of Two thousand five hundred dollars and no/100's (\$2,500.00)

Payment due upon receipt of invoice. Installments prorated with early start.

Agreement Starts: April 1, 2025

Agreements Ends: March 31, 2026

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. 30-Day written notice required for cancellation.

Authorized Signature: Josh Logan

Note: This proposal may be withdrawn  
By us if not accepted within 60 days

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

B Hughes Lawncare, LLC  
Bryson Hughes  
(662)213-4294



Fairpark Residential Maintenance  
Tupelo, MS, 38804  
Bid Quote

<u>Item No.</u>	<u>Service</u>
1.	Mowing Grass Areas (30 times per year)
2.	Edging Curbs and Sidewalks (30 times per year)
3.	Weed Eating All Areas (30 times per year)
4.	Blowing Off All Sidewalks and Walkways (30 times per year)
5.	Off Season Maintenance Regular Clean Up

Total Bid Estimate:

\_\$26,250\_ Annually

\_\$2,187.50\_ A Month For 12 Months

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Bryson Hughes  
Owner, B Hughes Lawncare, LLC