

Tupelo Redevelopment Agency

December 9, 2019

Minutes

A meeting of the Tupelo Redevelopment Agency convened at 2:30 pm on Monday, December 9, 2019 in the Conference Room of the Downtown Tupelo Main Street Association. Agency members present were, Reed Hillen, and Cheryl Rainey. Agency Members Shane Homan and Amy Tate, due to scheduling changes attended via conference call. City Attorney, Ben Logan, COO, Don Lewis and Project Coordinator, Debbie Brangenberg represented the City of Tupelo. Also in attendance was Jon Milstead of CDF.

1.0 Ratify Minutes of August 15, 2019

- Approval of Purchase agreement with Thrash Group for Lot 6B
- Contract for Purchase of a portion of Lot 7B from Sloe's Eateries, LLC.
- Review of contract for purchase of residential lots in Phase IV of Fairpark District that was taken under advisement.

Project Coordinator, Debbie Brangenberg presented minutes from the August 15, 2019 Tupelo Redevelopment Agency meeting. Due to scheduling conflicts these minutes were approved via email for ratification to spread upon the minutes of the December 9, 2019 meeting. Chairman Reed Hillen presented the minutes for ratification (**Exhibit A**). Shane Homan moved, seconded by Cheryl Rainey, to ratify. The Agency unanimously voted to ratify the minutes of August 15, 2019 as presented.

2.0 Review/Approve Bills

The following bills were presented for payment. City Council Docket, December 17, 2019. Upon a motion by Cheryl Rainey and a second by Amy Tate the agency unanimously voted to approve the invoices for payment.

2.1	Megan Rohman	
	Clean Up Deposit for Fairpark Refund	\$100.00
2.2	Loanisha Morris	
	Refund for Deposit for Fairpark Refund	
	Reservation Fee Cancelation	\$100.00

After a brief discussion, Reed Hillen moved, seconded by Cheryl Rainey, to pay the invoices. The agency voted unanimously to approve these requests.

3.0 Review/Approve/Reject Request from Century Realty for parking restriction of City parking lot south of City Hall to remain shared parking and not time enforced for a period of 15 years.

Project Coordinator, Debbie Brangenberg presented a request from Colin Maloney and Century Realty for the public parking lot south of City Hall to be restricted as shared public parking with unenforced time limits for a period of 15 years in order that the developer could exercise its option on Lots 4A and 4B for a medical facility and upper floor residential. **Exhibit B.**

4.0 Review/Approve/Reject request from BancorpSouth Arena Commission of transfer of real property of the BancorpSouth Conference Center and parking lot adjacent to the BancorpSouth Arena Commission.

Reed Hillen moved, seconded by Cheryl Rainey, that City Attorney Ben Logan be authorized to proceed with preparation of necessary documents to transfer to the City of Tupelo either the entirety of the TRA tract or the portion of the TRA tract currently used and proposed for future use by the Conference Center, with the Agency taking under advisement further action. The Agency voted unanimously. Map attached indicates property under consideration to be transferred. **Exhibits C and D.**

5.0 Review/Approve/Reject Advertising for Requests for Proposals for development of Fairpark Phase IV Residential.

City Attorney, Ben Logan advised the Agency that the RFP process through the Urban Renewal Statue allowed adequate flexibility to sell and develop the property.

Shane Homan moved, seconded by Cheryl Rainey, to approve the form of the RFP to be advertised no earlier than December 18th with proposals opened mid to late January 2020 and evaluated pursuant to the RFP specifications. The Agency voted unanimously to approve. **Exhibit E**, with attached map and construction, design process and design guidelines.

6.0 Review/Approve/Reject request from Century Realty to amend the TIF District for a proposed Medical Facility and Upper Floor Housing

City Attorney, Ben Logan advised the Agency that Century Realty has an option of lots 4A and 4B in Phase I of Fairpark and intends to develop a medical facility as previously mentioned above. Century Realty has requested that the TIF District be amended to include Lots 4A and 4B in the TIF District. After a brief discussion Reed Hillen moved, seconded by Cheryl Rainey, to approve this amendment of the TIF district conditioned on the project on lots 4A and 4B including upper floor residential housing and meeting the Fairpark District Design Criteria. The Agency voted unanimously to approve.

No further action was taken.

Upon a motion by Cheryl Rainey and a second by Amy Tate the meeting adjourned.

Reed Hillen

Reed Hillen, Chair

Deborah Brangenberg

Debbie Brangenberg, Recording Secretary