



AGENDA REQUEST

TO: Mayor and City Council

FROM: Ben Logan, City attorney

DATE August 27, 2026

SUBJECT: IN THE MATTER OF ORDER AUTHORIZING MAYOR TO EXECUTE BILL OF SALE AND ASSIGNMENT PURSUANT TO SEPTEMBER 2006 MISSISSIPPI ECONOMIC GROWTH ALLIANCE AND POINT OF PRESENCE, INC. (MEGAPOP) CONTRACT TERMS

Request:

In 2025, several north and central Mississippi municipalities owned unlit “dark” fiber lines, and along with the City of Tupelo (LESSOR) leased its portion of this facility to Mississippi Economic Growth Alliance and Point of Presence, Inc. (MEGAPOP) (LESSEE). On September 6, 2006, Tupelo signed a “Facilities Lease” contract with MEGAPOP. The contract provided for a twenty-year term ending between now and mid-October 2026. The contract also allowed MEGAPOP to purchase the facilities for one dollar (\$1.00), and the city agreed to execute a bill of sale and assignment. MEGAPOP has requested to purchase the facilities for one dollar (\$1.00), and pursuant to the terms of the contract, the city needs to sign the bill of sale and assignment.

MEGAPOP has fulfilled its obligations. MEGAPOP’S achieved its mission to enhance economic development and improve the quality of life for the residents of North Mississippi through the delivery of enhanced broadband services. During the past twenty years MEGAPOP has contributed to the following broadband internet improvements.

In 2019, the Mississippi Legislature passed the Mississippi Broadband Enabling Act, allowing rural electrical cooperatives to provide broadband services, including Fiber To The Home (FTTH) through subsidiaries, vastly increasing access to underserved rural areas to high-speed services. Leveraging the FCC’s Rural Digital Opportunity Fund (“RDOF”) more than \$500,000,000 has been invested by fifteen electrical coops in North Mississippi, building over 16,000 miles of fiber passing more than 200,000 rural homes and businesses.

C Spire is now a regional provider and has increased access to fiber infrastructure with much higher capacity. Over 16,000 miles of fiber have been built since MEGAPOP and C-Spire lit the initial 800 mile ring in Northeast Mississippi in 2005. With the support of CREATE, ARC, TVA and many local governmental officials the initial ring had POPs located in Memphis, Holly Springs, Oxford, Tupelo, West Point, Columbus, Starkville, and Philadelphia. In 2009 additional POP's were added in Booneville, Corinth, Ripley, New Albany, and Pontotoc. Additional POP's are in the works.

North Mississippi now has access from nine (and growing) 10 Gigabit diverse internet connections from Atlanta, Dallas, and Chicago.

Increased competition has shown a significant reduction in wholesale costs allowing for reduced retail prices.

Increased access to diverse ultra-high speed fiber optic broadband services has helped spur economic development allowing for the creation of four 1000-acre industrial mega sites approved by TVA which now house Toyota at Blue Springs, Steel Dynamics and Paccar at Columbus and Yokohama at West Point. Many other industrial parks in North Mississippi now have a choice of fiber providers.

Cell coverage in North Mississippi has increased with much higher capacity and delivery speeds.

Policy makers now consider broadband infrastructure as basic infrastructure on a par with highways and electrical, water and sewer supply.

Public awareness of the long-term benefits has significantly grown. Broadband continues to enhance education, healthcare, government and workforce development interests.

BML